



NSW CROWN HOLIDAY PARKS
— TRUST —

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3 March 2015

The General Manager
Ballina Shire Council
BY EMAIL: council@ballina.nsw.gov.au

Dear Mr Hickey

Re: Lake Ainsworth – South Eastern Precinct.

I refer to Councils resolution from the Ordinary Council meeting of 18 December 2014

“6. That Council authorises negotiations with Crown Lands in respect to formalising access around the Lake with Council’s preferred option being the use of the road reserve through the Caravan Park. The outcomes from these negotiations are to be reported back to Council before finalisation”.

The Trust met with Council to discuss the issues surrounding the preferred option of Council on 29 January 2015. The Trust advised that it did not support the opening of the road through the holiday parks due to issues surrounding security, traffic, noise and the dividing of the park into two distinct areas.

The great attraction of a holiday park over other accommodation such as resorts and high rise is the community atmosphere and the security of children who are able to use all facilities with minimal supervision throughout the park. If Council proceeded to open the road, children will be restricted to separate areas of the park unless parents follow them to ensure safe passage across a road through the middle of the park.

The division of the park and subsequent lack of amenity will result in guests looking for alternative locations for their holiday experiences. As a major economic driver of Lennox Head, reduced patronage of Lake Ainsworth Holiday Park will also impact other businesses within the village, with the Caravan Industry Association estimating that for every \$1 of revenue derived in a holiday park, \$1.38 of economic activity is generated in the local economy. For Lennox Head, the economic activity generated by the holiday park is currently in excess of \$2.5m.

The Trust understands that Crown Lands do not support the opening of the road through the park and are proposing to formalise the existing roads as an access to the Lake

10.6 Capital Expenditure Program - Resolutions Review.DOC

and Camp Drew Road, on the condition that the road through the middle of the park is closed and transferred to form part of the Holiday Park Crown Reserve.

The Trust supports the use of the existing access points and the use of drainage swales on the southern road between the lake and the holiday park to minimise any environmental impacts of vehicles. Should the Council agree with Crown Lands proposal, and the road through the holiday parks is closed to form part of the park, the Trust will contribute \$218,000 toward the Southern Precinct upgrade including the drainage swales.

The Trust recognises that the road reserve currently serves as a thoroughfare for the local community to the lake. To ensure that access is maintained, should the road be closed, the Trust will also ensure that the future redesign of the holiday park includes a thoroughfare to enable the public to have continued access through the park to the lake and surrounding open space.

The Trust respects the value of the lake to the local community and visitors to Lennox Head and remains available to work with Council to achieve positive outcomes for holiday park guests, the local community and visitors to Lennox Head.

Yours sincerely



Jim Bolger

cc: Crown Lands



NEW SOUTH WALES CROWN HOLIDAY PARKS TRUST

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Briefing Paper

Ballina Shire Road Reserve and Encroachment Issues January 2015

Summary

- Council has encroachments at Shaws Bay with a total area of 483 m² including roads and sewerage infrastructure.
- The Trust has encroachments on the River Street road reserve at Ballina Central with a total area of 266 m²
- The Trust is seeking to acquire approximately 780 m² of land at Ballina Central which is currently part of an unformed section of the Owen Street road reserve at the eastern end of the park.
- The Lake Ainsworth holiday Park has an encroachment on the eastern end of the park on a portion of reserved Crown land under Council control that includes Pacific Parade, with a total area of approximately 460 m²
- The formed section of Pacific Parade between Ross Street and the Surf Club is currently on reserved crown land and may be required to be formalised as a road and acquired by Council. The area of Lot 2 DP1115145 that is currently road pavement is approximately 1125 m².
- The Lake Ainsworth holiday Park has an encroachment on an unformed section of the Gibbon Street road reserve, that dissects the park, with a total area of approximately 4425 m²
- The portion of Camp Drewe Road located between the holiday park and Lake Ainsworth is currently on reserved crown land and may be required to be formalised as a road and acquired by Council. The area of road pavement is approximately 2760 m².

Summary of Land Areas (Approximates)

| Location | Council to Acquire (m2) | Crown to Acquire (m2) | Crown to Crown (m2) |
|---|-------------------------|-----------------------|---------------------|
| Council encroachments - Shaws Bay | 483 | | |
| Trust encroachment Ballina Central Holiday Park - River Street | | 266 | |
| Potential Trust acquisition Owen St Road Reserve | | 780 | |
| Trust encroachment Lake Ainsworth Holiday Park - Pacific Parade | | | 460 |
| Pacific Parade encroachment between Ross Street and the Surf Club | 1125 | | |
| Trust encroachment Lake Ainsworth Holiday Park - Gibbon Street | | 4425 | |
| Council encroachment Camp Drewe Road | 2760 | | |
| Total Area | 4368 | 5471 | 460 |

1. Shaws Bay Easements and Boundary Adjustments

The existing Lot and Reserve Boundaries are shown in **Attachment 1**.

The proposed boundaries and easements are identified in the attached draft Plan of Subdivision **Attachment 2**

The key elements of the plan are as follows:

- The holiday park is proposed to be located on Lot 1 which includes 2 parcels east and west of Brighton Street that together comprise of the Shaws Bay Holiday Park
- Proposed Lot 2 is a separate lot within the reserve for a potential future lease by the Trust
- Proposed Lot 3 is the balance of R84107 and Lot 7017 DP 1064314 that would remain under the management of Council. The boundary of this lot with the holiday park generally follows the alignment of the northern side of the existing path.
- Proposed Lot 4 includes the land required for Council's dosing tank and infrastructure associated with the adjacent pump station on Lot 1 DP 604570.
- There are existing easements for rising main and access over Lot 7022. The easement for rising main is to be maintained however the easement for access along the foreshore path is intended to be released following consultation with Council's Dave Kelly (November 2011). In lieu, a new easement for access depicted as E5 on the plan will be created from Brighton St to the pump station. Part of this route is over the route occupied by the existing Rising Main Easement.
- Additionally, a new Easement for rising main, depicted as E4 on the plan will be created across that part of Lot 1 which was formerly Brighton Street

2. Shaws Bay Encroachments

The boundary survey identified three encroachments as follows:

- A 75.39 m² encroachment of Easton Place into the reserve (currently Lot 2 DP 758047)
- A 372.2 m² encroachment of Brighton Street into the reserve (currently Lot 15 DP758047)
- A 35m² encroachment by the chemical dosing unit into the reserve (currently Lot 7022 DP 1050837)

Relocation of the boundary as shown would require Council to acquire 482.59 m² of reserved Crown land.

The area of easements released and created has not been calculated.

3. Ballina Central Encroachment

A boundary survey has identified that a portion of the holiday park and fence fronting River Street encroach into the road reserve. This occurred at a time was Council was appointed as manager of the Reserve 75925.

Attachment 3 shows the proposed land acquisition that would resolve the encroachment without significant adverse impact on the operation of the holiday park, or pedestrians.

Relocation of the boundary as shown would require the Trust to acquire 266m² of road reserve from Council.

4. Potential Expansion of Reserve 75925 into Owen Street Road Reserve

Currently R75925 comprises 7 lots with Lot 7009 DP 1073072 separated from the balance of the reserve by an unformed section of the Owen Street road reserve.

The footprint of the Ballina Central Holiday Park is approximately 8500m². There is potential for a portion of the Owen Street Road reserve to be added to R75925 to provide additional space within the holiday park for ancillary activities including parking and storage, and to consolidate the reserve into a single land parcel.

Attachments 4 and 4A shows the extent of the potential addition to the reserve, which has an area in the order of 780m².

5. Lake Ainsworth Eastern Precinct Encroachment on Pacific Parade

The lake Ainsworth Holiday Park currently encroaches on part of Lot 2 DP1115145, which is crown land under the control of Council and includes Pacific Parade. The encroachment is in the order of 460m². A draft plan of subdivision has been prepared by the Trust with the intention that the Plan of Management authorise a boundary adjustment to include the encroached land in the holiday park reserve. **Attachments 5 and 6** show the extent of the areas.

6. Council Road (Extension of Pacific Parade) on Crown Reserve

The formed section of Pacific Parade extending from the intersection with Ross Street to the surf club is currently on reserved crown land and may be required to be formalised as a road and acquired by Council. The area of Lot 2 DP1115145 that is currently road pavement is approximately 1125 m². The area is shown in **Attachment 7**.

7. Lake Ainsworth – Gibbon Street Road Reserve Encroachment

The extent of the Gibbon Street road reserve within the Lake Ainsworth Holiday park is shown in **Attachment 8**. The total area of the encroachment is in the order of 4425 m².

The road currently dissects the holiday park. It has been the Trusts intention to seek to have the road closed and incorporated into the reserve.

8. Council Road (Camp Drewe Road on Crown Reserve)

The portion of Camp Drewe road that connects the Pacific Parade near the surf club to the extension of the Gibbon Street road reserve where it exits the holiday park (located between the holiday park and Lake Ainsworth) is currently on reserved crown land and may be required to be formalised as a road and acquired by Council. The area of road pavement is approximately 2760 m². The area is shown in **Attachment 9**.