

Flinders 'Camping Reserve'

Management Plan

(Interim) Tourist Park

Camping Area: 15 x campsites; 1 x composting toilet

Cabin Area: 6 x self-contained cabins

May 2023

1109 Undullah Road and Lot 3 Mount Elliot Road, Flinders Lakes, Qld, 4285

Lot 3 SP 311896

Lot 200 on SP133189

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2018/970

Date: 8/08/2023



**Queensland
Government**

Purpose

This Flinders 'Camping Reserve' Management Plan (CRMP) supports a development application for a Tourist Park (interim use) incorporating fifteen (15) campsites including a communal composting toilet; and six (6) self-contained cabins located on part of the approved 'Flinders' (Precinct 1) site.

The purpose of the CRMP is:

- To manage the number of people visiting and staying in the camping reserve at one time;
- To ensure efficient storage and collection of wastes and recyclables during the operational period;
- To avoid causing adverse impacts on waterways.
- To minimise release of contaminated materials.

Existing Site Conditions and Proposed Development

The subject land is described as (part of) Lot 3 on S311896 and (part of) Lot 200 on SP133189, located at 1109 Undullah Road and Lot 3 Mount Elliott Road, Flinders Lakes. (Refer to Figure 1 below)

The *Flinders 'Camping Reserve'* is located in the Greater Flagstone PDA, which is intended to be developed for future urban residential uses. There are a number of significant environmental features on the subject site, including vegetation and waterways (nominated as fish habitat areas).

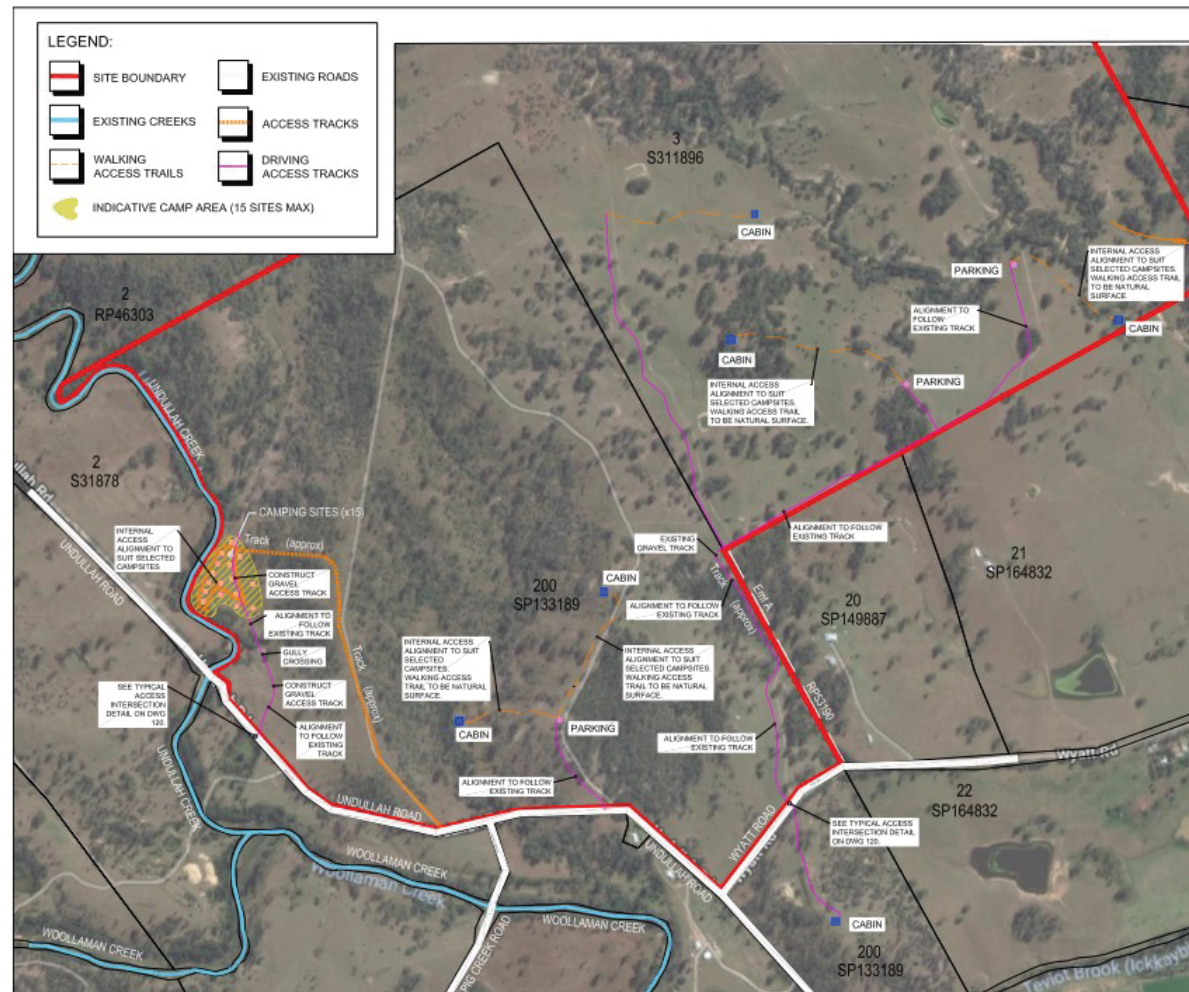


Figure 1: Flinders Camping Reserve Proposal Plan

To prevent the potential for rubbish and human waste to pollute the waterways, and to maintain an attractive and accessible development, this Camping Reserve Management Plan (CRMP) will address the following:

1.0 Visitors

- 1.1 Number of guests allowed on-site at one time;
- 1.2 Arrival and Departure
- 1.3 Bookings and direction information;
- 1.4 Weather warnings

2.0 Waste

- 2.1 Rubbish removal
- 2.2 Removing decomposed material from composting toilets (camping area and cabins)

3.0 Maintenance

- 3.1 General maintenance of ground and access tracks
- 3.2 Providing fire-wood for guests
- 3.3 Maintaining / cleaning cabins
- 3.4 Vegetation Management

Management Strategies

1.0 Visitors

1.1 Number of guests allowed on-site at one time

The proposed camping reserve will accommodate a maximum of fifty (50) guests at any one time. The proposed cabins will accommodate a maximum of 18 people at any one time. To manage the number of guests on the site; visitors will be required to state the number of people that will be staying on each site as part of their online booking.

Campsites: 15 sites with average of 3 people per site

Cabins: 6 cabins with average of 3 people per cabin

1.2 Arrival and Departure

Guests will have set arrival and departure times, to ensure that cabins are cleaned and campsites are maintained prior to the arrival of other guests. Arrival and departure times are as follows:

Campsites:

Arrival: From midday

Departure: Prior to 10am

Cabins:

Arrive: From 2pm

Departure: Prior to 10am.

Upon departure guests must ensure that the property is left as it was found. All rubbish generated during their stay is to be removed from the property and disposed of by the guest. All fires must be extinguished. No camping equipment is to be left behind. Guests of the cabins must ensure that all utensils and cooking equipment used is washed and put away prior to departure.

Failure to do this may incur an additional cleaning fee.

1.3 Bookings and direction information

Campsite and cabin bookings will occur online. Bookings will be confirmed by email after online payment is received. The confirmation email will contain a unique site code for guests to access the property (key pad on gate), along with directions, camping safety rules, site manager contact details, and local and surrounding area activities/opportunities.

The confirmation email will also inform guests that bookings may be cancelled and money refunded in the event of an extreme fire danger.

1.4 Weather warnings

To ensure the safety of guests, weather warnings and information on bushfire and flood risks will be provided either:

- (a) on the Flinders Camping Reserve website; or
- (b) via email to registered campers.

In the event of a warning of extreme fire danger; the site manager will be required to ensure that there are no guests on site. If guests are camping or staying in cabins during an extreme fire, guests will be asked to evacuate and their remaining stay will be refunded.

If bookings have been made and it is unsafe to access the site due to extreme fire warnings, guests will have their bookings refunded.

2.0 Waste

2.1 Rubbish removal

It is intended that guests enter and exit the site and leave little footprint. All rubbish generated during the guests stay is to be removed from site and disposed of by the guests. Failure to do so will result in an additional cleaning fee, being charged to the customer.

Any rubbish generated by the cabins will be removed from the property by the cleaning contractor and will be disposed of off-site.

2.2 Removing decomposed material from composting toilets (camping area and cabins)

The Site Manager will conduct regular inspections of the composting toilets in cabins and the compost toilet in the camping area.

Regular inspections (to be conducted by the site manager) will involve:

- Removal of sanitary rubbish from sanitary bins;
- Managing moisture and dryness to minimise odour generation;
- Removing decomposed material correctly;
- Ensuring the systems are functioning correctly and that there are no blockages.
- Emptying grey water tanks; and
- Ensuring cabin water tanks are full.

Any necessary protective clothing shall be worn when conducting the above duties.

3.0 Maintenance

3.1 General maintenance of ground and access tracks

The Site Manager will inspect and undertake any required general maintenance of the grounds and access tracks at least once a week.

General maintenance duties include:

- Maintaining a minimum of 10 meters of manicured grass around each cabin and the camping area;
- Clearing fallen debris on access tracks; and
- Fixing any broken buildings, structures or fences.

The Site Manager can be contacted by guests if an issue arises that needs attention on an urgent or semi-urgent basis. The Site Manager's details will be provided to guests in their booking confirmation email.

3.2 Providing fire-wood for guests

Both the camping sites and cabins will be provided with individual fire pits. To prevent visitors' causing harm to the environment by finding their own firewood; Management will supply firewood.

3.3 Maintaining / cleaning cabins

Either the Site Manager or a cleaning contractor will clean and present the cabins located on the site. Cleaning cabins will involve:

- Changing sheets on the bed;
- Ensuring all plates, cups, cooking utensils and pots are cleaned and put away; and
- Stocking up bathroom with chemical free shampoo, conditioner, soap, etc. as waste water will be stored in a grey water tank.

3.4 Vegetation Management

Areas outside the camping areas are used for cattle grazing; this activity will continue and is likely to manage grasses on the property.

The Site Manager is required to ensure that any vegetation within 20m of cabins or the camping area are managed, as per below:

- All dead and dangerous trees are to be removed;
- All ground fuels other than grass is to be removed; and
- Low branches (up to three meters) is to be pruned to remove any vertical fuel connection.