



DREW@ASTUTEPLANNING.COM.AU

Ph.: 0472 648 087

ABN: 876 501 61139

# 99 MOUNT PLEASANT LANE, BUCKAROO

## PLAN OF MANAGEMENT

This Plan of Management (POM) has been prepared for Michael and Emma Ferris and forms part of a development application to Mid-Western Regional Council for an ancillary caretaker's dwelling development at 99 Mount Pleasant Lane, Buckaroo. The POM also relates to development consent DA0073/2023 (ME0002/2024), which was granted on 19 September 2023 for the purposes of 6 tourist and visitor accommodation buildings (serviced apartments). The operations of the proposal are summarised in the table below.

Item	Serviced Apartments Operations
<b>Management</b>	<p>The site will be managed by the onsite managers and will be the main point of contact for all guest enquiries.</p> <p>The managers will be available directly at the reception and onsite 24 hours a day.</p>
<b>Guest Check-in</b>	<p>All guests are required to physically check-in at the reception upon arrival in order for a site induction and tour of the premises. This will include a tour of the gardens and sculpture displays on the way to the apartments in order to orientate the guests with the site.</p> <p>Management will confirm all booking details as necessary and exchange contact information for emergencies and for a primary point of contact for guest requests.</p>

<b>Waste Management</b>	<p>Waste storage (including recycling) will be available within each serviced apartment and at the reception area.</p> <p>The manager will be responsible for the upkeep of the site, with a daily garbage collection, and arranging for a commercial waste collection service on an as needed basis.</p> <p>All waste storage is to be in sealed bins and fully screened from view. No waste will be allowed to exceed bin capacity.</p>
<b>Security and safety measures on site</b>	<p>Each serviced apartment is lockable and includes a private parking area.</p> <p>Management is responsible for all general repairs and maintenance including the serviced apartments and surrounding grounds.</p> <p>Any noise complaints will be recorded and warnings issued to guests.</p>
<b>Occupational Health and Safety Requirements</b>	<p>The manager will undertake their duties in accordance with applicable legislation including the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2017.</p> <p>This will include upkeep of signage and testing of all appropriate facilities as needed.</p>
<b>Fire safety/emergency procedures</b>	<p>Each apartment is to be provided with an information folder containing emergency contact numbers for essential services (including fire, ambulance and police).</p> <p>A map of the site including current location, emergency exits, firefighting equipment and emergency procedures will be provided in each apartment.</p>
<b>Site Rules</b>	<p>Guests must abide by the following premises rules:</p> <ul style="list-style-type: none"> <li>• The manager will be accessible via mobile phone on a 24 hour basis should there be an emergency, and during business hours</li> </ul>

	<p>for enquiries.</p> <ul style="list-style-type: none"> <li>• All guests have access to common areas during daylight hours. The outdoor communal fire pit areas will be closed from 10pm onwards.</li> <li>• Guests conduct to be quiet, orderly and lawful at all times when staying at the premises.</li> <li>• No parties are permitted at all.</li> <li>• Loud music is not permitted at all.</li> <li>• Apartments must be made available for inspection upon notice from management</li> </ul> <p>Guests must comply with all requests of the manager or they are liable to eviction.</p> <p>Signage will be provided in the communal areas reminding residents to keep noise to a minimum.</p>
<b>Visitor policy</b>	<p>Guests may entertain visitors in their rooms and immediate curtilage of their apartment.</p> <p>Visitors must obey the site rules (refer above) and are permitted between 8am and 9pm only.</p>
<b>Noise management</b>	<p>The onsite manager will ensure the apartments are appropriately monitored with regard to noise, and the manager's contact details will be provided to all guests.</p> <p>This is readily achievable as the manager lives on site.</p>
<b>Communal Areas</b>	<p>The manager will ensure all firepits (when allowed) are built ready to light every afternoon and firewood split and stored ready for use.</p> <p>The manager will be available every evening for a meet and greet food platter session with the guests to encourage use of the communal fire pit space.</p> <p>The vegetable gardens and livestock will be maintained in good order to ensure guests have full access from an experience perspective.</p>
<b>Guest Services</b>	<p>Guest services will be made available at all times</p>

	<p>and will include:</p> <ul style="list-style-type: none"> <li>• Drinks on arrival;</li> <li>• Daily cleaning and cleaning on demand;</li> <li>• Baby sitting if requested;</li> <li>• Pet sitting if requested;</li> <li>• Full booking service for local restaurants, tours and experiences;</li> <li>• Farm tours of the sculpture display and non-commercial agricultural pursuits;</li> <li>• On demand full laundry services;</li> <li>• Airport pickup and drop off for both commercial and private flights;</li> <li>• Transfers to restaurant bookings;</li> <li>• Access to the art display studio.</li> </ul>
<b>Procedures for Major Incidents (any situation where there is illegal activity or potential danger to the guest of other guests)</b>	<p>The procedure for major incidents will be as follows:</p> <ol style="list-style-type: none"> <li>1. Manager will be contacted via mobile phone and would immediately contact the police and ask for them to visit the site.</li> <li>2. In the event the guest has introduced a safety risk to other guests their booking would be terminated immediately and the guest would be evicted from the property.</li> </ol>
<b>Relevant Government Regulations and Australian Standards</b>	<p>Relevant Australian Standards and Regulations will be complied with.</p>