

Lake Talbot Tourist Park Plan of Management

April 2012

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Narrandera
Shire Council

PLAN OF MANAGEMENT

for

LAKE TALBOT TOURIST PARK NARRANDERA



Prepared for the

NARRANDERA SHIRE COUNCIL



April 2012

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for

LAKE TALBOT TOURIST PARK NARRANDERA

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April 2012

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1 PREAMBLE

1.1 Introduction

This Plan of Management has been prepared in accordance with the provisions of the *Crown Lands Act 1989* (the Act) to provide a framework for the future management, use and development of the reserved Crown land known as the Lake Talbot Tourist Park in the Narrandera Shire. The Crown land covered by this Plan comprises a resource in an inland regional setting overlooking Lake Talbot and provides community facilities, holiday accommodation and recreation opportunities for the enjoyment of the community.

Narrandera Sire Council is responsible for the care, control and management of the reserve subject to the provisions of the Act.

The Holiday Park is leased privately. The lease contains a number of options for a maximum term of 20 years. As such the Council's capacity to effect change with respect to issues of day to day management are limited, however the Plan endeavours to identify broader issues and concerns for the near and long term.

The Plan of Management outlines a management direction for the next 5 to 10 years for the reserved land in accordance with the requirements of the Crown Lands Act 1989.

1.2 Land Status

The land occupied by the Lake Talbot Tourist Park is under the care and control of Narrandera Shire Council as corporate trustees for the Narrandera Shire Council Crown Reserve Trust and occupies Lot 1 DP 1063639, and part of Crown Reserve 81121, reserved for public recreation. The Tourist Park occupies a land area of 6.2 hectares.

The land occupied by the Tourist Park has the zoning of Zone No. 2 (Village or Urban Zone). A caravan park is not prohibited under the provision of this zone as provided for in the Narrandera Shire LEP, 1991.

1.3 Basis for Management

The management of Reserve 81121 for Public Recreation must be in accordance with the objectives and principles of Crown land management described in Sections 10 and 11 of the Crown Lands Act 1989 and the land management provisions of Part 5 of the Act. The land will therefore be used and managed in accordance with the following:

- The Plan of Management applying to the land;
- Crown Lands Act 1989;

- Environmental Planning and Assessment Act 1979 and any planning instrument permitting the use of the land for a specified purpose or otherwise regulating the use of the land;
- Local Government Act 1993;
- Holiday Parks (Long Term Casual Occupation) Act 2002; and
- The provisions of the Local Government (Manufactured Home Estates, Caravan Park, Camping Grounds and Moveable Dwellings) Regulation 2005.

The preparation of this Plan of Management included, over a period of time, site inspections, consultation with Council's asset manager and financial controller, discussions with the caravan park manager and reviews of relevant reports and policies.

The principal issues addressed in this Plan include:

- Appropriate management of the natural and man-made resources of the Reserve;
- Compliance with the standards of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005;
- Improving the entry and site layout of the caravan park;
- Improving the provision of facilities for guests and residents;
- Improving the financial performance of the Tourist Park by improving sites and accommodation and exploring market opportunities particularly in off-peak seasons;
- Ensuring that holders of any site agreements are treated in accordance with the law and in an appropriately transparent manner;
- Meeting the needs of guests; and
- Maintaining and improving the amenity of the Tourist Park.

1.4 Corporate Goals

The Trust has applied the following goals for the operation and management of the Lake Talbot Tourist Park:

1. To ensure a quiet and attractive setting for users of the park with access to quality facilities and amenities within the park environs.
2. To operate the park on a commercially viable basis for both the lessee and council.
3. To assist in promoting the Park as an integral part of the Lake Talbot recreational area.

1.5 Purpose of this Plan

The purpose of the Plan of Management is to establish objectives, environmental and management strategies and actions and identify the means that Council as Trustee of the reserve will employ in the administration of the lease to meet the needs and expectations of the local and wider community. The most significant issues to be addressed in relation to the ongoing management of the Reserve and the Tourist Park are:

- Ensuring that the sustainability principles are incorporated into the development and management practices adopted for the Reserve and the Tourist Park;
- Ongoing compliance with the technical standards and other provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005;
- Improving the presentation, entry and site layout of the Tourist Park;
- Maintaining and improving the financial performance of the Tourist Park by expanding the range of accommodation provided and exploring market opportunities particularly in the shoulder and low seasons;
- Meeting the needs of guests through the provision of additional and improved facilities;
- Vegetation management;
- Storm water management;
- Security; and
- Appropriate risk management.

The management actions in the Plan of Management will be formulated to address and achieve the following;

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

2 STATUTORY AND POLICY 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 Reserve 81121 for Public Recreation at Lake Talbot. Other legislation including environmental planning policies, guidelines and strategies also require consideration especially where any new development proposals are contemplated. Following is an outline of key legislative and policy provisions that are relevant to the administration, management and improvement of the Reserve.

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 and form the starting point for the preparation of Plans of Management respectively. 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.*

The Crown Lands Act 1989 and existing policy for the management of Crown land has always encouraged the appropriate commercial use of reserved Crown land. Commercial activity can meet the needs of public users of a reserve as well as generate the financial means to manage and improve the Crown Reserve system generally. A specific requirement of the Act is the proceeds of commercial activities on reserved Crown land are to be spent on the management of reserved Crown land.

Part 5 of the Act deals specifically with the management of Reserves and matters related to the appointment and responsibilities of Reserve Trusts. The purpose of establishing reserve trusts is to allow reserved Crown land and potentially other land (Crown and freehold) to be managed - to varying degrees of independence from the State government - but subject to Ministerial direction. "Reserve" is a term for an area of land set aside for a public purpose in the sense used in Part 5 of the Act. A reserve trust can manage an unlimited number of reserves or parts of reserves. The affairs of a reserve trust can be controlled by any one of the following:

- The Minister;
- A board of Trustees (up to seven) plus any number of ex officio appointments;
- A corporation (including a Council); or
- An administrator.

Reserve trusts have a statutory responsibility to manage land in the public interest and to achieve the Principles and Objectives of Crown Land Management as defined by the Act. The focus of a reserve trust's activities in relation to land under its control is generally defined by the public purpose(s) of the reservation. Where a Plan of Management has been adopted by the Minister for Lands the trust is required to implement the actions described in the Plan. Income generated from commercial activities on the reserve must be spent on the management or development of the reserve although the Minister may direct that money is applied for the improvement of other reserves.

2.3 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) provides the statutory basis for the planning and development consent process in New South Wales. Section 79C of Part 4 of the EP&A Act outlines the factors that must be considered by a consent authority when assessing a Development Application. The EP & A Act also has a range of other provisions that may take effect depending upon the nature of a development proposal and the issues that may be encountered.

Two environmental planning instruments made under the EP & A Act that are particularly relevant to this Plan are:

- State Environmental Planning Policy (Infrastructure) 2007 Act that provides that certain activities can be undertaken by Council and/or the trust of a Crown reserve without development consent under an adopted plan of management ; and
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The relevance of these Policies are discussed in Sections 2.6.3 and 2.6.4 respectively.

2.4 Local Government Act 1993

While the *Local Government Act 1993* (LG Act) contains a range of provisions that have relevance to the management and improvement of the Reserve an aspect of particular importance is the approval requirements for the operation of caravan parks that flow from Section 68 of the Act.

Section 68 requires the owner or manager of a caravan park to seek an approval from Council to operate the 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 regulation establishes technical standards relating to site types, setbacks, size areas, site coverage, road dimensions, provision of utility services, amenities and the like.

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

2.5 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 of long-term occupants of moveable dwellings in caravan parks in New South Wales. The Act recognises that while the occupant has a right to occupy a site there is no interest in the land. In essence, the Act provides for an occupation agreement, which runs for at least 12 months, between the manager of a caravan park and the owner of a moveable dwelling for the use of a site for tourist purposes.

Some of the principal issues addressed by the Act include:

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

The former Department of Lands introduced an Information Sheet on the creation of occupation agreements and which provides policy guidance on the principles to be followed. The State Government Policy states that agreements for sites on reserved Crown land must be limited to no more than 12 months. The Trust will administer the holiday van occupancy agreements in accordance with the Act and under the prevailing Crown Land Division guidelines.

2.6 Narrandera Local Environment Plan 1991

The Narrandera Local Environment Plan 1991 ('the LEP') is the current local planning instrument presiding over the Tourist Park, although a draft LEP has been prepared in accordance with the provisions of the EP&A Act 1979. The draft LEP has been issued to NSW Government Agencies for comment.

Under the current LEP, the land occupied by the Tourist Park has the zoning of Zone No. 2 (Village or Urban Zone). A caravan park is not prohibited under the provision of this zone as provided for in the LEP.

2.6.1 State Environmental Planning Policy No. 21 – Caravan Parks

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

State Environmental Planning Policy No. 21 – Caravan Parks (SEPP 21) was prepared 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, sub-clause (4A). The clause removes the effect of any other environmental planning instrument and the need for a development application with respect to the installation of moveable dwellings on land approved for use as a caravan park.

2.6.2 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Major Development) 2005 commenced on 29th July 2005 but is about to be repealed and replaced by *State Environmental Planning Policy (State and Regional Development) 2011*. Under the proposed SEPP most development of public recreation areas and tourist facilities outside of the coastal zone or environmentally sensitive areas of State significance are treated as local development under Part 4 of the EP & A Act.

2.6.3 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy Infrastructure 2007 provides that certain types of works do not require development consent by a public authority, other agencies and authorised persons.

Clause 65 (2)(d) of the Policy provides that in respect of land reserved within the meaning of the Crown Lands Act 1989 development for any purpose can be carried out without consent by or on behalf of the Director-General of the Department of 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.

Development required to implement this Plan of Management under the provisions of Clause 65(2) of SEPP (Infrastructure) 2007 is identified in Section 5.1. Clause 66(1) of the Policy provides that a range of construction, maintenance and repair works may be carried out as exempt development if the works are carried out by or on behalf of a public authority in connection with a public reserve.

2.6.4 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides a state-wide set of measures to encourage change and redevelopment without the need for a development application under the provisions of the EP & A Act for *complying development* and *exempt development*.

In implementing this Plan the lessee will be in a position to use the provisions of this Policy where it is applicable to simplify the approval process. In some circumstances the requirement for Council's consent as the 'owner' will need to be assessed.

2.7 Policies and Guidelines

The following non-statutory policies and guidelines are relevant to the implementation of this Plan of Management. It is expected that the management of the Reserve will review policies and guidelines as they are updated or changed and will modify operational and development activities accordingly.

2.7.1 Crown Lands Caravan Park Policy

April 1990 the former 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 numbers of holiday vans and to improve the appearance and management of caravan parks. The Policy establishes policies, objectives and strategies relevant to the future management and development of caravan parks on Crown land in NSW.

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 objectives 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.

2.8 Other Statutory and Policy Documents

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

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

2.9 Summary

The management, operation and improvement of Reserve 81121 and the Lake Talbot Tourist Park must take account of a range of statutory controls and policies. 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 EXISTING SITUATION

3.1 Background

The Lake Talbot Tourist Park is located in the township of Narrandera on the banks of the man-made lake, Lake Talbot and overlooking the Narrandera Nature Reserve. The tourist park is a member of Top Tourist Park Chain of Holiday Parks providing the park management with a range of benefits.

For at least the last 20 years the Park has been managed by way of lease agreement and as such the Council does not engage in the day to day operations of the tourist park. However, Council is still responsible for the day to day management of the remainder of the reserve.

NSC's objective for the Lake Talbot Tourist Park is:

To own, operate and redevelop the Holiday Park so as to provide a high standard, quality accommodation base and generate revenue from tourist activity for the benefit of the local community.

3.2 Location and Property Description

The township of Narrandera, in the heart of the Riverina has a population of approximately 6,800. The tourist park is located on a hilltop overlooking Lake Talbot, is a short drive to the town's main shopping precinct, close to clubs, pubs and cafes as well easily accessible to an array of enjoyable picnic spots on the banks of the Murrumbidgee River. The Lake is suitable for water sport activities and each year the NSW Water Ski Association holds the Zone competitions on the lake. The Park also adjoins the Lake Talbot Swimming Complex and due to its size and capacity is used to host zone and regional swimming carnivals. The Park adjoins Broad Street and takes its entrance from Gordon Street.

The land description of the caravan park, illustrated in **Figure 1**, Lot 1 in DP 1063639 being a Crown Reserve (No. 81121) comprising an area of approximately 6.2 hectares for the specific purpose of Public Recreation. Caravan Park and camping are permissible uses within the Reserve. Part of the caravan park running along Broad Street is not connected to electricity and is used for camping during peak periods (December and April).

A steep embankment separates the Tourist Park from the Lake itself. The embankment is not part of the lease area of the tourist Park. This area of land between the tourist Park and Lake Talbot provides an access road from Gordon Street to Lake Talbot and Boat Ramp, public parking area, lookout and the Bundidgerry Walking Track. The Narrandera Shire Council is responsible for maintenance of the vegetation, road and associated facilities located in this portion of the Reserve.

State Forest adjoins the tourist Park on the south western corner of the property, running between the Park and Broad Street.



Figure 1 Existing Property Location and Reserve Boundary.

The Park has an approval to operate 141 sites (see below Section 3.3) and enjoys a 4 star rating. The on-site accommodation is rated at 3 stars.

The caravan park is well maintained and presented although like many caravan parks of its age it has grown in a disjointed manner and the condition of some of the base infrastructure either needs to be replaced or will need to be replaced in the next 5 to 10 years. From an inspection of the park it is clear that there are significant opportunities to improve the appearance, presentation and accommodation provided.

Significant features of the tourist park are:

- The brick cabin precinct (motel style) located in the northern precinct of the park with excellent elevated views over Lake Talbot and the Narrandera Nature Reserve. There are 15 units of accommodation. The precinct has its own BBQ facility. The large family units are popular among travellers, particularly those units that have recently been refurbished;
- 2 communal amenities blocks are provided in the brick cabin precinct of 15 units despite only 1 brick unit not containing ensuite facilities. One amenities block has laundry services;
- The park cabins and brick unit without ensuite have very low occupancy rates and are not in demand;
- 4 park cabins are located on the boundary adjoining the State Forest on sloping land. The cabins are basic in facility and appearance. There is no balcony or landscaping;
- The 2 holiday vans also located on the boundary adjoining the State Forest are in very poor condition;
- The camping and caravan precinct in the Southern section of the Park is well maintained with plenty of lawn and mature trees which add character to the seasonal changes of the landscape. The sites overlooking the Lake enjoy elevated views over the water and beyond to the Nature Reserve. A gate at the southern point of precinct allows access through to the large Lake Talbot Swimming Complex;
- The guest facilities in the centre of the park comprise 2 amenities blocks with very dated and tired internal fixtures and fittings;
- The children's playground located at the entrance to the male amenities consists of 1 swing set, set on sand; and
- The adjacent picnic shelter provides little protection from the weather.

In general the guest facilities and amenity provided by the park are worn and dated and although tidy and basically maintained there is significant work required to improve the standard of facilities and amenity such that they meet the expectation of modern day travelers.

Interestingly, Clause 2 and 3 of the Lease oblige the Lessee to undertake regular maintenance and upgrade work, for example the Lessee is required to refinish all finished surfaces and renew all floor coverings in a workmanlike manner at least once every five (5) years with materials which are at least as good a quality material as previously used (See Section 3.4 Lease for other provisions of the Lease).

3.3 Occupancy

The following **Figure 2** highlights that:

- The Family Units and Ensuite Cabins both perform well with average occupancy levels over 60%;
- The units without ensuites and spa ensuite cabins are the least popular among the brick units achieving occupancy of just 48% and 43% respectively;
- Similarly the non-ensuite cabins are not in demand and are only occupied for 18% of the time;
- The Christmas and Easter Holiday are the busiest times of the year for the Park.

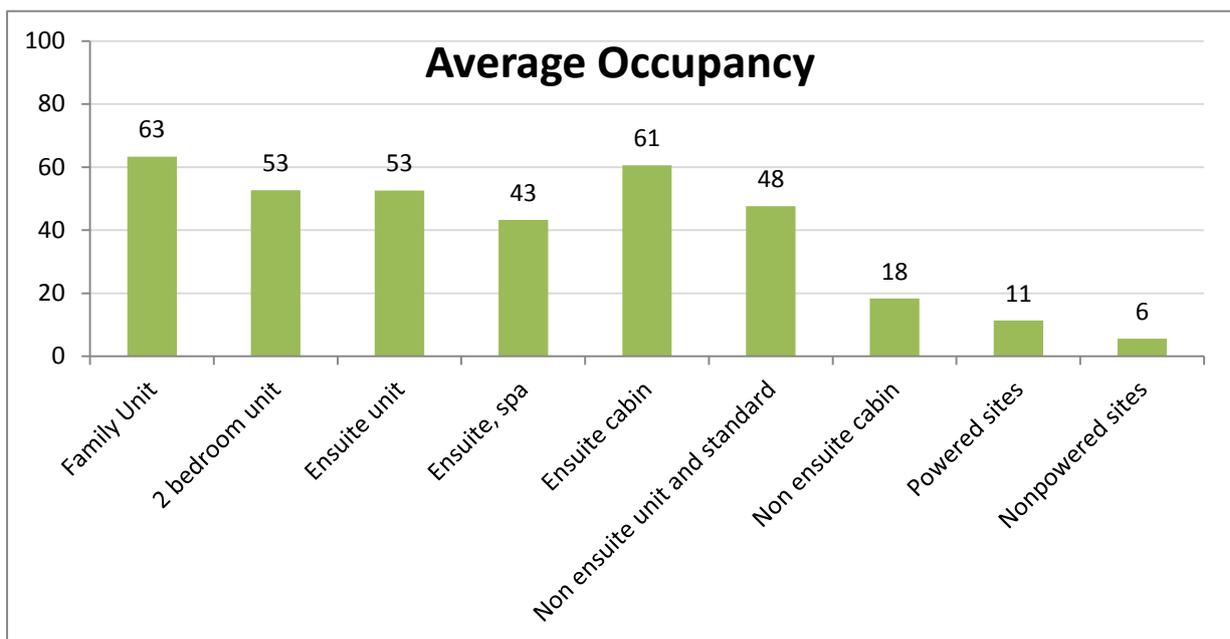


Figure 2 Occupancy by type of accommodation

3.4 Section 68 Approval

The Park has an approval to operate 141 sites comprising of 116 short term sites and 25 campsites. The approval to operate commenced on 25 September 2009 and expired on 25 September 2010. The park layout which reflects the community map for the Park is contained in the Appendix 1.

3.5 The Lease

A private lease currently applies to Lot 1, DP 1063639 and any fixed improvement. The main features of the lease are:

- The lease commenced on 1 July 2008;
- The lease was transferred to its current ownership on 15 March 2010;
- The term of the lease is for an initial term of 4 years from 1 July 2008 with options for four (4) further terms, each of 4 years and a maximum period of tenancy of 20 years;
- Rent is adjusted annually by way of CPI increase and in accordance with the provision of the lease;
- Rent may be reviewed at the commencement of each further term by either party;
- The lease permits the land to be used for the purposes of a caravan park and public recreation reserve;
- The Lessee may retain \$5,000 out of the rent each year to be spent on improvements and maintenance of the property; and
- In addition to this and during the term of the lease the Lessee is required to allocate no less than \$15,000 for the purposes of maintenance and improvement of the premises.

3.6 Vegetation Management

The Lake Talbot Tourist Park contained a large number of significant trees throughout the park. Council has mapped the location of these trees and their condition. Of the 155 trees identified, the most common are Tumble-down Gum (22), Liquidambar (21), London Plan Tree (20), Cottonwood (19) and Claret Ash (18). A consistent approach to tree management is required to ensure the safety of employees and visitors from limb shear and to maintain the park's amenity.

3.7 Regional Tourism

Narrandera is a picturesque country town offering travelers a rich experience of Australia's natural beauty, arts and cultural heritage.

There are 2 caravan parks in the township of Narrandera, the Narrandera Caravan Park located 2km south west of the township and the Lake Talbot Tourist Park located on the eastern fringe of township overlooking Lake Talbot and the Narrandera Nature Reserve. The ABS¹ reports 14 caravan and camping establishments with 40 or more sites in the Riverina region which are located in the townships of Carrathool, Cootamundra, Griffith, Gundagai, Hay, Leeton, Murrumbidgee, Narrandera and Wagga Wagga, although other than Wagga Wagga the number of parks in each township is the extent of the data provided in the report. Together the parks employ approximately 60 people.

In the 12 months to December 2010², the Riverina received 970,000 domestic overnight visitors up

¹ ABS Tourism Accommodation, Small Area Data, June 2010

² Travel to Riverina, Year ended December 2010, Tourism New South Wales

by 1.6% on YE December 09 with spending of \$308 million in the region with an average nightly spend of \$137 per night. Although there was a small gain in domestic visitors to the area during the period, the number of nights spent in the area by domestic visitors declined by 1.1%. This is the first time that YE December figures show a gain in visitor numbers but decline in visitor nights in five years. This indicates that although the region is attracting more domestic overnight visitors, in step with state-wide trends, visits are shorter.

Generally speaking people travel to the area for holiday or leisure purposes or to visit friends and relatives. A much smaller proportion of visitors use the region just as a one night stopover between destinations and this is further supported by the TRAs local government tourism profile which suggests that the average length of stay by visitors in the region is between 2 and 3 nights. Visitors to the area enjoy eating out at local restaurants and other general sightseeing activities.

Figure 3 below illustrates that the Heyday for tourism in the Riverina region occurred in 2002 and 2003 with expenditure in the region peaking in 2002 at \$390 million and the number of visitors to the region peaking in 2003 at 1,228,000 visitors.

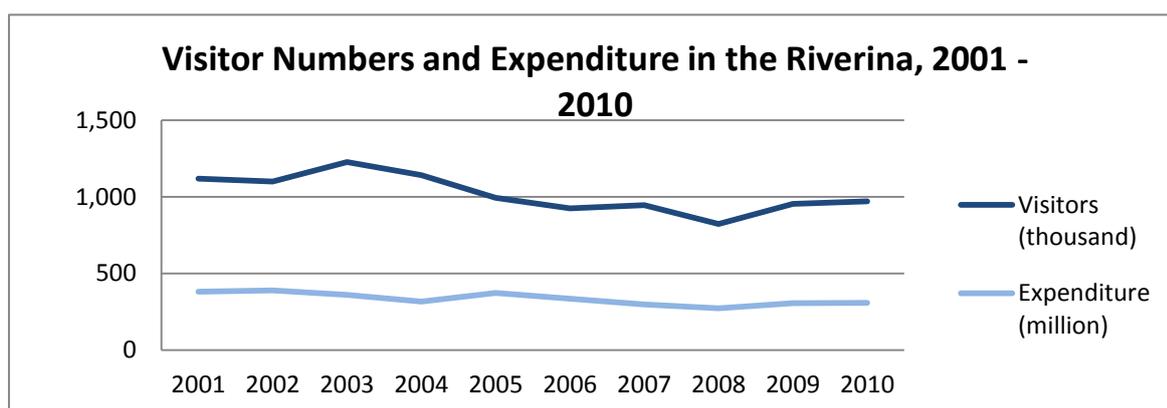


Figure 3 Visitation and Expenditure in the Riverina

Domestic overnight visitor numbers to the region fell sharply in 2008 in response to the global financial crisis (GFC) and although expenditure also fell, the percentage difference was not as severe in the case of expenditure as compared to visitor numbers. The good news is that visitors are returning to the region with numbers in December 2010 having recovered and surpassed visitor numbers in the year prior to the Global Financial Crisis of 2008/2009.

3.8 Narrandera

Information released by TRA indicates that there are approximately 80,000 domestic overnight visitors spending 145,000 nights in Narrandera Shire each year, contributing \$20 million dollars to the local economy and on average spending \$135 per night.

Just over half of visitors to Narrandera are intrastate visitors. Of all visitors to the area 35% (about 28,000 visitors per year) will choose to use Caravan and Camping establishments. This level of usage is well above the state and regional average usage of caravan and camping grounds. Moreover this is despite the fact that there are in the order of 14 advertised providers of tourist accommodation in the township of Narrandera alone, only 2 of which offer caravan and camping.

Around two thirds of all visitors are older than 45 years of age and 40% of all visitors are from the 'older non-working' lifecycle group most often travelling with a companion or as part of a group with friends and family with the vast majority of visitors using their own private vehicle to travel to the area.

There are two commercially operated caravan parks in Narrandera and only Lake Talbot is situated on Crown land under the care and control of Council. The other caravan park is privately operated.

The township of Narrandera is well placed in the region to capitalise on its centrality to a number of regional centres and townships such as Wagga Wagga, Cootamundra, Hay, Deniliquin and Griffith. Narrandera has a supply of base infrastructure to support such events for example Lake Talbot, The Showground and adjoining Sports Ground, the Lake Talbot Swimming Complex, the Rodeo Centre and other sporting ovals.

Together with a calendar of historical and art based events, attracting regional Sporting Carnivals and events will support and invigorate the tourism and social economy of Narrandera. This type of sporting and event based tourism has the effect of broadening the market base of increasing penetration to target markets which may not otherwise give the region consideration as a holiday destination.

3.9 Forecast Trends in Tourism

Over the last 10 years the overnight domestic tourism market has been steadily evolving in response to a variety of economic and employment factors as well as a significant shift in the accessibility and take-up of information systems such as the internet. A snap shot of the impact of these changes on the domestic tourism market are;

- A desire to enjoy more breaks per year of shorter duration (less domestic visitor nights per trip) and in different locations. The time when families spent 4 weeks a year on their annual regular holiday destination is quickly becoming a thing of the past;
- Improved road transport infrastructure, on a national level, is a major factor in the resurgence of the caravan and the use of other registered recreational vehicles. Improved accessibility has opened new markets but increasing fuel prices may act as a brake on the rate of future growth;
- Growth in the seniors market;
- Emergence of new consumer markets and their particular needs such as environmental and technological considerations; and

- A willingness to spend more money to achieve a higher 'quality' holiday experience with some of the comforts of home.

It is estimated that in the 2008/2009 period, tourism consumption contracted by 3.5%. The main contributing factors were:

1. Poor performance of domestic tourism in general;
2. Downturn in international visitation; and
3. Continued growth and competitiveness of outbound tourism because of the increased value of the Australian dollar and reduction in international airfares due to the removal of the fuel surcharge by airlines.

Beyond 2010, the Forecasting Committee predicts Domestic visitor consumption will grow at an average annual rate of 0.5% to 2018 and reach \$70.4 billion. A shorter term forecast also places Domestic Tourism to grow by 3% to \$65.3 billion. This is buoyed by total population increasing at a rate of over 1.1% a year to the period to 2018 and a growing and a more cashed-up seniors market. Over the short term, the Forecasting Committee states that *“real tourism consumption in Australia is forecast to increase by 3% to \$91.6 billion. The value of domestic tourism is forecast to increase by the same percentage to \$65.3 billion.”*

Growth is expected to be strongest in the over 55's market, continuing the trend of the last 10 years which has seen growth over this period in the order of 20% to 70 million nights to the year ended September 2009. This market now represents around 27% of total visitor nights compared with 20% in 2000, at an economic value of \$9.3 billion (September 2009).

It is expected that for the period to 2018 tourism by the active seniors market segment (ages 55 – 69 years) will remain solid. There are three main reasons for this. Firstly, recovery in the stock markets will build business and consumer confidence leading to increased opportunities in the labour market to boost income. Secondly, Australia's population is ageing and the active seniors' market segment is projected to reach 28% of total population by 2018. Thirdly, studies indicate that the average post-retirement income of retirees is likely to increase given that individuals in this market segment have benefited from longer periods of compulsory superannuation contributions.³

3.10 Summary

Lake Talbot Tourist Park has a range of features with the potential to contribute to the continuing operation and growth of a commercially viable tourist park. On the other hand the some of the site topography is challenging and more can be done to ensure the existing development is improved in a way that recognises the environmental and scenic significance of the Reserve and the location. This context provides a sound, financial, administrative and management base from which to further improve the Park and enhance its financial contribution to the improvement and management of reserved Crown land.

³ *Tourism Research Australia, “Tourism Forecasting Committee: Forecast, 2009, Issue 2”, December 2009.*

The capacity for the Park to grow its clientele and achieve consistent income growth in the future will be constrained by a lack of ancillary facilities that could enable expansion of the Park's target markets.

The key will be a carefully targeted staged improvement program that steadily re-establishes the reputation of the Tourist Park and builds momentum for the business. Such an approach will involve;

- Recognise the relationship between the development of the tourist park and the preservation of the scenic and environmental attributes of the Reserve and the adjoining land;
- Establishing well-presented and functional ancillary facilities for guests;
- Creating communal gathering spaces;
- Upgrading the servicing and presentation of existing sites;
- Introducing additional contemporary cabin accommodation;
- Determining the future of unserviceable structures; and
- Developing practical solutions for provision of the Park's administrative and management facilities.

The following Sections describe objectives, strategies and actions required to address these and other essential issues.

4 VISION AND OBJECTIVES

4.1 Introduction

This Plan has been formulated to enable Reserve 81121 for Public Recreation and the Lake Talbot Tourist Park to have an effective role in;

- Improvements to tourist accommodation sites and facilities;
- Improved income generation to support ongoing land management; and
- Ongoing management of environmentally sensitive lands.

Sustainable development and management of the Reserve is essential to maintain the tourism use which supports the local economy, while protecting the natural resources on which continued tourism depends and for which the local area is recognised.

In the case of the Lake Talbot Tourist Park these outcomes will be achieved through the implementation of a Vision Statement supported by specific management objectives, strategies and actions. The structure of the action plans allows the Trust to be responsive to economic factors, new information, and social and technological change.

4.2 The Vision Statement

The Vision of the Reserve Trust in managing the Lake Talbot Tourist Park will be:

To promote, encourage and provide for the use of the land, and to provide recreational and tourist facilities on the land to meet the current and future needs of the community while conserving, maintaining and improving the natural, cultural and scenic environment of the Reserve.

4.3 Objectives

The Vision for the Lake Talbot Tourist Park will be implemented in conformity with the following specific objectives:

<u>Regulatory Compliance</u>	To ensure that the Holiday Park complies with all applicable statutory standards.
<u>Health Safety and Risk Management</u>	To provide and maintain facilities, in a manner, which minimises risk to caravan park users and park management, and promotes a healthy lifestyle.
<u>Business Management</u>	To maintain a management and operational structure which ensures

commercial viability, promotes timely and responsible decision-making, and is responsive to environmental, legal, social and technological imperatives.

Environmental Management

To ensure that the environment of the Holiday Park is managed and protected in accordance with sound ecological principles and for the enjoyment of guests.

Sustainability

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

Facilities for Management and Guests

To optimise the recreational and tourist potential of the Tourist Park consistent with the principles of ecological sustainability while improving park presentation and providing a range of recreation and communal facilities for guests and their visitors.

Tourist Sites and Accommodation

To optimise income to the Tourist Park by providing a range of quality tourist accommodation including opportunities for family and traditional camping within the bounds of ecologically sustainable development.

Section 6 of this report contains the actions and strategies required to implement the Plan in accordance with the above objectives.

In the development, improvement and management of the Lake Talbot Tourist Park the Reserve Trust will adopt sustainability principles and recognise the need for:

- a) conservation of energy and reduction in carbon dioxide emissions;
- b) building materials and building processes that involve low embodied energy;
- c) building design and orientation that uses passive solar design, day lighting and natural ventilation;
- d) energy efficiency and conservation;
- e) water conservation and water reuse;
- f) waste minimisation and recycling;
- g) the use of landscaping to provide shade, shelter and screening; and
- h) potential for adaptive reuse of structures and materials.

5 PROPOSED IMPROVEMENTS

5.1 Introduction

As indicated in this report, improvements to the tourist park can only be made by Council with the agreement of the Lessee. It is in Council's interest to invest in the Park's infrastructure although under the terms of the lease it is only obliged to spend \$15,000 per annum on repairs and maintenance over the first two financial years. It is important that the improvement program build's on the Holiday Park's existing strengths.

The following **table 1** provides a summary of the elements of the park that needs improving. Drawing C03 provides a Master Plan of the proposed improvements based on the potential funds available. It is proposed that Council should only invest in infrastructure works and the built form generally and that the lessee should be responsible for changes to the configuration of the Park and in particular the provision of additional units of accommodation.

Table 1 Summary of Required Improvements		
No.	Description	Responsibility
1	Removal of roads, demolition of defunct amenities (alternatively use for another purpose) and improvements to storm water drainage	Council
2	Upgrade to accommodation units <ul style="list-style-type: none"> a. The existing brick accommodation units are an asset of the Council and responsible for any agreed building upgrades; and b. The interior refurbishments of a non-structural nature to remain the responsibility of the lessee. 	Both Council and the Lessee
3	Amenities in camping area	Could be either
4	Office	Council
5	Residence	Council
6	Drive through sites – leads to a reduction in site numbers	Council
7	Demolish of one shed, amenities block and construction of Children's playground, new sites, and upgrade to BBQs	Council
8	New Cabins	Lessee
9	Upgrade of existing cabins	Lessee

Inspection and analysis of the Reserve has resulted in the identification of a number of essential improvements and facilities. Proposed improvements have been assessed against their potential to

maintain the Tourist Park business so it can adequately support the ongoing provision of holiday accommodation and make a contribution to the community and to the wider management of reserved Crown land. In formulating a practical development and improvement program, a number of factors have been considered including;

- Potential to improve the day-to-day management of the Park and the Reserve;
- Potential to achieve environmental objectives;
- Potential to improve visitor amenity;
- Potential to generate income and profit;
- Cost; and
- Contribution to the local economy.

5.2 Funds Available

The rent from the lease provides an income stream which can fund an improvement program. At the present approximately \$85,000 per annum is available to Council before repayment of existing loans. In the following summary all figures are taken to be in constant dollars ie no account is made for the impacts of inflation which over the remaining term of the lease can be expected to be in the range of 2% – 4%. It is also possible for the rent to be reduced if economic circumstances change.

Council can take one of two approaches to funding an improvement program:

1. **Fund improvements on an annual basis as funds become available.** Each year Council could allocate some or all of the rental income to an improvement program. Under the lease Council is only obliged to spend \$15,000 on repairs and maintenance in the first two years. It would be prudent for Council to retain an amount for the cost of its administration of the Park - a minimum of \$5,000 is suggested (approximately 5% of the rental stream). This approach is a conservative, low risk strategy and as an indication up to \$60,000 per annum would be available. The program would extend over a number of years and would need to be regularly reviewed.
2. **Improvement program funded through loans.** A program over three to five years could be undertaken to make a substantial upgrade of the park. It is suggested that the rental stream over 15 years at current interest rates (7.5%) is sufficient to finance an improvement program of approximately \$500,000. Loan funds could be sourced from either the Public Reserve Management Fund (PRMF), from Council's internal funds or the market. This approach would give an immediate lift to the park rather than a gradual improvement but it does limit Council in later years.

Given budgetary constraints and operational considerations, any program will of necessity take a number of years to complete.

5.3 Proposed Master Plan and Improvement Program

The proposed Master Plan and improvement program has been based on inspections of the Park and discussions with the Lessee as shown in Appendix **Drawing C-03**. A degree of flexibility in the final location

and form of the primary built elements eg location of drive-through sites should be provided in the life of this Plan.

The Master Plan shown in Drawing C03 contains a number of elements which by their nature can be completed as a set or as individual projects over time as funds allow. The scope of the Master Plan has been limited by Council's available budget of \$500,000 to \$600,000. More could be spent but what has been identified has been indicated as priorities for future consideration. The key elements (not in priority) that should be considered are:

Park Entrance and Office/Residence Building

- Improve signage and landscaping at the entrance of the Park to clarify direction and to give a sense of arrival;
- Improvement to residence and enlarge office;

Road works and storm water upgrades

- Improve condition of some of the roads and remove segments that no longer service a purpose;
- Upgrade storm water drainage to the southern areas of the Park;

Additional/Removal of Buildings

- Removal of redundant buildings – at this stage the lessee does not want to remove the northern amenity block even though it is out of service;
- Improve camping area by adding relocatable amenities if the block in the motel area is removed;

New Sites

- Install drive through sites. The design of drive through sites in one possible location is illustrated in the south east corner of the park. As an alternative location or as additional opportunity is south of the southern amenities block;
- Additional sites to replace sites lost through the installation of drive through sites;
- Introduce new ensuite sites – can be in conjunction with drive through sites;

New Guest Facilities

- New children's play area and equipment;
- Refurbish existing shelter to provide a proper camp kitchen;

New Accommodation

- Additional cabin accommodation;
- Refurbish existing cabins and motel units with decks and landscaping.

The indicative costs⁴ of key elements of infrastructure for park improvements are shown in **Table 2**.

⁴ Note: These are indicative estimates that will need to be revised following detailed design.

Table 2 Indicative cost of Recommended Improvements	
Council Initiated Elements	Indicative Unit Cost
Site drainage Improvements ⁵	\$20,000
New Sites	\$4,000 - \$5,000
Drive through sites	\$9,000 - \$10,000
Amenity Block Upgrade	\$200,000 - \$300,000
Upgrade of Camp Kitchen	\$25,000 - \$30,000
Children's Play Area	\$30,000 - \$45,000
New Office	\$45,000 - \$50,000
Re-roofing of Residence	\$25,000 - \$30,000
Signage and landscaping	\$20,000
Road improvements (indicative)	\$40,000 - \$50,000
New Laundry (shell only)	\$25,000 - \$30,000
Lessee Initiated Elements	Unit Cost
Cabins	\$65,000 - \$85,000
Ensuite Units	\$15,000
Improvements to cabins – decks etc	\$8,000
Upgrade of motel units	\$25,000 - \$35,000
Renovate and refurbish the redundant top amenities block into 2 family style units	\$60,000 - \$80,000

5.4 Assessing Proposed Improvements

This Plan of Management proposes that a number of improvement projects are undertaken by Council as the Reserve Trust Manager over the next 10 years. However, tourist parks operate in a dynamic commercial environment. Therefore a number of questions should be considered by the Reserve Trust when deciding whether a particular land use or development is to proceed within the Reserve at any particular time;

- The need for the proposal – is it still required and will it promote and support the use and enjoyment of the Reserve and the Tourist Park?
- Benefit – will the improvement bring direct benefits to the users of the Reserve and the Tourist Park?
- Impact – will the proposal have any adverse impact on any existing or emerging legitimate use of the reserve?

⁵ Based on current costing by Council.

- Are there any new or emerging environmental or land management constraints that should be considered and assessed in relation to the proposed improvement?
- Does the Trust have the resources to effectively manage and maintain the proposed facility for the ongoing benefit of Reserve users? and
- Does the improvement represent a commercial benefit in relation to the actual operating environment of the Holiday Park at that time?

6 MANAGEMENT ACTIONS AND STRATEGIES

6.1 Plan Objectives, Strategies and Actions

A range of measures have been identified as required to implement this Plan of Management to ensure the Reserve 81121 for Public Recreation including the Lake Talbot Tourist Park is improved and managed in accordance with the Principles of Crown Land Management. The following tables detail the Management Strategies and Management Actions to be implemented by the Reserve Trust.

In the first instance the Strategies and Actions in the following tables are designed to achieve the Vision for the Reserve and address the Management Objectives outlined in Section 4. Responsibilities for many of the actions will need to be shared between Council as the reserve manager and the lessee as the operator of the caravan park. The implementation of the identified actions will address the Management Issues identified in Section 3.3 and support the orderly implementation of the Improvement program outlined in Section 5.

Where further documentation is required the planning and design process will be guided by and comply with the Vision, Objectives and Strategies established by this Plan.

Progress in relation to the implementation of the Plan will be monitored by Council and the Council will report on an annual basis to the Crown Lands Division of the Department of Primary Industries. This Plan is to be reviewed approximately every five years or as required to ensure that it continues to be remains relevant with respect to government legislation and policy and community expectation

6.2 Regulatory Compliance

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

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

6.3 Health, Safety and Risk Management

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

Strategy	Actions
Continue to provide health, safety and risk management for the public and for staff involved in maintenance and management activities.	<ul style="list-style-type: none"> • Undertake ongoing comprehensive risk assessment of the Holiday Park on the basis of a structured OH and S Management Plan. • Minimise public risk through the ongoing implementation of a risk management strategy. • Ensure all staff and management is appropriately trained; • Maintain and use any equipment in accordance with regulations and manufacturer’s specifications. • Store and use chemicals as required by regulations and in accordance with manufacturer’s recommendations.

Strategy	Actions
Ensure the enjoyment and use of the reserve is not compromised by inappropriate behaviour.	<ul style="list-style-type: none"> Undertake a review of the activities that should be prohibited or regulated on the reserve. Install a public notice in appropriate locations within the reserve to specify the activities that are prohibited or permitted.
Maintain facilities and accommodation to appropriate standards.	<ul style="list-style-type: none"> Continue to maintain an asset management register and fund the ongoing implementation of the Park's asset management plan.
Protect life and property from the consequences of natural events.	<ul style="list-style-type: none"> Maintain an adequate emergency evacuation plan.
Ensure the Park, cabins and facilities are maintained and presented to a high standard.	<ul style="list-style-type: none"> Provide consistent supervision and review of the maintenance and cleaning responsibilities of the Contract Manager.

6.4 Business Management

Objective: To maintain a management system, which ensures viability, promotes effective, informed and timely decision-making, and is responsive to financial, industry, market, legal, social and technological imperatives.

Strategy	Actions
Continue to maintain a process for business planning and performance review.	<ul style="list-style-type: none"> Prepare an annual budget for the operation and improvement of the Park. Establish financial performance targets and undertake regular review of the operation of the Holiday Park against targets, budget and other management objectives. Report financial outcomes to the Department of Primary Industries – Catchment & Lands (referred to as Crown Lands Division) on an annual basis.

Strategy	Actions
Preserve the financial contribution the Holiday Park makes to the management of the Crown estate and to the local community.	<ul style="list-style-type: none"> Review and set tariffs for all sites and on-site accommodation in line with a comprehensive marketing plan on at least an annual basis. Establish tariffs for sites, which reflect the market potential for the form of accommodation being offered.
Market and promote the Park to achieve optimum commercial outcomes.	<ul style="list-style-type: none"> Identify new and emerging market opportunities. Prepare and implement an annual marketing and promotional strategy.
Provide competent day to day management.	<ul style="list-style-type: none"> Seek and engage competent and qualified contractors. Create, implement and maintain policies and procedures to ensure best practice for all aspects of the operation of the business and maintenance of the Crown's asset.
Provide high levels of customer service and asset and business management.	<ul style="list-style-type: none"> Maintain a human resource management strategy which ensures appropriate qualifications and skills are available. Identify, prepare and implement training programs.

6.5 Environmental Management

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

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

Strategy	Actions
	improvements and development.
Promote and maintain the health of existing and proposed native vegetation at the Reserve.	<ul style="list-style-type: none"> • Preserve and protect existing native vegetation in the Park when relocating sites or undertaking improvements. • Only use native species for landscaping and tree replacement. • Only use noninvasive grass species when turfing areas of the Reserve. • Remove weeds and re-vegetate areas appropriate to land-use, design and management of facilities. • All arboricultural work in the Reserve shall be best practice and undertaken by a qualified arborist. • Do not permit attachment of signs, clothes lines or tent ropes to trees.
Improve and maintain environmental and visual amenity.	<ul style="list-style-type: none"> • Provide additional landscaping to the surrounds of the amenities building and clothes drying areas. • Implement a replacement planting program for any trees required to be removed and provide protection during establishment.
Minimise disturbance to native vegetation.	<ul style="list-style-type: none"> • Use appropriate siting for facilities and walkways. • Carefully manage pedestrian and vehicle access. • Define buffer areas and protect vegetation through mulching, edge planting and/or fencing as appropriate.
Implement effective catchment management to minimise impacts on water quality.	<ul style="list-style-type: none"> • Implement erosion control measures, litter and silt traps and drainage line filters where required to control storm water. • Use chemicals in accordance with approved Trust and relevant AS guidelines. • Promote catchment management principles as appropriate.
Minimise fire hazard to the property.	<ul style="list-style-type: none"> • Provide and maintain adequate fire control access. • Minimise disturbance to natural vegetation. • Do not allow solid fuel campfires or cooking fires.

6.6 Sustainability

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

Strategy	Actions
Sustainable Development	<ul style="list-style-type: none"> • Assess improvement and development proposals in the light of sustainability principles. • Implement best practice approaches to achieving sustainable resource management.
Resource Sustainability	<ul style="list-style-type: none"> • Promote sustainability in the design, construction and management of assets including the use of low embodied energy materials, replaceable resources, plantation timbers, etc. • Price goods and services to recover the full life cycle costs of providing the goods and services including the use of natural resources and assets and disposal of waste.
Reduce carbon footprint.	<ul style="list-style-type: none"> • Progressively reduce dependence on high CO² energy sources by acquiring electricity from renewable energy sources.
Minimise use of water and energy.	<ul style="list-style-type: none"> • Manage resources with an emphasis on energy minimisation, water use minimization, water harvesting and re-use, and environmentally responsible waste management. • Recycle waste where possible and appropriate.

6.7 Facilities for Management and Guests

Objective: To optimise the recreational and tourism potential of the Tourist Park consistent with principles of ecological sustainability while improving presentation and management facilities and providing a range of recreation and communal facilities for guests.

Strategy	Actions
Provide facilities that reflect the quality of the location, land management priorities and current industry and market benchmarks.	<ul style="list-style-type: none"> • Improve the Holiday Park and develop facilities as described in this Plan of Management and as generally indicated on Drawings C03. • Provide communal facilities within the Holiday Park in accordance with the relevant regulations and improve ancillary facilities for guests including barbecues and children’s play equipment. • Maintain an adequate supply of short term sites for caravans, tents and recreational vehicles.
Implement a staged development process that is achievable in terms of planning and financial constraints.	<ul style="list-style-type: none"> • Undertake improvements to the Park based on the internal capacity of the caravan park to support the funding of the works.
Improve the presentation and efficiency of the Park entrance and reception facilities.	<ul style="list-style-type: none"> • Replace the existing reception, office and storage areas; • Ensure signage and lighting throughout the park meets the safety needs of visitors, guests, residents and staff.
Remove inefficient and redundant facilities and improve amenity for guests.	<ul style="list-style-type: none"> • Demolish existing unserviceable buildings and rehabilitate the land to enable use for sites and accommodation. • Install and construct new facilities for visitors and guests as detailed in Drawings C03.

6.8 Tourist Sites and Accommodation

Objective: To optimise income to the Tourist Park by providing a range of market appropriate tourist sites and accommodation within the limits of the capacity of the land and principles of ecologically sustainable development.

Strategy	Actions
Provide additional on-site accommodation and site types.	<ul style="list-style-type: none">• Install additional quality on-site accommodation designed to complement the character of the setting and capable of generating a consistent income stream to finance the ongoing management of the caravan park and make a contribution to the management of the adjoining reserved lands.• Create new and improve drive through sites.• Install en-suite facilities in appropriate locations but retain a balance between the provisions of sites for camping and caravanning and self contained accommodation.

6.9 Integrated Management

Objective: To promote and assist integrated land management associated with the use of Lake Talbot Tourist Park.

Strategy	Actions
Implement the Plan of Management and relevant statutory requirements in an ongoing, co operative and timely manner within the available resources.	<ul style="list-style-type: none">• Liaise with other local, regional and state authorities particularly where co-ordination of activities on adjoining lands is involved.• Obtain approvals and consents as required; and• Continue liaison with the Crown Lands Division in relation to new and emerging government policy that impacts on the management of reserved Crown land.

7 IMPLEMENTATION AND REVIEW

This Plan of Management has been prepared pursuant to the provisions of the Crown Lands Act 1989 to provide an appropriate statutory basis for the continuing improvement and operation of Reserve 81121 for Public Recreation and Lake Talbot Tourist Park, under the care and control of the Narrandera Shire Council.

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

Progress in relation to the implementation of the Plan will be monitored by Council as the manager of the Reserve report as required on an annual basis to the Minister for Lands.

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

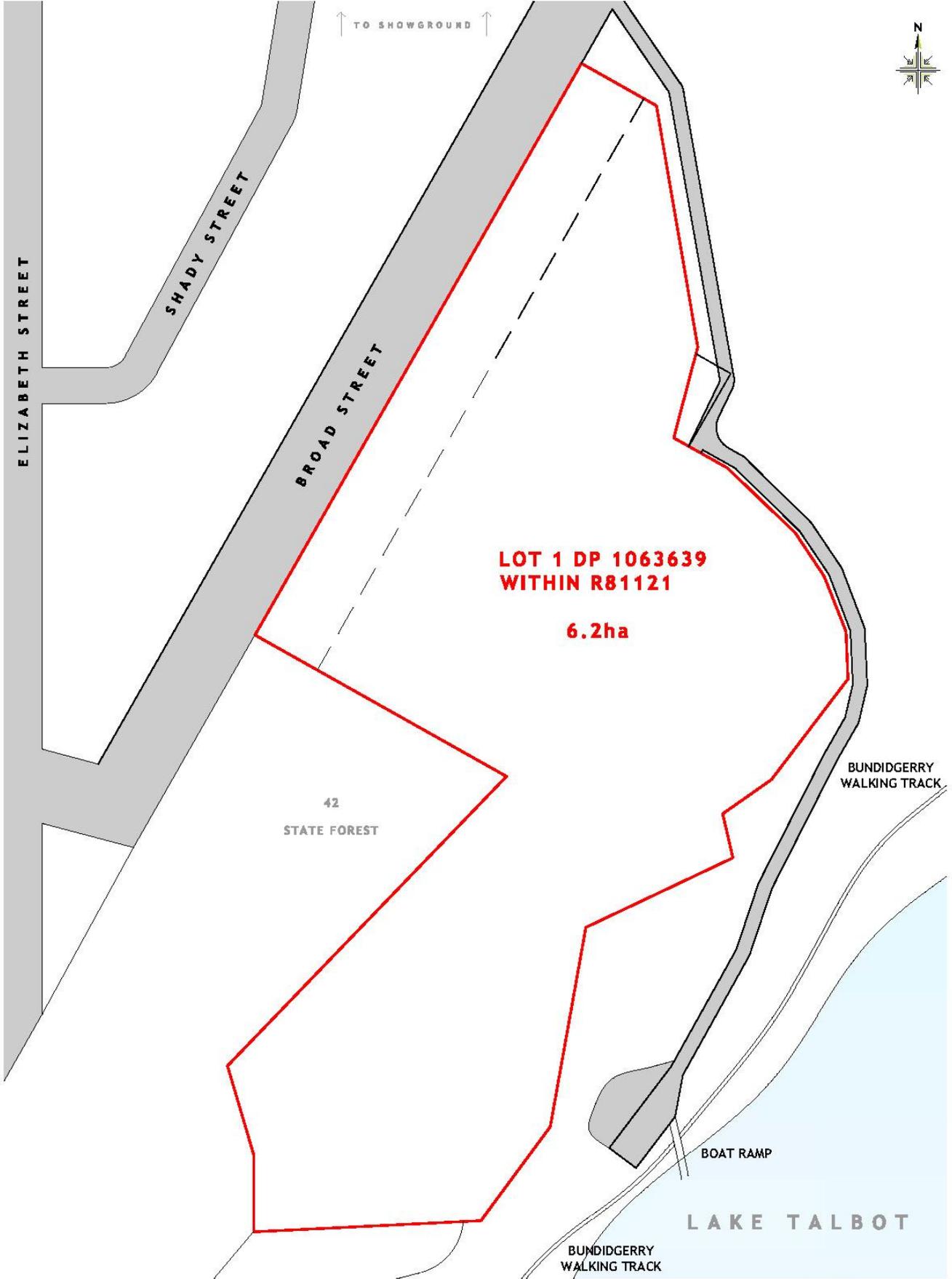
APPENDIX 1

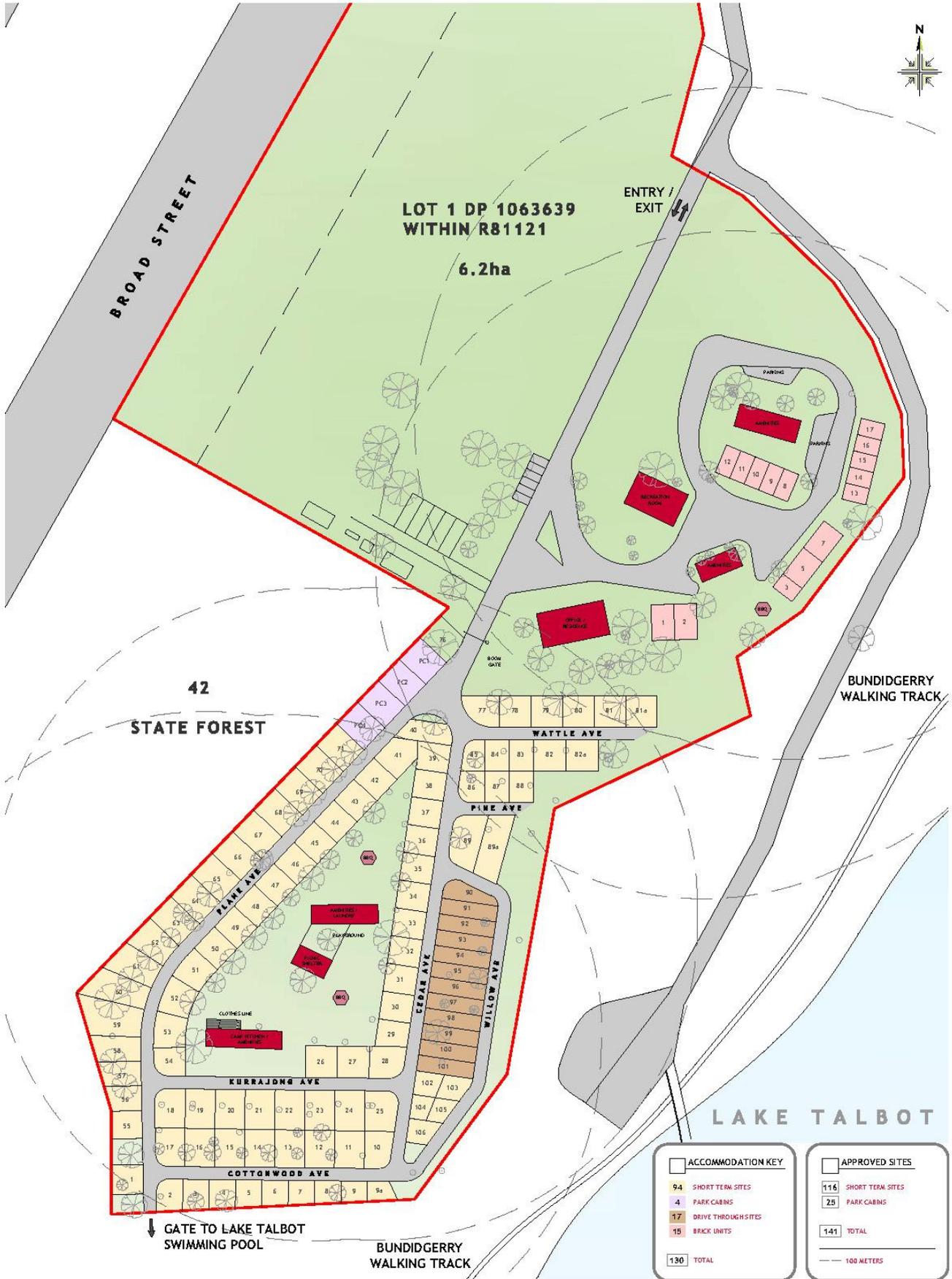
DRAWINGS

Drawing No C 01 – Boundary of park

Drawing No C 02 – Existing Site Plan

Drawing No C 03 – Proposed Master Plan





ACCOMMODATION KEY		APPROVED SITES	
94	SHORT TERM SITES	116	SHORT TERM SITES
4	PARK CABINS	25	PARK CABINS
17	DRIVE THROUGH SITES	141	TOTAL
15	BRICK UNITS		
130	TOTAL		

— 100 METERS



LOT 1 DP 1063639
 WITHIN R81121

6.2ha

BROAD STREET

CAMPING AREA

BUNDIGERRY WALKING TRACK

LAKE TALBOT

KEY NOTES

- 1 DEMOLISH 2 AMENITIES BLOCKS AND REMOVE LARGE AREAS OF HARDSTAND, LANDSCAPE AND UPGRADE STORMWATER DRAINAGE.
- 2 INSTALL RELOCATABLE AMENITIES BLOCK FOR CAMPING AREA.
- 3 UPGRADE OFFICE AND REFURBISH RESIDENCE.
- 4 INSTALL DRIVE THROUGH SITES.
- 5 DEMOLISH AN AMENITIES BLOCK AND UPGRADE BBQ AREA AND CHILDREN'S PLAYGROUND.
- 6 INSTALL AT LEAST FOUR NEW CABINS.
- 7 INSTALL DECK ON EXISTING CABINS.



GATE TO LAKE TALBOT SWIMMING POOL

BUNDIGERRY WALKING TRACK

REFERENCES

Department of Lands, April 1990. *Crown Lands Caravan Parks Policy*.

Integrated Site Design Pty Ltd, 2006. *Options for Management Models for Crown Reserves on the North Coast of NSW*.

RELEVANT DOCUMENTS AND PUBLICATIONS

Document Name	Reference area or applicability or comment
Riverina Regional Plan 2010 – 2015	http://www.rdariverina.org.au/docs/RDA-Riverina%20Regional%20Plan%202010-2015.pdf
Narrandera Shire Local Environment Plan (LEP), 1991	http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+03+1991+cd+0+N
Lake Talbot Caravan Park Draft Plan of Management, 1999	