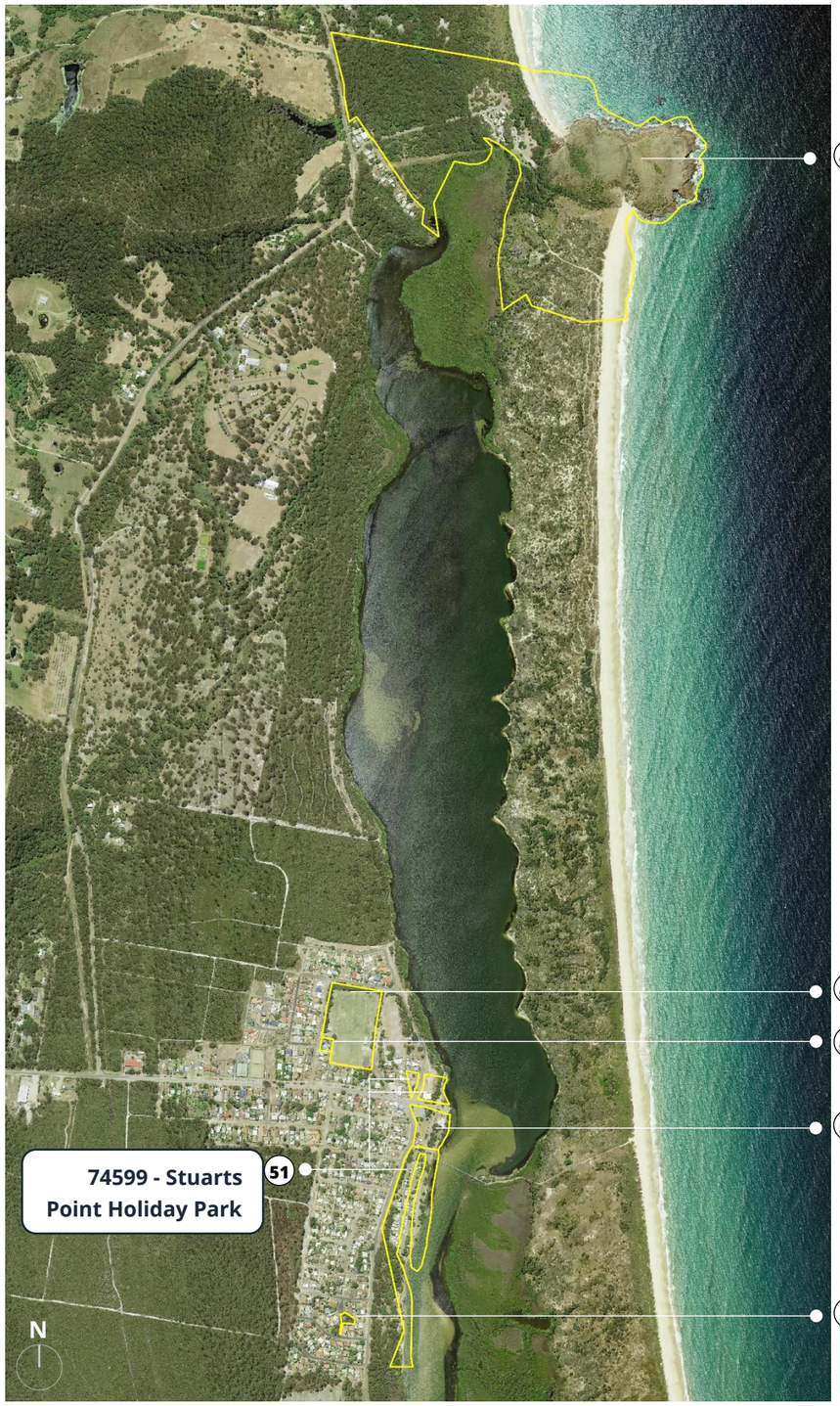
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STUARTS POINT & GRASSY HEAD AREA

RESERVE INFORMATION SHEETS



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SCALE (approx.) 0 750m 1.5km

KEMPSEY SHIRE COUNCIL

COUNCIL MANAGED CROWN LAND
PLAN OF MANAGEMENT MAY 2021

STUARTS POINT & GRASSY HEAD AREA

RESERVES OVERVIEW

KEMPSEY Shire Council

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CROWN RESERVE AREA OVERVIEW

A. **Playground and public amenities** (R63879) – Day use area including swing set and male and female toilet.

B. **Grassy Head Holiday Park** (R63879) – Caravan, camping and cabins within defined holiday park area with access to Grassy Beach.

C. **Grassy Head** (R63879) – Large headland containing formal and informal walking tracks.

D. **Grassy Head Nursery Trust** (R63879) – Volunteer run nursery associated with Landcare and related activities.

PLANNED IMPROVEMENTS / RELEVANT DOCUMENTS

Grassy Head Holiday Park Concept Plan 2021 – the Holiday Park Concept Plan as reported at agenda item 9.1 of the 16 March 2021 Ordinary Council meeting, and adopted at its meeting of 20 April 2021, proposes a series of changes to the Holiday Park area. These include:

- Investigating options and improving drainage in camping areas.
- Enlarging the entry cabin precinct by replacing two older cabins and including up to five additional cabins within a consolidated aera. Includes removal of a small number of annual licence holder sites.
- Installing a new camp kitchen and basic play facilities within consolidated communal area in the eastern portion of the Holiday Park.
- Installing up to four safari tents to provide additional accommodation option in the eastern portion of the holiday park.
- Improving the existing manager's residence and reception area.
- Removing some annual licence holder sites and reconfiguring / converting sites to short-term tourist sites.

Kempsey Shire Council Coastal Management Program – Reserve 63879 contains part of Grassy Beach, the beach south of Grassy Head and the Pacific Ocean that comprises the Kempsey coastline. Any future works within Reserve 63879 will be required to consider the provisions of Council's *Kempsey Coastal Zone Management Plan* and subsequent transition to the NSW Coastal Management Framework.

Macleay Valley Coast Destination Management Plan 2019-2029 – Action 3.3.4 ensure standards/quality of Council assets, particularly holiday parks and public spaces meet the expectations of visitors is relevant and applies to Grassy Head Holiday Park. This document also identified the Five Headlands Trail as a 'game-changer' project that should be pursued in the short-term.

Horizon 2030: Economic Development and Tourism Strategy - Grassy Head Holiday Park is an integral part of Theme 3: support the development of the Macleay Valley Coast as a Premier Regional Visitor Destination.

SCALE (approx.) 0 150m 300m

KEMPSEY SHIRE COUNCIL
COUNCIL MANAGED CROWN LAND
PLAN OF MANAGEMENT MAY 2021

CROWN RESERVE 63879
47 – GRASSY HEAD RESERVE

KEMPSEY Shire Council

Reserve name	Grassy Head Reserve			
Management: Council	**Category:** General Community Use Natural Area - Bushland Natural Area - Foreshore	**Zone:** W1 – Natural Waterways E2 – Environmental Conservation E3 – Environmental Management		
Address: Grassy Head Road, Grassy Head, NSW, 2441	**Reserve ID:** 63879 **Area:** 527,279m^2	**Gazetted date:** 13/04/1933	**Reserve purpose:** Public Recreation, Resting Place	
Lot / Section / DP: 212/-/752438, 7007/-/1054244 & 7002/-/1118302 & 7018/-/1118657		**LA number:** 31388, 31400, 31811 &12527		
Assets	**Number**	**Total life**	**Remaining life**	**Asset Condition Rating**
Amenities	H0069-70	50 years	20 years	3
Shed	H0073	25 years	8 years	4
Amenities	H0074	50 years	28 years	3
Shed	H0075	25 years	10 years	3
Toilets	H0076	60 years	24 years	3
Cabins	H0268	50 years	15 years	4
Managers Residence	H0269	15 years	5 years	4
Caravan park ensuites	H0319	25 years	13 years	3
Heritage: No heritage items listed under the *Kempsey Local Environmental Plan 2013.*				
Leases & Licences: A current deed of agreement exists for management of the Grassy Head Holiday Park - 10 years to July 2027. Past licences have existed for surf schools to operate within the Reserve. 29 annual occupation agreements are in place for private caravans within the Grassy Head Holiday Park under the *Holiday Parks (Long-term Casual Occupation) Act 2002*.				
Aboriginal Land Claims: As of November 2020, there are two undetermined Aboriginal Land Claims for Lot 7018 DP 1118657 lodged on 20/03/2019 and Lot 212 DP 752438 lodged on 18/03/2019.				
Maintenance Activity (parts of day visit area only)				**Frequency**
Mowing, whipper-snippering, weed treatment, rubbish collection, tree maintenance, mulching, tree planting and playground maintenance.				Fortnightly or as required.

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Reserve name	Grassy Head Reserve

Management considerations



A single public amenities block is located within Reserve 63879 and is to be maintained, developed and used in accordance with the principles contained within *Macleay Valley Community Infrastructure Strategy 2020* and Councils asset management strategies.



Reserve 63879 contains one children's playground and is to be maintained, developed and used in accordance with the principles contained within *Macleay Valley Community Infrastructure Strategy 2020* and Councils asset management strategies.



Camping and caravanning are popular activities within Grassy Head Holiday Park. Park improvements are to be undertaken in accordance with *Concept Plan 2021* as reported at agenda item 9.1 of the 16 March 2021 Ordinary Council meeting, and adopted at its meeting of 20 April 2021, and Council's asset management strategies.

Over time, Council intends to reduce the number of private caravans within its caravan parks. Council adopted an Annual Licence Site Management Strategy alongside the Concept Plans in 2021 (as detailed above) to guide this process. Grassy Head Holiday Park contains 29 annual holiday vans (privately owned) as at 30 June 2022. These are authorised under annual occupation agreements under the *Holiday Parks (Long-term Casual Occupation) Act 2002*. Five annual holiday vans are identified for removal within the current adopted plans.



Leases and licences to be managed in accordance with Kempsey Shire Council's leases and licences policy.



Reserve 63879 contains part of, and adjoins, the Pacific Ocean. Future works within Reserve 63879 will be required to consider the provisions of Council's *Kempsey Coastal Zone Management Plan* and subsequent transition to the NSW Coastal Management Framework.



Events to be carried out in accordance with Kempsey Shire Council's event management policy.



Any weeds or vegetation within Reserve 63879 is to be managed in accordance with Kempsey Shire Council's vegetation strategies or weeds programs.



An adopted and current dog transit area exists for 250m along Grassy Beach located in the Reserve and then a dog off-leash area extending from 250, along Grassy Beach to Middle Head.

Reserve Images (October 2020)





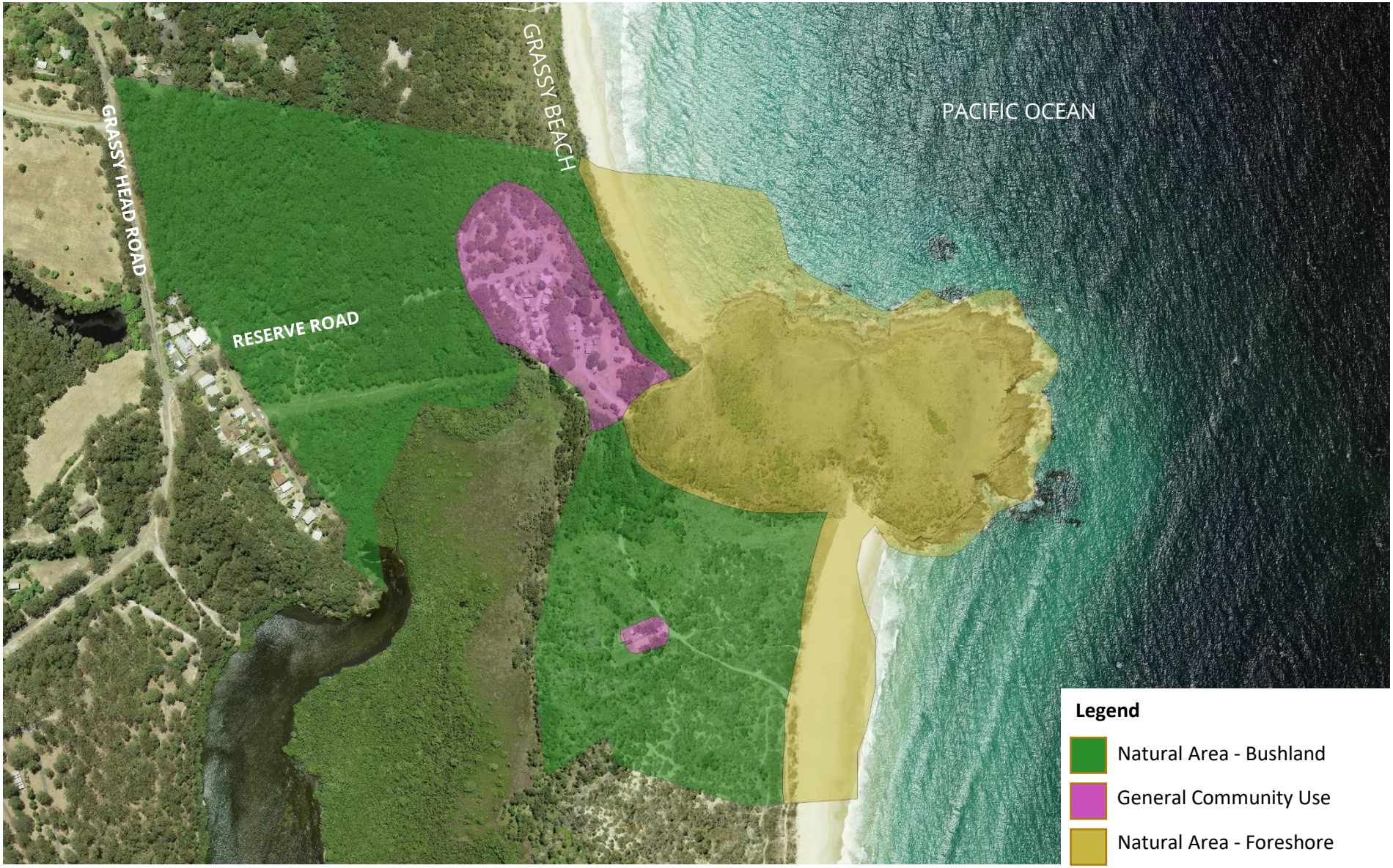








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Multiple Category Map

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CROWN RESERVE AREA OVERVIEW

A. **Basketball court** (R82704) – One court in generally average to poor condition.

B. **Skatepark** (R82704) – Small skatepark adjacent to carpark

C. **Clubhouse** (R82704) – Containing amenities and canteen with nearby storage shed.

D. **Cricket pitch and athletics track** (R82704) – Synthetic pitch centrally located within an open turfed area with grass athletics track around.

E. **Carpark** (R82704) – carpark frequently shared with Stuarts Point Community Preschool.

PLANNED IMPROVEMENTS / RELEVANT DOCUMENTS

Macleay Valley Sports Strategy 2017 – this document identifies Reserve 82704 as a local facility.

SCALE (approx.) 0 125m 250m

Reserve name	Stuarts Point Sports Complex		
Management: Council	**Category:** Sportsground	**Zone:** RU5 – Village	
Address: Fourth Avenue, Stuarts Point, NSW, 2441	**Reserve ID:** 82704 **Area:** 37,493m^2	**Gazetted date:** 29/07/1960	**Reserve purpose:** Public Recreation
Lot / Section / DP: 216/-/722673 & 219/-/722717		**LA number:** 11233 & 18475	

Assets	Number	Total life	Remaining life	Asset Condition Rating
Amenities	H0157	50 years	18 years	3
Discus enclosure	LI0201	20 years	N/A	2
Skatepark (bowl)	LI0201	N/A	N/A	1
Skatepark (not bowl)	LI0201	N/A	N/A	1
Bitumen basketball area	LI0203	Various	N/A	2
Cricket pitch	LI0198	30 years	N/A	2
BBQ shelter	H0158	50 years	28 years	3

Heritage: No heritage items listed under the *Kempsey Local Environmental Plan 2013.*

Leases & Licences: No leases or licences currently exist within Reserve 82704. Future leases and/or licences may be considered in the future for sporting purposes by multiple sport clubs.

Aboriginal Land Claims: As of November 2020, there are no undetermined Aboriginal Land Claims made over the Reserve.

Maintenance Activity	Frequency
Mowing, whipper-snippering, weed treatment, rubbish collection, tree maintenance, line marking, fencing, seating & bollard maintenance, goal posts / cricket wicket maintenance, mulching, tree planting and lighting maintenance.	Fortnightly or as required.

Management considerations



Sporting facilities located within 82704 are to be maintained, developed and used in accordance with the *Macleay Valley Sports Strategy*, the principles contained within *Macleay Valley Community Infrastructure Strategy 2020* and Councils asset management strategies.



Weeds or vegetation within Reserve 82704 are to be managed in accordance with Kempsey Shire Council's vegetation strategies or weeds programs.

Reserve Images (October 2020)













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CROWN RESERVE AREA OVERVIEW

A. **Stuarts Point Community Preschool** (R210065) – Playgroup and childcare centre, included associated play facilities and outdoor areas.

B. **Stuarts Point Sports Complex** (R82704) – Not located within Reserve 210065.

PLANNED IMPROVEMENTS / RELEVANT DOCUMENTS

No existing plans or strategies associated with Reserve 210065.

SCALE (approx.) 0 25m 50m

Reserve name	Stuarts Point Preschool		
Management: Council	**Category:** General Community Use	**Zone:** RU5 - Village	
Address: 9-11 Fourth Avenue, Stuarts Point, NSW, 2441	**Reserve ID:** 210065 **Area:** 1,484m^2	**Gazetted date:** 24/02/1989	**Reserve purpose:** Community Purposes Kindergarten
Lot / Section / DP: 214/-/722673		**LA number:** 11231	

Assets	Number	Total life	Remaining life	Asset Condition Rating
Assets located within Reserve 210065 are the responsibility of the Lessee.				

Heritage: No heritage items listed under the *Kempsey Local Environmental Plan 2013.*

Leases & Licences: A current lease exists for Stuarts Point Community Preschool to operate the preschool facility located within the Reserve - 5 years to end of November 2023.

Aboriginal Land Claims: As of November 2020, there are no undetermined Aboriginal Land Claims made over the Reserve.

Maintenance Activity	Frequency
Carried out by Lessee.	As required.

Management considerations

Reserve 210065 contains Stuarts Point Preschool which is to be maintained, developed and used in accordance with the principles contained within *Macleay Valley Community Infrastructure Strategy 2020* and Councils asset management strategies.

Reserve Images (October 2020)





DRAFT FOR EXHIBITION



CROWN RESERVE AREA OVERVIEW

A. **Stuarts Point Tennis Courts** (R61557) – two synthetic grass tennis courts and clubhouse.

B. **Playground, public toilets and carpark** (R61557) – newly developed facilities constructed in late 2020 *(note: construction still being undertaken at the time the aerial image)*.

C. **Wharf and boardwalk with accessible ramp** (R61557) – newly developed facilities constructed in late 2020 *(note: construction still being undertaken at the time the aerial image)*.

D. **Boat ramp and associated facilities** – newly refurbished and improved boat ramp and associated parking and other facilities. Parking located partially within Reserve 61557.

PLANNED IMPROVEMENTS / RELEVANT DOCUMENTS

Kempsey Shire Council Coastal Management Program – Reserve 61557 contains part of the Macleay Arm and adjoins the Macleay Arm. Any future works within Reserve 61657 will be required to consider the provisions of the Kempsey Shire Council Coastal Management Program (and associated interim documents) and any applicable flood management plans.

Stuarts Point Reserve Proposed Development Plan 2019 – Works carried out on or within Reserve 61557 to be consistent with this plan (generally completed in late 2020).

SCALE (approx.) 0 50m 100m

KEMPSEY SHIRE COUNCIL
COUNCIL MANAGED CROWN LAND
PLAN OF MANAGEMENT MAY 2021

CROWN RESERVE 61557
50 –STUARTS POINT VILLAGE RESERVE

KEMPSEY Shire Council

Reserve name	Stuarts Point Village Reserve		
Management: Council	**Category:** Park, Sportsground, Natural Area - Watercourse	**Zone:** W1 – Natural Waterways & RU5 - Village	
Address: 1B Ocean Avenue, Stuarts Point, NSW	**Reserve ID:** 61657 **Area:** 12,456m^2	**Gazetted date:** 24/01/1930	**Reserve purpose:** Public Recreation
Lot / Section / DP: 139/-/752438		**LA number:** 11308	

Assets	Number	Total life	Remaining life	Asset Condition Rating
Shed	H0165	25 years	10 years	3
New Amenities	H0168	50 years	28 years	3
Tennis Clubhouse	H0169	30 years	9 years	4
New Public Toilets	H0431	50 years	20 years	3

Heritage: No heritage items listed under the *Kempsey Local Environmental Plan 2013.*

Leases & Licences: No leases or licences currently exist within Reserve 61657. A lease or licence agreement is envisaged for management of new tennis club house facilities once construction has been completed.

Aboriginal Land Claims: As of November 2020, there are no undetermined Aboriginal Land Claims made over the Reserve.

Maintenance Activity	Frequency
Mowing, whipper-snippering, weed treatment, rubbish collection, tree maintenance, mulching, playground maintenance, lighting maintenance and tree planting.	Fortnightly or as required.

Management considerations



Reserve 61657 contains an accessible water access ramp to the Macleay Arm (River) which is to be maintained, developed and used in accordance with the principles contained within *Macleay Valley Community Infrastructure Strategy 2020*, the *Disability Inclusion Action Plan 2017-2021* and Councils asset management strategies.



The children's playground located within Reserve 61657 is to be maintained, developed and used in accordance with the principles contained within *Macleay Valley Community Infrastructure Strategy 2020* and Councils asset management strategies.



The public amenities located within Reserve 61657 are to be maintained, developed and used in accordance with the principles contained within *Macleay Valley Community Infrastructure Strategy 2020* and Councils asset management strategies.

Reserve name	Stuarts Point Village Reserve

Management considerations

Reserve 61657 contains a newly developed wharf and accessible public ramp to the Macleay Arm. Any future works within Reserve 61657 will be required to consider the provisions of Council's *Kempsey Coastal Zone Management Plan* and *Macleay River Estuary Coastal Management Plan* and subsequent transition to the NSW Coastal Management Framework.

Events to be carried out in accordance with Kempsey Shire Council's event management policy.

Two tennis courts are to be maintained, developed and used in accordance with the *Macleay Valley Sports Strategy*, the principles contained within *Macleay Valley Community Infrastructure Strategy 2020* and Councils asset management strategies.

Leases and licences to be managed in accordance with Kempsey Shire Council's leases and licences policy.

Weeds or vegetation within Reserve 61657 are to be managed in accordance with Kempsey Shire Council's vegetation strategies or weeds programs.

Reserve Images (October 2020)









DRAFT FOR EXHIBITION



Multiple Category Map

DRAFT FOR EXHIBITION



CROWN RESERVE AREA OVERVIEW

A. **Stuarts Point Community Hall and Library** (R74599) – Small multi-purpose community facility.

B. **Stuarts Point War Memorial** (R74599) – Dedicated to those from the area who served in World War One. *Note: There is a minor encroachment in the north-western portion of the Reserve providing access to adjoining properties that has been in place for many years and its ongoing presence does not appear to impact on the public's ability to recreate in R74599.*

C. **Stuarts Point Holiday Park** (R74599) – Holiday Park area providing substantial accommodation offering within town centre area. *Note – Council has sought rectification of the reserve boundary to reflect the current arrangements and inclusion of the part of the Holiday Park that remains 'unreserved' land. This area is assumed to be included within the Reserve in the future.*

D. **Footbridge** (R74599) – popular public footbridge across the Macleay Arm connecting Stuarts Point to the beach.

E. **Adjoining public day use reserve** – Recently upgraded foreshore parking and boat ramp area – Refer Reserve 61557.

PLANNED IMPROVEMENTS / RELEVANT DOCUMENTS

Stuarts Point Holiday Park Concept Plan 2021 – the Holiday Park Concept Plan as reported at agenda item 9.1 of the 16 March 2021 Ordinary Council meeting, and adopted at its meeting of 20 April 2021, proposes a series of changes to the Holiday Park area. These include:

- Replacing existing cabins with up to six small or studio style cabins to improve quality of existing cabin accommodation options.
- Replace existing camp kitchen adjoining the River with a new communal facility with improved context between facilities and adjoining water front.
- Constructing up to three new cabins at northern end of Holiday Park to improve interface with upgraded public foreshore area.
- Investigating options and repositioning the existing central amenities building. Options to include smaller facility in existing location, relocation to sites 143, 144 and 145, or relocate to north to replace up to eight annual licence sites. Establish up to eight new tourist sites in location of existing amenities.
- Improving road surfaces throughout the Holiday Park to match upgraded public foreshore area.
- Removing some annual licence holder sites and converting these to short-term tourist sites. Future development is to be consistent with this Concept Plan.

Kempsey Shire Council Coastal Management Program – Reserve 74599 contains part of, and is located within, the 1:100 flood level for the Macleay Arm. Any future works within Reserve 74599 will be required to consider the provisions of Council's *Kempsey Coastal Zone Management Plan* and *Macleay River Estuary Coastal Management Plan* and subsequent transition to the NSW Coastal Management Framework.

Macleay Valley Coast Destination Management Plan 2019-2029 – action 3.3.4 ensure standards/quality of Council assets, particularly holiday parks and public spaces meet the expectations of visitors is relevant and applies to Stuarts Point Holiday Park which located within the Reserve. This document also identified the Five Headlands Trail as a 'game-changer' project that should be pursued in the short-term.

Horizon 2030: Economic Development and Tourism Strategy - Stuarts Point Holiday Park is an integral part of Theme 3: support the development of the Macleay Valley Coast as a Premier Regional Visitor Destination.

Macleay Valley Community Infrastructure Strategy 2020 – identifies the review of community halls and facilities to ensure that they best respond to the needs of the local community through application of the associated Community Building Assessment Framework.

SCALE (approx.) 0 250m 500m

Reserve name	Stuarts Point Holiday Park		
Management: Council & Section 355 Committee – Stuarts Point Community Hall	**Category:** Park, General Community Use, Natural Area - Watercourse, Natural Area - Bushland	**Zone:** W1 – Natural Waterways, RU5 – Village & E2 – Environmental Conservation	
Address: 1B Ocean Avenue, Stuarts Point, NSW, 2441	**Reserve ID:** 74599 **Area:** 55,450m^2	**Gazetted date:** 23/11/1951	**Reserve purpose:** Public Recreation Resting Place
Lot / Section / DP: 7003-7004/-/1060666, 7314/-/1128731 & 7315/-/1144541		**LA number:** 31502, 31503, 31510 & 11307	

Assets	Number	Total life	Remaining life	Asset Condition Rating
Holiday Park Laundry	H0160	50 years	28 years	3
Old Amenities	H0161	50 years	18 years	3
Toilet	H0162	50 years	18 years	3
BBQ Shelter	Ho166	60 years	18 years	4
Cabins (x6)	H0167	25 years	8 years	4
New Cabins 2010	H0432	N/A	N/A	N/A
Office	H0163	50 years	18 years	4
Residence	H0164	50 years	18 years	4
Community Hall / Library	H0159	50 years	15 years	4
War Memorial	LI0206	100 years	N/A	2

Heritage: No heritage items listed under the *Kempsey Local Environmental Plan 2013.*

Leases & Licences: A current deed of agreement exists for management of the Stuarts Point Holiday Park - 10 years to July 2027. 40 annual occupation agreements are in place for private caravans within the Sturts Point Holiday Park under the *Holiday Parks (Long-term Casual Occupation) Act 2002*. Two residential tenancy agreements are also in place for two 'permanent' resident sies. A Section 355 committee operate and manage regular bookings for the Stuarts Point Community Hall.

Aboriginal Land Claims: As of November 2020, there are no undetermined Aboriginal Land Claims made over the Reserve.

Maintenance Activity	Frequency
Carried out by Lessee.	As required.

Reserve name	Stuarts Point Holiday Park

Management considerations



Reserve 74599 contains the Stuarts Point Community Hall and Library and the Stuarts Point War Memorial which are to be maintained, developed and used in accordance with the principles contained within *Macleay Valley Community Infrastructure Strategy 2020* and Councils asset management strategies.

Camping and caravanning are popular activities within Stuarts Point Holiday Park. Park improvements are to be undertaken in accordance with *Concept Plan 2021* as reported at agenda item 9.1 of the 16 March 2021 Ordinary Council meeting, and adopted at its meeting of 20 April 2021, and Council's asset management strategies.



Over time, Council intends to reduce the number of private caravans within its caravan parks (both permanent and under annual occupancy agreements). Council adopted an Annual Licence Site Management Strategy alongside the Concept Plans in 2021 (as detailed above) to guide this process for annual holiday vans. Stuarts Point Holiday Park contains 40 annual holiday vans (privately owned) as at 30 June 2022. These are authorised under annual occupation agreements under the *Holiday Parks (Long-term Casual Occupation) Act 2002*. 17 annual holiday vans are identified for removal within the current adopted plans.

Council has also reduced the number of permanent residents within its caravan parks over time. This has occurred through attrition and buy-back over several years and results in the small number (2) that currently remain (reduced from 12 in the late 1990's). Council will continue to work with Crown Lands and others to ensure a consistent process for permanent residents to be removed as and when such opportunities arise.



Weeds or vegetation within Reserve 74599 are to be managed in accordance with Kempsey Shire Council's vegetation strategies or weeds programs.



Reserve 74599 contains part of, and is located within, the 1:100 flood level for the Macleay Arm. Any future works within Reserve 74599 will be required to consider the provisions of Council's *Kempsey Coastal Zone Management Plan* and *Macleay River Estuary Coastal Management Plan* and subsequent transition to the NSW Coastal Management Framework.

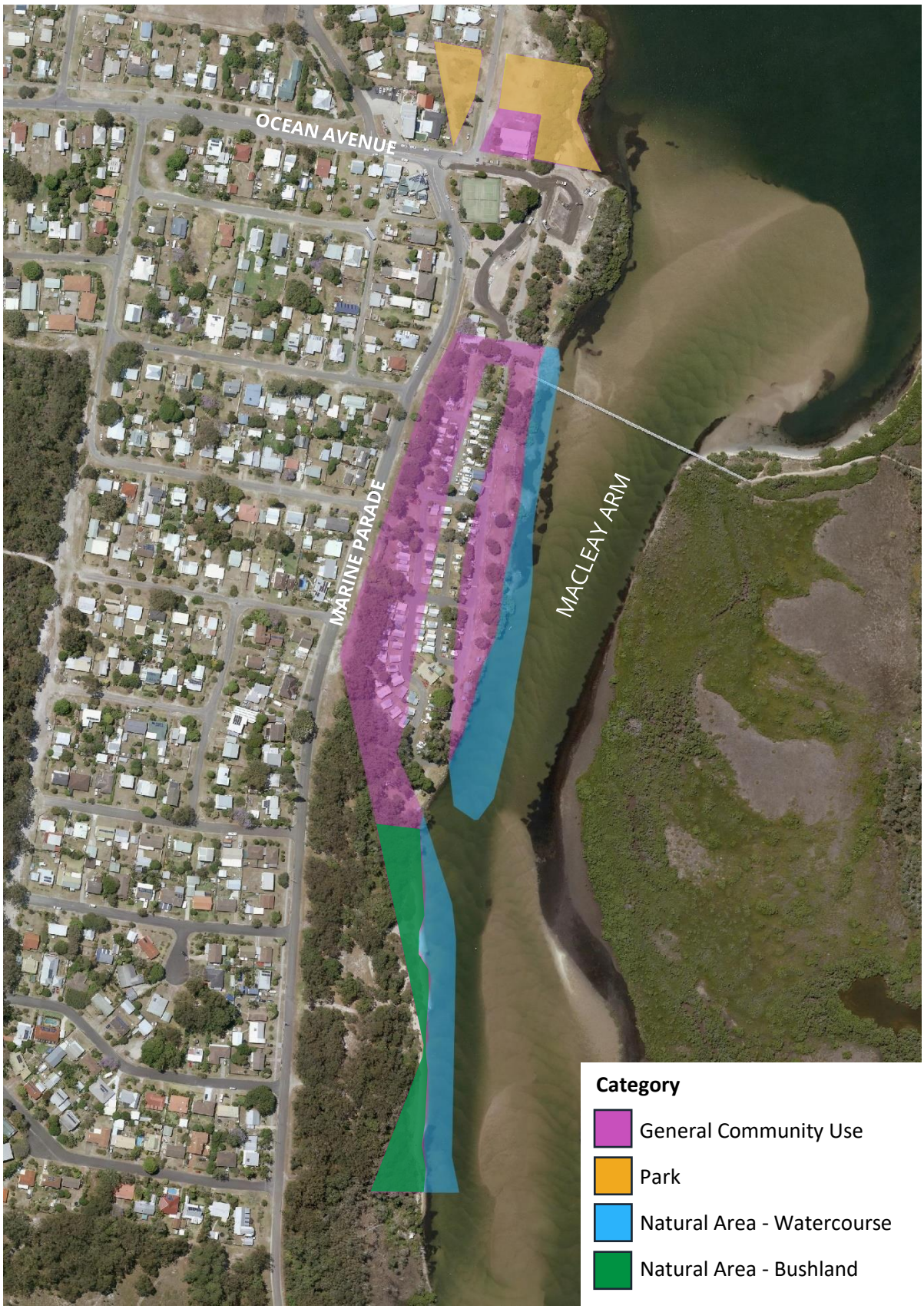
Reserve Images (October 2020)











Multiple Category Map

DRAFT FOR EXHIBITION



CROWN RESERVE AREA OVERVIEW

A. **Cedar Reserve** (R89258) – signposted in middle of Reserve 89258

PLANNED IMPROVEMENTS / RELEVANT DOCUMENTS

No existing plans or strategies associated with Reserve 89258.

SCALE (approx.) 0 50m 100m

Reserve name	Stuarts Point Neighbourhood Park		
Management: Council	**Category:** Park	**Zone:** RU5 – Village	
Address: 4 Cedar Place, Stuarts Point, NSW	**Reserve ID:** 89258 **Area:** 1,265m^2	**Gazetted date:** 02/08/1974	**Reserve purpose:** Public Recreation
Lot / Section / DP: 8/7/255838		**LA number:** 18569	

Assets	Number	Total life	Remaining life	Asset Condition Rating
No assets located within Reserve 89258.				

Heritage: No heritage items listed under the *Kempsey Local Environmental Plan 2013.*

Leases & Licences: No leases or licences currently exist within Reserve 89258.

Aboriginal Land Claims: As of November 2020, there is one undetermined Aboriginal Land Claim for Lot 8 Section 7 DP 255838 lodged on 29/01/2007.

Maintenance Activity	Frequency
Mowing, whipper-snippering, weed treatment, rubbish collection and tree maintenance.	Monthly or as required.

Management considerations

Any weeds or vegetation within Reserve 89258 are to be managed in accordance with Kempsey Shire Council's vegetation strategies or weeds programs.

Reserve Images (October 2020)



