

LAKE TALBOT TOURIST PARK

PLAN OF MANAGEMENT



Narrandera Shire Council
2025

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	2
2.1 Corporate Objectives	3
2.2 Purpose of the Plan of Management	5
2.3 Process of Preparing this Plan of Management	6
2.4 Change and Review of this Plan of Management	7
2.5 Community Consultation	8
3.0 LEGISLATIVE FRAMEWORK	9
3.1 Local Government Act 1993.....	9
3.2 Crown Land Management Act 2016	9
3.3 Zoning and Planning Controls	12
3.3.1 State Environmental Planning Policy Housing (2021)	15
3.3.2 State Environmental Planning Policy (Transport & Infrastructure) 2021	15
3.3.3 Other Relevant Legislation and Policies	15
3.3.4 Council Plans and Policies.....	16
4.0 LAND DESCRIPTION	17
5.0 BASIS OF MANAGEMENT	20
5.1 Categorisation of the Land.....	20
5.2 Guidelines and Core Objectives for Management of Community Land	22
5.3 Restrictions on Management of Crown Land	22
5.4 Aboriginal Significance	23
5.5 Heritage Significance.....	24
6.0 DEVELOPMENT AND USE	25
6.1 Current Use of the Land and Structures	25
6.2 Improvements since 2012 Initial PoM	27
6.3 Current Condition of the Land and Structures.....	29
6.4 Permissible Uses/Future Uses.....	32
6.5 Express Authorisation of Leases and Licences and Other Estates	35
6.5.1 Leases and Licences Authorised by the Plan of Management.....	35
6.5.2 Current Lease(s).....	36
6.5.3 Short-Term Licences	37
6.5.4 Native Title and Aboriginal Land Rights Considerations in Relation to Leases, Licences and Other Estates.....	37
6.5.5 Easements	38
7.0 PLAN IMPLEMENTATION	39
8.0 REFERENCES	44

LIST OR FIGURES

Figure 1:	Narrandera Local Government Area	2
Figure 2:	Narrandera Shire Council’s CSP ‘Community Strategic Plan 2040’	4
Figure 3:	Flowchart for Consultation and Approval of a Plan of Management	7
Figure 4:	Narrandera LEP 2013 – Land Zoning Map – Sheet LZN_002AB	14
Figure 5:	Locality Plan of Lake Talbot Tourist Park	17
Figure 6:	Detailed Map of Lake Talbot Tourist Park and Surrounds	18
Figure 7:	Lake Talbot Tourist Park and Infrastructure within R.81121	19

LIST OF TABLES

Table 1:	Information about reserve covered by this Plan of Management.....	17
Table 2:	Guidelines and Core Objectives of Community Land Categorised as General Community Use	22
Table 3:	ALC Over Land Contained in this Plan of Management (July 2024)	23
Table 4:	Asset Condition Report (2012).....	29
Table 5:	Community and Technical Function Ratings.....	29
Table 6:	Park Facilities Asset Management Plan Ratings.....	30
Table 7:	Purpose/Use and Associated Development.....	34
Table 8:	Lake Talbot Tourist Park Site Information.....	36
Table 9:	Objectives and Performance Targets of this Plan of Management – General Community Use	39

ANNEXURES

Annexure 1:	Site Plan of Tourist Park
Annexure 2:	Tourism Trends Report
Annexure 3:	Section 68 Approval to Operate a Caravan Park
Annexure 4 :	Survey Plan Lot 1 DP1063639

LIST OF ACRONYMS

ALC	Aboriginal Land Council
ALR	Aboriginal Land Rights Act
CCTV	Closed-circuit television
CLM	Crown Land Manager
CLMA	Crown Lands Management Act
CSP	Community Strategic Plan
CWA	Country Women’s Association
DPHI	Department of Planning, Housing and Infrastructure
EPA Act	Environment Planning and Assessment Act 1979
km	kilometre
LG Regulations	Local Government (General) Regulations
NTA	Native Title Act 1993
NLEP	Narrandera Local Environment Plan 2013
PoM	Plan of Management
SEPP	State Environmental Planning Policy

1.0 EXECUTIVE SUMMARY

This document is a review of the 2012 (former) Plan of Management for 'Lake Talbot Tourist Park, Narrandera' and takes into account changes in Crown land legislation following introduction of the *Crown Land Management Act, 2016*.

This Plan of Management (PoM) has been prepared by Riverina Agriconsultants on behalf of Narrandera Shire Council and provides direction as to the use and management of the Council managed Crown reserve which is classified as 'community land' in the Narrandera area. The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

This PoM specifically addresses the management of Lake Talbot Tourist Park, Narrandera. The PoM examines the current character, current use and future needs of the land and its relationship to the surrounding land and community within which it is located. The PoM also provides the framework for Council to follow in relation to the express authorisation of the leases and licences on the land.

The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act (CLMA) 2016* and Section 36 of the *Local Government Act 1993*.

The Council managed Crown reserve where the Lake Talbot Tourist Park is located is categorised in this PoM as **General Community Use**.

This categorisation of the land is consistent with this reserve's purpose of public recreation and the land continues to be used for this purpose, specifically as a Tourist Caravan Park that offers a range of accommodation options for the travelling public.

2.0 INTRODUCTION

Narrandera Shire is a local government area in the Riverina region of south-western New South Wales covering an area of 4,116km². The present Narrandera Shire was formed on 1 January 1960 by an amalgamation of the previous Narrandera Municipality and Yanko Shire.

Narrandera is located in the centre of the Riverina region of NSW. It is 554km south-west of Sydney and 437km north of Melbourne on the Sturt Highway between Wagga Wagga to the east and Darlington Point to the west; and on the Newell Highway between Ardlethan to the north-east and Jerilderie to the south-west, being the junction of the Sturt and Newell Highways. The town of Narrandera has developed on the banks of the Murrumbidgee River with an estimated population of 5,931 (2018). The Shire also includes the towns of Barellan, Binya, Grong Grong and Kamarah.

The name ‘Narrandera’ originates from the Wiradjuri word ‘Narrungdera’ which means ‘place of lizard or goanna’.

Narrandera has many conservation values due to its historic buildings and tree-lined streets together with its adjacent connectivity to the Murrumbidgee River’s floodplain and nearby Narrandera Range and Bogolong Hills.

Figure 1: Narrandera Local Government Area



2.1 Corporate Objectives

Narrandera Shire has a positive future, located at the junction of two major highways and surrounded by a beautiful natural environment. The Shire also marks the transition of extensive broadacre agriculture of the western slopes and plains to the east, into the highly productive Murrumbidgee Irrigation Area (MIA) to the west.

The *Community Strategic Plan 'Community Strategic Plan 2040'* adopted on 21 June, 2022 (refer to Figure 2) is a core document that guides the operations and goals of Council. The *Community Strategic Plan* (CSP) provides a road map of what is important to the community and where it wants to be in the future.

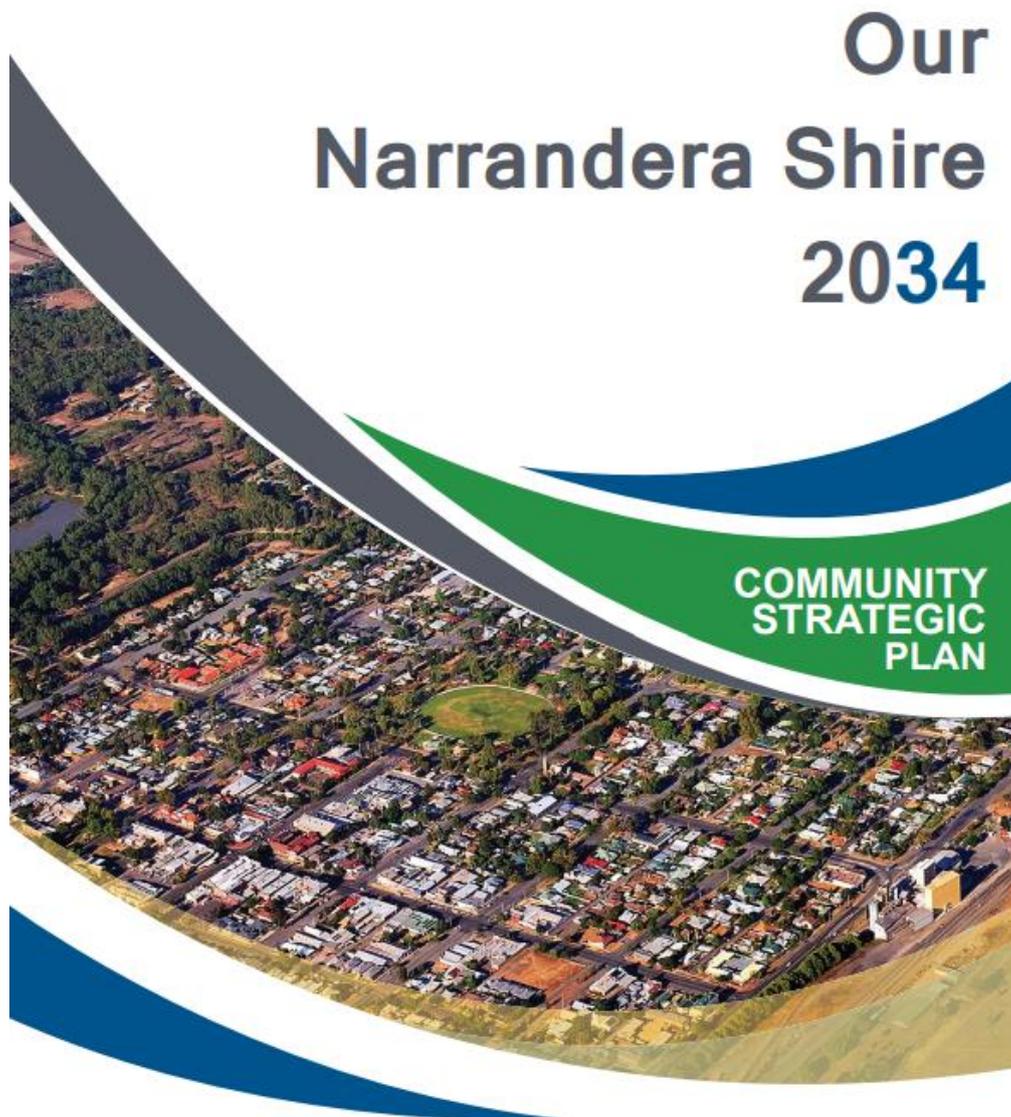
Narrandera Shire's community vision is:

"The vision of our Community Strategic Plan is 'to preserve and enhance the lifestyle of our communities by encouraging, promoting and facilitating the sustainable development of the Shire'. We do this by 'Achieving Together'."

The CSP describes Council's core values as being:

- **Ethical** – transparent and equitable in all our actions;
- **Caring** – helpful, supportive and thoughtful towards each other and our community;
- **Loyalty** – pride in our work and our organisation;
- **Accountability** – responsible for our actions;
- **Integrity** – trustworthy, honest and consistent;
- **Respect** – for each other and the role we play; and
- **Safety** – to work safely to protect ourselves and the public."

Figure 2: Narrandera Shire Council's CSP 'Community Strategic Plan 2040'



The Narrandera community expressed its primary strategies 'Five Key Themes' as:

1. Our Community;
2. Our Environment;
3. Our Economy;
4. Our Infrastructure; and
5. Our Civic Leadership.

Those strategies most pertinent to the implementation of this PoM, as extracted from the adopted *Delivery Program 2022 – 2026*, are:

Our Community

- To live in an inclusive, healthy and tolerant community with a positive attitude towards others
 - Acknowledge and celebrate our local Wiradjuri culture.

Our Environment

- Enhance our public spaces to enrich our community
 - Implement a renewal and maintenance strategy to support a diverse range of building facilities for the community.

Our Economy

- Create strong conditions for investment and job creation through quality infrastructure and proactive business support
 - Promote collaborative marketing initiatives through regular meetings between businesses and Council on both a formal and informal basis;
 - Promotion of Narrandera Shire using our heritage buildings, culture, location, waterways, ecotourism also business and sporting facilities.

Our Civic Leadership

- Have a Council that provides leadership through actions and effective communication
 - Support ethical, transparent and accountable corporate governance;
 - Monitor the availability of Federal and State funding grants payable to Council.

2.2 Purpose of the Plan of Management

The *Local Government Act 1993* requires a plan of management (PoM) to be prepared for all public land that is classified as 'community land' under that Act noting that the initial PoM was prepared in 2013 under the *Crown Lands Act 1989*.

The *Crown Land Management Act 2016* (the CLMA 2016) authorises local councils (Council Crown Land Managers appointed to manage dedicated or reserved Crown land) to manage that land as if it were public land under the *Local Government Act 1993*. Therefore, all Crown land reserves managed by Council are also required to have a PoM under the *Local Government Act, 1993*.

The purpose of this PoM is to:

- Review and update the initial PoM for Lake Talbot Tourist Park, Narrandera;
- Contribute to Council’s broader strategic goals and vision as set out in the *Community Strategic Plan 2040*;
- Ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*;
- Provide clarity in the future development, use and management of Lake Talbot Tourist Park; and
- Ensure consistent management that supports a unified approach to meeting the varied needs of the community (locally and more broadly in the context of regional tourism that supports both Narrandera and the broader Riverina area).

Council’s objective for the Lake Talbot Tourist Park in this revised PoM, is:

“To have oversight of the management of the Lake Talbot Tourist Park to provide a high standard, quality accommodation base for visitors to Narrandera Shire. Visitors to our Shire are valued and support both our economy and general community.”

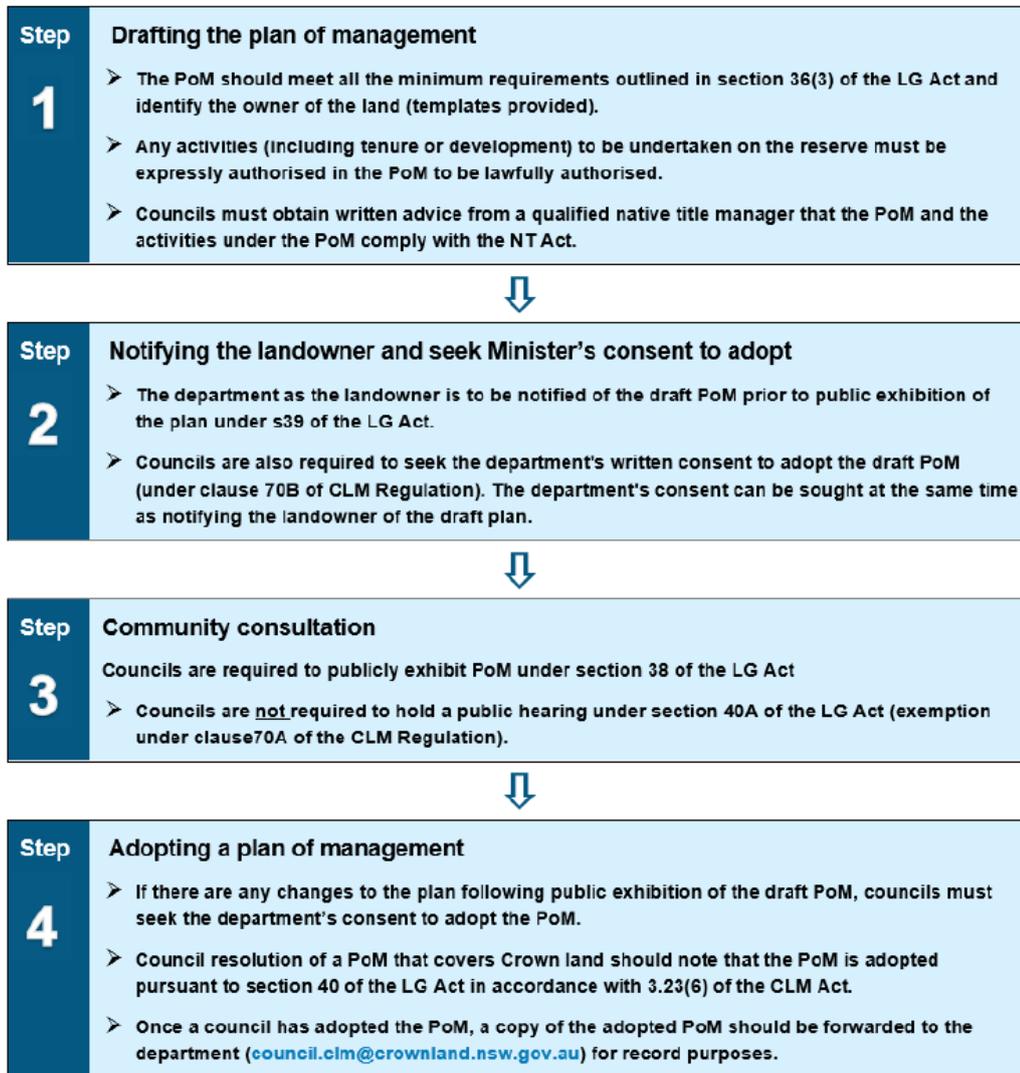
2.3 Process of Preparing this Plan of Management

The process for preparing a PoM for Council managed Crown reserves is shown in Figure 3 (below). This document is a review of the previous PoM adopted by Council in 2013.

The previous PoM outlined management directions for the next 5 to 10 years under prevailing legislation at the time, i.e. *Crown Lands Act 1989*. It is timely that a review be undertaken given the commencement in 2018 of subsequent legislation in relation to management of Crown land, being the *Crown Land Management Act 2016*.

Figure 3: Flowchart for Consultation and Approval of a Plan of Management

What are the steps in the process for drafting and adopting Plans of Management?



Source: Crown Land Management Amendment (Plan of Management) Regulation 2021 Questions & Answers DOC21/094455

2.4 Change and Review of this Plan of Management

The use and management of the Lake Talbot Tourist Park is regulated by this PoM.

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities.

Council has determined that a strategic review of this PoM will occur within 10 years of its adoption. However, the performance of this PoM will be reviewed on a bi-annual basis to ensure that the reserve is being managed in accordance with the PoM, is well maintained and provides a safe environment for public enjoyment. Review of this PoM will also occur upon Council entering into a new Term of Lease or any subsequent options for renewal.

Council may continue to acquire Crown land by either applicant or by divesting for the benefit of the community. Crown land may also come into Council's ownership by dedication of land for open space. The annexures to this PoM may be updated from time to time, reflecting significant changes to the condition of the community land, or to reflect new acquisitions or dedications of land.

The community will have an opportunity to participate in reviews of this PoM.

2.5 Community Consultation

Consultation with the community is an important part of the preparation of this PoM. Consultation gives Council a better understanding of the range of local issues affecting use and development of the land to which this PoM applies and gives all sectors of the community the chance to have input into the direction of policy development being undertaken by Council.

In preparation of the initial Draft PoM, consultation was undertaken with Council's Governance and Engagement Manager, Open Space and Recreation Manager and the Executive Engineer together with the Lessee of the Lake Talbot Tourist Park.

All stakeholders are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land. As the land is Crown land, the Department of Planning, Housing and Infrastructure (DPHI) can assess the PoM as landowner and provide Minister's consent to adopt the PoM.

Council submits the draft PoM to DPHI under Section 39 of the *Local Government Act 1993*. This process occurs prior to public exhibition and community consultation of the PoM as shown by Figure 3 (above) 'Flowchart for Consultation and Approval of a Plan of Management'.

If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the PoM.

If Council proposes a change in the categorisation of the land following public consultation, the Plan must be referred again to the Minister administering the *CLMA 2016* for consent to adopt the PoM.

It is not the purpose of this PoM to change the categorisation or to add a purpose to the Crown reserve as it currently stands.

Community consultation is also offered as a result of the development application process in line with Council's Community Engagement Policy and the Community Participation Plan (2019) (in response to Section 2.23 of the *Environment Planning and Assessment Act 1979*).

3.0 LEGISLATIVE FRAMEWORK

This section describes the legislative and policy framework applying to the land covered under this PoM.

3.1 Local Government Act 1993

Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2021 (LG Regulation)*.

The *Local Government Act 1993* requires all Council owned land to be classified as either Operational or Community land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Under *Local Government Act 1993* community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land. A PoM developed for Community Land Management must include and/or address:

- All community land must be categorised;
- The PoM must contain core objectives for management of the land;
- The PoM must include a description of the condition of the land, and of any buildings or other improvements on the land;
- The PoM must specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used;
- The PoM must specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise;
- The PoM must describe the scale and intensity of any such permitted use or development;
- The PoM must include performance targets;
- The PoM must contain a means for assessing achievement of objectives and performance targets;
- Council must exhibit the draft PoM for 28 days and give at least 42 days for the making of submissions;
- Any amendments to a draft PoM must be publicly exhibited in the same way, until the Council can adopt the draft PoM without further amendment; and
- A Council may only grant a lease, licence or other estate over community land if it is expressly authorised in a PoM.

3.2 Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the *CLMA 2016*, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

Division 3.4 of the *CLMA 2016* specifically relates to Crown land managed by Councils and states:

“3.20 Application of Division

- (1) This Division applies in relation to any local council that is a Crown land manager of dedicated or reserved Crown land (a **council manager**).”

and

“3.21 Management in accordance with *Local Government Act 1993*

- (1) A council manager is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *Local Government Act 1993*, subject to this Division.

Note—

The term **public land** (as defined by the *Local Government Act 1993*) excludes land to which this Act applies even if it is vested in or under the control of a local council. The Act also requires local councils to classify their public lands as either community land or operational land and manage the land accordingly.

- (2) Accordingly, a council manager is also authorised to manage its dedicated or reserved Crown land as if it were community land or operational land, but only as permitted or required by this Division.

Note—

For example, requirements relating to reporting and plans of management will generally be as provided by the *Local Government Act 1993* rather than this Act.

3.22 Functions of council managers

- (1) Except as provided by subsection (2) or (3), a council manager of dedicated or reserved Crown land—
 - (a) must manage the land as if it were community land under the *Local Government Act 1993*, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land).
- (2) A council manager of dedicated or reserved Crown land that is a public reserve (as defined in the *Local Government Act 1993*)—
 - (a) must manage the land as a public reserve under that Act, and
 - (b) has for that purpose all the functions that a local council has under that Act in relation to a public reserve.

Note—

Section 2.22 enables the Minister to assume responsibility from a local council for the care, control and management of dedicated or reserved Crown land that is a public reserve.”

and

“3.23 Management of land as community land

- (1) **Application** This section applies to a council manager that is required by this Division to manage dedicated or reserved Crown land as if it were community land under the *Local Government Act 1993*.”

and

- “(7) The following provisions apply during the period of 3 years after the commencement of this section (the *initial period*)—
- (a) a council manager must ensure that the first plan of management applicable to the land is adopted as soon as practicable within the initial period,
 - (b) the first plan of management may be prepared and adopted under Division 2 of Part 2 of Chapter 6 of the *Local Government Act 1993* by—
 - (i) amending an existing plan of management so that it applies to the land, or
 - (ii) adopting a new plan of management for, or that includes, the land.”

Division 3.6 of the *CLMA 2016* specifically relates to plans of management and other plans and states:

“3.33 Preparation of draft plan of management

- (1) The Minister may direct an applicable Crown land manager to prepare a draft plan of management for dedicated or reserved Crown land under the manager’s management.”

and

“3.39 Approvals of activities under Local Government Act 1993 must comply with plans of management

A local council cannot grant an approval for an activity under Part 1 of Chapter 7 of the Local Government Act 1993 that authorises or requires a person to do (or not to do) anything on or in relation to dedicated or reserved Crown land that would result in a contravention of a plan of management for the land.

3.40 Publication of plans of management

- (1) A copy of a plan of management in force for dedicated or reserved Crown land must be published on the Department’s website or in any other way directed by the Secretary. A failure to do so does not, however, affect the validity of the plan.
- (2) An applicable Crown land manager of the dedicated or reserved Crown land may also publish a copy on the manager’s own website (if any).”

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the *CLMA 2016* and set out below. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses. Section 1.4 of the *CLMA 2016* states:

“1.4 Principles of Crown land management

For the purposes of this Act, the *principles of Crown land management* are—

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and

- (e) that, 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
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.”

Crown land management compliance

In addition to management and use of Crown reserves that are aligned with the purpose of the reserve, there are other influences over Council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or Councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

3.3 Zoning and Planning Controls

The *Environmental Planning and Assessment Act 1979 (EPA Act)* establishes the statutory framework for environmental and land use planning in NSW.

The *Narrandera Local Environmental Plan (NLEP) 2013* is the current local planning instrument presiding over Lake Talbot Tourist Park.

Under the current *NLEP 2013*, the land occupied by the Tourist Park has been zoned as RU5 – Village as shown in Figure 4 (below). A caravan park is not prohibited under the provisions of this zone in *NLEP 2013* as set out below.

“Zone RU5 – Village

1 Objectives of the zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

Environmental protection works: Home-based childcare; Home occupations; roads.

3 Permitted with consent

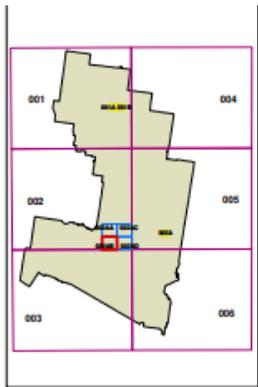
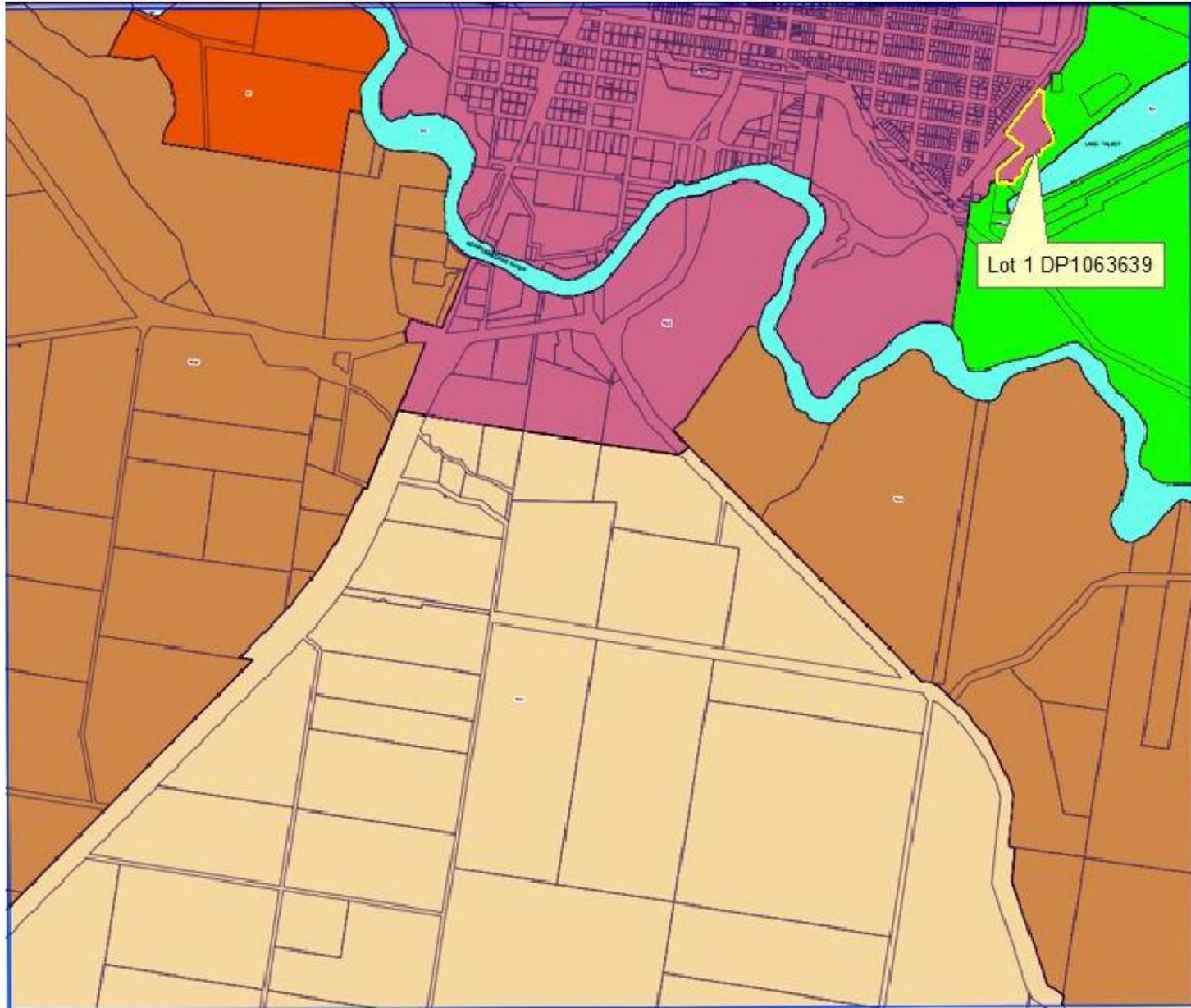
Centre-based childcare facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Rural industries; Rural workers dwellings; Waste disposal facilities.”

Figure 4: Narrandera LEP 2013 – Land Zoning Map – Sheet LZN_002AB

- Zone**
- E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RU1 Primary Production
 - RU3 Forestry
 - RU4 Primary Production Small Lots
 - RU5 Village
 - SP2 Infrastructure
 - W1 Natural Waterways
 - W2 Recreational Waterways
 - DM Deferred Matter
- Cadastre**
- Cadastre 19/02/2013 @LPI



Projection: GDA 1994
Zone 55

Scale: 1:20,000 @ A3

Map Identification Number:
5800_CDM_LZN_002AB_020_20130612

3.3.1 State Environmental Planning Policy Housing (2021)

This 2021 *Policy* requires that development consent be obtained from the local Council for the development of land for the purpose of a caravan park.

The *Policy* aims to encourage an orderly, economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents or catering for both.

The management, development and use of land for a caravan park considers the social and economic welfare of the community, community facilities used for the land and the protection of the environment or the vicinity for which this use occurs.

3.3.2 State Environmental Planning Policy (Transport & Infrastructure) 2021

This Policy – *SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

Division 12 of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this Policy covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

Section 2.73 (2)(c) of the Policy provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in relation to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

The types of development that may comply with the provisions of Section 2.73 (2)(c) of *SEPP (Transport & Infrastructure) 2021* are set out in Table 7.

Section 2.73 (3) of the Policy provides for a range of construction or maintenance works that are applicable under this Policy which may be carried out by or on behalf of a public authority in connection with a public reserve.

3.3.3 Other Relevant Legislation and Policies

In addition to the requirements of the *CLMA 2016* and the *Local Government Act 1993*, there are a number of other pieces of legislation and Government Policies that are relevant to the ongoing management of the Lake Talbot Tourist Park including:

- *Aboriginal Land Rights Act 1983 (ALRA 1983);*
- *Biodiversity Conservation Act 2016;*
- *Companion Animals Act 1998;*
- *Disability (Access to Premises – Buildings) Standards 2010, Disability Discrimination Act 1992;*

- *Environmental Planning and Assessment Act 1979 (EP&A Act 1979);*
- *Local Land Services Act 2013;*
- *Native Title Act 1993 (NTA 1993 (C'th));*
- *Pesticides Act 1999;*
- *Protection of the Environment Operations Act 1997; and*
- *State Environmental Planning Policies (SEPPs).*

3.3.4 Council Plans and Policies

The following Council plans and policies are relevant to the ongoing management of the Narrandera Shire Lake Talbot Tourist Park PoM:

- *Narrandera Shire Council Community Strategic Plan (Community Strategic Plan 2040) and the adopted Delivery Program 2022-2026;*
- *Disability Inclusion Action Plan 2022 – 2026;*
- *Strategic Asset Management Plan;*
- *Community Engagement Strategy;*
- *Recycled Water Policy;*
- *Tourism Policy; and*
- *Trees Management Policy.*

4.0 LAND DESCRIPTION

This PoM covers the Lake Talbot Tourist Park as described in Table 1.

The land is owned by the State of New South Wales (as Crown land) and is managed by Narrandera Shire Council as Crown Land Manager under the *Crown Land Management Act 2016*.

Table 1: Information about reserve covered by this Plan of Management

Reserve Number	Part 81121
Reserve Purpose	Purpose of Public Recreation notified on 3 October 1958
Land Parcel/s	Lot 1 DP1063639
Area (Ha)	Approximately 6.2 hectares
LEP Zoning	RU5 Village - Narrandera Local Environmental Plan 2013
Assigned Category	General Community Use

The Lake Talbot Tourist Park is located on the eastern side of the township on a hilltop overlooking Lake Talbot (a man-made lake) and is 2kms from East Street, Narrandera which provides the town’s shopping precinct, pubs and cafes, and is close to the Narrandera Ex-Servicemen’s Club.

Figure 5: Locality Plan of Lake Talbot Tourist Park



The main entrance to the Lake Talbot Tourist Park is off Elizabeth Street into Gordon Street then into Ngurang Road. The Lake Talbot Tourist Park is numbered 35 Ngurang Road, Narrandera NSW 2700.

The park provides areas for drive-through caravans/motorhomes, motel-style accommodation, cabins and camping areas with a range of facilities to support the park's visitors, i.e. kiosk, camp kitchen amenities, amenities block/laundry, BBQ facilities and general open space for passive recreation.

Lake Talbot Tourist Park is adjacent to the Lake Talbot Water Park, which due to its size and recent redevelopment is used to host zone and regional swimming carnivals. There is a small gate entry providing easy access between the Tourist Park and the Water Park for visitors.

A steep embankment that is not part of the Tourist Park separates it from the Lake itself. The area of land between the Tourist Park and Lake Talbot provides access to the Lake Talbot Boat Ramp via Guriyan Road extending from Ngurang Road. There is a public parking area and lookout at the top of the escarpment off Guriyan Road that provides scenic views of Lake Talbot and the Bundidgerry Walking Track, which lies within the balance of adjoining Reserve 81121.

Detailed mapping of the Lake Talbot Tourist Park in relation to the balance of Reserve 81121 and adjoining Crown land also managed by Council; together with a current site plan of the park are shown in Annexure 1.

This PoM is specific to the land listed in Table 1.

Figure 6: Detailed Map of Lake Talbot Tourist Park and Surrounds



Figure 7: Lake Talbot Tourist Park and Infrastructure within R.81121



5.0 BASIS OF MANAGEMENT

Narrandera Shire Council intends to manage its community land to meet:

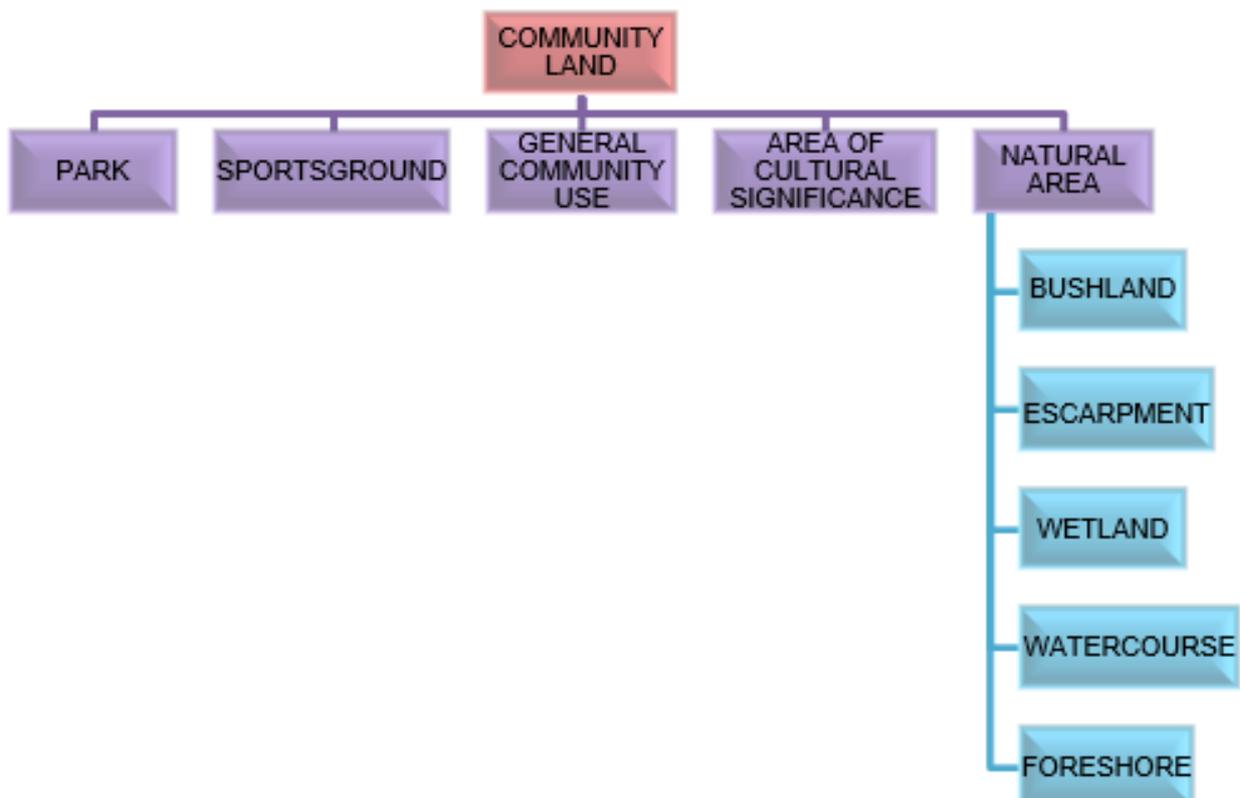
- Assigned categorisation of community land;
- The *Local Government Act 1993* guidelines and core objectives for community land;
- Restrictions on management of Crown land community land;
- Council’s strategic objectives and priorities; and
- Development and use of the land outlined in Section 6 of the *Local Government Act 1993*.

5.1 Categorisation of the Land

With the introduction of the *CLMA 2016*, Council is to manage any dedicated or reserved Crown land under their control as community land under Section 3.21 of the Act.

All ‘Community Land’ is required to be categorised as one or more of the following categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The *Local Government Act 1993* defines five categories of community land:



The five categories more specifically are:

- **Park** – for areas primarily used for passive recreation;
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games;
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries;
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance; and
- **Natural area** – for all areas that play an important role in the area’s ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

The *CLMA 2016* also provides a new regime for the management of Crown land and accordingly, Council is now responsible for compliance with Native Title legislation for the Crown land it manages. Council must obtain Native Title Manager advice as to the validity of any act or activity that it wishes to undertake on Crown reserves (or Crown land) prior to dealing with the land, i.e. authorised through Part 2 Division 3 of the *Native Title Act (NTA) 1993 (C’th)*.

The *Aboriginal Land Rights (ALR) Act 1983* and the *NTA 1993 (C’th)* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated.

On Crown land, Native Title rights and interests must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect Native Title on Crown land reserves managed by Council include:

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques;
- The construction of extensions to existing buildings;
- The construction of new roads or tracks;
- Installation of infrastructure such as powerlines, sewerage pipes, etc;
- The issue of a lease or licence; and
- The undertaking of earthworks.

Council applied for the categorisation of Lake Talbot Tourist Park as ‘**General Community Use**’ which closely relates to the reserve’s purpose of Public Recreation. This category was approved by the Minister administering the *CLMA 2016* and Council does not propose to alter the category of the reserve by this PoM.

Activities on the land as described in Table 2 will need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation, including assessment of the activity under the *NTA 1993 (C'th)* and registered claims under the *ALRA 1983*.

5.2 Guidelines and Core Objectives for Management of Community Land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land (see Section 5.1 Categorisation of the Land). Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2005 with the core objectives and guidelines for General Community Use outlined in Section 36I of the Act as shown in Table 2 (below).

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of its residents, workers, and visitors to the Narrandera Shire Council area.

Table 2: Guidelines and Core Objectives of Community Land Categorised as General Community Use

Category	Guidelines	Core Objectives
General Community Use – Section 36I, <i>Local Government Act 1993</i>	Land that may be made available for use for any purpose that community land may be used, whether by the public at large or by specific sections of the public.	<p>“to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public—</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).”</p>

5.3 Restrictions on Management of Crown Land

Council is the Crown land manager of the Crown Reserves described in this PoM in accordance with the legislation and conditions imposed by the minister administering the *Crown Land Management Act 2016*. The use of the land described in this PoM must:

- Be consistent with the purpose for which the land was dedicated or reserved;
- Consider native title rights and interests and be consistent with the provisions of the Commonwealth *Native Title Act 1993*;
- Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;

- Consider and not be in conflict with any interests and rights granted under the *Crown Land Management Act 2016*; and
- Consider any interests held on title.

5.4 Aboriginal Significance

A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Information Management System) on 18 January, 2021 indicates that:

- There are no Aboriginal sites recorded on or near Lot 1 DP1063639; and
- No Aboriginal places have been declared on or near Lot 1 DP1063639.

A check of Department of Planning, Housing and Infrastructure (DPHI) – Crown Lands Schedule of Incomplete Aboriginal Land Claims (ALC’s) as at July 2024, has identified that one claim is undetermined in respect of part of Lot 1 DP1063639 and referred to in Table 3 below.

It is acknowledged that as the identified ALC’s have not yet been determined, there may be interests in the land, as yet unknown, and therefore future use of the land must align with the current reserve purpose.

Any proposed development or tenure authorised by this PoM should not proceed where:

- The proposed activity could prevent the land being transferred to an ALC claimant should the undetermined claim be granted;
- The proposed activity could impact or change the physical or environmental condition of the land, unless:
 - Council has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity; and/or
 - Council has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (either in whole or in part) from the land claim.
- The proposed activity is a lease to be registered on Title unless Council has obtained written consent from the claimant Aboriginal Land Council.

Table 3: ALC Over Land Contained in this Plan of Management (July 2024)

Reserve No.	Lot/DP	Location
Pt 81121	Pt Lot 1 DP1063639 (the undeveloped area to the north-west of the Park’s driveway/entry).	“Within area of Lake Talbot Tourist Park of Lake Talbot Tourist Park.

Council is currently in its 4th term Option of Lease Renewal of the Lake Talbot Tourist Park Manager. Renewal of the Park Lease beyond this term (expiring on 30 June 2028) will need to exclude the area of the undetermined ALC (current or future).

Any potential development on the claimed land will require Council's negotiation with the lodging Aboriginal Land Claim party and local indigenous representatives so as to not negatively impact on the land should the Claim be granted in the future. Native Title rights will also need to be considered.

5.5 Heritage Significance

The *Narrandera Local Environmental Plan (2013)* does not identify any area of heritage significance within Lot 1 DP1063639.

6.0 DEVELOPMENT AND USE

Council in its Community Strategic Plan (refer to Section 2.1) includes a theme of ‘Our Environment’ with its requirement to value, care and protect our natural environment; to effectively manage and beautify our public spaces; and to live in a community where there are sustainable practices.

The CSP also provides further themes of ‘Our Community’, ‘Our Economy’ and ‘Our Infrastructure’ that further support development and use of the Lake Talbot Tourist Park for public recreational purposes to provide a sustainable avenue for accommodation options and use of its surrounds into the future.

To achieve this, Council maintains valued working relationships and partnering both within the local community and through support from other government and non-government agencies. Council is able to better assess its existing infrastructure, seek funding opportunities, promote recreational spaces with tourism networks and to work directly with its local business operators/lessees.

Development and management of the Lake Talbot Tourist Park incorporates options for long-term leasing to provide an income stream to support both Council as Crown Land Manager and the Lessee. This supports future improvements of the Park, together with outside revenue sourcing through active and successful grant applications. There is the potential for Council to consider alternate forms of management at a later date.

6.1 Current Use of the Land and Structures

The notified purpose of the Crown reserve managed by Council and comprising the Lake Talbot Tourist Park (part Reserve 81121), is Public Recreation for which the operation of a caravan park is a compatible use.

This purpose aligns with the reserve’s past and current use and the values identified in this PoM.

The Lake Talbot Tourist Park currently comprises areas for camping (unpowered sites), caravan and motor-home sites including new drive-through sites for modern larger vehicles (i.e. 5th-wheelers), cabins and motel-style accommodation. There is also an on-site Park Manager’s residence and kiosk.

Other ancillary buildings include a recreation room, small amenities building, camp kitchen/amenities, laundry/amenities, several BBQ sites, picnic shelter and playground.

Photographs of the Tourist Park are provided on the following pages.

The lessee confirmed that occupancy rates for the Tourist Park had notably increased since taking over management in March 2017 with 2020 being an exception due to restrictions on travel due to the COVID-19 Pandemic. Council has accordingly provided a subsidy on payment of water usage during this time.

However, this period of time has allowed the lessee to implement some of the improvements to the Tourist Park in line with a proposed ‘Master Plan and Improvement Program’ identified in the 2012 PoM.



Area of camp sites



Manager's residence and kiosk



Cabin-style accommodation



Caravan and motor-home sites



Caravan sites overlooking Lake Talbot



Newer cabin-style accommodation



Large drive-through sites



New Amenities Building



Condition of original caravan sites



Motel style units

6.2 Improvements since 2012 Initial PoM

The former (2012) PoM identified a number of required improvements for which a Master Plan was provided. The scope of the Master Plan was limited by Council's available budget at the time of between \$500,000 - \$600,000. Key elements, not listed in order of priority, were identified as:

"Park Entrance and Office/Residence Building

- Improve signage and landscaping at entrance of the Park to clarify direction and to give a sense of arrival;
- Improvement to the 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 southeast corner of the park. An alternative location, or an additional opportunity, is south of the southern amenities block;
- Additional sites to replace sites lost through the installation of above 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.”

Of the identified improvements indicated in the Master Plan, the following have been implemented:

- Demolition of building previously identified in Asbestos Report;
- 12 sites (sites 41 – 52) are now tiered and levelled (December 2020);
- New disabled access motel unit replacing existing damaged motel unit (funded through Insurance Claim – 2016);
- Office upgraded in 2017;
- 13 new drive-through sites;
- Improved guest/visitor parking areas;
- Unused amenities/recreation room near motel units have been converted to 2 x 2-bedroom family units (Stage 1);
- The camp kitchen/amenities building shown on the current Park Map layout between Sites 26 and 54 has been removed;
- New camp kitchen/amenity building completed in 2022;
- Demolition of old camp kitchen and redundant amenity buildings in 2022;
- Installation of new playground and shade structure in 2022; and
- New fire hydrant facilities installed in 2022.



New disabled access motel unit (insurance funded)



New residential building in progress

6.3 Current Condition of the Land and Structures

Council is currently preparing a review of its Asset Management Plans prepared in 2012. Some of the assets identified for upgrade/replacement were identified in the 2013 PoM and have since been upgraded.

Buildings and assets that are still requiring an upgrade are listed in Table 4 (below) using the 2012 rating which is likely to have decreased through fair wear and tear since that time. The rating system is set out in Table 5 and Table 6 (below).

Table 4: Asset Condition Report (2012)

Description	Gross Value of Building (\$)	Fair Value \$	Current Star Rating	Comment
Amenities Blocks (2)	519,000	435,500	2	Only used for storage. Would need a refit – not used as amenities for 18+ years.
Cabins 2 Unit Complex	188,000	151,500	2.5	
Amenities/Kitchen	233,000	187,000	2.5	Old
BBQ and Picnic Shelters	31,000	27,000	3	
Lighting	17,000	14,000	3	

Table 5: Community and Technical Function Ratings

Community Star Rating	Technical Function Score	Description of Function
5	1	Highest standards compatible with luxury property facility
4	2	Very good service provided
3	3	Good: Functional but basic standard
2	4	Fair: Significant renewal/upgrade required
1	5	Poor: Unserviceable

Table 6: Park Facilities Asset Management Plan Ratings

Condition Rating	Description
1	Excellent condition: Only planned maintenance required
2	Very good: Minor maintenance required plus planned maintenance
3	Good: Significant maintenance required
4	Fair: Significant renewal/upgrade required
5	Poor: Unserviceable

The condition of original caravan parking areas shows varying degrees of deterioration due to drainage impacts and wash-out of existing gravel as shown in the photo below. While some sites have been tiered, levelled and regavelled, there remain many sites and internal road networks in need of repair works.



Council has prepared a Living Tree Audit (2018-19) of the Tourist Park that has identified seven tree families of varying maturity (*Myrtaceae*, *Cupressaceae*, *Euphorbiaceae*, *Platanaceae*, *Meliaceae*, *Sterculiaceae* and *Pinaceae*). These trees collectively provide ambience for the locality of Lake Talbot Tourist Park including the following species:

- Myrtaceae x 41 – River Red Gum (*Eucalyptus camaldulensis*); Bushy Sugar Gum (*Eucalyptus cladocalyx* 'Nana'); Sugar Gum (*Eucalyptus cladocalyx*); and Lemon-Scented Gum (*Corymbia citriodora*);
- Cupressaceae x 4 – White Cypress Pine (*Callitris glaucophylla*);
- Euphorbiaceae x 2 – Chinese Tallow Tree (*Sapium sebiferum*);
- Platanaceae x 9 – London Plane Tree (*Platanus xacerifolia*);
- Meliaceae x 2 – White Cedar (*Melia azedarach*);
- Sterculiaceae x 2 – Kurrajong (*Brachychiton populneus*); and
- Pinaceae x 2 – Monterey Pine (*Pinus radiata*).

However, the Tree Audit identified 52 of the total 62 trees to be in Fair or Fair to Poor health which requires addressing to maintain the ambience of the site. This includes tree removal and lopping and a systematic program for action and replanting will be required based on risk assessment.

LPG bottled gas to service facilities has been determined as inadequate to meet demand and Jemena Gas was contacted for connection of a mains gas supply. The new amenity building has mains gas connection.

The new motel units have been in operation since Easter 2022.

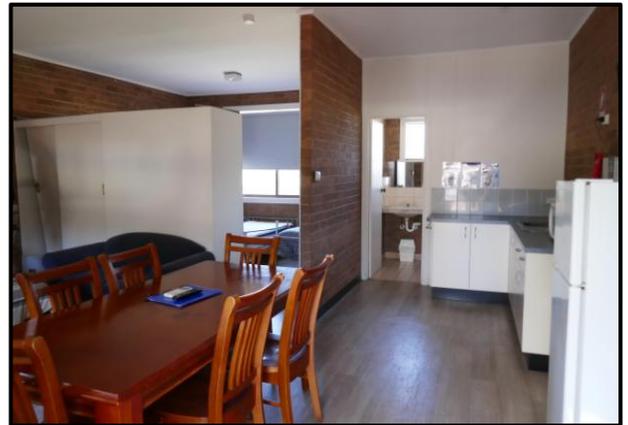


Area of playground.



Newly refurbished 2 x 2 bedroom motel units.

The balance of the motel units present as compact, neat and tidy and in good condition offering a double bed and single and bunk accommodation to suit family needs as shown below.



The photos below show directional signage for Ngurang Road and park entry signage.



6.4 Permissible Uses/Future Uses

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of its residents, worker and visitors to the Narrandera Shire Council area. The use and development of community land should be generally compatible with both the notified purpose and intended function of the land and the wider community context.

Together with the category and reserve purpose of the land, use and development should also accord with the local zoning of the land as guided by the *NLEP 2013*. Lot 1 DP1063639 is currently zoned RU5 – Village and a caravan (tourist) park is a permissible activity.

The Council encourages a wide range of uses of community land and intends to facilitate uses which will increase the vitality and general enjoyment of the Lake Talbot Tourist Park, noting that caravanning and camping has enjoyed significant growth across a range of demographics in recent years. A Tourism Trends Report included as Annexure 2 states:

“The research broke down travel groups into adult couples (28%), friends and/or family travelling together (26%), family group with children (22%), travelling alone (20%), and other (3%). Domestic travellers’ ages outlined in below table;

Age Range	Percentage (%)
15 - 29	24%
30 – 39	19%
40 – 49	17%
50 – 59	16%
60 – 69	15%
70+	9%”

The use of community land is often supported by appropriate ancillary development, such as playground equipment, amenity blocks or food kiosks, and redevelopment and upgrade of existing infrastructure together with construction of new facilities that are likely to be developed at the caravan park to meet the changing needs of the town’s visitors and changing trends, i.e. age and travel group types. *“In 2019, industry figures showed that caravan and camping holidays became the most popular holiday type for Australians”*, as referred to in Tourism Trends Report (Annexure 2). The trend for caravanning and camping is likely to grow with the after-effects of Covid-19 restricting overseas travel, or at the least, creating caution in overseas travel.

Improvements to, and additional, amenities are anticipated and planned in the near future in conjunction with existing funding programs. Upgrades to existing units and replacement of roofing tiles on existing buildings are likely proposed works moving forward.

Drainage issues have been highlighted at some of the caravan sites and therefore, drainage works will be required to prevent further damage generally, together with prevention of erosion of internal road networks. Other underground services such as sewer pipes have also been suggested by Council as requiring renewal.

Additional storage sheds are likely to provide for equipment to encourage recreational pursuits on the adjoining Crown reserves, i.e. kayaking on Lake Talbot and pushbike riding on the Bundidgerry Walking Tracks. It is intended that kayaks and bikes would be hired out to guests for use, providing additional income-earning opportunities for the lessees.

Other improvements may include pathways, lighting and landscaping to improve both the aesthetics of the site and to improve safety of park guests. In conjunction with a tree replacement program, further plantings of native species will assist in the reduction of water usage. The potential for use of grey water where possible, may require further infrastructure.

The lessee in conjunction with Council may negotiate further enhancements of the site. This would be subject to a review of its assets, on implementation of a Tourism Strategy and on budget forecasting and with potential future funding opportunities being realised, provided improvements align with the reserve’s purpose of public recreation and categorisation of ‘General Community Use’.

Any proposed development will need to take into consideration provisions of the *Native Title Act, 1993 (C’th)* and any current Aboriginal Land Claims lodged under the *Aboriginal Land Rights Act 1983 (NSW)*. The written advice of Council’s Native Title Manager is to be obtained prior to any development or formalised occupation being approved and entered into.

Further to Section 5.6 following DPHI advice relating to the lodgement of an ALC over part Lot 1 DP1063639, no specific development has been identified for this area. Pending the Department’s investigation and potential determination being made for refusal of the Claim, development would be cognisant of the Reserve purpose and categorisation of the land.

The purpose/use and associated development that relates to the Lake Talbot Tourist Park is set out in Table 7.

Table 7: Purpose/Use and Associated Development

Purpose/Use for General Community Use (specifically caravan park)	Development to Facilitate Uses
<ul style="list-style-type: none"> ▪ Provide a range of holiday/tourist accommodation options; ▪ Active and passive recreation including children’s play and cycling; ▪ Group recreational use, such as picnics and private celebrations; ▪ Eating and drinking in a relaxed setting; ▪ Publicly accessible ancillary areas, such as toilets; ▪ Low-intensity commercial activities (for example recreational equipment hire); ▪ Filming and photographic projects; 	<ul style="list-style-type: none"> ▪ Development for the purposes of improving holiday/tourist accommodation (e.g. upgrade and new cabins, upgrade and new motel units, improved camping areas suited to glamping, improved caravan and mobile home sites); ▪ Development for the purposes of improving access, amenity and the visual character of the park, for example paths, public art, pergolas and landscaping (soft and hard landscaped areas); ▪ Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks, etc; ▪ Amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, BBQs, sheltered seating areas, lighting, etc; ▪ Amenities to facilitate the safe use and enjoyment of the park relating to tourist accommodation (e.g. toilet facilities, recreational room(s), camp kitchen, laundry facilities, etc); ▪ Storage sheds; ▪ Car parking (suitable for both patrons and visitors); ▪ Commercial development that is sympathetic to and supports use in the area, for example, hire of recreation equipment; ▪ Energy-saving initiatives such as solar lights and solar panels; ▪ Locational, directional and regulatory signage.

6.5 Express Authorisation of Leases and Licences and Other Estates

Under Section 46(1)(b) of the *Local Government Act 1993*, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM, the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

6.5.1 Leases and Licences Authorised by the Plan of Management

This PoM **expressly authorises** the issue of leases, licences and other estates over the land covered by the PoM, provided that:

- The purpose is consistent with the purpose for which it was dedicated or reserved;
- The purpose is consistent with the core objectives for the category of the land;
- The lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*;
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (C'th);
- Where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;
- The lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*; and
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

This PoM also allows the Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the Council or public utility provider on the community land in accordance with the *Local Government Act, 1993*.

Section 3.17 of the *Crown Land Management Act, 2016* refers to special provisions of Crown Land Managers (i.e. extending to leases, licences, permits, easements or rights of way) that may be granted with reference to Section 2.19 of the *Crown Land Management Act, 2016* (secondary interests in dedicated or reserved Crown land); and Section 2.20 of the *Crown Land Management Act, 2016* (short-term licences over dedicated or reserved Crown land).

6.5.2 Current Lease(s)

Specifically, Narrandera Shire Council has entered into a lease for the whole of Lot 1 DP1063639 for the operation of the Caravan Park/Camping Ground as per the associated Section 68 Approval to Operate.

The current Term of Lease (being the Fourth Option for renewal for a four-year period) commenced on 1 July, 2024 and expires on 30 June, 2028. Any renewal of the Lease beyond this time will be reflective of the current undetermined ALC or any future ALCs, as the case may be at that time.

Council may seek to enter into a new lease for a maximum of 20 years including any option(s) for renewal over part Lot 1 DP1063639, however closer to the date of expiration other methods of operation may be considered.

A renewal of the lease is likely to include matters of rent, any existing subsidies and possibly the development of a comprehensive marketing plan that includes the Lake Talbot Tourist Park within the overall Lake Talbot Precinct. Further assessment of the tariff structure may be appropriate to coincide with appraisal of a future market potential.

The Section 68 Approval to Operate (determined 7 January 2021) currently provides for this site and facilities as set out in Table 8 (below):

Table 8: Lake Talbot Tourist Park Site Information

Site Information			
Total Sites	141 sites		
Long term sites	0 sites (area of >80m ²)		
Short term sites	116 sites (area of >65m ²)		
Undesignated camp sites	4 sites (area of >40m ²)		
Cabins/units	23		
Facilities Provided			
Facilities Provided			
Male toilets	12	Female toilets	12
Male showers	12	Female showers	12
Male hand basins	10	Female hand basins	10
Male urinals	4		
Separate cabins with ensuite (shower, toilet basin)			17
Laundry Facilities			
Washing machines	3	Irons	30
Laundry tubs	2	Ironing boards	20
Clothes driers	2	Line space	200m
Facilities for People with Disabilities			
Showers	1	Toilets	1

Note: the number of cabins increased by two in the current Section 68 Approval to Operate but the total number of sites was not increased on the approval to 143.

Annexure 3 includes a full copy of the Section 68 Approval.

6.5.3 Short-Term Licences

Short-term licences and bookings may be used to allow the Council to program different uses of community land at different times, allowing the best overall use.

Short-term licences are authorised for the purpose of:

- The playing of a musical instrument, or singing, for fee or reward;
- Engaging in a trade or business;
- The playing of a lawful game or sport;
- The delivery of a public address;
- Commercial photographic sessions;
- Picnics and private celebrations such as weddings and family gatherings;
- Filming sessions; and
- The agistment of stock.

Fees for short-term casual bookings will be charged in accordance with the Council's adopted fees and charges at the time.

6.5.4 Native Title and Aboriginal Land Rights Considerations in Relation to Leases, Licences and Other Estates

Further to Section 5.1 – Categorisation of the Land and reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement.

When planning to grant a lease or licence on Crown reserves, the Council must comply with the requirements of the *NTA 1993 (C'th)* and have regard for any existing claims made on the land under the *NSW ALR Act, 1983*.

Accordingly, Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with Native Title legislation. The interests of any Aboriginal Land Claim are to also be considered. Such advice is to be sought from Council's Native Title Manager prior to any applicable works, activities and dealings being undertaken at Lake Talbot Tourist Park.

6.5.5 Easements

Council reserves the right to grant easements as required for access, public utilities and works associated with, or ancillary to, public utilities and provision of services, or connections for premises on or through the Lake Talbot Tourist Park. The impact of easement(s) is to be considered in the decision-making process for such services.

The granting of easements over Crown land will be subject to the provisions of the *NTA 1993 (C'th)* and Division 8.3 of the *CLMA 2016*.

A copy of Certificate of Title Identifier 1/1063639 and title plan confirms that no easement has been registered impacting on the land within the Reserved area. A copy of the title plan is included as Annexure 4.

7.0 PLAN IMPLEMENTATION

The following action plan in Table 9 (below) sets out the requirements under Section 36(3) of the *Local Government Act 1993* with respect to:

- The category of the land;
- The objectives and performance targets of the PoM;
- The proposed means in which to achieve the objectives and performance targets; and
- The proposed manner in which the objectives and performance targets are assessed for performance and whether they require the prior approval of Council in relation to the carrying out of any specified activity on the land.

Responsibility: Narrandera Shire Council (NSC)

Table 9: Objectives and Performance Targets of this Plan of Management – General Community Use

Performance Target	Actions	Priority	Performance Indicator
Legislative			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The PoM is prepared in accordance with Native Title Manager advice, the <i>Local Government Act 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and the <i>ALRA 1983</i> .	High	<ul style="list-style-type: none"> ▪ The PoM is reviewed by Council's Native Title Manager and approved by Department of Planning, Housing and Infrastructure – Crown Lands. ▪ Council exhibits and adopts the PoM subject to community comments being addressed.
To ensure the Tourist Park complies with statutory industry standards	2. Sites are sized, located and provided with utility services and amenities in accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005	High	<ul style="list-style-type: none"> ▪ Annual review to confirm adherence to the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. ▪ Currency of the Section 68 Approval to operate a Caravan Park and checking annually that conditions are being met. ▪ Application for renewal of a Section 68 Approval is made in a timely manner by the Lessee/Manager. ▪ Review Department and industry standards for maintaining Caravan Parks. ▪ Maintain the Tourist Park's Community Map to accurately reflect the current layout and use of sites.

Management			
<p>To provide overarching management of the Reserve and continue to maintain a process for business planning and performance review.</p>	<ol style="list-style-type: none"> 1. Consult and provide support for proposed improvements and/or development of the Tourist Park. 2. Prepare an annual budget for the operation and improvement of the Park. 3. Establish financial performance targets and undertake regular review of the operations of the Tourist Park against targets, budget and other management objectives. 4. Ensure legal documentation is current, registered on Title and reviewed annually during its term. 5. Report financial outcomes to the Department of Planning, Housing and Infrastructure, Crown Lands on an annual basis. 6. Promote the Tourist Park in line with Council’s Tourism Policy and on the Department’s website. 7. Conduct regular safety audits to assess the property on a risk assessment basis. 	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Meet with the Lessee(s) on a regular basis or as necessary to discuss planned program for improvement and development to meet community and visitor expectations. ▪ Source options for funding of any strategic development above Lessee(s) required maintenance program. ▪ The Tourist Park is viable, aesthetically pleasing and provides quality options for holiday accommodation. ▪ All hazards are addressed by the Lessee(s), visitors and/or Council as a priority. ▪ Feedback from the Lessee(s), visitors and the community is positive and negative feedback is acted upon as necessary.
<p>To ensure that the Lake Talbot Tourist Park is appropriately tenured.</p>	<ol style="list-style-type: none"> 8. Assess options for entering future Lease Agreements. 	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Council to consider best market practice for sourcing of future Lessee. ▪ Council to check for currency of ALCs impacting any part of Lot 1 DP1063639 prior to document preparation. ▪ Seek necessary approvals for Lease renewal/registration on Title.
Infrastructure			
<p>To provide and maintain facilities that minimise risks to Tourist Park guests, management and staff and promotes a healthy lifestyle.</p>	<ol style="list-style-type: none"> 1. Review Council’s Building Asset Report in accordance with risk management. 2. Documentation associated with the design, construction and installation of moveable dwellings are submitted in accordance with requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. 3. Ensure all equipment and recreational facilities are appropriately maintained; 	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Future upgrades and development are carried out in accordance with the PoM and appropriate development processes as necessary. ▪ All works are undertaken to provide least disturbance to the surrounding environment and in a timely manner. ▪ Ensure a percentage of facilities provide access for mobility impaired guests. ▪ Assess useability of park by wheelchair and low-mobility guests through surveys and observation. ▪ Asset reviews are undertaken annually (or as considered necessary).

	<p>repaired and/or replaced as required.</p> <p>4. Minimise public risk through the on-going implementation of a risk management strategy.</p> <p>5. Ensure all staff, management and contractors are appropriately trained.</p> <p>6. Undertake accessibility audit of facilities to identify compliance.</p>		<ul style="list-style-type: none"> ▪ Feedback from Tourist Park guests and management is positive, and any negative feedback is acted upon as necessary.
Implement a staged development process	<p>7. Review existing infrastructure shortfalls.</p> <p>8. Improve presentation and efficiency of the Park entrance and reception facilities.</p> <p>9. Undertake improvements based on internal capacity of the Tourist Park to support the funding of works.</p> <p>10. Actively source funding opportunities.</p> <p>11. Remove inefficient and redundant facilities and continue to improve guest amenities in accordance with identified improvements in 2012 PoM.</p> <p>12. Installation of additional ensuite facilities to improve changing needs of tourist accommodation.</p> <p>13. Installation of a 'Master Meter' and sub-meter for the Tourist Park independent of other sites (Lookout, Boat Ramp and former State Forestry land).</p>	On-going	<ul style="list-style-type: none"> ▪ Review and update proposed development from Drawings C03 of 2012 PoM as appropriate. ▪ Infrastructure improvement and development meets tourist demand. ▪ Signage, pathways and lighting meets the safety needs of the Tourist Park guests, visitors, Lessee/Manager and Council staff. ▪ Ensure balance of accommodation types suited for camping/glamping, caravanning and self-contained accommodation. ▪ Future development reflects Council's policies for open space. ▪ Budgetary forecasts and funding are sourced to adequately address infrastructure shortfall. ▪ Feedback from Tourist Park guests, visitors and management is positive, and any negative feedback is acted upon as necessary.
Business Management			
To maintain a management system ensuring long-term viability in line with industry standards.	<p>1. Market and promote the Tourist Park to achieve optimum commercial outcomes.</p>	On-going	<ul style="list-style-type: none"> ▪ Develop a comprehensive marketing strategy. ▪ Undertake an assessment of tariff structure to reflect the market potential suitable to individual accommodation styles being offered. ▪ Increased number of visitors annually.
To provide competent day-to-day management.	<p>2. Ensure lessee(s) is appropriately qualified to manage a Tourist Park.</p>	On-going	<ul style="list-style-type: none"> ▪ Lessee/Manager holds appropriate qualifications or industry experience. ▪ Competent and qualified contractors are engaged when undertaking activities and/or development on-site. ▪ Create, implement and maintain policies and procedures to ensure best practice for all aspects of operation of

			<p>the associated business of Tourist Park operations.</p> <ul style="list-style-type: none"> ▪ Maintain a human resource management strategy that ensures appropriate qualifications and skills are available. ▪ Feedback from Tourist Park guests, visitors and management is positive, and any negative feedback is acted upon as necessary.
Provide high levels of customer service.	3. Ensure high standards of customer service are maintained.	Ongoing	<ul style="list-style-type: none"> ▪ Identify, prepare and implement training programs.
Environment			
To provide quality and safe passive recreational facilities to meet the needs of Tourist Park guests.	<ol style="list-style-type: none"> 1. Maintain all facilities to a high standard in accordance with Council’s guidelines. 2. Consider and plan for future needs for expansion of playground areas, open space and/or landscaping as necessary. 	On-going	<ul style="list-style-type: none"> ▪ All facilities are maintained to meet service levels and continue to comply with Australian standards. ▪ Use appropriate placement for facilities and walkways. ▪ Clear signage in place to manage pedestrian and vehicular access to sites. ▪ Feedback from Tourist Park guests and management is positive, and any negative feedback is acted upon as necessary.
To promote and maintain the health of existing and proposed native vegetation.	<ol style="list-style-type: none"> 3. Review Council’s Tree Audit and remove any hazardous trees as necessary. 4. Preserve and protect existing native vegetation in the Tourist Park when relocating sites or undertaking improvements and new development. 5. Use native species for landscaping and tree replacement. 6. Remove weeds and re-vegetate areas appropriate to land-use, design and management of facilities. 7. Consider the safety of the community and all Tourist Park users in the maintenance of recreational areas and open space in the use of chemicals. 8. All arboriculture work shall be undertaken using appropriately qualified contractors and best practice methods. 	On-going	<ul style="list-style-type: none"> ▪ Existing native vegetation is well maintained for both aesthetics of the Tourist Park and safety of guests and management. ▪ A tree re-placement program is implemented in accordance with outcomes of the Tree Audit. ▪ Buffer areas are provided to protect existing and proposed areas of vegetation. ▪ Landscaping is undertaken around new developments to improve amenity of the Tourist Park. ▪ Contractors and/or staff are appropriately trained and qualified. ▪ Feedback from Tourist Park guests and management is positive, and any negative feedback is acted upon as necessary.

	9. Signage, clothes lines and tent ropes are not attached to trees.		
To implement effective catchment management to minimise impacts of water quality.	10. Implementation of erosion control measures, litter and silt traps and drainage line filters where required to control storm water.	On-going	<ul style="list-style-type: none"> ▪ Reduction in effects of erosion and drainage issues throughout the Tourist Park (accommodation sites, recreational and open space areas). ▪ Promote catchment management principles in accordance with Council policies and as considered appropriate. ▪ Feedback from Tourist Park guests and management is positive, and any negative feedback is acted upon as necessary.
To minimise fire hazard to the property.	11. Provide and maintain adequate fire control access without negatively impacting on native vegetation. 12. Prevent use of solid fuel campfires or cooking fires.	On-going	<ul style="list-style-type: none"> ▪ Reduce impact of fuel loads within Tourist Park area and maintain asset protection zone. ▪ Install appropriate signage for Tourist Park guest’s knowledge and education.
Sustainability			
To ensure sustainable development and environmental principles are used in Tourist Park operations.	1. Provide sustainable accommodation designs to proposed upgrades and new infrastructure. 2. Progressively reduce dependency on high energy resources. 3. Minimise use of water.	On-going	<ul style="list-style-type: none"> ▪ Use sustainable products where possible when constructing new developments. ▪ Upgrade energy supplies to renewable energy sources and install solar panels and batteries. ▪ Reduce consumption of water by using waste water principles on landscape areas. ▪ Utilise waste management practices where possible.

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Annexure 1

Site Plan of Tourist Park

Annexure 2

Tourism Trends Report

TOURISM TRENDS REPORT

Prepared for:	Narrandera Shire Council
Date:	March 2021

This standalone report has been prepared as an annexure to the Plans of Management for Narrandera Shire Council. It covers current and emerging tourism trends as they relate to Narrandera, particularly with regard to camping, caravanning and outdoor activities, plus other relevant general tourism trends.

1. TRENDS IN CAMPING AND CARAVANNING

Camping and caravanning has enjoyed significant growth in New South Wales and around Australia in recent years.

2018 was a record year with domestic caravan and camping trips increasing by 7.1% to exceed 12.8 million overnight trips. These trips equated to over 53.5 million nights, and of these nights, over 90% were spent in regional Australia. Visitor expenditure exceeded \$8 billion.ⁱ

The age breakdown of travellers in this sector is shown below.ⁱⁱ

15 – 19 years	6%
20 – 29 years	18%
30 – 54 years	47%
55+ years	29%

Demand for experiential and nature-based travel has fuelled solid growth in the under-30s market in this market in recent years.ⁱⁱⁱ This is supported by research from 2016 that shows younger demographic groups are driving growth in caravan and camping as they seek outdoor experiences and a healthy, active lifestyle. A camping holiday is uniquely positioned to meet this travel ‘why’ and also provides great flexibility in the ‘how’. That is, camping in a tent under the stars to more luxurious glamping options.^{iv}

The table below outlines the travel party type for caravan and camping travellers.^v

Families and/or friends with children	29%
Adult couple	26%
Friends or relatives without children	25%
Travelling alone	15%
Other	5%

In 2019, industry figures showed that caravan and camping holidays became the most popular holiday type for Australians. This is an extraordinary result given the competitive tourism landscape prior to COVID-19.^{vi}

The 2019 caravan and camping figures, released in the *State of Industry 2020* report, show over 60 million visitor nights and 14 million trips for the first time. This clearly proved that caravan and camping tourism is a fundamental part travel in Australia.^{vii}



With severe bushfires and COVID severely limiting travel for most Australians, growth in this sector has slowed in 2020. However, the Caravan Industry Association of Australia is optimistic about future travel within this sector as they expect Australians to support local business and spend time in nature.^{viii}

The Association's buoyant outlook seems to be well-founded as they released research in June 2020 indicating that 19 million Australians would consider staying in a caravan park. One of the reasons that this type of accommodation is so popular is that it is seen as one of the safest accommodation types available in Australia, an unsurprising sentiment on the back of the COVID pandemic.^{ix}

Caravan parks are designed with large open spaces, with no shared lifts or corridors needed for travellers to reach their accommodation and no shared air-conditioning systems. Further, most cabin accommodation, caravans and RVs have their own bathroom and kitchen facilities, removing the need for shared amenities and further reducing risk.^x

In July 2020, the Caravan Industry Association of Australia reported that the desire to travel and escape remains strong, especially for families. Camping provides a logical, safe choice. Importantly, camping also offers health and wellbeing benefits, allowing people to take a break, and reconnect with family and nature. With no international travel in the near future, camping has seen demand from people who would normally choose an overseas holiday or different type of holiday. Self-contained cabins are very appealing for families visiting regional areas, and this is evidenced through high occupancy rates even in the cooler, winter months.^{xi}

A 2017 report by the Caravan Industry Association of Australia investigated consumer demands driving travel in the sector, outlining some important considerations for future development.^{xii}

The top three reasons for selecting a particular destination include:

- It's a must-see destination
- A recommendation
- Family friendly

Motivations to caravan and camp include:

- Caravan and camping lifestyle
- Spending time with family and friends
- Escape the daily grind

Respondents' favourite activities while on a caravan and camping holiday include going sightseeing (78%), cooking outdoors (75%) and going fishing (63%).

The 2017 'Real Richness Report' released by Caravan Industry Association of Australia researched the happy camper term. Their quantitative data research revealed that (96%) regular campers are happier, more satisfied, more optimistic and energised than non-campers. The findings also discovered that campers felt less stressed, bored, frustrated and lonely than non-campers.

The results also found an increasing priority is to reconnect and appreciate family, friends, self and nature. As camping helps you to disconnect from busy / stressful lives, interesting outcomes included:

- 94% of campers agreed camping makes you appreciate nature more
- 94% of campers agreed camping makes happy memories
- 94% of campers agreed camping recharges your batteries



The report found that campers recorded higher levels of connection with spouse, children and grandchildren, and 93% agreed that camping brought them closer together. Positive impacts also emerged through the children experiencing this form of travel. Positive impacts from the 'real life classroom' included:

- 97% agreed camping allows children to learn about the environment
- 94% agreed camping teaches children life skills
- 94% agreed camping teaches children to engage socially^{xiii}

Glamping is the mix of usual camping and luxury travel, surrounded by nature with the comforts of luxury accommodation. Some examples of glamping housing include yurts, treehouses, tiny houses, train carriages, bubble domes and caravans. According to Grand View Research, 18 - 32 years and 33 - 50 years age groups hold 75% of the market share driven by the rise in the following factors:

- Rise in camping trend
- Increased interest in eco-tourism
- Consumer inclination toward adventure travel
- Rising popularity of wellness tourism

Travellers seeking to unwind by connecting to nature while enjoying luxury amenities is expected to drive this market. Urban escapes seeking camping experience at locations with extraordinary landscapes is projected to drive the glamping market, high preference for unconventional accommodations and trends of sharing pictures on social media platforms is surging the demand for glamping. ^{xiii}

This surge is supported by a Global Glamping Market Segmentation study completed by the Verified Market Research company stating that the global glamping market accounted for 32.2% of the global market in 2018 and is one of the fastest growing global markets. ^{xx}

2. OTHER TOURISM TRENDS RELATED TO OUTDOOR ACTIVITIES

Nature Based Tourism

Research completed by Destination NSW into nature-based tourism in NSW defined this market segment as tourism based around outdoor and nature experiences, including visiting national/state parks, visiting farms, bushwalking, birdwatching, visiting wildlife parks. These 2019 results revealed that domestic overnight travel had increased across all aspects year on year:

- Visitors' numbers increased 14.6%
- Nights stayed increased 12.1%
- Expenditure increased 11.2%

Nature based activities for domestic overnight included:

- Visit national/state parks – 28%
- Visit farms – 4%
- Bushwalking – 29%

Other statistics that were discovered through this research included, average spend per night \$213, average length of stay was 3.6 nights and regional NSW accounted for 81% of domestic overnight travel. The top three accommodation options for domestic overnight were outlined as friend/relative property (36%), rented house/unit (13%) and caravan park or commercial camping ground (13%).



The research broke down travel groups into adult couple (28%), friends and/or family travelling together (26%), family group with children (22%), travelling alone (20%), and other (3%). Domestic travellers ages outlined in below table; ^{xxi}

Age Range	Percentage (%)
15 - 29	24%
30 - 39	19%
40 - 49	17%
50 - 59	16%
60 - 69	15%
70 +	9%

These 2019 statistics provide a benchmark for assessing the impact of bushfires and COVID.

3. OTHER RELEVANT TOURISM TRENDS

There are a variety of tourism travel trend types based on consumer behaviour becoming increasingly popular in Australia. These include nature based, family-friendly, wellness experiences and classes, adventure, slow, solo, multigenerational, JOMO, sustainable and transformative journeys.

Trip Advisor released a 2019 Experiences Trends Report that revealed travellers are actively learning new skills while on holiday. Fastest growing types of experiences for Australian travellers in 2018: ^{xxiii}

- +106% family friendly
- +80% classes and workshops
- +34% wellness experiences
- +16% outdoor activities
- +15% water sports

Adventure travel

Adventure Tourism is defined as trips that involve some element of risk, special skill with physical exertion or extreme sport. Skyscanner researched Australian travellers' trends for 2020 and concluded that adventure travel is growing increasingly popular with adrenaline junkies chasing new experiences in remote or exotic locations.

16% of trips by Australian travellers in 2020 are slated to be adventure-based, an increase of 17% from such trips taken the previous year. Adventure travel experiences including kayaking, water sports, hiking, mountain biking, etc. ^{xxii}

Slow Travel

Skyscanner data shows a 20% year on year increase in Australian travellers wanting to slow down and prioritise quality over quantity during their holidays. Slow travel is about embracing a destination and being completely present in your surroundings, emphasising the connection between location, travel partners and experiences. Slow Travel welcomes long walks and unscheduled activities for those who are not in a hurry and want to prioritise rest over sightseeing. ^{xxii}



JOMO trips

The 'Joy Of Missing Out' is choosing to enjoy a trip instead of worrying about how it looks on social media. The JOMO Traveller is particular about escaping the hustle, opting to travel off-season to alternative destinations to avoid crowds and other Aussie holiday revellers. The ability to explore a place before it gets too popular is probably why JOMO trips are recording a 31% YoY increase among Aussie travellers for 2020. ^{xxii}

Sustainable tourism

Travelling sustainably is gaining more awareness, as indicated by a 103% YoY increase in interest for more eco-friendly trips in 2020. The Sustainable Traveller is someone who makes conscious decisions based on how their choices affect the environment - from selecting greener choice flights and offsetting carbon emissions, to visiting destinations that are culturally and environmentally responsible. At every destination, they make sure to support local establishments, uphold their own green practices like reducing linen changes and taking public transport, walking and cycling to experience their destination better. ^{xxii}

Experiences that sustainable travellers are seeking include community-based tourism, geotourism, eco-tourism, agritourism, social enterprise tourism and ethical tourism. Sustainable tourism is most likely going to grow. Booking.com revealed that 72% of tourists believe that people need to take action now and make sustainable travel choices to save the planet and preserve it for future generations. ^{xxiii}

Transformative Journeys

Skyscanner recorded a 44% year on year increase in transformative travel. The transformative traveller has an interest in personal growth and charity-related trips. Australia has the largest share of travellers interested in embarking on a transformative trip in 2020.

Transformative journeys take many forms, but they must all have meaning. This can include self-improvement from running a marathon or meditating at a yoga retreat, helping others like teaching locals a new language, planting trees or helping to build houses for the less fortunate. ^{xxii}

Solo Travel

Booking.com's 'Solo Travel Report' concluded that there are more female solo travellers than ever before, and the trend will continue to grow.

Compare Travel Insurance Australia conducted a survey in 2019 on 'Solo Travel Trend on the Rise'. Australian women found to be among the most independent in the world. This survey showed a specific surge in solo travel from the middle-aged female demographic, it found that women between 55-64 were most inclined to take a solo holiday at 55% followed by women aged 18-24 (53%). Women who have been widowed or divorced are among those hitting the open road. The main reason Australian women travelled alone was because it gave them the freedom of doing whatever they want, with 35% liking independence and the challenge of travelling on their own. ^{xxv}

Multi-generational travel

Virtuoso reported that multi-generational travel was a 2018 top travel trend. It revealed that families continue to travel in search of experiences that create closer bonds and lasting memories. Connecting with family through travel was one of 2018's must-have experiences. Top four trends included beach resorts, active or adventure trips, celebration travel and mother/daughter or father/son trips. ^{xxvi}



International Travellers

In 2018, 370,000 international visitors integrated caravanning/camping in their Australian holiday, spending 4.8 million nights. This report also stated the countries of residence for most visitors, most nights and longest stay were:

- Most visitors from UK (58,900)
- Most nights from Germany (1 million)
- Longest length of stay from France (21.4 nights)

The largest segment by age was 20-29 years, which made up 42% of international trips, in line with backpackers who choose to go caravanning and camping. However, backpacker numbers to Australia were stagnating prior to pandemic, and less than 1 in 5 nights spent outside capital cities and Gold Coast.^v

4. CONCLUSION

Based on the research presented above, it is clear that camping and caravanning tourism is experiencing significant growth in Australia. These trends were clear before the COVID pandemic, and seem set to continue.

Outdoors and nature-based travel, as well as the other tourism trends outlined above, represent opportunities for Narrandera Shire to increase its share of tourism to regional NSW. In order to capitalise on these trends, it is necessary to have suitable infrastructure, facilities and operators in place to meet the needs of travellers.



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Annexure 3

Section 68 Approval to Operate a Caravan Park

**Caravan Park/Camping Ground
Approval to Operate**

Issued under the Local Government Act 1993
Section 94

Approval no	001-2020-2021
Applicant details	Graejan Pty Ltd Lake Talbot Tourist Park 35 Ngurang Road NARRANDERA NSW 2700
Property description	Lot 1 DP1063639 Lake Talbot Tourist Park 35 Ngurang Road NARRANDERA NSW 2700
Facility type	Caravan Park & Camping Ground
Approval has been granted	Subject to the conditions specified in Schedule 1
Date of determination	07 January 2021
Approval operates from	07 January 2021
Approval lapses on	07 January 2026
Owner	Narrandera Shire Council 141 East Street NARRANDERA NSW 2700
Reviews and appeals	<p>Reviews: Any condition may be reviewed by the Council. The request shall be made in writing within 28 days. An additional fee of \$50.00 is to be paid with the request for review.</p> <p>Appeals: A Right of Appeal exists to the Land and Environment Court against any condition imposed hereon.</p>
Further information	For further information regarding this matter please contact Council's Development & Environment Team on 02-6959 5510.
Date of certificate	07 January 2021
Signature	
	Garry Stoll Manager Development & Environment

SITE INFORMATION	
Total sites	141 sites
Long term sites	0 sites (area of >80m ²)
Short term sites	116 sites (area of >65m ²)
Undesignated camp sites	4 sites (area of >40m ²)
Cabins/units	23

FACILITIES PROVIDED			
Toilet & Shower Facilities			
Male toilets	12	Female toilets	12
Male showers	12	Female showers	12
Male hand basins	10	Female hand basins	10
Male urinals	4		
Separate cabins with en suite (shower, toilet, basin)			17
Laundry Facilities			
Washing machines	3	Irons	30
Laundry tubs	2	Ironing boards	20
Clothes driers	2	Line space	200m
Facilities for people with disabilities			
Showers	1	Toilets	1

SCHEDULE 1

Conditions of Approval attached to
Caravan Park / Camping Ground Approval No 001/2017/2018

Fire Safety

This part addresses fire safety measures.

1. The operator shall be responsible for arranging and funding an annual fire safety inspection.
 - a. The operator shall submit a current 'Fire Safety Certificate' to Council once every twelve (12) months.

Standard Conditions

This part addresses matters that relate specifically to the approval to operate a caravan park / camping ground.

2. This approval shall be prominently displayed on a part of the approved premises where it may be seen by all residents.
 - a. The display shall be accompanied by details showing the identification number, designation and location of all approved sites and campsites.
3. The operation of the caravan park / camping ground and any building or work associated with the operation of the caravan park must comply with any applicable standards established by the Local Government (Manufactured Home Estates, Caravan Parks and Camping Ground & Moveable Dwellings) Regulation 2005 or by under the Act and/or Regulation.
4. A caravan park must contain at least one clearly identified visitor parking space for people with disabilities.
5. The land is not to be used for any commercial purpose other than a caravan park or camping ground or an associated purpose.
6. The land is not to be used for the manufacture, construction or reconstruction of moveable dwellings (this condition does not prevent the onsite repair of moveable dwellings);
7. Inspections of the premises may be conducted by Council to ensure continued compliance with the Act and the relevant regulations.
8. A person must not be permitted to stay in a moveable dwelling that occupies a short-term site or camp site for a total of more than 150 days in any twelve (12) month period, unless the moveable vehicle is a holiday van and the person is the owner of that holiday van.
9. The owner of a holiday van that occupies a short-term site or camp site must not be permitted to stay in the holiday van for a total of more than fifty (50) days in the twelve (12) month period,
10. A person must not be permitted to stay in a moveable dwelling in a primitive camping ground for a total of more than fifty (50) days in any twelve (12) month period.
11. The operator is responsible for seeking renewal of this Approval to Operate prior to the approval lapsing.

Annexure 4

Survey Plan Lot 1 DP1063639

