

TEMORA SHIRE COUNCIL



TEMORA

The Friendly Shire

TEMORA CARAVAN PARK CROWN RESERVE PLAN OF MANAGEMENT

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Plan of Management for Crown Reserve No. 89391

Being a reserve for Public Recreation

Lot 2 DP 557949

19-21 Junee Road, Temora NSW.

Gazetted date 28/02/1975

Adopted by Council on 15 June 2023

1. Introduction

1.1 About Temora Caravan Park

Temora Caravan Park is a 6757sqm site, located on the southern fringe of the town of Temora, with frontage to Juneec Road, also known as Goldfields Way, which is the State Road travelling in a north-south direction through Temora.

The Temora Caravan Park consists of:

- 22 powered sites
- 12 non-powered camping sites
- Electric BBQ
- Fully equipped amenities building (incorporating laundry)
- Landscaped grounds (with irrigation)

1.2 Tourism in Temora Shire

Temora Shire is located in the NSW Riverina, within Wiradjuri Country. Temora is renowned for being home to the nationally significant Temora Aviation Museum and the expansive historical collections of the Bundawarra Centre, incorporating the Temora Rural Museum and Temora Ambulance Museum, as well as Railway Temora and Lake Centenary. Within Temora Shire, 181 people are directly employed in the Accommodation and Food Services sector, making up 7% of the 2574 people in the workforce in Temora Shire. The tourism industry supports related industries in Temora Shire, including retail trade, arts and recreation services.

1.3 Council objectives

The Temora Caravan Park is constructed upon Crown Reserve No. 89391, a reserve for the purpose of Public Recreation, gazetted on 28 February 1975. In accordance with the Crown Land Management Act 2016, Temora Shire Council has been appointed the Crown Land Manager and is required by this legislation to adopt a plan of management, using the framework for community land under the Local Government Act 1993.

The purpose of this Plan of Management is to meet the statutory requirements of the Crown Land Management Act 2016 that protects the current and future use of the Crown Reserve to ensure it continues to be used and developed consistent with its original reservation purpose of Public Recreation and to develop a framework for the future management, use and development in consultation with the community.

Through a recent business review process, Council has confirmed that the Temora Caravan Park contributes towards the economic prosperity of the regions' tourism industry and visitor economy, generating economic benefit to local businesses and generating local employment opportunities. Temora Shire Council provides an annual contribution towards the ongoing operations and enhancement of the Temora Caravan Park. The support of Council responds to the strategic objectives included within the Temora Shire Community Strategic Plan 2022, specifically,

3.7 A community that benefits from tourism

4.1 A community that is livable and provides for enjoyable town and village life

The main purpose of this Plan of Management is to provide the community and other stakeholders with a set of management guidelines and permissible uses for the Temora Caravan Park that is consistent with its reservation for

Public Recreation, meets the requirements of the Crown Land Management Act 2016 and the Local Government Act 1993 and is consistent with Temora Shire Council's Local Environmental Plan 2010.

1.4 Land to which this plan applies

This Plan of Management applies specifically to Crown Reserve No. 89391 for General Community Use – Public Recreation, known as the Temora Caravan Park, 19-21 Junee Road, Temora NSW. consisting of Lot 2 DP 557949.

The land total approximately 6757 square metres bounded by Junee Road to the west, Temora Motel to the south (privately owned), residential dwellings to the north and vacant land to the east, which is currently identified for future expansion of the Temora Ambulance Museum, which is located on land immediately to the south of the Temora Motel. The site shown by Figures 1 and 2, edged heavy black. The site is approximately one kilometre south of Temora town centre. The land is located in the Temora Shire Council Local Government Area in New South Wales and within the State electorate of Cootamundra. The land is zoned R1 General Residential under the Temora Local Environmental Plan 2010. Figure 3 provides a location map of the Temora Caravan Park within the town of Temora.

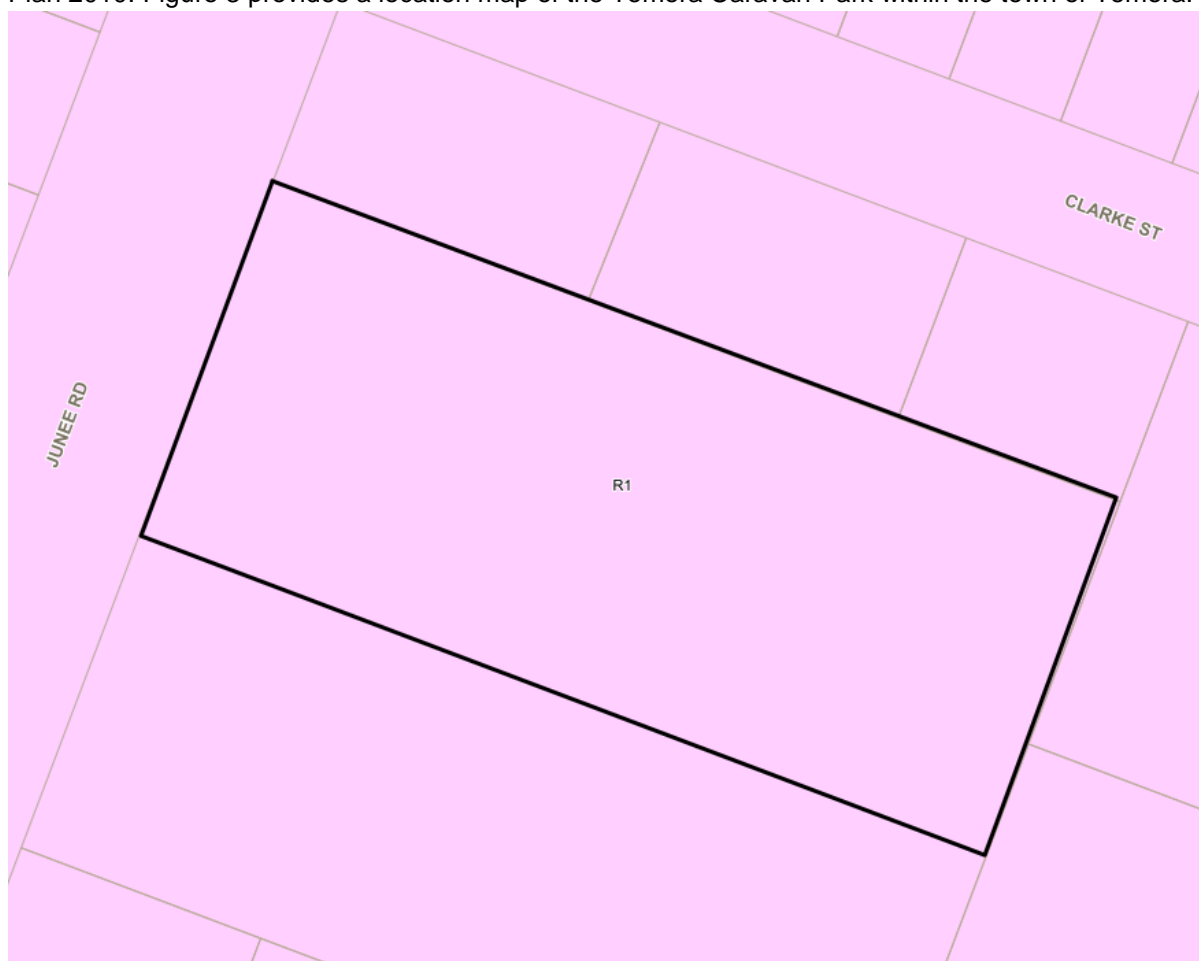


Figure 1: Zoning map of the Temora Caravan Park



Figure 2: Aerial image of the Temora Caravan Park

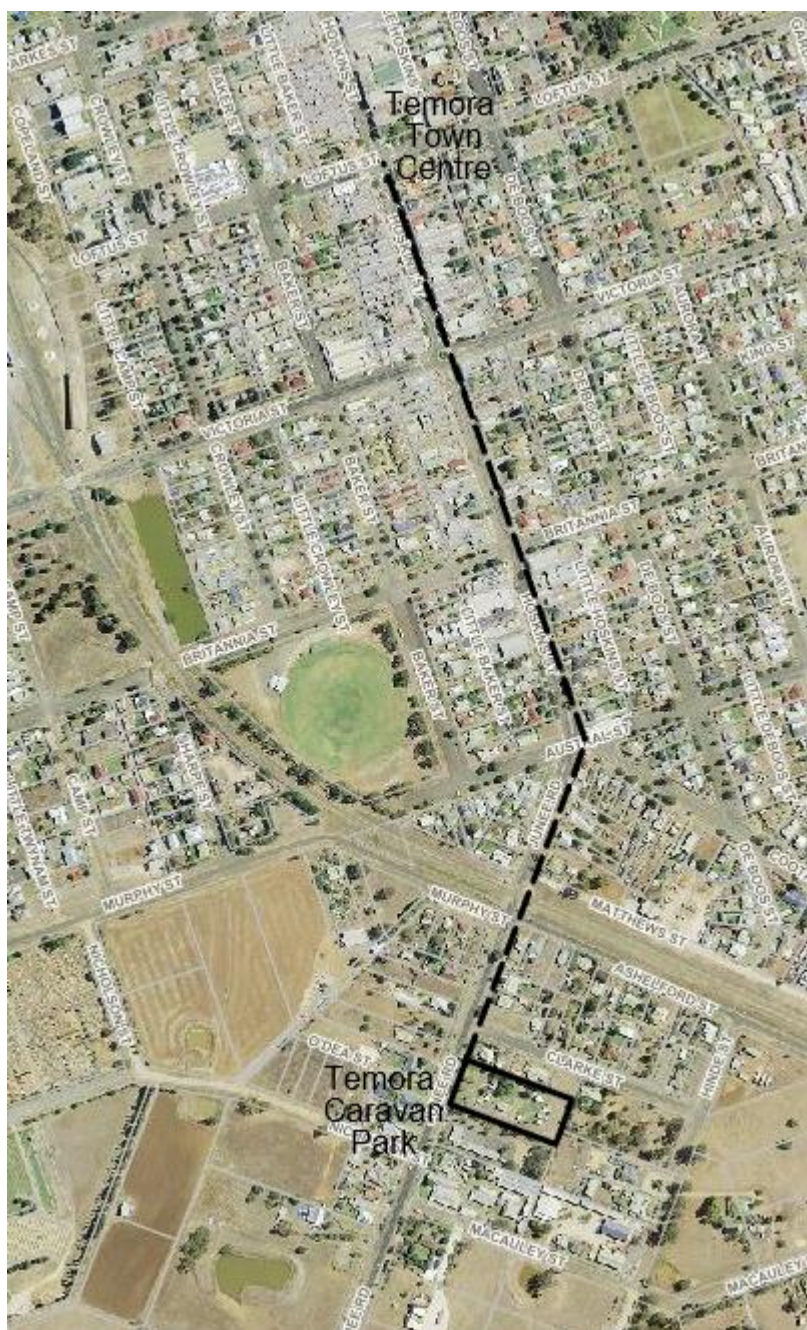


Figure 3: Location of Temora Caravan Park within Temora

1.5 Owner of the land

The land is owned by the Crown and is managed by Temora Shire Council as Crown Land Manager under the Crown Land Management Act 2016.

1.6 Categorisation of the reserve

In accordance with the Crown Land Management Act 2016, Temora Shire Council was required to categorise Crown Reserve No. 47731, known as the Temora Caravan Park as if it were community land under the Local Government Act 1993. Council adopted the category of General Community Use being the most closely aligned category to the original reserve purpose and reflecting the current development and use of the park for a caravan park. The category of General Community Use applies to the whole of Crown Reserve No. 89391.

2. Relevant legislation, policies and procedures

2.1 Local Government Act 1993

The Local Government Act 1993 requires that community land be categorised as; natural area, park, sportsground, area of cultural significance, or general community use.

The Local Government Act requires a Plan of Management to be prepared for all public land that is classified as 'community' land under that Act.

A Plan of Management (PoM) is an important management tool, which is developed by council in consultation with the community. A PoM outlines the land's features, and clarifies how Council will manage, use or develop the land in the future. A PoM provides a transparent and co-ordinated approach to public land management.

Community land may include a wide variety of properties, ranging from small recreation reserves to iconic parks, and in some instances buildings.

Community land supports important aspects of community life, and is valued and appreciated by residents, workers, and visitors to the Temora Shire Local Government Area.

A PoM can be prepared for more than one parcel of land (Generic or Geographic) or for a single property (Significant or Specific).

In developing this Plan of Management, Temora Shire Council as the Crown Land Manager, is required under the Crown Land Management Act 2016, to consider the categorisation of the land in accordance with the Local Government Act 1993. The category chosen that best reflected the initial reservation purpose of the land, the current use of the reserve and community expectations was General Community Use. The guidelines for this category are:

Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.

Under the legislation, the core objectives for management of community land categorised as a General Community Use are:

- 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:

- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.
- 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).

2.2 Crown Land Management Act 2016

The purpose of this Plan of Management is to address the relevant statutory requirement of the Crown Land Management Act 2016. 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, licenses or otherwise dealt with in the best interest of the State consistent with the above principles.

With the above principles in mind, this Plan of Management aims to establish the objectives and performance targets for the Temora Caravan Park while promoting its active land management and use in accordance with the purpose of its reservation as Public Recreation.

2.3 Native Title Act 1993 (Commonwealth).

The council-managed Crown land in question is not 'excluded land' (as defined by the CLM Act), therefore a Council must assume that native title exists. Council's Native Title Manager will provide advice on the validity of activities under the PoM in line with the NT Act.

2.4 Other relevant legislation and statutory controls

In addition to the Crown Land Management Act 2016 and the Local Government Act 1993, the management and use of the Temora Caravan Park must comply with all applicable planning controls under the Environmental Planning and Assessment Act 1979. Future development that may be approved by the Crown Land Manager under this Plan of Management will be subject to the Temora Local Environmental Plan (LEP) 2010 and the Temora Shire Development Control Plan 2012 and any relevant environmental planning instruments and planning policies that may in future apply to the land.

The Temora Caravan Park is subject to the provision of the Temora Local Environmental Plan 2010 and is zoned R1 General Residential

The objectives of the R1 General Residential zone area are as follows:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To protect local groundwater aquifers from contaminating activities.

2.5 Review of this plan

This document represents the initial Plan of Management for the Temora Caravan Park undertaken by the Crown Land Manager and community consultation was undertaken in 2023 to determine the values and management objectives of the Crown Reserve. As the community consultation has only recently been completed, it is considered appropriate to review this plan in five years from its acceptance by the Minister, or sooner should it be required.

2.6 Community consultation

Under section 38 of the Local Government Act 1993 councils are required to undertake community consultation in the preparation of plans of management, providing the community with opportunities to determine the values and issues detailed in a plan and to further encourage comment and feedback on the completed draft document before it is submitted to the Minister for acceptance. Specifically, councils must give public notice of a draft plan of management for a period of not less than 28 days and must specify that submissions can be made for a period of not less than 42 days from the commencement date of the public notice period. All documents referred to in the plan of management must be displayed and available for public access.

In accordance with Temora Shire Council's Community Engagement Strategy and Policy (2016), to ensure effective community engagement in the development of this initial Plan of Management the following process was adopted:

Consultation and discussions with Councillors, Council staff and community representatives regarding a range of strategic and operational matters

2.7 Value to the community

The consultation process outlined above provided the community with the opportunity to contribute to the development of this Plan of Management. The most recent Resident Satisfaction Survey in 2021 rated the Temora Caravan Parks 3.86 out of 5, which is an improved result from the 2016 rating of 3.78 out of 5. Recent improvements have been the online booking system, upgraded amenities and new shared management role. Most comments are positive. Suggestions for improvements are provision of a caravan dump point, noting facilities are available at Temora Airport and Arianah Park caravan parks for this service, improvements to landscaping and shade, and installation of gated security.

3. Development and use

3.1 Overview

The Temora Caravan Park has 22 powered sites and 12 unpowered camping sites. The recently refurbished amenities block has toilets, showers and laundry facilities. There is also a free electric BBQ. This is also a pet friendly Caravan Park.

3.2 Condition of the land and structures on adoption of the plan

At the date of adoption of this plan, the Temora Caravan Park and its improvements and facilities are maintained to a good standard.

Facilities include:

Refurbished amenities block has toilets, showers and laundry facilities and electric BBQ.

3.3 Use of the land and structures at the date of adoption of the plan

Council recognises the following duties are associated with managing the caravan parks.

- Maintain lawn areas and gardens – mowing, weeding, irrigation as required
- Clean amenities buildings
- Manage bookings received online, via phone or on arrival
- Receive visitors and allocate stay location and timeframe
- Manage all operational financial matters, including receiving payments via online, cash or EFT, payment of relevant invoiced expenses and purchase of required supplies
- Additional marketing and promotion of the caravan parks, with support of the Temora Visitor Information Centre.

3.4 Permitted use and future use

Temora Shire Council as Crown Land Manager for Temora Caravan Park has conducted extensive consultation and sought feedback from the community regarding the Temora Caravan Park. The current permitted uses identified in association with Public Recreation reserve purpose are:

- Use of land, with access to communal amenities, used for the installation or placement of caravans, or caravans and other moveable dwellings
- Use of land for the short term placement of campervans, tents, annexes or other similar portable and lightweight temporary shelters for accommodation
- Provision of communal barbecue and seating area
- Repair and maintenance of existing fittings and equipment, such as tiles, clothes line, maps and signage

These permitted uses are consistent with the core objectives for General Community Use under the Local Government Act 1993.

Council as Crown Reserve Manager does not propose to make any changes unless required by law or for safety reasons.

In line with community expectations and Council's strategic community plan future improvements to existing facilities or development of additional facilities are proposed and are set out below. By identifying future permitted uses or activities at Temora Caravan Park and its facilities, it in no way implies that Council will have resources available, unless otherwise stated, during the term of this Plan of Management.

It is intended under the PoM to allow:

- Installation of solar panels
- Provision of hardstand aprons for caravan annexes/shade areas
- Provision of cabins for short stay accommodation
- Provision of camp kitchen and fire pit area
- Inclusion of bollards and/or boom gates to manage vehicle access
- Electric vehicle charging station
- Upgrades to road kerb and gutter
- Provision of children's playground
- Provision of a caravan dump point
- Development of landscaped areas and shade/shelter structures, pergolas, outdoor furniture etc for use by visitors to the Temora Caravan Park.
- Preparation of a master plan to guide future layout and provision of facilities over the longer term

3.5 Future activities expressly authorised by this plan

The Temora Caravan Park is managed on Council's behalf by casual employees of Council, on a job-share arrangement, based on 14 hours per week (2 hours per day).

Activities expressly authorised by this plan subject to compliance with sections 45, 46 and 47 of the Local Government Act 1993 are:

- i. Lease, licence of hire of the site for any purpose, in accordance with the reserve purpose and categorisation, with the consent of Council;
- ii. Granting of easement with the consent of Council;
- iii. Construction of buildings and facilities as approved by Council.

3.6 Management

Management of the facilities is overseen by Temora Shire Council's Director of Environmental Services.

3.7 Express Authorisation of leases, licences or other estates

At the time of adoption of this Plan of Management no lease, licence or other estate exists relating to Crown Reserve 89391.

During the term of this Plan of Management Temora Shire Council may wish to grant a lease, licence or other estate to an individual or company for the purpose of providing a caravan park, thereby ensuring the land is utilised most effectively to fulfil the core objective of the land categorisation.

This Plan of Management serves to expressly authorise the granting of a lease and/or licence and/or other estate, if during the term of this Plan of Management, the Crown land manager deems it necessary to facilitate the provision of a caravan park, in accordance with the provisions of Local Government Act 1993 and the following management strategies.

4. Strategic Assessment

The following assessment of the Temora Caravan Park summarises the main issues that were considered in the preparing this Plan of Management.

Benefits and Opportunities

- The economic activity generated by providing caravan and camping accommodation options close to tourist facilities and town centre
- Reputation benefit for Temora Shire by offering clean and well-maintained facilities for visitors, with friendly customer service provided by casual staff on a shared roster, which manages demands on staff availability
- The social benefits of providing low-cost accommodation options for visitors to stay whilst visiting family and friends in Temora
- The opportunity to enhance existing facilities to better meet visitor needs

Risk Management

There are some risks associated with Council being the Crown Land Manager of this site, due to the existing usage of the site. These risks include:

- Maintenance of facilities and equipment, including amenities building, laundry, barbecue area, lighting, power connections, signage, paths, lawn areas and gardens
- Cleaning of facilities and waste management
- Booking systems
- Parking and manoeuvring of vehicles and caravans

5. POM administration and management

Temora Shire Council has categorised the Temora Caravan Park as General Community Use under the provisions section 36G of the Local Government Act 1993, details of which are discussed in section 2.1 of this Plan.

In consultation with Councillors, Council staff and the community, the following objectives and performance targets, shown by Table 1, were developed to reflect how Council proposes to assess its performance with respect to these objectives and performance targets. The Plan of Management will also be useful in support of applications for Government grants or other external funding opportunities, so that the community's support for future activities and development can be demonstrated and the objectives of this Plan of Management achieved.

Table 1: Temora Caravan Park objectives, performance targets, actions and assessment

Management Issues	Objectives and Performance Targets	Means of achievement of objectives	Manner of assessment of performance
Usage	Support increased usage through building, facility and service improvements and new infrastructure	Development of a long term masterplan to guide future upgrades and improvements and seek grant funding to assist with delivery	Improvement in facilities attracts increased visitation Increased positive reviews by visitors
	Allow development of landscaped areas, shade/shelter structures, pergolas and outdoor furniture including seating, tables, barbecues, play equipment and bins.	Appropriate design, location and erection of structures Council approval	Number of positive comments about the effectiveness of the structures in all weather conditions Increase in visitation
	Allow safe, clean, convenient and hygienic visitor amenity facilities	Appropriate levels of cleaning and maintenance. Provision of adequate lighting. Application of relevant Council Codes, Policies and Regulations or Consent.	Number of comments about maintenance and hygiene. Number of reported incidents regarding safety or vandalism.
Access	Improve access to and within the site	Upgrades of existing roads and paths as required	Number of positive comments about the road and path improvements Increase in visitation
Signage	Allow suitable information, regulatory, interpretive and directional signage	Appropriate design and siting of signage in accordance with Council's DCP Council approval	Number of complaints about signage. Number of positive visitor comments.
Lighting	Allow lighting for security, and landscaped features, if required.	Appropriate design and installation of light facilities. Council approval	Number of problems related to inadequate lighting.

Commercial opportunities	Allow the licensing or leasing of the Temora Caravan Park as approved by Council	Subject to Council Leasing/Licensing Agreement to define permitted activities, locations, operator details etc.	Number of reports of non-compliance with terms of Council approval or lease or licence conditions. Number of licences or leases granted.
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Table 2 provides a summary of the Temora Caravan Park Crown land as an information sheet.

Table 2: Temora Caravan Park property information sheet

Reserve Number:	89391
Name of Reserve:	Temora Caravan Park
Legal Description (Lot, Section, DP):	Lot 2 DP 557949
Map Ref:	1
Site Area:	6758.72 Square metres
Land Owner:	Crown
LGA 1993 Classification:	Community Land
Temora Shire Council or Other Interests:	1 land excludes minerals and is subject to reservations and Conditions in favour of the crown - see crown grant(s) 2 the land is a reserve within the meaning of part 2 of the Crown Land Management Act 2016 and there are restrictions on transfer and other dealings in the land under that act, which may require consent of the minister.
Reserve Purpose:	Public Recreation
Condition of the land and quality of buildings:	2. Good – well maintained, minor maintenance only
Heritage:	Nil Heritage Significance
Available facilities:	The available facilities for the community land - Caravan Park, amenities building, bbq area
Categorisation:	General Community use
Native Title Manager Advice:	The council-managed Crown land in question is not 'excluded land' (as defined by the CLM Act), therefore a Council must assume that native title exists. Council's Native Title Manager will provide advice on the validity of activities under the PoM in line with the NT Act.