



Environmental and Responsible Tourism Policy

Protect • Conserve • Educate • Support • Improve

90 Manna Gum Drive, Cape Otway, Victoria 3233

Prepared by Frank and Katrina Fotinas

Family owned and operated since November 2005

Approved July 2026

Policy Statement

Our commitment: Bimbi Park is committed to providing memorable nature-based experiences while protecting the environment, respecting Indigenous culture, supporting our local community and using resources responsibly. Our location has no town water, sewerage or municipal garbage collection and has limited mains power. These constraints have made us more self-reliant, adaptable and environmentally conscious in the way we operate.

This policy applies to the owners, managers, employees, contractors, visitors and business activities of Bimbi Park. It is supported by our Operations Manual, Emergency Management Plan, Continuous Improvement Plan, maintenance systems, staff training and guest information.

Document control	Details
Business	Bimbi Park – Camping Under Koalas
Owners	Frank and Katrina Fotinas
Location	90 Manna Gum Drive, Cape Otway, Victoria 3233
Approved	July 2026
Review frequency	At least annually and after a significant environmental incident or operational change
Applies to	Owners, managers, staff, contractors, guests and visitors where relevant

1. Our Environmental and Community Setting

Bimbi Park operates in a remote Manna gum woodland setting at Cape Otway, surrounded by the Great Otway National Park and close to the Great Ocean Road and Great Ocean Walk. The park is home to koalas and is regularly visited by kangaroos, wallabies, echidnas and a wide variety of birdlife.

Our location creates both responsibilities and practical constraints. We manage our own water supply, wastewater treatment and waste collection while operating with limited power and remote access to services and trades. We also manage bushfire, severe-weather, tree, wildlife and visitor-impact risks.

Our responsible tourism principles

1. Protect the natural environment and avoid unnecessary disturbance to vegetation, wildlife, waterways and soil.

2. Use water, energy, products and materials carefully and avoid waste wherever practical.
3. Provide honest information so guests can make responsible choices during their stay.
4. Respect the Traditional Custodians and share only appropriate cultural information with guidance from local Indigenous voices.
5. Employ locally, purchase locally and encourage guests to support the wider Otways community.
6. Provide welcoming experiences for different cultures, ages, abilities and travel styles.
7. Record environmental concerns, learn from feedback and continually improve.

2. Water Conservation and Water Quality

Bimbi Park is not connected to town water. Rainwater is harvested from roofs throughout the park and is supplemented by spring water. We have approximately 500,000 litres of water-storage capacity, making water conservation an essential part of daily operations.

8. Roof-water collection and tanks are inspected and maintained as part of the preventive maintenance schedule.
9. Leaks, dripping taps, running toilets, pumps and unusual water use are reported and prioritised through our maintenance system.
10. Token-operated showers provide three minutes per token to help reduce water use while still allowing guests access to hot showers.
11. Guests are advised that the general park water should be boiled before drinking.
12. A free UV-treated rainwater filling point is available outside reception for guests filling drinking-water bottles.
13. Water-saving information is provided through booking information, signs, FAQs and conversations with staff.
14. Cleaning and operational procedures aim to use only the water required for the task.

3. Wastewater and Pollution Prevention

Bimbi Park is not connected to a town sewer. We operate our own wastewater treatment system. Treated B-grade effluent is distributed through controlled drip irrigation in approved areas, reducing discharge and supporting responsible reuse of water.

15. The treatment system is inspected, maintained and serviced in line with operational and regulatory requirements.
16. Staff report unusual odours, overflows, pump faults, blocked drains or wet areas immediately.

17. Cleaning chemicals are stored securely, used according to labels and safety information and are never mixed or placed in unlabelled containers.
18. Fuel, oil, paint and other potentially polluting materials are stored and handled to reduce spill risk.
19. Any spill or wastewater failure is contained, isolated and escalated promptly, with relevant authorities or qualified contractors contacted where required.

4. Energy Efficiency and Emissions

Our mains electricity supply is limited, so energy efficiency has always been important. Bimbi Park has not yet completed a formal carbon-footprint assessment, but we actively reduce energy use and emissions through the way we design, maintain and operate the park.

20. Five solar eco cabins operate off-grid and demonstrate lower-impact accommodation.
21. Lighting is progressively changed to LED, with motion and light sensors used where practical.
22. Cabins use ceiling fans and efficient heating rather than air-conditioning.
23. Lights, heating and equipment are turned off when not required, and faults that waste power are recorded for repair.
24. Linen and towels are not automatically changed during a stay unless requested, reducing washing, drying, water, energy and chemical use.
25. Fuel-powered generators are not permitted, reducing noise, fumes and disturbance to guests and wildlife.
26. The 12-seat Toyota Commuter allows Great Ocean Walk guests to travel together rather than taking multiple vehicles.
27. Vehicle trips are combined where practical, routes are planned efficiently and vehicles are regularly serviced.

5. Waste Reduction and Resource Recovery

There is no municipal garbage collection at Bimbi Park. We arrange private waste and recycling collection and provide clearly separated waste stations throughout the park.

28. General waste, recycling and food-scrap bins are provided at each main bin area.
29. Large signs use photographs, ticks and crosses to show what belongs in each bin, making the system easier for guests who do not speak English.
30. Food scraps are separated from general waste, diverting approximately four tonnes each year.
31. Guests may also take suitable food scraps to the chicken and goat area under park rules.

32. Staff monitor bin areas, remove contamination where practical and explain the system to guests.
33. Items are repaired, reused or repurposed where safe and practical before replacement.
34. Purchasing considers durability, packaging, repairability, local availability and whole-of-life value.
35. Maintenance records help identify equipment that is repeatedly repaired and may be better replaced with a more efficient option.

6. Flora, Fauna and Landscape Protection

The natural setting and wildlife are central to the Bimbi Park experience. Our aim is to allow guests to enjoy them without damaging the habitat or changing natural wildlife behaviour.

36. Walking routes and access areas are kept clear so guests can remain on established tracks.
37. Guests are asked to keep their distance from wildlife and not chase, handle or disturb animals.
38. Pets must be approved, kept on a lead and managed so they do not disturb wildlife or other guests.
39. Guests are encouraged to follow the message: “Take only photos and leave only footprints.”
40. Natural and cultural objects are left where they are found, and littering is prohibited.
41. Vegetation removal is kept to what is required for safety, access, asset protection and responsible land management.
42. Trees and branches are monitored, with unsafe areas closed and qualified advice obtained where needed.
43. Outdoor lighting and noise are managed to reduce disturbance, including a 10 pm quiet time.
44. Campfires are permitted only in approved fire bins, never directly on the ground, and are prohibited on Total Fire Ban days.

7. Visitor Education and Responsible Experiences

We believe visitors are more likely to protect an area when they understand it. Environmental and responsible-tourism messages are provided before arrival, during the stay and through direct experiences.

45. Booking confirmations, pre-arrival emails, SMS messages, FAQs, terms and conditions and park information explain water, waste, fire, pets, wildlife and emergency requirements.
46. Park maps, signs, brochures and staff conversations help guests use facilities responsibly and explore the region safely.

47. Free guided 'Walking with Frank' walks introduce guests to the Great Ocean Walk, local landscapes, wildlife, conservation and low-impact behaviour.
48. Guests are encouraged to remain on marked tracks, carry out rubbish and respect closures, signs and sensitive areas.
49. Social media and website content promote wildlife, walking, local nature and respectful visitor behaviour.
50. Guest maintenance cards, direct feedback and the suggestion box give visitors practical ways to identify environmental or facility improvements.

8. Indigenous Culture and Respect for Country

We acknowledge the Gadubanud people as the Traditional Custodians of the Cape Otway area. Bimbi Park does not represent an Indigenous group and does not present itself as an Indigenous cultural specialist.

We have regular discussions with local Elder Richard Collopy, who provides guidance about appropriate stories and messages. Richard also visits Bimbi Park to conduct cultural walks and talks, allowing guests to learn directly from an appropriate local voice.

51. Only general, appropriate and publicly shareable cultural information is communicated by Bimbi Park.
52. Sensitive knowledge is not presented as ours to tell.
53. Guests are encouraged to respect cultural places, stay on tracks and leave natural and cultural objects undisturbed.
54. Further cultural information or activities will be developed with guidance and involvement from appropriate local Indigenous people.

9. Local Community and Economic Contribution

Bimbi Park has been operated by Frank and Katrina Fotinas since November 2005. We aim to make tourism valuable to the wider community, not only to our own business.

55. Local people are employed wherever possible across reception, cleaning, maintenance, grounds and guest services.
56. Seasonal work is also offered to travelling visitors, creating cultural exchange and helping promote Bimbi Park and the Otways around Australia and overseas.
57. We use local tradespeople and purchase food, fish, fruit, supermarket supplies, hardware, whitegoods and other services in Apollo Bay and the surrounding area.

- 58. Guests are referred to local shops, cafés, attractions, tours and experiences so visitor spending is spread across the region.
- 59. We estimate that Bimbi Park guests contribute approximately \$6 million to the local economy through food, fuel, shopping, attractions, tours and other services.
- 60. Our own local purchasing and employment provide an additional direct contribution to the community.
- 61. Free guided walks, cultural walks and talks, visitor information and regional promotion help guests appreciate and support the area.

10. Accessibility, Inclusion and Cultural Understanding

Bimbi Park welcomes guests from different cultures, ages, abilities and travel backgrounds. Our current accessible accommodation and facilities are limited, and improving accessibility is an identified area for future development.

- 62. Family and accessible bathroom facilities are available.
- 63. Staff discuss individual needs honestly and help guests select the most suitable available accommodation or site.
- 64. Pictorial waste signs and clear pre-arrival information assist guests who may not speak English.
- 65. Guest feedback is used to identify practical accessibility and inclusion improvements.
- 66. Upgrades are considered progressively as facilities are renewed and resources allow.

11. Environmental Damage and Emergency Contingency

The Emergency Management Plan addresses bushfire, severe storms, fallen trees, flooding, water contamination, wastewater failure, spills and other incidents that may harm people or the environment.

- 67. Monitor weather, CFA, emergency and government warnings and prepare the park for changing conditions.
- 68. Close, isolate or evacuate an affected area when required and provide guests with clear instructions.
- 69. Shut down or isolate utilities, water supplies, equipment or facilities where continued use may cause harm.
- 70. Contain spills, leaks, wastewater or contaminated water and prevent entry into soil, drains or waterways where practical.
- 71. Contact emergency services, relevant authorities and qualified contractors when required.

72. Record the event in the incident log and any repair work in the shared Google Sheets maintenance register.
73. Complete clean-up, repair and rehabilitation and check the area before reopening.
74. Review the incident with staff and update procedures, training, infrastructure or maintenance schedules to reduce recurrence.

12. Responsibilities, Monitoring and Improvement

Responsibility	How it is managed
Owners	Approve this policy, major environmental projects, budgets, contractors and annual priorities.
Managers and reception	Communicate with guests, monitor incidents and feedback, allocate work and follow through on urgent issues.
Cleaning and maintenance staff	Use resources carefully, follow procedures, report leaks, faults, hazards and waste issues and complete assigned actions.
All staff and contractors	Follow environmental, safety and site requirements and report any actual or potential environmental damage.
Guests and visitors	Follow park rules, signs, fire restrictions, waste systems, wildlife guidance and staff directions.

Environmental performance is reviewed through daily online review monitoring, maintenance cards in accommodation, the Google Sheets maintenance register, the amenities suggestion box, the incident log, staff meetings and the annual Continuous Improvement Plan review.

13. Environmental and Responsible Tourism Priorities 2026–2029

Priority	Current position	Improvement direction
Water	Roof-water harvesting, spring water, around 500,000 litres of storage, shower timers and UV drinking-water tap	Strengthen leak monitoring, preventive maintenance and guest water education.
Energy	Off-grid solar cabins, LEDs, sensors, no generators and reduced linen changes	Continue efficient lighting, equipment replacement and renewable-energy improvements where practical.

Priority	Current position	Improvement direction
Waste	Private recycling and waste collection, food-scrap bins and pictorial signs	Maintain food-scrap diversion, reduce bin contamination and review packaging and purchasing.
Emissions	Operational reductions are in place, but no formal carbon-footprint assessment has been completed	Investigate a practical emissions baseline and use it to guide future priorities.
Wildlife and land	Track guidance, pet controls, fire-bin rules, tree monitoring and guest education	Continue habitat protection, staff education and low-impact visitor messaging.
Culture	Ongoing engagement with Richard Collopy and cultural walks and talks	Continue appropriate engagement and seek guidance before expanding cultural content.
Accessibility	Some accessible facilities are available, but accommodation options are limited	Identify and progressively complete practical accessibility improvements.
Community	Local staff, suppliers, trades and regional referrals	Continue local purchasing, employment and promotion of the wider Otways economy.

14. Policy Review and Approval

Frank and Katrina Fotinas review this policy at least annually and after a significant environmental incident, major development, new legal requirement or material change to Bimbi Park's operations. Changes are communicated to staff and incorporated into procedures, training, guest information and improvement plans.

Approved by: Frank and Katrina Fotinas

Approval date: July 2026

Next scheduled review: July 2027