

## **IMPROVING THE REGULATION OF MANUFACTURED HOMES, CARAVAN PARKS, MANUFACTURED HOME ESTATES AND CAMPING GROUNDS**

To : [planning.nsw.gov.au/proposals](https://planning.nsw.gov.au/proposals)

I understand the Brunswick Heads Progress Association has submitted detailed comments regarding the serious situation that has arisen in its town and this is very pertinent to the discussion paper. Basically, the Brunswick Heads situation is a clear and unarguable example that blatantly shows the State cannot, and should not have total control over the regulation of NSW Camping Grounds.

In Brunswick Heads over the last 5 years, the State, under its politically chosen and appointed "Trust", The NSW Crown Holiday Parks Trust has illegally and blatantly done whatever it wants in its Caravan Parks and knowingly and continually acted in total contradiction to not only Crown Lands regulations but clearly ignored the directions from Byron Shire Council to comply with safety, equity, environmental and amenity issues.

This is totally unacceptable and is what would happen across the State if this model was accepted. Consequently the local community and council is totally up in arms against this "dictatorship" approach to the management of local land by the "State". It is clearly unworkable and totally illogical to take all control of local Crown Land from local regulatory bodies.

NSW Crown Holiday Parks actions in Brunswick Heads show what happens when there is only one level of regulation and it is totally unacceptable to local people who are basically banned from using their towns best public spaces and river access as the State sees this land as simply a revenue source.

The key point I wish to raise as feedback to this discussion paper is that the "State" believes they can fairly run these parks by themselves. Unfortunately what happens in Crown Land Holiday Parks is that the "State" basically hands over total control to an appointed Trust. History has shown in Brunswick Heads that the Trust is basically stacked with developers and people from the "big end of town". As Trusts they

answer only to the minister, so basically these Trusts regulate themselves and believe they have a green light to do whatever they like.

In Brunswick Heads this has led to major confrontations between the commercially driven trust and the local community. It should also be remembered that this trust was instigated by ICAC investigated Minister Tony Kelly and Plannings Warwick Watkins.

Quite simply, history has shown that the NSW State Government cannot be trusted to properly manage local caravan parks without Local Council being able to ensure proper regulation takes place. If the body investigating this issue wants to see why this doesn't work I suggest a trip to Brunswick Heads is a must and talk to the Progress Association to see the corruption and bad decision making that occurs when Caravan Park operators are "self regulated" as "Trusts" do whatever they like.

Regards

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