



KEMPSEY
Shire Council

MAYORAL REPORT

3rd February 2009

MM8

INSPECTION OF CARAVAN PARKS

FILE: 120

MAYOR

{Folio No. *}

SUMMARY:

Reporting on the inspection of the caravan parks carried out on Friday 9th January 2009.

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DESCRIPTION:

The inspection disclosed that all parks were patronised with very few areas of concern.

A letter was handed to me at Stuarts Point Caravan Park which is attached at [Appendix C – Page A9](#)

Note: the matters referred to in the five dot points under Management Model were referred to Council's Management during the inspection tour to allow immediate attention.

Matters for consideration include:

GRASSY HEAD

- Request for an extension to the office accommodation.
- Proposal for redesign of the Caravan Park and day visitor area.

STUARTS POINT

- Establishment of Marine Park
- Installation of new cabins
- Drainage
- Condition of old amenities buildings
- Bank erosion

SOUTH WEST ROCKS

- Park upgrade
- Change of management
- Plan of Management

HAT HEAD

- Playground equipment
- Success of new cabins – eastern end
- Provision of traffic calming devices on entrance road
- Hours of amenities cleaning (referred to the management)

The following specific comments are submitted:

STUARTS POINT

The provision of two new cabins is programmed for 2009 / 10 and if additional ground is required due to the increase of size of the units to be replaced, the matter will need to be referred to Council.

The proposals of the National Parks Association concerning Marine Parks will not impact on the Stuarts Point area.

The matter of the old amenities buildings needs further consideration.

The riverbank erosion is of concern due to the reduction of the area adjoining the camp kitchen.

There was a design report for River Bank Remediation completed in 2004 and the estimated cost for the implementation of the recommendation was \$110,000.

Council adopted a recommendation of the Caravan Park Committee at a meeting on 13th September 2005 "That subject to Council's insurers satisfaction with risk assessment an application be submitted to the Community Water Grants Program for funding to mitigate riverbank erosion at Stuarts Point".

A reviewed Bank Rehabilitation Plan was submitted to the Department of Primary Industry in December 2008 (\$7000 has been allowed in the current budget for this project).

SOUTH WEST ROCKS – HORSESHOE BAY

Proposal to invest \$1.5m with new cabins and park upgrade

There are two areas of concern:

a) Plan of Management

Prepared in September 2003 and revised in October 2006.

The Plan of Management covers the Caravan Park and the foreshore south to the border of the Arakoon State Recreation area. This document contains implications associated with the caravan park and the Town Centre Masterplan as well as Council. It has yet to be adopted.

One item being undertaken outside the Caravan Park is the walkway from Flagstaff to the Surf Club undertaken by the South West Rocks Lions Club.

b) Program of Works

Still to be referred to Sustainable Services to ensure Caravan Park regulations are addressed.

c) **Licence**

- Expires 30th June 2009.
- Last inspection September 2007.
- Further inspection requested prior to 31st January 2009.

RECOMMENDATION IMPLICATIONS:

• ***Environmental***

Nil

• ***Social***

The decision of new cabins for Stuarts Point will allow ample advice to be given to current tenants.

• ***Economic (Financial)***

Reports will be required for proposed new developments.

• ***Policy or Statutory***

Nil

RECOMMENDATION:

1. **That the location of the two replacement cabins at Stuarts Point Caravan Park be determined to allow installation from 1st February 2010.**
2. **That a report be submitted to Council in respect to the replacement of the two amenities buildings adjacent to the Manager's residence.**
3. **That urgent action be taken to obtain the consent of the Department of Primary Industry to enable Council to undertake the required bank restoration at Stuarts Point Caravan Park.**
4. **That steps be taken to have -**
 - (a) **the Plan of Management for the Horseshoe Bay Reserve approved by the Department of Lands; and**
 - (b) **the proposed upgrading of the Caravan Park approved by Sustainable Development Services as a matter of urgency.**

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J H Howell
MAYOR