

Bruns River Camp

Management Plan

43 SYNOTTS LANE OCEAN SHORES 2483

Lot 3 DP710680

29TH OCTOBER 2020

The following information has been prepared to guide the management of the proposed camping ground development at No. 43 Synotts Lane ,Ocean shores. This document is intended for use by Byron Shire Council in the assessment and determination of a Development Application for the subject property.

The subject site forms a parcel of land formally known as Lot 3 in Deposited Plan 710680, No. 43 Synotts Lane Ocean Shores 2483. The site has a total area of 15 hectares.

The subject lot is irregular in shape and consists of having frontage of 340m along Synotts Lane. The southern boundary runs in east to west direction bordering the Midjimbil creek. The most northern boundary of the allotment contains moderate to steep slopes. Gentle slopes are located throughout the central part of the property while flat land is located within the cleared areas of the south western corner. A Slight decrease in elevation is located in the south eastern corner due to natural low-lying land influenced by Midjimbil creek.

The proposal seeks to gain development consent for an eco-tourism facility and camping ground comprising 10 primitive camp sites and amenities at lot 3 DP 710680. No 43 Synotts Lane, Ocean Shores. Access is by way of Synotts Lane.

Table 1 below summarises the proposed management strategies for the proposal based on the considerations that are relevant to the development site.

Table 1 Management strategy's	
Relevant considerations	Management strategy's
On Site Manager	<p>The Land owners of the property will part take in a management role as well as nominating an on-site manger to manage the development.</p> <p>The land owners residential dwelling looks over the camping ground sites, which</p>

	allows for 24hour commitment actioning the following strategies outline below.
Guest Numbers	<p>The number of guests within the camping ground will be limited by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p> <p>Due to the nature of the sites having large areas, the number of guests within each camp site will be limited to 4-6 x persons per site.</p> <p>Any guest attending the site is required to be nominated at the time of booking.</p> <p>The on-site manager/s will maintain a register of guests attending the site.</p>
Trading Hours	whilst the use of the camping ground and holiday cabins will be available to guests 24 hours a day / 7 days per week, check in hours will be limited to the hours of 10am to 8pm.
Security management	<p>General surveillance and security of the property will be undertaken by the on-site manager/s.</p> <p>The on-site manager/s will ver see the camp ground and holiday cabins from their elevated residence, and will traverse the tourist occupied areas of the site periodically to ensure guests adhere to rules and management strategies.</p>
Noise Mitigation	<p>No amplified music is to be permitted within the camping ground.</p> <p>The on-site manager/s will enforce a 10pm curfew, which requires all guests to limit activity after 10pm to ensure the amenity of fellow guests and the general locality is preserved.</p>

Vehicle Movement	<p>Internal roads and path ways are to be clearly identified to guests upon arrival.</p> <p>Vehicles are limited to only be driven on designated roads and gravel surface trails. A maximum speed of 10km per hour is permitted in these designated driving areas.</p> <p>Only guest and manager vehicles are permitted to enter the tourist facility area of the property.</p>
Waste Management	<p>All non-biodegradable waste brought on site has to be taken away with the guest as they leave.</p> <p>Compost bins are provided to deal with organic waste such as food scraps.</p> <p>For self-contained campers such as small RV's and Campervans, there will be no dumping points for their effluent waste loads as they will be advised appropriate near-by locations for efficient dumping facilities.</p> <p>All Guests are educated upon arrival that all waste generated on site during their stay should be considered reducing the amount used as well as reusing what-ever is possible and recycling the correct items to avoid landfill.</p>
Maintenance and Cleaning	<p>Each individual camp site and holiday cabin will be cleaned the same day as guests depart their respective site/cabin.</p> <p>The on-site manager/s will provide general maintenance and cleaning on an as need basis.</p>
Water usage	<p>Resources such as water are only provided to the site's capability of storage, if seasonal trends are dry with storage quantities low, the guests will be informed to be courteous of fellow campers as well in extreme dry conditions that they won't be able to use onsite showers and wash basins.</p>

Lighting Fires	<p>Lighting fires within the camping ground will only be permitted if approved by the NSW Rural Fire Service, having regards to fire bans and planning for bush fire protection principles.</p> <p>Lighting of fires is only to occur within a specifically designed structure that is monitored and maintained by the on-site manager/s.</p>
Lightening	Low level lighting only shall be provided adjacent to internal roads, pathways and amenities buildings as required.
Guests Rules & Induction	<p>The on-site manager/s will prepare a list of rules for the use of the site based on the management strategies outlined in this table.</p> <p>On arrival, guests will be provided with a list of rules for the use of the site.</p> <p>All guests will be made aware of site constraints, emergency procedures and the proximity of neighbouring residents. All guests will be provided with contact arrangements for the on-site manager/s.</p>
Nature interaction	<p>Nature interaction will be prohibited to all guests.</p> <p>Due to our Site having an abundance in a range of diverse wild life species, It will be advised to not to interact with any wild life by feeding or interfering.</p>
Pets policy	No Pets are permitted to be on site.
Complaint Lodgement	<p>the name, email address and mobile phone number of the owner/managers of the tourist facility will be displayed within a small notice at the entrance to the property and within a website for the tourist facility. These details will be available to members of the public.</p> <p>The on-site manager/s will monitor the business email address for any public concerns. The on-site manager/s will be available to respond to guest requests and concerns.</p>

<p>Complaint Management</p>	<p>The on-site manager/s will at all times have available a list of management strategies and guest rules to review and maintain.</p> <p>The on-site manager/s will make a record of any incidents or complaints immediately after an occurrence.</p> <p>The on-site manager/s will implement measures to rectify any incidents or complaints immediately after an occurrence.</p>
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