



Proposed Nature Based Park Operational Management Plan

Lot 49 (No. 45) Jakattah Road, Muckenburra

April 2024

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Prepared for:

Cornelia and Stephannes Labuschagne

Prepared by:

Altus Planning

68 Canning Highway

SOUTH PERTH WA 6151

Phone: 9474 1449

contact@altusplan.com.au

www.altusplan.com.au

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1.0 Introduction

This Operational Management Plan (**Management Plan**) has been prepared by Altus Planning on behalf of Cornelia and Stephannes Labuschagne (**landowners and Applicants**) located at Lot 49 (No. 45) Jakattah Road, Muckenburra (**subject land or site**).

2.0 Purpose

The purpose of this Management Plan is to detail the operations and management procedures of the Nature Based Park (**proposal**).

The Management Plan is to accompany a Development Application submitted to the Shire of Gingin (**Shire**) and has been prepared with consideration to the Nature Based Parks: Licensing guidelines for developers and local government.

The following is detailed in this Management Plan:

- Implementation and Compliance;
- Nature Based Park Description;
- Site Planning and Services;
- Waste Management; and
- Complaints Procedure.

3.0 Implementation and Compliance

The operational and management procedures of the Nature Based Park shall comply with the provisions of the Operational Management Plan. The proposal will comply with any conditions and advice notes of development approval, pertaining to the Management Plan. Responsibilities for all activities will be that of the owner of the business and Camp Manager/s.

Name: Cornelia & Stephannes Labuschagne

Phone: 0415 509 490

Email: marizane12@yahoo.com.au

The Management Plan should, from time to time, be updated when the need arises. Applicants will liaise with the Shire regarding any proposed changes to the Management Plan.

4.0 Nature Based Park Description

The proposal features six (6) camping sites with no built form or services. This provides opportunity for patrons to stay on a short-term basis, in a simple and self-sufficient manner to enjoy the natural setting that the site provides.

The camping sites are separated by a minimum distance of approximately 110 metres. sites border the existing lake and are located a minimum of 25 metres (approximately) from the top of the bank of the lake. There will generally be no more than 4 persons per site for a maximum of 24 persons on the site at any one time. Camp sites will be secluded by one another, obscured by existing forest trees which are scattered around the lake in the middle of the property.

Camp sites will not operate during the bushfire season (Shire of Gingin from 1 December to 30 March every year) and camp fires will be restricted in the restricted burning period (Shire of Gingin from 1 October to 16 May) which apply to the designated fire pit to each camp site. Outside of the bushfire season, the typical duration of the stay will be between 1-3 days. The duration of stay will be managed by the Applicants and will not exceed 28 days within a 3 month period.

Patrons will be allocated a designated camping site by the Camp Manager. Ablution, power, and water supply are not available to each camp site. Mobile connection is available for patrons as the site is within the Telstra 4G network.

5.0 Site Planning and Services

Access

Access to each camp site is via Murray Road. The vehicle entry point is located at the north-west corner of the site, approximately 573 metres from Gingin Brook Road. An internal access road across the open grassland of the site will service each camp site. The access road will effectively follow the lake and will provide a continuous link from Murray Road to Jakattah Road.

A direct emergency access road will also be provided to link the internal access road to Gingin Brook Road along the southern boundary of the site. This will avoid patrons having to double back to get to Gingin Brook Road.

Camp Manager

The Camp Manger is responsible for the implementation of the Management Plan and oversees the day-to-day functions of the Nature Based Park. The Camp Manager is responsible for overseeing the booking system and may guide patrons to their allocated camp sites when requested.

The Camp Manager is also responsible for the overall upkeep of the camp sites and identifying when maintenance works are required to ensure the environmental quality of the site is sustained. The Camp Manager is located on-site and the primary point of contact for general enquiries and complaints, whether it be in person or over the phone.

Chief Warden and Emergency Evacuation

The Applicants are also designated as Chief Warden in the event of a bushfire emergency. The Chief Warden is responsible for checking the Department of Fire and Emergency Services (**DFES**) alerts and warnings web page at regular intervals and for advising patrons if it is necessary to evacuate.

The Chief Warden is responsible for implementing and overseeing the Emergency Evacuation Plan and will be the primary contact for guests and emergency services. Amongst other responsibilities detailed in the Bushfire Emergency Plan, the Chief Warden must determine the evacuation requirement, verify the safety to evacuate and destination or supervise shelter, and administer first aid. The Chief Warden's contact details are available in the Emergency Plan are also provided to the guests upon confirmation of their booking.

In the event of an emergency, access is to the south via the direct access road from the internal camp road to Gingin Brook Road. The Chief Warden is to direct patrons to the emergency access if necessary.

6.0 Waste Management

Patrons are expected to camp on site in a self-sufficient manner involving a 'pack it out policy' where litter must be removed and effluent in self-contained systems. Prior to departing the Nature Based Park patrons must inspect their camp site, food preparation areas, and rest areas for rubbish or spilled food. Patrons must respect the environment in which they camp and leave only their footprints.

The Camp Manager is responsible for ensuring the camp sites are kept clean and any remaining litter is collected by the Camp Manager once patrons depart the Park.

7.0 Complaints Procedure

The Camp Manager is designated as the first point of contact for any written or verbal complaints received by patrons and surrounding owners/occupiers. The Camp Manager will also ensure that patrons behave in an orderly manner and comply with the Management Plan. The contact details of the Camp Manager are provided under section 3.0 of this Management Plan.

All complaints will be recorded in the Complaints Register and stored appropriately by the Camp Manager. The complaints register will be available to the Shire upon request.



8.0 Complaints Register

Date & Time	Name	Nature of Complaint	Resolution	Comments