

WINDERMERE SITE CONCEPT PLAN

prepared for Tasmanian Parks and Wildlife Service



Inspiring Place

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SECTION 1

BACKGROUND

The Overland Track is Australia's premier alpine walk - a 65 km, six-day trek through the heart of the Cradle Mountain-Lake St Clair National Park, part of the magnificent Tasmanian Wilderness World Heritage Area. The stunning scenery and the physical challenge of the Overland Track (hereafter the OLT) have assured it a national and international reputation as one of the great wilderness bushwalks¹.

In 2004 the Tasmanian Parks and Wildlife Service (PWS) introduced an online booking system, a track fee, adoption of one-way walking and a daily cap of 60 walkers per day comprising 34 independent walkers and two commercial groups (with each having a maximum of 13 people). During the period of the 1st October to the 31st May, bushwalkers are required to pay a fee and walk from Cradle Mountain south to Lake St Clair. Outside of this period, bushwalkers do not need to book or pay for a permit, and can walk in either direction. The Overland Track fee is \$200 for adults, \$160 for children (aged 17 and under) and concession card holders. All revenue from the Overland Track fee contributes to the long-term sustainable management of the track, including trackwork, hut maintenance, toilets, signage, interpretation and staffing.

In the period October 2017 to May 2018 there were 8404 walkers using the Overland Track compared to 6880 in a similar period 10 years earlier. The 6880 figure includes walkers that complete the whole track whether travelling with commercial operators, walkers in school or other groups, or independent walkers. Over the 10-year period growth has been relatively steady. The biggest growth has amongst 'independent walkers (non-group walking parties) which has increased by ~1000 and 'large group walkers which has grown by ~400 over the same 10-year period².

The *Tasmanian Wilderness World Heritage Area Management Plan 2016* (TWWHAMP) is the over-arching document for the management of Cradle Mountain Lake St Clair National Park.

The PWS engaged Inspiring Place to prepare a site concept plan for the Windermere Valley overnight node. The site concept plan assesses the

¹ <http://www.parks.tas.gov.au/?base=7771>

² Data provided by PWS from the Overland Track Booking System for the period from November 2008 to May 2018.

current visitor infrastructure and recommends the proposed siting of new visitor infrastructure, consistent with the sustainable management of natural and cultural heritage values. The site plan will form part of a review of the *Draft Overland Track Recreation Zone Plan 2014* (a requirement of the TWWHAMP) and inform the Overland Track Redevelopment Project 2018-2020 and the 10-year works program.

The concept plan has been framed to address a variety of policies, plans and prior reporting about the area. These are summarised in Attachment 1.

The tasks undertaken to prepare the site concept plan were:

- a review of existing reports and relevant policy documents (Attachment 1);

- a briefing with PWS staff at Cradle Mountain;

- site visit investigation on 07.05.2019;

- preparation of a draft site concept plan for review by PWS (this document – tasks listed below to be completed post review of draft by PWS);

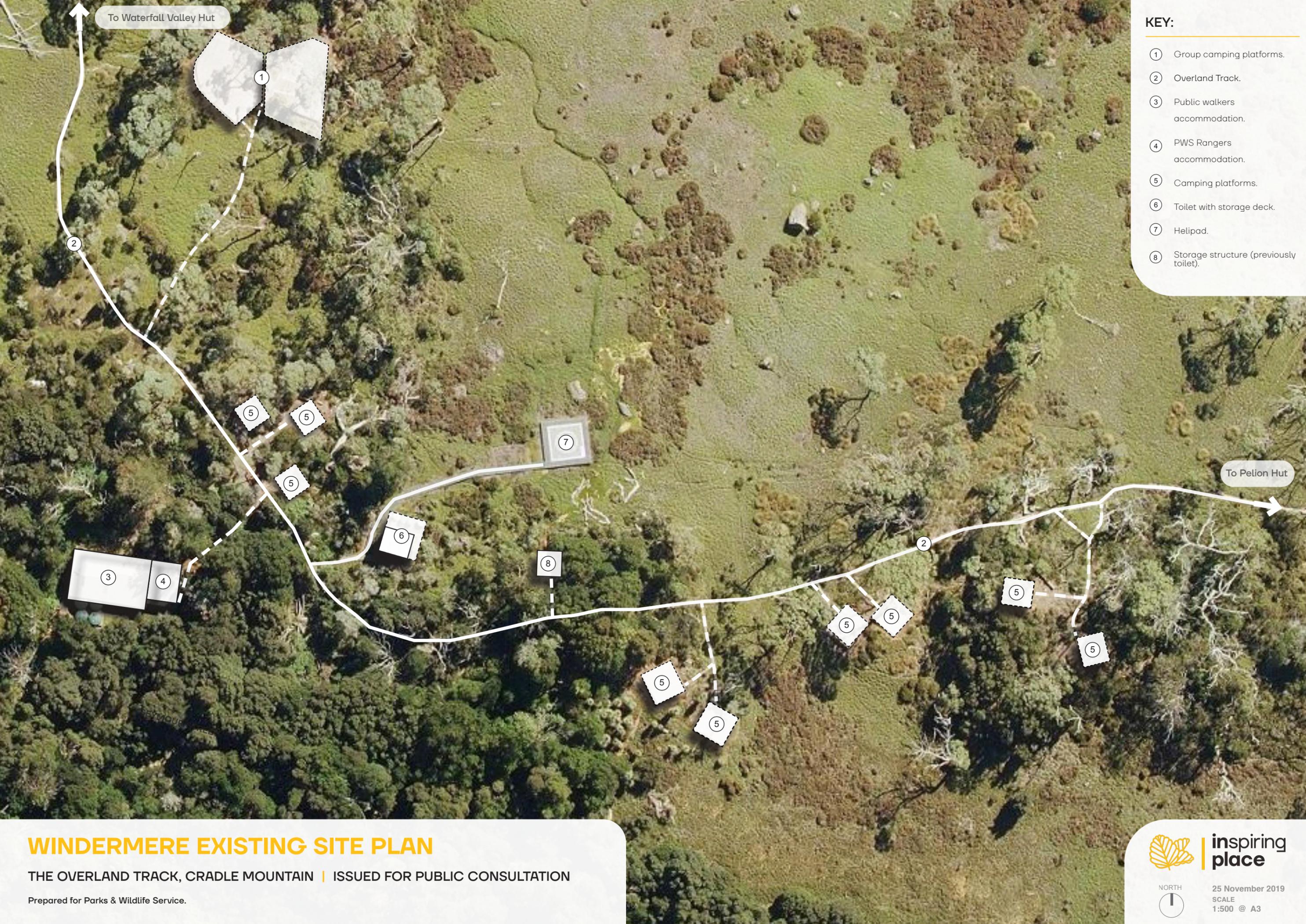
- planned consultation with key stakeholders about the draft site concept plan; and

- revision and completion of the final site concept plan based on feedback from PWS and key stakeholders.

The consultation with key stakeholders included Bushwalking Tasmania, two regionally based bushwalking Clubs, five commercial tour groups operating on the OLT, 20 independent registered OLT walkers, the National Parks and Wildlife Advisory Council and the Tasmanian National Parks Association.

Map 1.1 shows the extent of the existing visitor facilities at the Windermere node.

PWS have identified the improvements required to address the objectives of the *Overland Track Huts Redevelopment Project* to increase the capacity and amenity of the huts on the OLT to address the requirements of a Standard level of service while protecting environmental and wilderness values. In particular, the project targets the need improve thermal performance, energy efficiency and building health, improve outside and inside amenity and reduce negative environmental impacts within the node.



To Waterfall Valley Hut

To Pelion Hut

KEY:

- ① Group camping platforms.
- ② Overland Track.
- ③ Public walkers accommodation.
- ④ PWS Rangers accommodation.
- ⑤ Camping platforms.
- ⑥ Toilet with storage deck.
- ⑦ Helipad.
- ⑧ Storage structure (previously toilet).

WINDERMERE EXISTING SITE PLAN

THE OVERLAND TRACK, CRADLE MOUNTAIN | ISSUED FOR PUBLIC CONSULTATION

Prepared for Parks & Wildlife Service.



25 November 2019
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The identified improvements at the Windermere node that are addressed by the site concept plan include:

replacement of the Windermere hut with a new facility to accommodate a greater capacity and provide better sleeping and living facilities;

replacement of the existing toilet including an improved greywater treatment system with a new facility and ease of access for fly-out waste;

new camping platforms and/or redirection of tracks if required to accommodate new locations for either the hut or toilet;

SECTION 2

SITE CONCEPT PLAN

2.1 PLANNING AND POLICY CONTEXT

The Parks and Wildlife Service *Draft Overland Track - Recreation Zone Plan 2014* sets out management strategies for the Overland Track including the overland nodes. Of relevance here are recommendations for:

- type and capacity of infrastructure;
- infrastructure siting and layout;
- infrastructure maintenance and replacement;
- group tent sites;
- huts (general);
- public huts;
- management huts;
- tent platforms; and
- toilets;

Table 2.1 outlines each of the recommendations and how the Windermere site concept plan has responded. Several recommendations are outside the scope of the site concept plan, however, they are included as part of PWS's ongoing management responsibilities for the Overland Track and visitor infrastructure.

Table 2.1 Review of the Waterfall Valley Management Guidelines
(continues next pages)

Recommendation	Response in the Site Concept Plan
Infrastructure siting and layout	
Where practicable, all new facilities will be located off the main track and will be shielded from view from the main track wherever possible. The approach to the overnight node will conceal the site as much as possible. The hut should be clearly visible once the overnight site is revealed.	The visitor hut will be seen in a filtered view from the main track on arrival to the node. The ranger hut, camping platforms and toilet will be well screened.
Within site, functional and technical constraints, huts and associated facilities should be blend with the landscape.	Site planning has taken into account ground conditions, visibility, the use of existing vegetation for screening and the reuse of previously disturbed site and/or open areas for construction of facilities.
Where reasonable, the area containing facilities shall be minimised, within the constraints of: the site; applicable legislation and standards; differing management options, appropriate separation of elements (such as independent and group camping areas) and user expectations. Group and other tent sites and huts will be visually separated.	The elements of the plan are visually separated from each other but connected by a clearly defined track network for clarity and ease of access.
Where possible, development will be placed on disturbed areas or areas where environmental impacts are minimised. However, low-grade environmental impacts may be permissible where there are significant recreational benefits.	The new hut, toilet and group platforms will have low environmental impacts.
Environmentally sensitive areas will be protected from impacts. The location of any new infrastructure will be carefully considered to minimise impacts on the natural, cultural and scenic values. Where feasible, slash or soil removed during construction activities will be utilised to assist the rehabilitation of nearby degraded areas.	Preliminary advice from site investigations by the environmental and archaeological consultants indicates that sensitive areas are avoided by the site concept plan.
All huts and tent platforms/sites will be located within 100m of toilets wherever possible.	Two existing platforms are ~180m from the proposed toilet location. Two existing platforms are ~120m away. The proposed hut and group platform sites are within 50m.
Hardened tracks are to link all site elements.	Adopted in the site concept plan.
All support infrastructure (e.g. helipad, water tanks, gas bottles, coal bins, and toilet pod 'sputniks') will be hidden where possible and discretely located to avoid key view catchments and vistas.	The helipad site is relatively well screened by surrounding vegetation and owing to its low height above ground. The existing gas storage is well screened.
Huts will be located discretely but in areas with good solar exposure	Adopted in the site concept plan.

Recommendation	Response in the Site Concept Plan
Infrastructure maintenance and replacement	
Prepare a routine and cyclic maintenance schedule for all infrastructure.	Ongoing operational requirement for PWS.
As overnight infrastructure becomes due for replacement, consideration will be given to the best location from the perspectives of practicality, operations, environmental impact, aesthetics and the visitor experience.	The current site plan responds to this requirement.
Group tent sites	
A single group campsite for 13 people will be included at each node.	The site plan proposes locating a new group camp platform adjacent to the northern entry to the node, to be constructed by PWS prior to the new hut development. A future group platform site is also identified, with some potential for commercial development.
Overnight nodes and other hut sites that do not have group tent platforms (Pine Valley, Narcissus and Echo Point) will be monitored to ensure that environmental impacts and campsite stability remain within acceptable levels. Platforms will be constructed at these sites as required.	The site plan retains all existing tent platforms and identifies a zone where further platforms could be sensitively developed.
Existing group tent sites will be monitored and may be enlarged slightly if required.	The new group tent platform will have an area roughly the size of the existing hut.
Storage facilities for commercial groups may be introduced. Any such facilities will be suitably sited and monitored.	This is a design decision that can readily be accommodated in the design of the new group tent platform.
Huts (general)	
Hut support infrastructure (water tanks, gas bottles, etc) is to be minimised and located outside main views and approach lines, where possible, preferably behind the hut. However, gas bottles, coal bunkers and sputniks must be situated to ensure they are readily accessible by helicopters.	Water tanks will be screened on arrival by new hut. New grey water systems will remove a need for Sputniks at hut and will be located behind the toilet building. The gas bottles current location is well screened and accessible. Heating is likely to include passive heating systems and gas back up to maintain a constant hut temperature, when solar input and internal gains are minimal.
Animals need to be excluded from internal spaces. Consider self closing doors, screens and guards to prevent climbing.	Not applicable to the site plan. This will be addressed by the building design.
Life cycle environmental and financial costs need to inform material and services selection. Transport costs are high. Give consideration to options like long-life materials, natural lighting, passive heating, adequate rainwater collection, good insulation and on-site waste management.	Not applicable to the site plan. This will be addressed by the building design.

Materials toxic to people and animals need to be avoided, especially where they can be inhaled, ingested or contact the skin and eyes.	Not applicable to the site plan. This will be addressed by the building design.
Most sites are cold, damp and muddy. Condensation and mould need to be managed. External clothes lines, high flow natural ventilation (vents) and durable easily cleaned internal finishes preferred.	Not applicable to the site plan. This will be addressed by the building design.
Recommendation	Response in the Site Concept Plan
Huts (general) (cont.)	
Greywater must be effectively managed and aspire to a '50 year no negative impact on the environment' standard.	It is understood the proposed greywater treatment system has been designed to address this recommendation.
Any additional infrastructure must be assessed using the PWS's Environmental Impact Assessment process (the Reserve Activity Assessment system).	Not applicable to the site plan. Standard PWS planning processes address this recommendation.
Public huts (new)	
Public huts shall provide spaces for: sleeping (2m x 0.9m per person), dressing, pack storage, clothes drying, cooking (0.9m x 0.6m per 2 bed spaces), seating (tables and benches), heating facilities and fuel (where facilities are provided), hut management (eg storage), and circulation.	The footprint of the new hut shown on the site plan copies that for the proposed Waterfall Valley Hut and is assumed to be large enough to address this recommendation. The final building design will address this requirement.
Different hut functions should be divided between internal and external spaces (eg verandahs).	Not applicable to the site plan. This will be addressed by the building design.
Facility plans (layout design) need to separate or insulate incompatible functions and provide options for a range of personal preferences (eg noise and temperature while sleeping).	Not applicable to the site plan. This will be addressed by the building design.
Consider the appropriateness of historic precedence and current practices.	Not applicable to the site plan. This will be addressed by the building design.
Management Huts	
Management huts will be established adjacent to each overnight node, except Echo Point (including Narcissus and Pine Valley). They will be separated from the adjacent node by approximately 30m - 100m to reduce sight and sound impacts.	The existing Ranger Hut is to be retained at its current location and used as an interim Ranger Hut until it can be replaced. This site is central to the node, readily located in an emergency and in close proximity to the helipad. The future Ranger Hut is to be located on the former toilet site. This site is also well placed within the node for emergencies while being well screened and private.
Management huts will be located to provide privacy, and will have separate areas for sleeping and tool/equipment storage.	The existing Ranger Hut is located to provide privacy but nonetheless can be readily located by visitors if required.
Each hut to accommodate up to four staff.	Not applicable to the site plan. This will be addressed by the building design.
Huts will incorporate sleeping, cooking, living, washing, storage and basic workshop facilities (where required), plus water supply, heating and grey water disposal.	Not applicable to the site plan. This will be addressed by the building design.

Huts to include WH&S requirements, such as fire blankets and regularly inspected fire extinguishers.	Not applicable to the site plan. This will be addressed by the building design.
Huts will have hardened foot access to public facilities and helipads. (They will be serviced from the main helipad at each overnight node).	Not applicable to the site plan. This will be addressed by the building design.

Recommendation	Response in the Site Concept Plan
Tent platforms	
Within the environmental constraints of each location, tent platforms will be separated from the Overland Track and each other, except where there is screening vegetation.	The existing platforms that are recommended to be retained address this requirement.
Group platforms will be separated from other user group facilities. If deemed appropriate, a discrete lockable storage facility and poles to support temporary shelter for eating areas may be permitted at group sites.	The concept plan addresses this requirement.
Where site planning recognises a need to establish group campsites a distance from toilet facilities, a separate group toilet may be considered.	The proposed group campsite is 50m from the toilet and well separated from the hut and other tent sites
Tent platforms will be oriented for views and sunlight where possible	Adopted within the site concept plan.
Toilets	
Toilets are best provided in separate buildings to minimise odour and health risks.	A new toilet location is identified by the concept plan.
Toilets will be located for access by all users and should be screened from conspicuous view wherever possible, Toilet siting also needs to consider the requirements for sunlight, air movement, and helicopter long line access to facilitate their effective operation.	Adopted within the site concept plan. The proposed new site substantially reduces the visual impact of the existing toilet.
The retention of the double batching composting toilet system is recommended, given its environmental and cost benefits (compared with full fly out).	<p>New toilet system is a full capture pod system that eliminates manual handling of waste. All waste will be captured in pods that are capped and flown out of the park.</p> <p>The proposed greywater treatment system is an upgrade to existing wastewater management at the site and will be integrated with hut designs, likely under the deck reconfiguration. The system has been shown to be effective in alpine environments at Cradle Huts and Tahune Hut on the Frenchman Cap track.</p> <p>Please note: full capture toilets are now the preferred system for use in wilderness areas, and will replace composting batch toilets on the OLT.</p>

Where required, all non double batching toilets along the track will be reviewed and upgraded.	As above
The PWS will continue to monitor the effectiveness of the toilets and keep investigating other toilet options.	Ongoing evaluation by PWS
Recommendation	Response in the Site Concept Plan
Only one double batch toilet will be provided for each site, except for the high use sites (Waterfall and Pelion).	Not relevant
Either the main track or the toilets will be relocated where they are in close proximity.	The concept plan proposes a new connection to link the main track directly to the new hut site. The new toilet is then to be located adjacent to the old track for ease of access.
The external appearance of the existing toilets may be modified to reduce their visual dominance so they blend more closely into the environment, and match the external cladding guidelines for the huts.	Not applicable to the site plan. This will be addressed by the building design.
All new toilets will be located discretely so as not to intrude on the entry experience into the overnight nodes from the walking track or other main views.	The concept plan addresses this requirement.

Table 2.1 Review of the Windermere Site Plan against recommendations of the Draft Overland Track - Recreation Zone Plan 2014 (continued from previous pages)

2.2 THE SITE CONCEPT PLAN

The site concept plan for Windermere (Map 2.1 and Photo 1) shows the intent of the reorganisation of the infrastructure at the site. Minor changes to locations may be made as the project proceeds to account for local variations in vegetation, topography, visual impact or program.

The rationale for the siting of the proposed facilities is given below.



Key:

- ① Hut development zone. New hut, tanks, grey water and decks to be developed in this zone, making use of natural gradients and view fields. Platforms to be removed and disturbed areas integrated into hut development.
- ② Potential link tracks from main Overland Track, actual alignment will be determined with hut design and desired walker experience.
- ③ Group platform site, to replace platforms within hut development zone.
- ④ New public toilet.
- ⑤ Interim Ranger hut and future tent platform area when Ranger hut is replaced.
- ⑥ Future Ranger hut. Site to rehabilitate naturally following toilet removal, until Ranger hut can be replaced.
- ⑦ Remove building and allow natural rehabilitation.
- ⑧ Potential Group Platforms.
- ⑨ Helipad.
- ⑩ Public tent platforms.

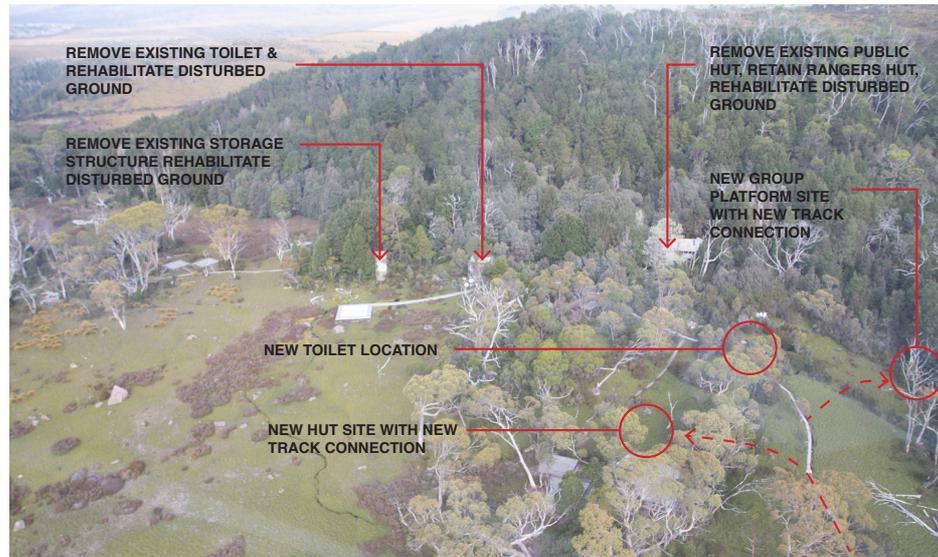
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Photograph 1 General arrangement

2.2.1 Windermere Hut

The current Windermere Hut (Photo 2) is discretely located off the main track in a dense stand of vegetation. The hut was designed and built in the mid-1970s. Staff quarters were added in 1988 with renovations undertaken in 2001 and 2016.

Despite these interventions the hut suffers from mould and damp that affect its amenity, is too small to accommodate visitor numbers and the structure is substandard (lack of adequate bracing, poor foundation and timber rot)³. While the building is stable and does not pose a risk to the public, the Engineer's recommendation was for demolition and removal of materials from site (some off-site recycling of materials may be possible).

³ DPIPWE 2019. "Windermere Hut Substructure – Engineer Technical Advice" Certificate No. ETA_231_1, Issued 26.02.2019.



Photograph 2 Existing Windemere Hut

Further, the location of the hut in dense bush is not compatible with modern bushfire risk management. A preliminary bushfire risk assessment indicates that the existing site is not suitable as a building location without substantial modification to the native vegetation⁴.

With these factors in mind, alternative locations were explored by Green Design Architecture and the site visit undertaken as part of the concept planning exercise resolved that their Option 1⁵ was the most suitable location for a new hut. The site is relatively level in an open patch of low growing coral fern (*Gleichenia microphylla*) slightly above the current group camping platforms

The site proposed for the new hut has a number of other advantages including:

- visitor experience (a noticeable but not overpowering element in the arrival sequence, positive outlook to the larger landscape from the hut, filtered sunlight through canopy trees, micro-views to adjacent low vegetation);

- make use of disturbed ground from the former group platforms;

⁴ Justin Cashion 2019. Email to PWS dated 28.02.19.

⁵ Green Design Architects 2019, Overland Track Huts Redevelopment: Waterfall Valley, Windermere, Kia Ora - Interim Report

minimal environmental impact (some clearing of existing vegetation); and

better potential to address bushfire concerns.

The proposed hut will be approximately 140 square metres in size (using the Waterfall Valley Hut design as a guide) with adjacent ~100 square metres of adjacent deck (i.e. the existing group platform area).

Siting of the hut in this location will require a minor rerouting of the Overland Track to bring walkers to it and away from the proposed new location for the toilet block (see Section 2.2.2). The proposed location for the new hut is shown on Map 2.1.

The concept plan provides a zone for the new hut development. The zone identifies an area where a hut and associated decks, water tanks and greywater systems can be accommodated.

The proposed greywater treatment system is an upgrade to the existing arrangements and will be integrated within the hut design, likely under the deck configuration. A similar system has been shown to be effective in alpine environments including in the Cradle Huts and at Tahune on Frenchmans Cap and resulting in better environmental outcomes.

2.2.2 Toilets

The existing toilet (Photo 3) uses a nil discharge 'four batch alternating system' of treatment. Increased visitor numbers have resulted in additional servicing requirements including greater demand for helicopter flights to empty toilets.

PWS have determined that the toilets at Windermere are to be replaced with a new structure providing an enhanced treatment system with reduced maintenance requirements. The new toilet is to be similar to that designed for Waterfall Valley: a 2-cubicle toilet and store 'runway' totaling roughly 7m by 8m inclusive of a pod storage deck at the rear⁶ and fitted with grease traps and a bottomless sand filter system⁷. The pod system uses full capture containers that eliminates manual handling of waste. Pods are simply capped and flown out of the Park. This results in significantly

⁶ PWS (undated)

⁷ See William Cromer Pty Ltd, 2019, Geotechnical and Wastewater Investigations 05.12.18 (Waterfall Valley).

improved Work Health and Safety outcomes for staff as well as better protection of the area from waste spillage.



Photo 3 Existing Toilet

The proposed location (Map 2.1) is on a level, open patch of low growing coral fern (*Gleichenia microphylla*), immediately adjacent the Overland Track. The proximity of the track will require a reroute to avoid a substantial visual impact for walkers but will also assist with improving the arrival experience to the hut. The proposed location is within 150m of the most distance camping platforms but within 50m of the group camping and the proposed hut sites.

Once the track is rerouted, the location will be moderately screened from view (i.e. filtered screening but not so much so that it is difficult to find) in an area open to sunlight and air movement, easily serviced by helicopter and has negligible risk for contamination of watercourses.

2.2.3 Ranger Hut

Rangers are currently accommodated in the staff quarters which were added as an extension to the main hut in 1988. While the main hut is proposed to be removed and relocated, the Ranger hut portion of the building will be retained and refurbished and used as an interim Ranger Hut until it can be replaced. Upgrades to the building will aim to provide

better amenity, thermal performance and energy efficiency. The proposed upgrades also aim to create a workplace of suitable standards for Workplace Health and Safety⁸. The future Ranger Hut will be located on the former toilet site, making use of this disturbed ground. The site is centrally located within the node, on the main track and adjacent to the helipad. The future Ranger Hut will be consistent with the other facilities provided on the Overland Track.

2.2.4 Tent Platforms

GROUP PLATFORM

The concept plan proposes a new Group Platform site adjacent to the northern entrance of the node. The proposed site would replace the existing group platforms which will be integrated into the proposed new hut.

The proposed location has a number of advantages including:

- availability while the new walker hut is constructed
- visually discrete from the main track and other facilities
- close proximity to the new toilet location.

The Group Platform has the potential to have built-in storage for commercial groups should this be considered appropriate.

The proposed Potential Group Platform area has been identified as a possible location for a commercial development. An expression of interest has been made to build five semi-permanent puffer pods by World Expeditions. The puffer pods are specially designed cold weather tents, providing additional comfort for walkers and would be based on tent platforms. The assessment process for potential commercial development proposals is described further in section 2.2.7 of this plan.

INDIVIDUAL TENT PLATFORMS

Map 2.1 illustrates the distribution of tent platforms. The existing sites are well established, reasonably screened from one another and the track and sheltered from the elements. Their distribution also offers a range of options for campers, catering to those who want to be 'amongst it' in a zone of facilities in close proximity to toilets and those who want to maintain a sense of separation from other walkers.

⁸ PWS 2019. "Design Brief: Ranger Huts".

The concept plan provides for the potential need for additional tent platforms in the future, if some are changed to group platforms. The former hut site is identified as a suitable area when the Ranger Hut is replaced. This will make use of the existing disturbed area within the node. The proposed area is in close proximity to the toilet, the walker hut and ranger hut.

2.2.5 Rerouting the Track and Alternative

The concept plan (Map 2.1) illustrates a new connection between the main track and the proposed hut area. This new track alignment will encourage walkers to pass through the proposed hut area enhancing the arrival experience into the site. Another new connection will be made between the proposed group platform and the existing track. This work means that the proposed toilet site will become a discrete location away from the main circulation of walkers.

An alternative reroute could be to follow the former Overland Track alignment behind the hut and closer to the group platform site. This route would likely be more sheltered and allow walkers the option to visit the hut or proceed to a tent platform.

Final alignment will be determined with the hut designs.

2.2.6 Interpretation

The *Draft Overland Track - Recreation Zone Plan 2014* sets out strategies for interpretation infrastructure and related materials. These include:

printed material and signs at overnight nodes will be the primary means of meeting information and interpretation needs; and

interpretation materials will be reviewed every 5-10 years, to ensure they retain a fresh appearance and currency.

Implementation of the proposed site concept plan will require small directional signs on the walking tracks leading to the new toilet, camping platforms and Rangers Hut.

These signs should be consistent with the recommendations for directional signs and locality signs listed in Section 4.4.3 of the *Draft Overland Track - Recreation Zone Plan 2014*.

When Interpretation is reviewed, key messages could also be described through various mediums such as artwork, landscape design, sound and light play, story seats, wallpaper, silhouette window stickers or etched/routed surfaces on walls.

2.2.7 Potential Commercial Developments

The TWWHA Management Plan 2016 prescribes how future commercial developments must be assessed. Development proposals must demonstrate compliance with management objectives, desired outcomes and specific statutory prescriptions in the Plan. The Plan outlines the Reserve Activity Assessment (RAA) process and addition assessment criteria for commercial development proposals in Section 3.3 Assessment and Approval Process. The potential for new commercial developments to change current wilderness values and/or walker experiences, and if the change is acceptable, is a function of the Management Plan and beyond the scope of this Concept Plan.

SECTION 3

ACTION PLAN

The following actions are recommended for the Site concept Plan.

Recommended Action	Timing
1. PWS to review the Windermere Site concept Plan including undertaking additional site-specific studies as required in accordance with approval process set out in the <i>Tasmanian Wilderness World Heritage Area Management Plan '2016'</i> .	2019
2. Prepare cost estimates for the proposed improvements	2019
3. Obtain necessary internal and statutory approvals for new development.	
4. Source funding for the works.	Already in hand
5. Undertake design for the new facilities	2019
6. Staging of the works subject to approval and funding. Priority for staging of works may be the construction of: new group camping platforms and construction of new hut followed by demolition of existing hut rerouting of Overland Track new toilet, demolition of existing toilet removal of gas tanks if no longer required	2019-2020 Staging of works dependent on funding
7. Develop site specific interpretive materials and install on completion of the above works	2020
6. Monitor visitor experience at Windermere after completion of the above works	Within 2 years of completion of works

ATTACHMENT 1
REVIEW OF RELEVANT DOCUMENTS

Report	Key Directions for the Waterfall Valley Site concept Plan
Tasmania Parks and Wildlife Service 2019, Design Brief: Ranger Huts	Identifies the objectives for replacing Ranger huts on the OLT including to: increase capacity, privacy and amenity of Ranger's accommodation to a satisfactory standard, improve thermal performance, energy efficiency and building health and to maintain Work, Health and Safety Standards for Rangers in the workplace.
Green Design Architects 2019, Overland Track Huts Redevelopment: Waterfall Valley, Windermere, Kia Ora - Interim Report	Includes information about use and development for the three nodes with an emphasis on development of the Waterfall Valley node. The Windermere node is discussed including an outline of the pros and cons for 3 optional sites for a hut at Windermere.
Green Design Architects 2019, Waterfall Valley Hut Plans	Documentation of the proposed new hut at the Waterfall Valley node (site plan, floor plan, elevations and section). The drawings were provided to give the authors of this report an indication of the architectural design of the visitor and Ranger huts to be constructed at Windermere.
William Cromer Pty Ltd, 2019, Geotechnical and Wastewater Investigations (Waterfall Valley)	The drawings were provided to the authors to give an indication of the size and scale of the anticipated greywater treatment system to be constructed at Windermere.
Tasmania Parks and Wildlife Service, 2019 – Windermere Hut Sub-Structure: Engineer Technical Advice	This report identified the history of the hut (built in the 1970s, extended 1988 and renovated 2001) and evaluated its current condition. The report recommended that the building was stable and posed no immediate risk but, nonetheless recommended its demolition and removal from site (there were no elements suitable for immediate reuse on site) owing to a number of problems (particularly lack of tie downs on stumps, structural defects, decay of some members, mould and the generally poor condition).
Tasmania Parks and Wildlife Service 2019, Internal Correspondence – Overland Track and Site Visit	Provides preliminary BAL advices for three huts on the OLT including Windermere specifically for the three optional hut locations proposed by Green Architecture Design. The correspondence advises that a BAL 29 standard of construction can be achieved but that a defensible space at that level cannot. The principal bushfire management emphasis will be on visitor evacuation either off site or to Lake Windermere which is 500m to the north.
Premier of Tasmania media release 08.02.19 “Puffer pods to add a new tourism experience”	The media release provides some limited detail on the potential development of an accommodation option at five, semi-permanent ‘puffer pods’ along the OLT. “Puffer pods” were described as specially designed, communal cold weather tents made from state of art down inner fabric, providing comfort for trekkers and will be located alongside existing public campsites. The canvas covered pods will be architecturally designed to blend into the surrounding environment, will remain in place throughout the season until the conclusion of the walking season. Although no locations were identified, it is assumed that Windermere could potentially be a site for such a development.
Tasmania Parks and Wildlife Service 2018, Project Plan: Overland	Explains how the redevelopment project will be eventuated. Identifies Windermere as one of three priority locations for redevelopment.

Track Huts Redevelopment Project	
Tasmania Parks and Wildlife Service 2018, Design Brief: Overland Track Huts	Identifies the need to increase capacity and amenity of the huts on the OLT while protecting environmental and wilderness values. In particular it targets the need improve thermal performance, energy efficiency and building health, improve outside and inside amenity and reduce negative environmental impacts within the node. Appendix A outlines the level of service (Standard) expected to be provided along the OLT
Tasmania Parks and Wildlife Service, Overland Track – Waterfall Valley Proposed Toilet Replacement Plans and Elevations. Undated	These drawings (plan, sections and elevations) illustrate the toilet that is to replace the existing toilet at Windermere.
Parks and Wildlife Service Draft Overland Track - Recreation Zone Plan 2014	Provides a historic background to the use and development and natural values along the Overland Track. Estimates comfortable sleeping in the hut at 16 and 20 in tents. Notes that group campsites have been established at all of the main overnight nodes along with non-group platforms at Windermere and other sites. Recommends investigations for new site further south at such time as the Windermere hut is to be replaced with internal improvements in the interim. Also recommended relocation of group camping area to a less intrusive site, leaving smaller platforms in its place. These and other management strategies for Windermere are presented and reviewed Section 2.1 of this report.
Parks and Wildlife Service Overland Track Emergency Response Plan 2017	The Plan provides guidance for quick but comprehensive response to any fire reported in the area of the Overland Track and surrounding areas. The key objectives are to reduce or eliminate risks to personnel and visitors with further emphasis on the protection of built assets and containment, control and suppression of fire spread where practical.
Anna Housego Overland Track Experience Review 2014	The Plan provides clear direction for addressing issues and pursuing opportunities for enhancing the Overland Track experience. One of the key recommendations was to identify future requirements for infrastructure upgrades including hut facilities
Institute of Governance and Policy Research Socio-economic Impact of the Overland Track 2014	This report quantifies the contribution of the Overland Track to Tasmania and the regional areas. In 2012-13 it was found the contribution from direct tourism expenditure was \$7.3M to the Tasmanian economy and creation of 42.8 full time jobs. The flow-on effects through the State economy were estimated to be 16.4M and 85 full time jobs.
Scenic Landscape Architecture 2005, Detailed Site Plan Windermere, OLT	A site plan showing an approach to the redevelopment of the Windermere node including removal/relocation of tent platforms, relocation of hut and group campsite. None of the recommendations on the plan were adopted.
Planning for People Overland Track Site Strategy Final Report December 2005	Estimated sleeping capacity at Windermere at between 12-14. with adjacent space for 20 tents. Recommended relocation of the Windermere node to a site near Pelion West at such time at the hut at Windermere required replacement. Also noted the need for the reconfiguration of the

	<p>Windermere hut to provide 24 beds with additional verandah space for 10 people</p> <p>Further recommended a new management hut, a new group camping site, minor platform movements to increase privacy, and improvements to the hut and toilet.</p>
Kent McConnell Overland Track Inventory 2004	<p>Estimated capacity of Windermere hut at between 16 and 24 depending on space allocation per person with 12 constructed platforms nearby (supporting 20 tents). Called for construction of group camping area, ranger quarters and screening of LPG bottles.</p>