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1.0 Mystery Bay Primitive Camping Ground and Foreshore

1.1 Site Location & Overview

Mystery Bay Primitive Camping Ground is located approximately 15 kilometres south of Narooma on the south coast of New South Wales, within the Local Government Area of Eurobodalla Shire Council.

Mystery Bay Primitive Camping Ground is one of two Council managed primitive camping grounds in the shire and has been used as a primitive camping ground since at least 1957 when Eurobodalla Shire Council acquired the land. However, people have been camping there for generations prior to then. Aboriginal people used this area for thousands of years prior to European occupation. It formed part of a tribal boundary and was used as a meeting place – as it continues to do so today.

Set below the canopy of a Spotted Gum (*Corymbia maculata*) forest and amongst the Burrawangs (*Macrozamia communis*), the camping ground is idyllic in its natural settings. It is close to the protected beach of Mystery Bay, which is a great destination for swimmers and snorkelers, providing a safe recreational and resting environment for families. Mystery Bay is also a popular destination for rock and beach fishing, riding for the disabled and bushwalking.

The Primitive Camping Ground is close to the recreational and natural heritage attractions included in the adjacent Eurobodalla National Park and the amenities offered by the local township of Narooma. Its natural beauty has been featured in promotional material for the south coast.

It is an ideal place to camp, enjoy a natural setting in a friendly, family environment. The primitive camping ground can accommodate large groups and unlike camping grounds in National Parks, dogs are permitted in Mystery Bay Primitive Camping Ground, providing an option for those with dogs to take the ‘whole’ family! This is appreciated by many campers in a region where many of the natural areas are designated National Park where domestic animals are prohibited.

There are families that have camped at ‘Mystery’ for generations. It is a place held dearly, respected and appreciated by many.
1.2 Lands Status

Mystery Bay Primitive Camping Ground and Foreshore is located on approximately 20.3 hectares of Council owned Community Land - currently categorised as part General Community Use (approximately 20.1 ha) and part Natural Area Bushland (approximately 0.2 ha). This comprises part Lot 228 DP 752155, part Lot 310 DP 752155 and part Lot 1 DP 125750. Refer to Figure 2.

![Figure 2: Mystery Bay Primitive Camping Ground & Foreshore Community Land](image)

1.3 Zoning

The land is zoned part 6a Public Open Space - (Eurobodalla Rural Local Environmental Plan) and part 6a1 Public Open Space (Urban Local Environmental Plan). Refer to Figure 3.

![Figure 3: Mystery Bay Primitive Camping Ground & Foreshore Zoning](image)
1.4 Approval to Operate a Primitive Camping Ground

Mystery Bay Primitive Camping Ground has a current Approval to Operate a Primitive Camping Ground for 40 tents, campervans or caravans. The Approval to Operate a Primitive Camping Ground is issued under Section 68 of the Local Government Act 1993 and in accordance with the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995. The calculations are based on the area of land classified as Community Land as discussed in Section 1.2 above. Refer to Attachment 5.1 on page 15 for a copy of the current Approval to Operate a Primitive Camping Ground.

1.5 Plan of Management

The current Plan of Management for the Mystery Bay Primitive Camping Ground and Foreshore was adopted on 22 September 1998. Council is now in the process of developing a new Plan of Management to encompass changes to the Local Government Act 1993 made in 1999.

1.6 Aboriginal Heritage

The primitive camping ground includes one registered Aboriginal Site (No. 62-7-0106 on ASRSYS National Parks Registered Sites). However, Council has been advised that there are several other significant Aboriginal Sites on the site. An archaeological study has been completed of the area, however its release requires elder’s permission. It is anticipated that this document will be available at a later date.

1.7 European Heritage

Mystery Bay has a colourful history. In 1880 the vessel ‘Lady Darling’ was wrecked off Mystery Bay.

Again, in 1880, Lamont H. G. Young (1851-1880) a Geological Surveyor with the Department of Mines, his assistant Max Schneider, three boatman, Frank Lloyd, Bartholomew Casey and Thomas Towers mysteriously disappeared whilst investigating the Montreal Gold Field. The boat in which the party was believed to be travelling was found holed and abandoned near Mystery Bay. Subsequently the cove was named Mystery Bay.

It would appear that the primitive camping ground had been cleared for pasture in the last century.

1.8 Vegetation

A vegetation study was completed for the Mystery Bay Primitive Camping Ground and Foreshore in February 2005 by a qualified Botanist from the Eurobodalla Regional Botanic Gardens. As a result we have full inventory of the species to be found on both the Primitive Camping Ground and the Foreshore.

The recommendations of the Vegetation Study will assist with the development of a landscape masterplan for the primitive camping ground and foreshore that will be included in the Plan of Management.

1.9 Risk Management

Council will be addressing risk issues on the primitive camping ground in an amended Plan of Management which is currently underway.
This will include the completion of a Fire Services and Evacuation Plan for the primitive camping ground and implementing a tree maintenance/inspection procedure. A consultant was engaged in February 2005 to complete this Plan. The recommendations of the Fire Services and Evacuation Plan will assist with the development of a landscape masterplan for the primitive camping ground and foreshore that will be included in the Plan of Management.

The Plan of Management will consider the above issues in detail and put recommendations in place to ensure that they are addressed.
2.0 Why an amendment to the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995 is requested.

The community has stated that they wish Mystery Bay to stay as a Primitive Camping ground. A public meeting was held on 27 October 2004 to seek the views of the community and over 70 people attended.

At that meeting the following list of values were identified for Mystery Bay Primitive Camping Ground and Foreshore:

- Aboriginal history
- access for all
- access for kids
- bird watching
- bushwalking
- clean
- clean air
- coastal environment
- diving
- dog walking
- ease of access: few steps, close to the water
- European history
- fishing
- geology of the rocks
- informal
- informal camping area
- natural camping environment
- no commercial development
- no shops
- ocean wraps around: can see and feel
- pristine
- recreation: swimming, snorkelling etc
- recreation: horse riding
- rich wildlife: land and sea
- safe
- safety of the reserves
- sense of community
- sense of isolation
- space
- the vibe
- there are no barriers
- tranquillity
- undeveloped
- unique foreshore
- unique camping ground
- village atmosphere

The following issues illustrate how the Mystery Bay Primitive Camping ground is used and why it should be able to continue be a primitive camping ground destination that can be enjoyed by many.

2.1 Level of use

Under the current Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation the Mystery Bay Primitive Camping Ground has a current Approval to Operate a Primitive Camping Ground for 40 tents, caravans or campervans. This is calculated at the rate of 2 tents, caravans or campervans per hectare of camping ground. The Approval has used the areas of Council Land classified as Community Land (Local Government Act 1993 Part 2) which comprise the Mystery Bay Primitive Camping Ground. Refer also to Sections 1.2 and 1.4.

This current Approval to Operate a Primitive Camping Ground does not allow for the number of campers who visit Mystery Bay Primitive Camping Ground during peak times (Christmas and Easter) when the number of adults at the camping ground peaks at 236 (Christmas 2004). Note, this figure does not include children, of which there are many.

A typical camping arrangement for a family of four (two adults and two children) at Mystery Bay Primitive Camping Ground includes: 1 tent for the adults, 1 tent for the children, 1 tent for storage, 1 shower tent and a kitchen annex. Thus, the typical family group may have up to 5 tents. In order to accommodate the current level of use during peak times within the provisions of the current Regulation, each tent, caravan or campervan would need to be accommodating 9 people (based on 236 adults and 118 children). Clearly this is not realistic, not practical and does not reflect how people camp.

Further, there are many large groups of families and friends that meet at Mystery Bay Primitive Camping Ground every year. Camping groups of up to 10-12 adults plus children are not uncommon during the peak
periods. These groups utilise a combination of tents, annexes, caravans and campervans to set up camp for the holidays, some groups staying for the entire six weeks of the school holidays.

As a result, Council has not been enforcing the current Approval to Operate a Primitive Camping Ground. On occasions when Council Rangers have attempted to limit the number of tents, caravans and campervans on the primitive camping ground to 40, the community have protested fiercely. On one occasion the main road to the primitive camping ground and township of Mystery Bay was blockaded and Council was severely publicly criticised for its action.

The current level of use is beyond the current Approval to Operate a Primitive Camping Ground and beyond what the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation currently allows. However, Council supports the views of the community that the site can accommodate more than what the current Regulation permits.

2.2 Level of service

Mystery Bay is appreciated for its ‘primitive’ status – camping in a bushland setting without the trappings of a modern caravan park/camping ground. Surveys conducted of the campers illustrates this point.

If Mystery Bay Primitive Camping Ground was to become a ‘Camping Ground’ (as distinct from ‘primitive camping ground’) as per Divisions 1-8 of Part 3 of the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995, then more than 40 tents, caravans or campervans would be permissible. As a Camping Ground a number of ‘camp sites’ would be permitted. However that would require a much higher level of service which is not consistent with the values of the community and regular visitors to the camping ground as stated above. Upgrading Mystery Bay Primitive Camping Ground to this standard would require sealed roads, hot water, laundry facilities and a range of other amenities, as required under the Regulation, that campers and the community have said they do not want.

Upgrading Mystery Bay Primitive Camping Ground to become a ‘Camping Ground’ is not an option for the community and would require significant expenditure from council – resulting in increased fees. Most importantly it would change the character and very essence of what Mystery Bay Primitive Camping Ground is all about.

The current level of service as a primitive camping ground reflects what the community wants and council provides.

2.3 Sustainable use of the land

It is Council’s and the community’s view that the site can accommodate more than 40 tents, caravans or campervans. It has done so for more than 50 years.

The solution is to allow 40 ‘camp sites’ (as defined in Clause 19 of the Regulation) of various sizes to accommodate the various sized groups that camp at Mystery Bay Primitive Camping Ground. This could be achieved in a sustainable way to minimise the impact on the environment, to protect the Aboriginal sites and other important natural features.

The sustainable use of the land will be ensured in the amended Plan of Management which will include a landscape masterplan. It will ensure that the provision of a primitive camping ground is balanced with the requirements of the natural environment, that Aboriginal sites are protected and the health and safety of the public is addressed. This will ensure that the camping ground in its natural setting continues to provide a natural camping and recreational experience to the general public for the generations to come.
2.4 Land available for primitive camping and associated activities

The Mystery Bay Primitive Camping Ground is adjacent to Eurobodalla National Park on both its southern and northern boundaries. This comprises an additional 298.45 hectares to the north and 147.38 hectares to the south – a total of 445.83 hectares of National Park which is available to campers for all types of active and passive recreational activities. Refer to Figure 4 below for an illustration of this land. NSW National Parks and Wildlife Service do not have any camping grounds in these parts of the Eurobodalla National Park. This reduces the pressure on Mystery Bay Primitive Camping Ground by reducing the level of daily activity on the primitive camping ground and allowing for the protection of the environment within nominated areas of the primitive camping ground.

Council owns and operates a second primitive camping ground at North Head, Moruya Heads. In contrast, the Approval for this primitive camping allows for 280 tents, caravans and/or campervans. This is because there was ample Council owned Community Land which could be used to calculate the number of tents, caravans and/or campervans. In addition there is a parcel of 61.39 hectares of Crown Reserve (beach foreshore) that is also adjacent to this primitive camping ground. However, only 5 hectares of this land is actually used for primitive camping with the remaining land available for the passive and active recreational activities of campers.

This demonstrates that the allowance of 2 tents, caravans and/or campervans per hectare is arbitrary and depends on the availability of appropriate classified land that can be utilised in calculating the number of tent, caravans and campervans that be erected on the land. It relies on the property boundary, which can have large variations, depending on how the land was originally subdivided. Yet the areas nominated for primitive camping are only parts of that land. No consideration is required on the site context, the carrying capacity or appropriateness of the land for primitive camping.

As stated above, the adjacent recreational space for Mystery Bay Primitive Camping Ground is 445.83 hectares – almost twice as much as what is available to campers at North Head Primitive Camping, yet the Regulations do not address this kind of discrepancy.

Figure 4: Mystery Bay Primitive Camping Ground & Foreshore Zoning
3.0 How the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995 could be amended

The changes that are recommended require an understanding that:

1. There are three types of accommodation distinctly provided for in the current Regulation, being:

   (i) Caravan Parks;
   (ii) Camping Grounds; and
   (iii) Primitive Camping Grounds.

   Note: The Local Government Act 1993 defines a **moveable dwelling** as “(a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or (b) a manufactured home, or (c) any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.”

2. Places for people to erect a moveable dwelling are defined as follows on each of the accommodation types:

   (i) Caravan Parks – **dwelling sites and camp sites** (quantity is dependant on level of amenities as per Clause 40 of the Regulation);
   (ii) Camping Grounds – **camp sites** (quantity is dependant on level of amenities as per Clause 40 of the Regulation); and
   (iii) Primitive Camping Grounds – **tents, caravans and campervans** (quantity is limited to 2 per hectare as per Clause 65 (1) (a) of the Regulation).

   Note: The Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995 defines a **camp site** as an area of land within a camping ground on which a campervan or tent may be installed and which is designated as a camp site by the approval for the camping ground. It defines a **dwelling site** as an area of land within a caravan park on which a moveable dwelling may be installed and which is designated as a dwelling site by the approval for the caravan park.

3. Clause 19 (3) defines the minimum size of a camp site (in respect of ‘camp sites’) as follows:

   (a) 40 square metres, in the case of a camp site for which a separate parking space is provided within 30 metres of the camp site, or

   (b) 50 square metres, in any other case.

4. Clause 54 defines the maximum number of persons per ‘camp site’:

   (1) No more than 12 persons may be allowed to occupy a dwelling site or camp site at any one time.

   (2) A person occupies a dwelling site or camp site if the person stays overnight in a moveable dwelling that is located on that site.

Essentially the changes we are recommending relate to the definition of places on which people can erect their moveable dwelling.
The following tables outline our proposed amendments to the current regulation.

### 3.1 Clause 65: Primitive Camping Grounds

<table>
<thead>
<tr>
<th>Clause 65 Primitive Camping Grounds Existing Provision</th>
<th>Proposed Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) The following conditions apply to a primitive camping ground:</td>
<td><strong>Recommendation</strong></td>
</tr>
<tr>
<td>(a) the maximum number of caravans, campervans and tents permitted to use the camping ground at any one time is not to exceed 2 for each hectare of the camping ground,</td>
<td>Delete the reference to “caravans, campervans and tents” and replace with the “camp sites” or create a new definition for “primitive camp site”.</td>
</tr>
</tbody>
</table>

**Justifications**

1. The allowance of 2 caravans, campervans and tents per hectare appears to be arbitrary. The Regulation does not define what area should be used to define the ‘camping ground’. The use of property boundaries is arbitrary. Consideration must also be made to the availability of adjacent land that is used by campers for recreation – like adjacent Council or Crown public reserves, beaches, foreshores and/or National Parks. These areas are not used to accommodate caravans, campervans and tents, and as a result these areas reduce the pressure on the actual ‘camping ground’.

2. The use of a different definition for describing places for people to erect a moveable dwelling on camping grounds and caravan parks as opposed to a lack of definition when considering primitive camping grounds is confusing.

   In Division 1-8 of Part 3 the definition for describing places for people to erect a moveable dwelling of ‘camp site’ is used in regard to Caravan Parks and Camping Grounds.

   In Division 9 of Part 3 the definition for describing places for people to erect a moveable dwelling is a number of ‘caravans, campervans and tents’ per hectare in regard to Primitive Camping Grounds.

   The confusion is supported in Archibald John McKechnie v Bega Valley Shire No. 40248 of 1996 [1997] NSWLEC 57 (7 May 1997) where the judge referred to the camping areas on a Primitive Camping Ground as ‘camp sites’ not as ‘tents, caravans or campervans’.

3. Areas for the erection of moveable dwellings should be defined, in a low key way, to ensure that appropriate areas are used for camping. Thereby ensuring that unsafe areas are not used for camping and areas of significant and/or protected vegetation or relics are conserved.

   This would make the Regulation easier to enforce and monitor for compliance.
<table>
<thead>
<tr>
<th>Clause 65</th>
<th>Primitive Camping Grounds</th>
<th>Proposed Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Provision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>From a management perspective people are directed to their 'camp site' or set up a 'camp site'. It is the vernacular that is in use by the community and understood by all.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>The nature of camping these days often results with a typical family group comprising of 2 adults and 2 children erecting several tents. It is not unusual for such a family to erect an 'adults' tent, another for the children, a kitchen annex, a shower tent and sometimes an additional tent for storage. As a result, it is not uncommon for a family of four to have up to 5 tents. Under the current Regulation, Mystery Bay could only accommodate 8 such family groups – far below what the land can sustain and far below the current level of demand on the primitive camping ground. If the definition for describing places for people to erect their moveable dwellings is changed to 'camp site' this issue will be addressed. Note that there are many groups of family and/or friends including extended families, of 12 or more adults plus children that camp as a group.</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>The allocation of 2 'camp sites' or 'primitive camp sites' per hectare would be sustainable and would not have a significant impact on the environment. A typical 'camp site' would be approximately 50m², two 'camp sites' in an area of one hectare would amount to approximately 100m². This is only 1% of a hectare. Even where there may be 10 camp sites in a hectare, that would only be comprising approximately 5% of the land, 20 sites 10% and so on – leaving the remaining land as natural vegetation. Even in an area of vegetation listed under the Threatened Species Conservation Act, this would level of use would satisfy an 8 part test. At this rate, a variety of 'camp site' or 'primitive camp site' sizes and quantities could be accommodated with minimal impact on the environment, while satisfying an 8 part test. While the rate of 2 'camp sites' or 'primitive camp sites' hectare is recommended, it must allow for that rate to be spread over the camping ground as appropriate. Depending on the site context, it may appropriate to have higher densities in some areas and less in others.</td>
<td></td>
</tr>
<tr>
<td>(b) a caravan, annexe or campervan must not be allowed to be installed closer than 6 metres to any other caravan, annexe, campervan or tent.</td>
<td>No amendment sought.</td>
<td></td>
</tr>
<tr>
<td>Clause 65</td>
<td>Primitive Camping Grounds</td>
<td>Proposed Amendments</td>
</tr>
<tr>
<td>-----------</td>
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<td>---------------------</td>
</tr>
<tr>
<td>Existing Provision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) a tent must not be allowed to be installed closer than 6 metres to any caravan, annexe or campervan or closer than 3 metres to any other tent,</td>
<td>No amendment sought.</td>
<td></td>
</tr>
<tr>
<td>(d) the camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,</td>
<td>No amendment sought.</td>
<td></td>
</tr>
<tr>
<td>(e) unoccupied caravans, campervans and tents are not to be allowed to remain in the camping ground for more than 24 hours,</td>
<td>No amendment sought.</td>
<td></td>
</tr>
<tr>
<td>(f) if a fee is charged for camping, a register must be kept in accordance with clause 55,</td>
<td>No amendment sought.</td>
<td></td>
</tr>
<tr>
<td>(g) such fire fighting facilities as may be specified in the approval are to be provided at the primitive camping ground.</td>
<td>No amendment sought. However it may be appropriate that Council's prepare Evacuation Plans where appropriate. Note: Council has engaged a specialist consultant to complete a Fire Evacuation and Services Plan for the Mystery Bay Primitive Camping Ground.</td>
<td></td>
</tr>
<tr>
<td>(2) The provisions of Divisions 1–8 do not apply to a primitive camping ground.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Recommendation**

The definition of ‘camp site’ should apply to primitive camping grounds, however Clause 65 (2) should remain unchanged, ie. the provisions of Divisions 1-8 should still NOT apply to primitive camping grounds. There could be a new definition called “primitive camp site”.

**Justification**

The level of service as required for ‘camping grounds’ is not required or desired on primitive camping grounds. The community are attracted to the primitive camping ground for its primitive status and do not want the hot water, mirrors, washing machines, laundry tubs, clothes driers, ironing boards or irons that are provided at ‘camping grounds’.

2. **Recommendation**

Note should be made that Clause 55 of Division 7 may apply to primitive camping grounds. Clause 55 refers to a register of occupiers.

**Justification**

It is not completely accurate to provide that the provisions of Division 1 to 8 do not apply to primitive camping grounds as Clause 55 of Division 7 may apply to Primitive Camping Grounds as stated in Clause 65 (1) (f).
### 3.2 Clause 3: Object

<table>
<thead>
<tr>
<th>Clause 3 Object</th>
<th>Proposed Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Provision</td>
<td>Recommendation</td>
</tr>
<tr>
<td>The object of this Regulation is to provide opportunities for affordable alternatives in short-term and long-term accommodation:</td>
<td>Add a reference to ‘primitive camping grounds’ in the Object of the Regulation.</td>
</tr>
<tr>
<td>(a) by establishing standards for the design of caravan parks and camping grounds, and</td>
<td>For example Clause 3 (a) “by establishing standards for the design of caravan parks and camping grounds (including primitive camping grounds).”</td>
</tr>
<tr>
<td>(b) by establishing standards for the design and construction of moveable dwellings and for their siting, and</td>
<td><strong>Justification</strong></td>
</tr>
<tr>
<td>(c) by establishing standards to promote the health, safety and amenity of the occupiers of moveable dwellings.</td>
<td>The current Object of the Regulation does not refer to Primitive Camping Ground.</td>
</tr>
</tbody>
</table>

### 3.5 Dictionary

<table>
<thead>
<tr>
<th>Definition of camp site</th>
<th>Proposed Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Provision</td>
<td>Incorporate a new definition for ‘primitive camp site’ and/or incorporate the following recommendations into ‘camp site’.</td>
</tr>
<tr>
<td>“Means an area of land within a camping ground on which a campervan or tent may be installed and which is designated as a camp site by the approval for the camping ground”</td>
<td><strong>1. Recommendation</strong></td>
</tr>
<tr>
<td></td>
<td>A ‘camp site’ should allow for multiple (not ‘a’) campervans, tents or caravans as long as the provisions of clause 65 (1) (b) and (c) are met.</td>
</tr>
<tr>
<td></td>
<td><strong>Justification</strong></td>
</tr>
<tr>
<td></td>
<td>This would then reflect the way people actually camp. As discussed in 3.1 (Justification No. 5), a family of four may have up to 5 tents and large groups of families and/or friends even more.</td>
</tr>
<tr>
<td></td>
<td><strong>2. Recommendation</strong></td>
</tr>
<tr>
<td></td>
<td>The definition should also apply to primitive camping grounds. Alternatively, create a new definition – “primitive camp site”.</td>
</tr>
<tr>
<td></td>
<td><strong>Justification</strong></td>
</tr>
<tr>
<td></td>
<td>The current definition does not include primitive camping grounds.</td>
</tr>
<tr>
<td></td>
<td><strong>3. Recommendation</strong></td>
</tr>
<tr>
<td></td>
<td>The definition should include caravans as well as campervans and tents when applying it to primitive camping grounds.</td>
</tr>
<tr>
<td></td>
<td><strong>Justification</strong></td>
</tr>
<tr>
<td></td>
<td>Clause 65 (1) (a) already permits caravans to be erected on primitive camping grounds.</td>
</tr>
</tbody>
</table>
4.0 Conclusion

In order for Council to manage the Mystery Bay Primitive Ground in a realistic manner the current regulation must be changed to reflect the operational issues and the nature of camping.

The use of 2 ‘camp sites’ or 2 ‘primitive camp sites’ per hectare instead of 2 ‘tents, caravans or campervans’ per hectare would be a more realistic way of regulating the number of people using a primitive camping ground. It would reflect more accurately how people naturally use a camping ground, relates more clearly to how people describe the area in which they set up camp, and the way that caretakers or managers of primitive camping grounds refer to these areas.

In addition ‘camp sites’ or ‘primitive camp sites’ should allow for the erection of more than one caravan, campervan or tent on a ‘camp site’ as long as the required distances between moveable dwellings are met and that there are no more than 12 persons on a ‘camp site’.

Without the recommended changes, Mystery Bay Primitive Camping Ground, and others in the state, can not meet the needs of their communities. Council’s will be faced with the ongoing problem of managing a camping ground that, with its current level of use as desired by the community, can not meet the current regulations. At worst, primitive camping grounds may have to be closed down.

5.0 Acknowledgments

This submission was prepared in consultation with the Mystery Bay Primitive Camping Ground and Foreshore Reference Group. This group was established by Council to ensure that the relevant community stakeholders would play an active role in the development of the Plan of Management for the Mystery Bay Primitive Camping Ground and Foreshore and in the development of this submission with the assistance of Council staff.

The following groups are represented on the Mystery Bay Primitive Camping Ground and Foreshore Reference Group:

1. Aboriginal Community Representative - Wagonga Local Aboriginal Lands Council: Mr Ken Foster
2. Aboriginal Womens’ Group Representative - Merrimans Local Aboriginal Land Council: Ms Anne Thomas
3. Campers’ Representative: Mr John Philip
4. Camping Ground Caretakers (also representing campers): Ms Christina Potts and Mr Patrick Haack
5. Coastwatchers Association Inc: Mr Mark Hanigan
6. Mystery Bay Coastcare (Landcare): Ms Victoria Lamont
7. Mystery Bay Residents’ Representatives: Mr Stan Foster, Ms Carmen Ky and Ms Beatry Bear

The support of these members of the public in developing this submission has ensured that the community has been directly involved in the planning for the future use, management and maintenance of the Mystery Bay Primitive Camping Ground and Foreshore Community Land.
6.0 Current Approval Notice

**APPROVAL TO OPERATE A PRIMITIVE CAMPING GROUND**

The Council of EUROBODALLA SHIRE

hereby grants, under section 88 Part F2 of the Local Government Act 1993, approval to operate a primitive camping ground.

Approval granted to: EUROBODALLA SHIRE

ADDRESS: PO BOX 99

MORUYA POST CODE: 2537 TELEPHONE:

In respect of primitive camping ground known as: MYSTERY BAY PRIMITIVE CAMPING GROUND

Situated at: MYSTERY BAY

This approval to operate shall remain in force from: 1/JAN/2003 to: 31/DEC/2006

or until such time as it is amended, modified or revoked under the relevant provisions of the Local Government Act 1993.

This approval permits the primitive camping ground to be used by a total of not more than 40 caravans, campervans and tents at any one time.

**FACILITIES PROVIDED**

<table>
<thead>
<tr>
<th>TOILET AND SHOWER FACILITIES</th>
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</thead>
<tbody>
<tr>
<td>Toilets, Male</td>
</tr>
<tr>
<td>Showers, Male</td>
</tr>
<tr>
<td>Hand basins, Male</td>
</tr>
<tr>
<td>Urinals</td>
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<table>
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<tr>
<th>FACILITIES FOR PEOPLE WITH DISABILITIES</th>
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</thead>
<tbody>
<tr>
<td>Showers</td>
</tr>
<tr>
<td>Toilets</td>
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<tr>
<th>FIRE FIGHTING FACILITIES</th>
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**STANDARD CONDITIONS**

1. This approval shall be prominently displayed on a part of the approved premises where it may be seen by all residents.
2. The operation of the primitive camping ground and any work associated with its operation must comply with any applicable standard established by the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995.
3. It is a condition of this approval that the land is not used for any commercial purpose other than a primitive camping ground or an associated purpose.
4. It is a condition of this approval that the land not be used for the manufacture, construction or reconstruction of moveable dwellings (this condition does not prevent the on-site repair of moveable dwellings).
5. It is a condition of this approval that inspections of the premises may be conducted by Council, to ensure continued compliance with the Act and the relevant regulations.

**SPECIAL CONDITIONS**

1. Inspection Certificate of Maintenance of essential services (fire hose reels) by a registered approved contractor is required bi-annually. Appropriate notification is to be affixed to reels at time of inspection.

Issued this day of May 2003

Designation of person authorised by Council

Signature