



Environmental Management Plan - All Seasons Holiday Park, Mildura

1. Introduction

This Environmental Management Plan (EMP) outlines the actions, policies, and procedures we have in place to minimise the environmental, social, and cultural impacts of operating our holiday park. It reflects our commitment to sustainability and responsible land stewardship, ensuring our operations align with environmentally acceptable practices.

2. Purpose

The purpose of this EMP is to:

- Identify potential impacts our operations may have on the environment
- Describe the strategies in place to avoid, minimise, and manage those impacts
- Ensure our actions are socially and culturally responsible
- Promote continuous improvement and environmental accountability

3. Environmental Management for Now and the Future

All Seasons Holiday Park is committed to protecting the natural environment while providing exceptional holiday experiences for our guests. As a family-owned and operated business, we recognise that our long-term success depends on maintaining a healthy environment, supporting our local community and continually improving the sustainability of our operations.

Environmental management is incorporated into every aspect of the park—from infrastructure investment and landscape design to daily operations, staff training and guest education. Through ongoing monitoring, innovation and responsible decision-making, we aim to reduce our environmental footprint while enhancing the visitor experience.

Our environmental management focuses on:

- Reducing greenhouse gas emissions through renewable energy and efficient technologies.
- Conserving water and protecting this valuable regional resource.
- Reducing waste through recycling, reuse and responsible purchasing.
- Protecting native flora, fauna and biodiversity.
- Preventing pollution through best-practice operational procedures.
- Supporting local suppliers and environmentally responsible businesses.
- Educating staff and guests about sustainable tourism.
- Continuously reviewing and improving our environmental performance.

Environmental sustainability is viewed as an ongoing journey, with annual reviews ensuring new technologies, industry best practice and community expectations are incorporated into future operations.

4. All Seasons Holiday Park Environmental Aims and Objectives



All Seasons Holiday Park is committed to operating in an environmentally responsible manner while delivering high-quality accommodation and recreational experiences.

Our environmental objectives are to:

- Protect and enhance the natural environment within the park.
- Reduce greenhouse gas emissions through renewable energy and improved energy efficiency.
- Minimise electricity, water and fuel consumption.
- Reduce waste generation through reuse, recycling and responsible purchasing.
- Prevent pollution and protect local waterways and soil.
- Preserve native vegetation and encourage biodiversity through appropriate landscaping.
- Support local suppliers and contractors wherever practical.
- Educate guests on environmentally responsible behaviours during their stay.
- Train staff in environmental awareness and sustainable operating practices.
- Continually improve environmental performance through monitoring and annual review.

5. About All Seasons Holiday Park

All Seasons Holiday Park is a proudly family-owned and operated tourism business located in Mildura, Victoria. Established in 2004, the park has grown into one of regional Victoria's leading holiday parks, providing accommodation for families, couples, groups and travellers exploring the Murray River region.

The park offers a range of accommodation including cabins, powered caravan and camping sites, modern amenities, playgrounds, swimming facilities and landscaped communal spaces designed to provide a relaxing holiday experience.

Environmental sustainability forms an important part of the park's long-term vision. Significant investment has been made in renewable energy, efficient infrastructure and sustainable landscaping to reduce environmental impacts while maintaining high-quality facilities.

Recent environmental initiatives include:

- Installation of more than **30kW of rooftop solar**.
- Conversion to LED lighting throughout the park.
- Purchase of a BYD hybrid vehicle for business operations.
- Transition to electric gardening equipment where practical.
- Expansion of recycling facilities.
- Ongoing investment in native and drought-tolerant landscaping.
- Adoption of environmentally preferable cleaning products.
- Digital guest information to reduce paper consumption.



These initiatives demonstrate our commitment to continually improving environmental performance while providing outstanding guest experiences.

6. Environmental Characteristics of the Site

All Seasons Holiday Park is located within the Murray River region of north-west Victoria, an area characterised by hot, dry summers, mild winters and relatively low annual rainfall. Water conservation, energy efficiency and climate resilience are therefore essential components of park management.

The region supports a diverse range of native flora and fauna, particularly along nearby river corridors, wetlands and remnant bushland. Native birds, reptiles and small mammals are regularly observed within and surrounding the park.

The park has been landscaped to complement the local environment through the use of drought-tolerant and climate-appropriate plant species that require minimal irrigation while providing shade, habitat and visual amenity.

Environmental management within the park focuses on:

- Conserving water resources.
- Reducing energy demand.
- Protecting soil health.
- Preventing pollution.
- Supporting biodiversity.
- Maintaining attractive green spaces with minimal environmental impact.
- Reducing greenhouse gas emissions through renewable energy investment.

As climate conditions continue to change, the park remains committed to adapting its infrastructure and operations to improve resilience while protecting the surrounding environment.

7. Environmental Policy

At All Seasons Holiday Park, environmental responsibility is integrated into every aspect of our operations. We are committed to protecting the environment, supporting our community and continually improving the sustainability of our business.

We are committed to:

- Operating in accordance with all relevant environmental legislation and industry best practice.
- Reducing greenhouse gas emissions through investment in renewable energy and efficient technologies.
- Conserving electricity, water and fuel through responsible operational practices.
- Preventing pollution through effective waste, sewage and hazardous material management.
- Reducing waste through recycling, reuse and responsible purchasing.



- Protecting native vegetation, wildlife and biodiversity within the park.
- Using environmentally preferable products wherever practical.
- Supporting local businesses, suppliers and contractors.
- Providing environmental education to guests and ongoing sustainability training for staff.
- Monitoring environmental performance and reviewing this Environmental Management Plan annually to ensure continual improvement.

Environmental sustainability is a shared responsibility. Every staff member contributes to achieving our environmental objectives, while guests are encouraged to participate in responsible tourism practices that help protect the unique natural environment of the Murray River region for future generations.

8. Environmental Program

All Seasons Holiday Park has implemented an environmental program that integrates sustainability into everyday operations. The program focuses on reducing resource consumption, protecting the local environment, educating guests and continually improving environmental performance.

Renewable Energy

- Over **30kW of rooftop solar** generates clean electricity, reducing reliance on grid power.
- LED lighting has been installed throughout the park to reduce electricity consumption.
- Energy-efficient appliances and equipment are selected whenever replacements are required.
- Air conditioning systems are regularly serviced to maximise efficiency.

Emissions Reduction

- A BYD hybrid vehicle is used for park operations, reducing fuel consumption and greenhouse gas emissions.
- Electric gardening equipment is used wherever practical to minimise fuel use and noise pollution.
- Grounds maintenance equipment is regularly serviced to maintain optimum fuel efficiency.

Water Conservation

- Native and drought-tolerant landscaping reduces irrigation requirements.
- Garden beds are mulched to retain soil moisture and minimise evaporation.
- Water-efficient fixtures are installed throughout amenities where practical.
- Irrigation systems are monitored and maintained to minimise leaks and unnecessary water use.
- Staff routinely monitor taps, toilets and water infrastructure for leaks.

Waste Management

- Clearly labelled recycling stations are provided throughout the park.



- Staff separate recyclable materials including glass, cardboard, paper and plastics.
- Digital guest information reduces paper consumption.
- Green waste is mulched or disposed of through approved green waste programs where practical.
- Purchasing practices seek to minimise unnecessary packaging.

Sustainable Purchasing

- Preference is given to locally sourced products and services where practical.
- Environmentally preferable cleaning products are used throughout the park.
- Durable products with longer service lives are selected to reduce waste.
- Existing equipment is repaired and maintained before replacement whenever practical.

Landscape Management

- Native and climate-appropriate plants are prioritised throughout the park.
- Mature trees are retained wherever possible to provide shade and wildlife habitat.
- Garden edging protects landscaped areas from soil degradation and guest traffic.
- Weed management forms part of routine grounds maintenance.

Guest Education

Guests are encouraged to participate in environmental initiatives by:

- Recycling waste appropriately.
- Conserving water and electricity.
- Respecting native plants and wildlife.
- Keeping pets under control.
- Reporting leaks or maintenance issues.
- Leaving natural areas undisturbed.

9. Environmental Initiatives and Outcomes

Initiative	Details	Environmental Outcome
Solar Energy	Over 30kW rooftop solar installed	Reduced electricity consumption and greenhouse gas emissions
LED Lighting	Park-wide LED conversion	Lower electricity demand and maintenance
Hybrid Vehicle	BYD hybrid introduced into operations	Reduced fuel use and transport emissions



Electric Equipment	Electric gardening equipment used where practical	Reduced noise and fossil fuel consumption
Water Conservation	Native gardens, mulch and efficient irrigation	Reduced potable water consumption
Recycling Program	Park-wide recycling stations	Reduced landfill waste and improved recycling rates
Digital Information	Guest information available digitally	Significant reduction in paper usage
Sustainable Purchasing	Local suppliers and environmentally preferable products	Reduced transport emissions and environmental impacts
Preventative Maintenance	Regular servicing of buildings and equipment	Improved efficiency and longer asset life
Biodiversity	Native landscaping and mature tree retention	Increased habitat and improved park amenity

10. Environmental Risk Management

Activity	Environmental Risk	Risk Level	Control Measures	Responsible Person	Monitoring
Grounds Maintenance	Fuel spills, emissions, vegetation damage	Low	Electric equipment where practical, serviced machinery, trained staff	Grounds Team	Ongoing
Irrigation	Water wastage	Low	Leak inspections, efficient irrigation, monitoring	Maintenance Team	Weekly
Waste Disposal	Litter, landfill, contamination	Low	Recycling stations, guest education, waste separation	All Staff	Daily
Cleaning	Chemical runoff	Low	Biodegradable cleaning products, correct dilution procedures	Housekeeping	Daily
Vehicle Operations	Fuel consumption and emissions	Low	Hybrid vehicle, efficient route planning, servicing	Management	Ongoing
Landscaping	Weed invasion and habitat disturbance	Low	Native planting, weed monitoring, minimal soil disturbance	Grounds Team	Monthly



Stormwater	Soil erosion and pollution	Low	Garden edging, mulching, vegetation cover	Maintenance Team	Following heavy rainfall
Energy Consumption	High electricity demand	Low	Solar generation, LED lighting, efficient appliances	Management	Monthly

11. Carbon Emissions Reduction Plan

All Seasons Holiday Park is committed to continually reducing greenhouse gas emissions through investment in renewable energy, efficient infrastructure and sustainable operating practices.

Current initiatives include:

- Installation of more than **30kW of rooftop solar**.
- Park-wide LED lighting upgrades.
- Purchase of a BYD hybrid vehicle.
- Use of electric gardening equipment where practical.
- Energy-efficient replacement appliances.
- Preventative maintenance to maximise equipment efficiency.
- Purchasing locally to reduce transport emissions.
- Digital documentation and guest communications reducing paper consumption.

Future objectives include:

- Expansion of onsite renewable energy generation.
- Investigation of battery storage opportunities.
- Progressive replacement of petrol-powered equipment with electric alternatives.
- Increased monitoring of electricity and water consumption.
- Continued reduction of greenhouse gas emissions through innovation and continual improvement.

Environmental performance is reviewed annually as part of this Environmental Management Plan, ensuring All Seasons Holiday Park continues to reduce its environmental footprint while delivering exceptional guest experiences.

12. Energy Efficiency

All Seasons Holiday Park continually invests in energy-efficient infrastructure to reduce electricity consumption and greenhouse gas emissions while maintaining a high standard of guest comfort.

Current Initiatives



- More than **30kW of rooftop solar** offsets a significant portion of the park's electricity demand.
- LED lighting has been installed throughout accommodation, amenities, offices and outdoor areas.
- Energy-efficient appliances and equipment are selected when replacing existing assets.
- Air conditioning units and electrical equipment are regularly serviced to maximise efficiency.
- Digital communication has reduced paper printing and associated energy use.

Future Opportunities

- Continue expanding renewable energy generation where practical.
- Investigate battery storage technology.
- Continue replacing older appliances with high-efficiency models.
- Monitor electricity consumption to identify further efficiencies.

13. Water Conservation

Water is one of the Murray River region's most valuable resources. All Seasons Holiday Park actively manages water consumption through infrastructure, landscaping and operational practices.

Current Initiatives

- Native and drought-tolerant plants reduce irrigation requirements.
- Garden beds are heavily mulched to minimise evaporation.
- Irrigation systems are regularly inspected to prevent leaks and unnecessary water use.
- Water-saving fixtures are installed throughout amenities where practical.
- Staff routinely inspect taps, toilets and plumbing for leaks.
- Guests are encouraged to conserve water during their stay through signage and information.

Future Opportunities

- Continue upgrading water-efficient fixtures.
- Expand drought-tolerant landscaping.
- Investigate smart irrigation controls.

14. Waste Management

All Seasons Holiday Park is committed to reducing waste generation through responsible purchasing, reuse, recycling and guest education.

Solid Waste



- Clearly labelled recycling stations are located throughout the park.
- Staff separate recyclable materials including paper, cardboard, glass and plastics.
- Guests are encouraged to recycle during their stay.
- Digital guest information reduces paper waste.

Green Waste

- Garden waste is mulched or disposed of through approved green waste programs where practical.
- Tree pruning is undertaken in preference to unnecessary tree removal.

General Waste

- Waste collection areas are maintained to prevent litter, vermin and odours.
- Contractors remove waste through approved collection services.

Continuous Improvement

- Reduce unnecessary packaging.
- Increase recycling participation.
- Continue reviewing waste reduction opportunities.

15. Pollution Prevention

Protecting the surrounding environment is central to daily operations.

Air Quality

- Solar energy reduces reliance on electricity generated from fossil fuels.
- Electric gardening equipment is used wherever practical.
- A BYD hybrid vehicle reduces transport emissions.
- Grounds equipment is regularly serviced to minimise emissions.

Water Quality

- Environmentally friendly cleaning products are used throughout the park.
- Stormwater drains are kept free of pollutants.
- Chemicals are stored away from drainage systems.
- Spill response equipment is maintained onsite.

Noise Pollution

- Electric maintenance equipment reduces operational noise.
- Grounds maintenance is undertaken during appropriate daytime hours.



- Guests are encouraged to respect quiet hours.

16. Hazardous Materials

Hazardous materials are managed to minimise environmental and safety risks.

Storage

- Chemicals are stored in designated secure areas.
- Fuel and oils are stored in accordance with safety requirements.
- Hazardous products are clearly labelled.

Handling

- Staff receive training in safe chemical handling.
- Only authorised staff use hazardous products.
- Environmentally preferable cleaning chemicals are used wherever possible.

Spill Response

- Spill kits are maintained onsite.
- Staff follow documented spill response procedures.
- Hazardous waste is disposed of through approved contractors.

17. Biodiversity and Habitat Protection

The park's gardens and green spaces are managed to enhance biodiversity while maintaining an attractive environment for guests.

Current Practices

- Native and climate-appropriate plants are prioritised.
- Mature trees are retained wherever possible.
- Garden beds are protected through edging and mulching.
- Weed control forms part of routine grounds maintenance.
- Minimal soil disturbance occurs during maintenance activities.
- New landscaping complements the natural environment.

Future Improvements

- Increase native planting.
- Continue replacing high-water-use plants with drought-tolerant species.
- Expand habitat value through additional shade trees and flowering species.



18. Wildlife Protection

Wildlife is respected and protected throughout the park.

Measures include:

- Guests are encouraged not to feed wildlife.
- Pets must remain under effective control at all times.
- Native habitat is retained through mature tree preservation.
- Environmentally friendly products reduce impacts on birds and insects.
- Staff monitor wildlife issues and report injured animals to the appropriate wildlife organisations.
- Landscape maintenance avoids unnecessary disturbance to nesting wildlife wherever practical.

Guests are encouraged to appreciate local wildlife responsibly while helping preserve the natural environment.

19. Climate Change Adaptation

Climate resilience is incorporated into the park's planning and future investment.

Current strategies include:

- Investment in renewable energy.
- Drought-tolerant landscaping.
- Efficient irrigation practices.
- Increased tree canopy providing shade and reducing heat.
- Energy-efficient accommodation.
- Ongoing infrastructure upgrades.

The Environmental Management Plan is reviewed annually to incorporate new technologies and improve climate resilience.

20. Sustainable Purchasing Policy

Where practical, All Seasons Holiday Park purchases products and services that minimise environmental impacts.

We aim to:

- Purchase locally to reduce transport emissions.
- Support local contractors and suppliers.
- Select environmentally preferable cleaning products.



- Purchase durable products with long service lives.
- Repair existing equipment before replacement where practical.
- Consider environmental performance when evaluating new suppliers.

Environmental considerations form part of purchasing decisions alongside quality, safety and value.

21. Guest Environmental Education

At All Seasons Holiday Park, we believe that sustainable tourism is a shared responsibility. We actively encourage guests to minimise their environmental impact through education, communication and practical initiatives throughout their stay.

Guests are encouraged to:

- Recycle using the designated recycling stations located throughout the park.
- Conserve electricity by switching off lights, televisions and air conditioning when leaving their accommodation.
- Use water responsibly by reporting leaking taps and avoiding unnecessary water use.
- Respect native plants, gardens and landscaped areas by remaining on designated pathways.
- Keep pets under control and clean up after them to protect the park environment.
- Dispose of rubbish correctly and leave communal areas clean.
- Support local businesses and attractions that share sustainable tourism values.

Environmental information is provided through guest information folders, park signage, digital communications and friendly interactions with staff

22. Staff Environmental Training

Environmental responsibility is incorporated into staff induction and day-to-day operations.

Staff receive training in:

- Recycling and waste separation.
- Water conservation practices.
- Energy-saving procedures.
- Environmentally responsible cleaning methods.
- Hazardous material handling.
- Spill response procedures.
- Sustainable purchasing practices.
- Protecting gardens and landscaped areas.



- Guest environmental education.

Environmental performance is discussed during staff meetings, and employees are encouraged to identify opportunities for continual improvement.

23. Community Engagement and Responsible Tourism

As a locally owned family business, All Seasons Holiday Park is committed to supporting the Mildura community and encouraging responsible tourism.

We achieve this by:

- Employing local staff.
- Supporting regional suppliers and contractors wherever practical.
- Promoting local attractions, wineries, restaurants and tourism experiences.
- Supporting local sporting clubs, schools, charities and community organisations.
- Participating in regional tourism initiatives.
- Encouraging guests to experience the Murray River region respectfully while supporting local businesses.

By investing in our community, we contribute to the long-term sustainability of regional tourism and the local economy.

24. Environmental Monitoring

Environmental performance is monitored throughout the year to identify improvement opportunities and measure progress.

Monitoring includes:

- Electricity consumption and solar generation.
- Water usage.
- Fuel consumption.
- Waste and recycling volumes.
- Maintenance of gardens and landscaped areas.
- Tree health and vegetation management.
- Equipment servicing schedules.
- Environmental incidents and corrective actions.
- Guest feedback relating to sustainability.

Findings are reviewed annually and incorporated into future environmental planning.



25. Continuous Improvement Program

Environmental sustainability is an ongoing commitment at All Seasons Holiday Park.

Each year we review our Environmental Management Plan to:

- Assess environmental performance.
- Review legislative and industry changes.
- Identify new technologies.
- Set new environmental objectives.
- Improve operational efficiency.
- Reduce greenhouse gas emissions.
- Enhance guest environmental education.

Examples of recent improvements include:

- Installation of more than 30kW of rooftop solar.
- Park-wide conversion to LED lighting.
- Purchase of a BYD hybrid vehicle.
- Increased use of electric gardening equipment.
- Expansion of recycling facilities.
- Increased use of environmentally preferable cleaning products.
- Continued investment in native and drought-tolerant landscaping.
- Digital guest information reducing paper consumption.

Future projects will continue to focus on renewable energy, water conservation, biodiversity enhancement and reducing the park's environmental footprint.

26. Responsibilities

Environmental responsibility is shared across all levels of the business.

Directors

- Provide leadership and environmental investment.
- Allocate resources for sustainability initiatives.
- Review environmental performance annually.

Park Manager

- Implement this Environmental Management Plan.



- Ensure environmental policies are followed.
- Coordinate environmental monitoring.
- Manage staff training and compliance.

Grounds and Maintenance Team

- Maintain gardens using sustainable practices.
- Monitor irrigation systems.
- Protect native vegetation.
- Operate equipment responsibly.
- Respond to environmental incidents.

Housekeeping Team

- Use environmentally preferable cleaning products.
- Minimise water and chemical use.
- Support waste separation and recycling.

Reception Team

- Educate guests about environmental initiatives.
- Promote responsible tourism practices.
- Encourage recycling and resource conservation.

All Staff

Every employee shares responsibility for protecting the environment and identifying opportunities to continually improve the park's environmental performance.

27. Environmental Targets (2026–2028)

To support continual improvement, All Seasons Holiday Park has established the following environmental objectives:

- Continue reducing electricity consumption through renewable energy investment.
- Investigate battery storage to maximise solar utilisation.
- Increase the use of electric maintenance equipment.
- Expand native and drought-tolerant landscaping.
- Improve recycling participation by guests.
- Reduce potable water consumption through ongoing infrastructure upgrades.
- Increase digital communication to further reduce paper use.



- Continue supporting local suppliers and environmentally responsible purchasing.
- Maintain compliance with all environmental legislation and industry best practice.
- Review and update this Environmental Management Plan annually.

28. Our Commitment

At All Seasons Holiday Park, environmental responsibility is more than a policy—it is part of who we are.

As custodians of one of Mildura's leading holiday parks, we are committed to reducing our environmental footprint while creating memorable guest experiences. Through renewable energy, responsible resource management, biodiversity protection, community partnerships and continual improvement, we strive to ensure future generations can enjoy the natural beauty of the Murray River region just as we do today.

Every investment we make, every improvement we undertake and every decision we consider is guided by one simple principle:

To leave our environment in a better condition than we found it while delivering outstanding regional tourism experiences.

All staff are responsible for upholding the policies and actions outlined in this plan.

The Park Manager holds overall accountability for ensuring that environmental commitments are implemented, monitored, and maintained.

This EMP is made available to all staff and contractors. It is reviewed annually, or more frequently if required, to ensure it remains relevant and effective.