



## Nature Based Parks Management Plan

A Nature Based Park operator is required to submit a Management Plan together with a **Schedule 1, Form 1 Application for Grant or Renewal of Licence** to the relevant local government. The Management Plan, as approved by the local government, will form the basis for the licence issued. This is a template Management Plan to assist operators and local governments.

Operators should complete the **Operator to complete** sections in blue, sign on pages 17-18 and submit it to the Licensing Authority for assessment. The Licensing Authority is to complete the **Licensing Authority to complete** sections in copper, sign on page 18 and return the Management Plan to the Operator to accept the terms and conditions of the licence.

Once accepted and returned to the Licensing Authority, the Licensing Authority is to provide a copy to the Operator.

Should you require further information, please telephone the Department on (08) 6551 8700 or toll free for country callers on 1800 620 511 or email [caravan@dlgc.wa.gov.au](mailto:caravan@dlgc.wa.gov.au)

## 1. Market Segment

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(Sections 2, 4, 8 of the Guidelines)

<b>Operator to complete</b>
<b>1.1</b> What is the market segment this facility will be targeting?
The fully self-contained caravan/ campervan segment of the holidaying/travelling public who wish to live with and in harmony with nature and its natural bush surroundings. This market is attracted to pastoral stations as the occupants are interested in pastoral activities, nature and environmental related matters, bird and marine watching with the added experience of living in natural surroundings. This targeted market will not usually use caravan parks but do buy various goods, beside food and drinks from the closest town. Items purchased vary from tyres, fridges, petrol and oil, boating and fishing gear, cloths, air fares, hire cars, tourist orientated boat and flight trips and accommodation in the towns.
<b>1.2</b> How does this facility seek to meet the expectations of the target market?
Offer to the public true “Wilderness camping” associated with the pastoral and farming observations and tours.

## 2. Environmental Impact and Sustainability

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(Sections 4, 5, 8 and 9 of the Guidelines)

<b>Operator to complete</b>
<b>2.1</b> What are the unique environmental characteristics for the area in which this facility is located?
The unique environmental characteristics of this area is the unspoilt/non developed natural bush surroundings situated on a fully working pastoral sheep/cattle station. Nature abounds on this 65,000 hectare pastoral lease with land forms varying from fully protected mangroves, mud flats, eucalyptus tree outcrops, rugged and rocky Cape Range and Rough range, savannah flats and the Indian ocean [Exmouth Gulf] all within 20 km from the domestic airport and 50 km from the town of Exmouth.
<b>2.2</b> Is there a stream or other water source located in or adjacent to the facility?

Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>2.3</b> Are there any particular risks to the surrounding environment posed by the target market segment? If yes, please provide details below.
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
The possible environmental risk, of clearing scrub, is minimal and fully addressed in our management plan, which includes the deposit of a bond by the camper. Exmouth Gulf station [EGS] staff checks all campsites on a regular basis and the compliance of our guidelines issued to all campers. All issues pertaining to campers bringing to the station any dogs will be addressed in our camping guidelines. We will advise campers through supplying of Fisheries, DPaW, Customs, Health and WA Police, pamphlets of their legal responsibilities.
<b>2.4</b> What steps will be taken to minimise any potential environmental impact caused by the target market?
Minimising potential environmental impacts by campers is paramount and includes the issuing of "Camping Guidelines" to each camper on arrival at the station, which states the clearing of bush is totally prohibited, the payment of a compliance bond by each camper, allocation of a numbered campsites to each camper and the continuing check of compliance by EGS staff. Over 15 years of experience obtained by the applicant reveals no issues with dogs has ever arisen on pastoral stations.
<b>Licensing Authority to complete</b>
Ref Questions <b>2.1-2.4</b> – Do additional licence conditions need to be imposed?
Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please list below
[Click here to enter text.]

### 3. Site Planning

(Sections 5, 6 of the Guidelines)

The Pastoral Lands Board has issued to the lessee of Exmouth Gulf pastoral station a permit issued under section 121 of the Land Administration Act 1997 for twenty seven

<p>tourist nodes comprising of 15 hectares over an area of 20 km. This permit is valid to October 2,2054</p>
<p><b>3.1</b> What is the proposed density (one site per ____ square metres)?</p>
<p>The area each van will be allocated will vary considerably due to its location but will greatly exceed the minimum required and only be in a naturally cleared area as each node is discrete and separated of each other. Please see attached maps.</p>
<p><b>3.2</b> What are the key considerations in arriving at this figure? (Examples may include environmental sustainability, fire risk and other safety issues)</p>
<p>The overriding consideration is the degree of potential environmental impact each van site will have. As all van sites are on naturally cleared land no environmental impact will occur. All fire risk matters have been addressed in our BEEP and BEP reports</p>
<p><b>3.3</b> What is the minimum distance between one caravan/camp and another?</p>
<p>The minimum distance between one van/camp site and another will be determined by the naturally cleared area available but will greatly exceed the legal minimum distance. The distance between sites vary from 15 meters to 500 meters.</p>

<p><b>Licensing Authority to complete</b></p>
<p>Ref Questions <b>3.1</b> – Has the minimum standard of one site per 50 square metres been met?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>Ref Questions <b>3.1-3.3</b> – Is this density suitable for this facility?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>Ref Questions <b>3.1-3.3</b> – Does the density need to be less than this to mitigate risk factors?</p>
<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>Ref Questions <b>3.1-3.3</b> – If yes, what density is required?</p>

[Click here to enter text.]

## 4. Infrastructure

(Sections 7, 14, 15, 16, 19 of the Guidelines)

### Operator to complete

#### 4.1 What buildings/structures will be constructed or are present on the site?

No buildings currently exists on any of the nodes. Both grey and black water dump point will be installed at Point Lefroy and Osprey camping areas along with sun shades and aluminium and glass recycling depots

### Licensing Authority to complete

Ref Question **4.1** – Is this appropriate for a nature based park? (Refer to Schedule 7, Clause 11)

Yes ☐ No ☐

#### 4.1.1 Water (Section 17 of the Guidelines)

### Operator to complete

#### 4.1.1 Will the facility have a potable supply of water at least 300 litres per day?

Yes ☐ No ☒

#### 4.1.2 How much potable water will be supplied?

None

#### 4.1.3 Will the facility be providing a centrally located tap? Only for bore/non potable water

Yes ☒ No ☐

**4.1.4** Is it proposed that this facility will provide a washing up facility? (If yes, potable water is required at the washing up facility)

Yes ☐ No ☒

**Licensing Authority to complete**

Ref Questions **4.1.1** and **4.1.2** – Has this arrangement received written approval of the Executive Director, Public Health or local government under delegation?

Yes ☐ No ☐

Ref Question **4.1.3** – Is this facility given exemption from providing a centrally located tap?

Yes ☐ No ☐

Ref Question **4.1.4** – Is this facility given exemption from providing a washing up facility?

Yes ☐ No ☐

**4.2 Power** (Section 20 of the Guidelines)

**Operator to complete**

**4.2.1** Is a power source reasonably available?

Yes ☐ No ☒

**4.2.2** Will lighting be provided to public areas?

Yes ☐ No ☒

**4.2.3** If no, how will any associated risks be minimised?

[Click here to enter text.]

**4.2.4** Will the ablution block have at least 1 power point per four hand basins, with a minimum of one?

Yes ☐ No ☒

**Licensing Authority to complete**

Ref Question 4.2.1 – Is it reasonably practicable to provide a power source for lighting at the facility?

Yes ☐ No ☐

Ref Question 4.2.2 – Is this facility given exemption from the requirements of Schedule 7 Clause 32 (lighting)?

Yes ☐ No ☐

Ref Question 4.2.4 – Is this facility given exemption from the requirements of Schedule 7 Clause 27 (power points)?

Yes ☐ No ☐

**4.3 Toilets (Section 20 of the Guidelines)**

**Operator to complete**

**4.3.1** Will the facility be providing the minimum of two toilets (unisex or otherwise) per 20 sites?

Yes (go to question 4.3.3) ☐ No ☒

**4.3.2** What is the alternative arrangement proposed? (further questions on chemical dump points below)

All campers will be required to have and use Eco toilets with only an approved activator. The permit holder will purchase and hire out Eco toilets and supply an activator to those campers not carrying one with them. Both Osprey and Point Lefroy camping areas will have installed a black/grey water dump point.

<b>4.3.3</b> Will the facility provide at least one toilet within 90 metres of each site?
Yes <input type="checkbox"/> No (see question 4.3.4 below) <input checked="" type="checkbox"/>
<b>4.3.4</b> If no, provide details.
A black/grey water dump point will be installed at both Osprey and Point Lefroy camping areas
<b>4.3.5</b> Detail the means and frequency of toilet maintenance.
N/A

<b>Licensing Authority to complete</b>
Ref Question <b>4.3.1</b> – Does the facility comply with the toilet number provisions?
Yes <input type="checkbox"/> No <input type="checkbox"/>
Ref Questions <b>4.3.1</b> and <b>4.3.2</b> – Is it reasonable for this facility to comply?
Yes <input type="checkbox"/> No <input type="checkbox"/>
Ref Questions <b>4.3.1 - 4.3.5</b> – Does the facility comply with Schedule 7, Clause 47? (See Waste Management below)
Yes <input type="checkbox"/> No <input type="checkbox"/>
Ref Questions <b>4.3.1 - 4.3.5</b> – Is an exemption from Schedule 7, Clause 23 granted? (This can only be granted if Clause 47 is complied with)
Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
Ref Questions <b>4.3.1 - 4.3.5</b> – Is the location of the toilets reasonable?
Yes <input type="checkbox"/> No <input type="checkbox"/>

#### 4.4 Showers (Section 17 of the Guidelines)



<b>Operator to complete</b>
<b>4.4.1</b> Will showers be provided?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>4.4.2</b> If yes, how many?
[Click here to enter text.]

<b>Licensing Authority to complete</b>
Ref Questions <b>4.4.1</b> – Is this reasonable given the location and market segment?
Yes <input type="checkbox"/> No <input type="checkbox"/>
Ref Question <b>4.4.2</b> – How many showers are required?
[Click here to enter text.]

#### **4.5 Hand basins** (Section 17 of the Guidelines)

<b>Operator to complete</b>
<b>4.5.1</b> Will hand basins be provided?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>4.5.2</b> If yes, how many?
[Click here to enter text.]

<b>Licensing Authority to complete</b>
Ref Questions <b>4.5.1</b> – Is this reasonable given the location and market segment?

Yes <input type="checkbox"/> No <input type="checkbox"/>
Ref Question 4.5.2 – How many hand basins are required?
[Click here to enter text.]

#### 4.6 Hot water (Section 17 of the Guidelines)

<b>Operator to complete</b>
4.6.1 Will hot water be provided to showers and hand basins?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>Licensing Authority to complete</b>
Ref Questions 4.6.1 – Is this reasonable?
Yes <input type="checkbox"/> No <input type="checkbox"/>
Ref Question 4.6.1 – Is this facility given an exemption under Schedule 7, Clauses 24, 26 and 31?
Yes <input type="checkbox"/> No <input type="checkbox"/>

## 5. Waste Management

(Sections 17 and 18 of the Guidelines)

### 5.1 Toilets and communal chemical soil waste dump/points

If the facility is providing the number of toilets specified in the Regulations i.e. 2 toilets for every 20 sites then skip to 'Grey water'

<b>Operator to complete</b>
5.1.1 Please outline the reasons or obstacles preventing this facility from providing the specified number of toilets?

Due to the distance between vans/camps in each twenty seven camping nodes covering some ten kilometres of coastline and not having water available All campers will be required to have and use Eco toilets.

If a communal chemical soil waste dump point is required in accordance with the Regulations:

**Operator to complete**

**5.1.2** Is the chemical dump point in logical proximity?

Yes ☒ No ☐

**5.1.3** Provide details of its location in relation to the nature-based park?

Each dump point will be adjacent to and within the Point Lefroy and Osprey camping nodes respectively

**5.1.4** Do park users have ready access?

Yes ☒ No ☐

**5.1.5** If it is not provided by the licence holder, is there a written agreement guaranteeing access?

Yes (please attach a copy to this document) ☐ No ☐

**Licensing Authority to complete**

Ref Questions **5.1.1 - 5.1.5** – Is there compliance with Schedule 7, Clause 23?

Yes ☐ No ☐

Ref Questions **5.1.1 - 5.1.5** – If No, is the requirement in Schedule 7, Clause 47 complied with?

Yes ☐ No ☐

## 5.2 Waste disposal

### Grey water

<b>Operator to complete</b>
<b>5.2.1</b> Is the greywater system you are planning to install at the facility a Health Department approved system?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>5.2.2</b> Describe the system below
Coerco [formyl Rapid Plastic] 4000 litre septic tanks and leach drains

<b>Licensing Authority to complete</b>
Ref Question <b>5.2.1</b> and <b>5.2.2</b> – Does the proposed waste management satisfy the statutory requirements?
Yes <input type="checkbox"/> No <input type="checkbox"/>

### Solid

<b>Operator to complete</b>
<b>5.2.3</b> What is the means for solid waste (rubbish) disposal at this facility?
As we are operating a “Wilderness camping” business and our clients are part of the travelling public our philosophy is all solid rubbish must be removed from the camping area and deposited in the Shire of Exmouth disposal site. Both aluminium and glass recycling depots will be established at each camping node and will be serviced by station staff who will collect and transport it to recycling depots
<b>5.2.4</b> Detail the means and frequency of solid waste collection and ultimate disposal.
No collection of solid waste is undertaken except aluminium cans and glass. All campers must remove their own solid waste and dispose of it at the Shire of Exmouth authorised disposal point.

**5.2.5** Do all buildings with toilets have napkin disposal units approved by the Licensing authority?

Yes ☐ No ☐ NA ☒

**5.2.6** If yes to **5.2.5**, how will these disposal units be maintained?

[Click here to enter text.]

## 6. Infrastructure Summary

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**Operator to complete**

**6.1** How does the infrastructure align with the market segment?

Our “Wilderness camping” experience indicates the less infrastructure installed other than our legal requirements to install dump points, recycling depots, signs and roads etc. the more people like.

## 7. Informing of Shortfalls in Infrastructure

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(Section 12 of the Guidelines)

**Operator to complete**

**7.1** What are the key infrastructure or amenities not provided at this facility? (Regulation 19(1)(m))

None of the items mentioned in section 19 [1] [M] of the Caravan Parks and Camping grounds regulations is supplied except Eco toilets, activator, dump points and recycling depots.

**7.2** What avenues will the operator use to ensure the target market is aware of these shortfalls?

Advertising on our web site and advise campers registering at the Exmouth Gulf stations office by issuing “Camping Guidelines” and verbally. Our web site will advise people of the facilities supplied.

<b>Licensing Authority to complete</b>
Ref Questions <b>7.1</b> and <b>7.2</b> – Does this need to form a licence condition?
Yes <input type="checkbox"/> No <input type="checkbox"/>

## 8. Traffic Management

(Section 13 of the Guidelines)

<b>Operator to complete</b>
<b>8.1</b> Are the one-way roads within the facility 4 metres wide?
Yes <input checked="" type="checkbox"/> No (go to question 8.2) <input type="checkbox"/>
<b>8.2</b> If no, what is the minimum width?
[Click here to enter text.]
<b>8.3</b> Are the two-way roads within the facility at least 6 metres wide?
Yes <input checked="" type="checkbox"/> No (go to question 8.4) <input type="checkbox"/>
<b>8.4</b> If no, what is the minimum width?
[Click here to enter text.]
<b>8.5</b> If no to 8.1 or 8.3, what system of ingress and egress is to be put in place to minimise risk?
[Click here to enter text.]
<b>8.6</b> How do the roads and paths identified in the facility plan meet the needs of the market segment?
All roads will be sign posted and maintained by Exmouth Gulf station officers

<b>Licensing Authority to complete</b>
Ref Questions <b>8.1 - 8.4</b> – Is approval given under Schedule 7, Clause 16A for narrower roads?
Yes <input type="checkbox"/> No <input type="checkbox"/>
Ref Questions <b>8.5 and 8.6</b> – Does the proposed traffic management plan minimise risk?
Yes <input type="checkbox"/> No <input type="checkbox"/>

## 9. Risk Management

(Sections 20-22 of the Guidelines)

### 9.1 Fire

<b>Operator to complete</b>
<b>9.1.1</b> Is every site within the reach of the nozzle end of a fire hose as required?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>9.1.2</b> Does the facility have at least one fire extinguisher?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>9.1.3</b> Will every person in the facility be able to access the fire extinguisher?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>9.1.4</b> How will this facility continue to keep the firefighting equipment accessible and ready for use at all times?
As is normal and an imperative requirement of all pastoral stations fire-fighting equipment such as water tanks and fire- fighting pumps, water trailers and graders are available at all times. EGS staff are VES trained.
<b>9.1.5</b> How is the risk of fire and any loss due to fires to be managed?

The paddocks surrounding the Point Lefroy and Osprey camping areas are holding paddocks and at shearing time 8500 sheep are kept in there until the fuel load has decreased. Our current \$20 million comprehensive public risk insurance policy addresses all claims and losses [as required by the Pastoral Lands Board]

### Licensing Authority to complete

Ref Question **9.1.1** – Is the water supply adequate to operate fire hoses effectively?

Yes ☐ No ☐

Ref Question **9.1.5** and **3.3** – Is the power to **increase** minimum distances between camps at this facility being exercised?

Yes ☐ No ☐

Ref Question **9.1.5** – If yes, what is the distance that is required between camps at this facility?

[Click here to enter text.]

## 9.2 Cyclone (if the facility is in a cyclonic region)

### Operator to complete

**9.2.1** Where is the manager or other responsible person for the facility residing?

The manager and staff reside on site at Exmouth Gulf station.

**9.2.2** What communication system is available for the manager or other responsible person in case of a cyclone?

Telstra mobile phones[clients details are recorded on their registration forms] and our privately owned, licenced and manned, UHF repeater station and Marine VHF radio station

**9.2.3** How will the manager or other responsible person notify all occupants in a timely manner?



Our contact details will be in writing on our “Camping Guidelines” issued to all campers on registration at EGS homestead. Our research shows tourist numbers decline to near zero during the cyclone period so any minimum number of tourist camping will be easily contactable via phone or UHF radio. During the cyclone season two schedules per day on our UHF radio system is obligatory.

### 9.3 Other

#### Operator to complete

**9.3.1** Detail any other risks that require consideration in the area this facility is located.

[1] Road accidents, [2] Medical emergencies, [3] Accident at sea.

**9.3.2** What steps are being taken to minimise the impact?

[1] Speed limit signs will be erected on all station roads to mitigate road accidents. Road widths and maintenance undertaken by EGS staff will assist in mitigating accidents. [2] EGS has purchased the full RFDS emergency first aid kit and defibrillator and retain it at the homestead for the use of all campers, direct communications to RFDS doctor is available 24 hours in the case of emergencies. The Exmouth hospital is located 50 km from the station via a sealed arterial highway. [3] Over-due boats and accidents at sea will be either managed through mobile phone or EGS UHF/VHF radio system. Our staff are volunteers with Sea rescue and have had over 10 years-service.

### 9.4 Communications / Emergency Contacts

#### Operator to complete

**9.4.1** Will a public telephone be provided?

Yes ☒ No ☐

**9.4.2** Will there be a sign or a point at the facility providing emergency contact details?

Yes ☒ No ☐

**9.4.3** How will communication be addressed in an emergency situation?

Either the station manager or EGS staff will address any emergency situations either via mobile phone or EGS UHF repeater radio.

**9.4.4** Name and contact details of manager at facility

Phillip Kendrick. 0428300648 and 0488022571

**Licensing Authority to complete**

Ref Questions **9.1 – 9.4** – Does the facility have an adequate risk mitigation and management plan?

Yes ☐ No ☐

## 10. Length of Stay

(Section 9 of the Guidelines)

**Operator to complete**

**10.1** Based on the above information, what is the appropriate length of stay for users of this facility?

Taking into account the facilities provided, such as dump points [purchased, installed and maintained], UHF radio system [purchased, installed, manned and licenced], the full use of RFDS medical kit [purchased, maintained and available], full time EGS manager and staff on duty, the installation of an office and office materials, the appropriate length of stay will be at the campers discretion e.g. one to seven days or twenty eight days. In deciding the appropriate length of stay at a Nature Based Park consideration must be given to senior citizens and retired people escaping the cold weather down south, people on long service leave [three months or longer] or annual leave [three to four weeks, the distance people travel [e.g. from Victoria, Queensland, Tasmania] so any further restrictions on their length of stay would severely affect the viability of the park.

**10.2** How will the length of stay be monitored?

Through station records as all persons will need to book into the station prior to obtaining an access key and patrols of campsites by station staff.

<b>Licensing Authority to complete</b>
Ref Questions <b>10.1</b> and <b>10.2</b> – Detail any restrictions on the 28 day length of stay in a three month period for any market segment at this facility.
[Click here to enter text.]

## Signatures

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### 1. Operator to sign:

I provide the above information as an accurate reflection of the proposed nature based park.

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Operator Name

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Signature

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Date

## 2. Licensing Authority to sign:

I have assessed the information provided and determine that a licence should be offered subject to the above conditions.

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Operator Name

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Signature

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Date

## 3. Operator to sign:

I accept the terms and conditions on this nature based park licence.

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Operator Name

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Signature

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Date

<b>Licensing Authority:</b> Signed copy provided to operator?
Yes <input type="checkbox"/> No <input type="checkbox"/>

## For more information, please contact:

### Department of Local Government and Communities

Gordon Stephenson House, 140 William Street, Perth WA 6000

GPO Box R1250, Perth WA 6844

Telephone: (08) 6551 8700 Fax: (08) 6552 1555

Freecall: 1800 620 511 (Country only)

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Translating and Interpreting Service (TIS) – Tel: 13 14 50