



Discovery Holiday Parks

Discovery Holiday Park Cradle Mtn RAA Preliminary Planning Assessment

April 2020

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1. Introduction

1.1 Purpose of this report

The following is an assessment of the proposed expansion of the Cradle Mountain Discovery Park, at 3832 Cradle Mountain Road, Cradle Mountain in response to the standards of the *Kentish Interim Planning Scheme 2013* (KIPS), and the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). This report has been prepared to accompany an application for a Reserve Activity Assessment (RAA) for the Parks and Wildlife Services (PWS); and a permit application to Kentish Council.

The proposal seeks approval for additional camp sites, cabins and amenity facilities; alterations of reception facilities; and associated access and infrastructure. The subject land is the authority of PWS requiring approval through an RAA for consent to be issued for the lodgement of the Application to Council. Furthermore, for alterations of the road to improve the access, consent has been requested from the Department of State Growth as the authority for Cradle Mountain Road.

1.2 Background documentation

This report has been prepared in consultation with Parks and Wildlife Services, TasWater, Kentish Council, Tasmanian Fire Services, and Department of State Growth. A site visit was undertaken in August and October 2019. This assessment has been prepared based on the information in the following documentation, which accompanies this application.

- Certificates of Title
- Architectural Plans, Green Hill Design, 20 January 2020
- Traffic Impact Assessment, GHD
- Ecological Assessment, GHD
- Visual Considerations Memo, GHD, 20 January 2020
- Infrastructure Assessment Report, GHD

Livingston Natural Resources has assisted with bushfire hazard management, reporting is being finalised to accompany an application for a building permit subsequent to planning approval.

1.3 Scope and Limitations

This report has been prepared by GHD for Discovery Holiday Parks and may only be used and relied on by Discovery Holiday Parks for the purpose agreed between GHD and the Discovery Holiday Parks as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Discovery Holiday Parks arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section 1.1 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Discovery Holiday Parks and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Site analysis

2.1 Subject site

The proposal is located at the existing Cradle Mountain Discovery Park. The land at 3832 Cradle Mountain Road includes the following Certificate of Title CT143789, Folios 2, 3 and 4, and the road reserve at the frontage to the land. Emergency access is also required across the land for the Cradle Mountain Chateau, at 3718 Cradle Mountain Road CT209951/1. As described in the figure below. The expansion of the Discovery Park is proposed on Lots 2 and 3 (the development lots), however infrastructure requirements require the inclusion of Lot 4. The area of the individual lots is Lot 2 = 9.69ha, lot 3 = 4.507ha, lot 4 = 27.43ha and the Cradle Mountain Hotel = 12.17ha.

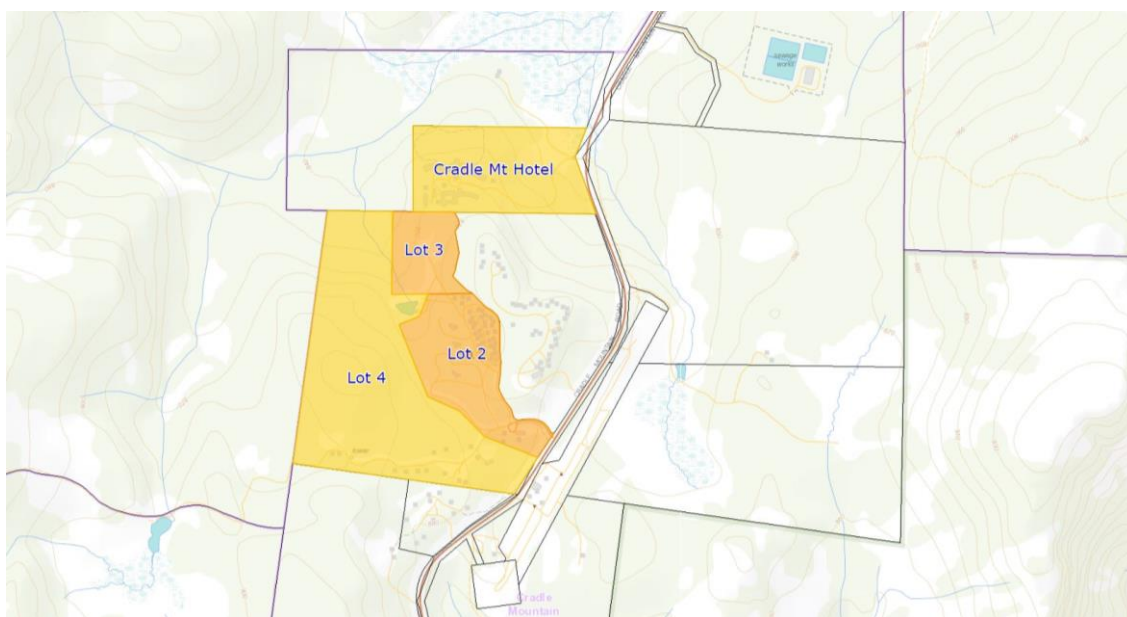


Figure 1 Site Plan

Base image and data from theLIST (www.thelist.tas.gov.au). © State of Tasmania.

2.1.1 Existing use and development

Lot 2 is partially developed for the existing Discovery Park and is where the proposed expansion is to be located. Other lots are necessary for services and access for the proposal, including Lot 3 which includes some infrastructure for TasWater; and Lot 4, which relies on access across Lot 2 for existing staff and works facilities for PWS. These lots are reliant on a single access point on Cradle Mountain Road for vehicle traffic. The Discovery Park is used for a variety of accommodation types. Near the entrance is the reception building and Manager's residence, adjoining areas include a number of sheds that provide works facilities for the accommodation. Cabins and camp sites are situated at a distance from the reception and are surrounded within dense vegetation to separate the individual sites and contribute to the character of the accommodation.

Centrally located are two substantial communal buildings that provide kitchen and activity space as well as a further one that provides amenities and laundry facilities for campers. The most northern accommodation is for bunkhouse accommodation. Buildings are all single storey, and are finished in a variety of finishes and colours that have generally been selected with regard to the surrounding forest. Two separate loop roads with slow vehicle speeds provide access around the existing caravan park site. A pedestrian pathway connects the reception facilities to the visitor's centre on the other side of the road.

The Cradle Mountain Hotel site has been substantially developed as visitor accommodation, including an existing two way sealed access through the site. There is an existing 4wd track connecting the lot to the caravan park.



Figure 2 Existing cabins and access loop road



Figure 3 Central amenities building



Figure 4 Existing reception building



Figure 5 Access from Cradle Mountain Road

2.1.2 Flora and fauna

The lots are largely vegetated, a detailed ecological assessment has been undertaken and found the following vegetation communities:

- *Eucalyptus delegatensis* forest with broad-leaf shrubs (WDB)
- *Eucalyptus delegatensis* dry forest and woodland (DDE)
- *Eucalyptus coccifera* forest and woodland (DCO)
- Highland low rainforest and scrub (RSH)

None of the vegetation communities are listed as threatened.

One threatened flora species, *Viola cunninghamii* (Alpine violet) was identified that is listed under the *Tasmanian Threatened Species Act*, it is not listed under commonwealth legislation.

2.2 Surrounds

The subject site is located in proximity to the Cradle Mountain Lake St Clair National Park, which is also identified as the Tasmanian Wilderness World Heritage Area. The subject site is located centrally within the gateway precinct which provides accommodation, services and further attractions to visitors of the National Park.

On the opposite side of Cradle Mountain Road is the former airstrip which is currently used for a visitor's centre, car parking and bus transfers through the National Park. There is currently a new visitor's centre under construction, including modifications to Cradle Mountain Road.

To the north east of the site is the Cradle Mountain Wilderness Village, which has been developed for visitor accommodation. On the northern boundary to the subject site is the Cradle Mountain Chateau, which is primarily visitor accommodation, but also includes a gallery space. To the south is the Cradle Mountain Highlander Cottages.



Figure 6 Visitor centre and bus transport facility

3. Proposed development

The proposed development requires demolition of ten sites and construction of 51 new van sites, 71 new cabins, a new amenities block and camp kitchen. Visitor accommodation has been designed to meet with requirements for accessibility. A new manager's residence is proposed so as to allow space for expansion of the existing reception and shop facilities at the entrance to the site. Accommodation is to be located within the existing site in areas as illustrated in Figure 7 and Figure 8.

Management of natural values and bushfire hazard risk have been an important component in the design of the proposal. Cabins have been located with respect to the identified natural values on the site and to minimise removal of vegetation. Where possible existing constructed tracks have been utilised for access to new sites to minimise works and clearance of vegetation. The proposal has been prepared in consultation with an accredited bushfire practitioner and Tasmanian Fire Services to address management areas, water requirements, and access to enable a Bushfire Management Plan to be endorsed prior to building approval.

Access and circulation has been prepared in consultation with GHD's traffic engineer to ensure safe and efficient vehicular and pedestrian circulation through the site. The Traffic Impact Assessment recommends upgrades to the access to Cradle Mountain Road:

With reference to Austroads standards, it is recommended that a basic shoulder widening (BAR) treatment be provided on Cradle Mountain Road at the Access Driveway to accommodate the increase in right turn movements.

These have been prepared in consultation with the Department of State Growth who are the authorities for the road, and their consent has been sought for this application

The primary access point to the site is from the frontage to Cradle Mountain Road, and will retain access to the PWS land to the south. An alternative access is proposed at the northern end of the site along an existing 4WD track to connect with the existing access infrastructure as part of the Cradle Mountain Hotel. The alternative access is for emergency vehicles only and will be in accordance with the requirements of Tasmanian Fire Services.

Services for the site have been prepared in consultation with TasWater and Parks and Wildlife Services (PWS), concept plans are included in the accompanying Infrastructure Assessment. Potable water supply to the site is capable of being provided from water resources from PWS. The site is capable of connection to the existing reticulated sewer system but will require upgrades to the plant. A static water supply is to be provided by existing water storage supply on the neighbouring PWS title, which includes reuse water from the sewerage treatment plant. The use of the reuse supply requires infrastructure to be installed to connect to the subject site.



Figure 7 Existing track at the northern end of the site looking east towards the boundary



Figure 8 Vegetation in the western part of the site

4. Scheme assessment

As illustrated in the figure below the subject site is located within the Environmental Management Zone, as is the surrounding land. The site is mapped within the Cradle Gateway Specific Area Plan (SAP) 'Sustainable Tourism Precinct', with parts of the site mapped as subject to the Landslide Code.

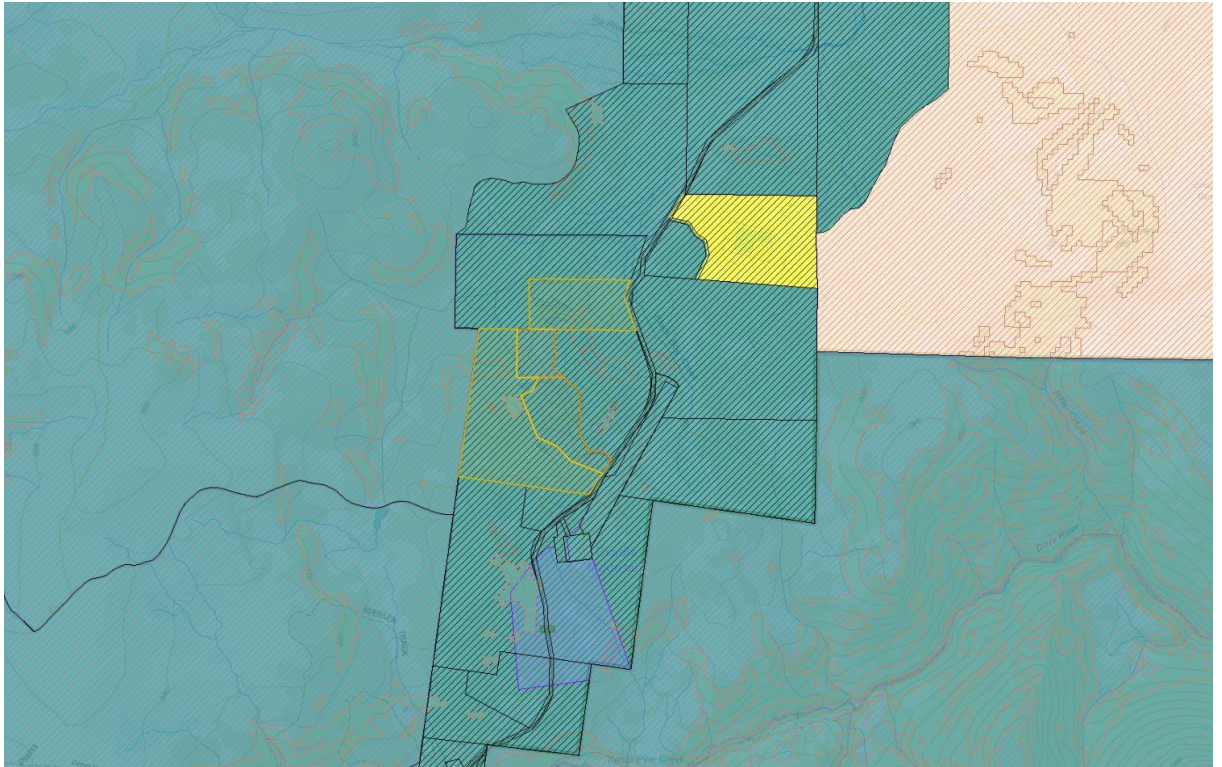


Figure 9 KIPS zoning and overlay

Base image and data from theLIST (www.thelist.tas.gov.au). © State of Tasmania.

4.1 Environmental Management Zone

The subject site is located entirely within the Environmental Management Zone, however standards of the Cradle Gateway Specific Area Plan as discussed in section 4.10 are applicable where indicated.

4.1.1 Use and use standards

Standards of the Use Table within the SAP prevail over those within the zone.

29.3.1 Use in a statutory conservation reserve

Objective:

Use in a statutory conservation reserve is to –

- (a) be consistent with any applicable prescribed statutory conservation outcome, including a reserve management plan; and
- (b) support and service a conservation or hazard management purpose

Acceptable Solution	Performance Criteria
<p>A1</p> <p>The relevant conservation management agency must advise –</p> <ul style="list-style-type: none">(a) the use is in accordance with any applicable reserve management plan;(b) it is satisfied the health and safety of people, property and the environment is not at risk from the use; and(c) any conditions and requirements for protection, conservation, or management	<p>P1</p> <p>There is no Performance Criteria.</p>

Comment:

The scheme does not define a statutory conservation reserve. The site is identified as being within the Vale of Belvoir Conservation Area, however this is not subject to a reserve management plan¹, and has no prescribed conservation outcomes.

As the land is owned by Parks and Wildlife the application is required to be assessed in accordance with a Reserve Activity Assessment (RAA) for consent to be granted in accordance s52. (1B) of LUPAA. Guidelines for the RAA requires that PWS will determine whether activities proposed are environmentally, socially and economically acceptable. Issuing of consent for the development in accordance with these guidelines illustrates that the proposal is consistent with the Acceptable Solution.

29.3.2 Discretionary permit use

F1.5.1 of the SAP prevails over these standards.

29.3.3 Required residential use

F1.5.2 of the SAP prevails over these standards.

29.3.4 Residential use

F1.5.2 of the SAP prevails over these standards.

¹ As per Parks and Wildlife, accessed 17/07/2019, at <<https://www.parks.tas.gov.au/index.aspx?base=5957>>

4.1.2 Development standards

29.4.1 Development in a statutory conservation area

Objective: Development in a statutory conservation reserve is to –

- (a) be consistent with any applicable prescribed statutory conservation outcome, including a reserve management plan; and
- (b) support and service a conservation or hazard management purpose

Acceptable Solution	Performance Criteria
<p>A1</p> <p>The relevant conservation management agency must advise –</p> <ul style="list-style-type: none"> (a) the development is in accordance with any applicable reserve management plan; (b) it is satisfied the health and safety of people, property and the environment is not at risk from the development; and (c) any conditions and requirements for protection, conservation, or management 	<p>P1</p> <p>No Performance Criteria.</p>

Comment:

As per the response above to 29.3.1 consent from PWS illustrates that the proposal complies with the Acceptable Solution.

29.4.2 Suitability of a site or lot for use or development

Objective: The minimum properties of a site and of each lot on a plan of subdivision are to –

- (a) provide a suitable development area for the intended use;
- (b) provide access from a road; and
- (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater

Acceptable Solution	Performance Criteria
<p>A1</p> <p>F1.6.1 of the SAP prevail over this standard.</p>	<p>P1</p>
<p>A2 A site or each lot on a subdivision plan must have a separate access from a road –</p> <ul style="list-style-type: none"> (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road - 	<p>P2</p> <ul style="list-style-type: none"> (a) A site must have a reasonable and secure access from a road provided – <ul style="list-style-type: none"> (i) across a frontage; or (ii) by an access strip connecting to a frontage, if for an internal lot; or (iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum

Objective: The minimum properties of a site and of each lot on a plan of subdivision are to –

- (a) provide a suitable development area for the intended use;
- (b) provide access from a road; and
- (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater

Acceptable Solution	Performance Criteria
<ul style="list-style-type: none"> (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (d) with a width of frontage and any access strip or right of way of not less than 6.0m; and (e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on the subdivision plan. 	<ul style="list-style-type: none"> properties of a lot in accordance with the acceptable solution in any applicable standard; and (iv) the dimensions of the frontage and any access strip or the right-of-way must be adequate for the type and volume of traffic likely to be generated by – <ul style="list-style-type: none"> a. the intended use; and b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and (v) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or (b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.

Comment:

The Discovery Park site has an existing width of frontage and, access that exceeds 6m, as per A2(d). No change is proposed to the lot configuration. The alternative emergency access through Cradle Mountain Hotel will be in accordance with Tasmanian Fire Services requirements.

As the site requires modification of the road access as per the Traffic Impact Assessment as recommended by the road authority, the Department of State Growth, consent will be required to the lodgement of the application, in accordance with Acceptable Solution for A2(e).

Acceptable Solution	Performance Criteria
<p>A3</p> <p>A site or each lot on a plan of subdivision must be capable of connecting to a water supply –</p> <ul style="list-style-type: none"> (a) provided in accordance with the Water and Sewerage Industry Act 2008; or (b) from a rechargeable drinking water system with a storage capacity of not less than 10,000 litres if– <ul style="list-style-type: none"> (i) there is not a reticulated water supply; and (ii) development is for – <ul style="list-style-type: none"> a. a single dwelling; or b. a use with an equivalent population of not more than 10 people per day 	<p>P3</p> <ul style="list-style-type: none"> (a) There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or (b) It must be unnecessary to require a water supply

Comment:

The subject site is not connected to a reticulated water supply and provides for in excess of 10 people per day, and is therefore required to be assessed in response to the Performance Criteria.

The accompanying Infrastructure Assessment (p 13) finds that the proposal is capable of accessing a water supply that is capable of providing for the anticipated use of the site in accordance with the Performance Criteria P3(a).

Acceptable Solution	Performance Criteria
<p>A4</p> <p>A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –</p> <ul style="list-style-type: none"> (a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or (b) by on-site disposal if – <ul style="list-style-type: none"> (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development - <ul style="list-style-type: none"> a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or 	<p>P4</p> <ul style="list-style-type: none"> (a) A site or each lot on a plan of subdivision must drain and dispose of sewage and liquid trade waste – <ul style="list-style-type: none"> (i) in accordance with any prescribed emission limits for discharge of waste water; (ii) in accordance with any limit advised by the Tasmanian Environmental Protection Agency; (iii) without likely adverse impact for the health or amenity of the land and adjacent land; (iv) without compromise to water quality objectives for surface or ground water established under the State

Acceptable Solution	Performance Criteria
<p>c. creates a total sewage and waste water flow of not more than 1,000l per day; and</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip</p>	<p>Policy on Water Quality Management 1997; and</p> <p>(v) with appropriate safeguards to minimise contamination if the use or development has potential to –</p> <p>a. indirectly cause the contamination of surface or ground water; or</p> <p>b. involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or liquid trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or</p> <p>(b) It must be unnecessary to require arrangements for the drainage and disposal of sewage or liquid trade waste</p>

Comment:

Wastewater for the site is capable of being connected to the existing TasWater sewerage system as identified in the accompanying Infrastructure Assessment (p 15) in accordance with the Acceptable Solution A4(a).

Acceptable Solution	Performance Criteria
<p>A5</p> <p>A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –</p> <p>(a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or</p> <p>(b) if storm water cannot be drained to a stormwater system –</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if –</p> <p>a. the site has an area of not less than 5000m²;</p> <p>b. the disposal area is not within any defined building area;</p>	<p>P5</p> <p>(a) A site or each lot on a plan of subdivision must drain and dispose of stormwater –</p> <p>(i) to accommodate the anticipated stormwater -</p> <p>a. currently entering from beyond its boundaries; and</p> <p>b. from the proposed development;</p> <p>(ii) without likelihood for concentration on adjacent land;</p> <p>(iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land;</p>

Acceptable Solution	Performance Criteria
<ul style="list-style-type: none"> c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface; and (iii) the development is for a single dwelling	<ul style="list-style-type: none"> (iv) to manage the quantity and rate of discharge of stormwater to receiving waters; (v) to manage the quality of stormwater discharged to receiving waters; and (vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or (b) It must be unnecessary to require arrangements for the drainage and disposal of stormwater

Comment:

A1 a) Not applicable.

b) As per (i) No stormwater system is available therefore it will be managed on-site. Stormwater from development will be predominantly harvested for collection and reuse on site within water tanks as identified in the accompanying Infrastructure assessment (refer section 3.4). In compliance with Acceptable Solution V-drains will be used to capture overflow from tanks and access, if any, and discharged through natural flow paths.

29.4.3 Location and configuration of development

Objective: The location and configuration of development does not dominate or otherwise detract from the performance, appearance, and character of an area of significant ecological, scientific, cultural or aesthetic value or unreasonably intrude onto the occupation of adjacent land

Acceptable Solution	Performance Criteria
A1 A building and any development area must be setback – <ul style="list-style-type: none"> (a) not less than 20.0m from the frontage to a road; or (b) if the development is on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road; and (c) not less than 10.0m from each side boundary; (d) not less than 10.0m from the rear boundary; or (e) in accordance with any building area shown on a sealed plan. 	P1 The setback of a building and development area from the frontage or from a side or rear boundary must – <ul style="list-style-type: none"> (a) be consistent with prevailing frontage setbacks for any existing and approved building or structure on the site or on adjacent land; (b) provide a sufficient physical and visual separation between the road and any use on the site sufficient to buffer or screen the site to view from a road or public place; and (c) provide measures to attenuate visual impact of the site.

Objective: The location and configuration of development does not dominate or otherwise detract from the performance, appearance, and character of an area of significant ecological, scientific, cultural or aesthetic value or unreasonably intrude onto the occupation of adjacent land

Acceptable Solution	Performance Criteria
A2 & A3 F1.6.1 Prevails over these standards	P2 & P3
A4 F1.6.3 Prevails over these standards	P4

Comment:

The Scheme does not define the specified road setback in (b), therefore a minimum 20 m setback applies to the frontage. Alterations at the frontage to the site are not within 20 m of the frontage to the road as per A1(a).

New development is within 10 m of the site and rear boundaries in areas B and F, and requires measures to attenuate the visual impact of the development as per P1(c).

In Area B isolated campsites are located within 10 m of the boundary, these only require the removal of some vegetation and finishing of the ground level to allow for occasional camp sites, no building proposed on these sites is visible. Area F has been located on an existing access to minimise the extent of vegetation removal necessary, some vegetation removal will be required to accommodate parking for cabins, however building works have been located in excess of 10 m of the boundary to ensure new development is screened from the adjoining land.

29.4.4 Subdivision

No Subdivision is proposed as part of this application.

4.2 Bushfire prone areas code

The site is located in a defined bush-fire prone area, however the Bushfire Prone Areas Code does not apply as the application is not for subdivision, or a hazardous or vulnerable use. As buildings will need to demonstrate compliance with the Building Code for buildings within a bushfire prone area and include consideration of building design, vegetation management, access and water supply, consultation was undertaken with an accredited Bushfire Hazard Practitioner and Tasmanian Fire Services in the preparation of this application.

4.3 Clearing and conversion of vegetation code

The parts of the site that are subject to the standards of the Clearing and Conversion of Vegetation Code are as follows:

E3.2.1 The Code applies for –

(a) land in the Environmental Living, Environmental Management, Open Space, Rural Living or Rural Resource zones which is –

(i) the site of threatened native vegetation communities within the meaning of the Nature Conservation Act 2002; or

(ii) part of the habitat for a threatened species within the meaning of the Threatened Species Protection Act 1995; or

(iii) native vegetation within 30m of a named water body or watercourse;

or

(iv) native vegetation in a wetland, or within 30 m of a coastal shoreline

The site is entirely within the Environmental Management Zone, an ecological survey of the site has found that there is no threatened native vegetation communities; there is potential habitat for threatened species, however none were observed; and there is native vegetation within 30 m of the waterbody and watercourse, located on the western boundary of the site.

E3.6.1 Protection of a threatened native vegetation community or native vegetation providing habitat for a threatened species

Objective: The clearing and conversion of native vegetation is to minimise likely adverse impact on biodiversity, ecological process, and habitat value

Acceptable Solution	Performance Criteria
<p>A1</p> <p>(a) Vegetation must not be any of the following</p> <ul style="list-style-type: none"> (i) a threatened native vegetation community; (ii) contain threatened flora or be threatened fauna habitat; or (iii) be within 30 m of a water body, watercourse, wetland, or coastal shoreline; or <p>(b) the removal or destruction of any rare or threatened species or rare or threatened communities protected under state or commonwealth legislation must not occur unless authorised by the appropriate agency</p>	<p>P1</p> <p>The harvesting of timber or the clearing and conversion of native vegetation must –</p> <ul style="list-style-type: none"> (a) be justified by exceptional circumstance; or (b) be necessary to deliver an overriding environmental benefit for the region; and (c) be unlikely to have adverse effect on – <ul style="list-style-type: none"> (i) value of the habitat for a species managed under the Threatened Species Protection Act 1995 or the Nature Conservation Act 2002; (ii) ability to contribute to the Tasmanian comprehensive, adequate, and representative vegetation conservation reserve system; or (iii) value of shoreline vegetation for water quality management; and (d) have regard to any advice or decision of the relevant entity for applicable native vegetation or wildlife protection and conservation for – <ul style="list-style-type: none"> (i) impact of the use or development on the objectives and outcomes for protection and conservation of native vegetation and wildlife; and (ii) any condition or requirement for protection or conservation of a threatened native vegetation community or of vegetation providing threatened species habitat

Comment:

This application is accompanied by the *Discovery Park Cradle Mountain Expansion: Ecological Assessment*, (Ecological Assessment) (GHD, January 2019).

The findings in response to the Acceptable Solution are as follows:

- A1 (a) (i) No threatened vegetation community (refer section 3.1.2) was found.
- (ii) One threatened flora species (refer section 3.2.2) *Viola Cunninghamii* (Alpine Violet) was found, however vegetation clearance and disturbance is not located where it will impact on the species.

Threatened Fauna Habitat (refer section 3.3.2, p 21), potential for *Sarcophilus harrisii* (Tasmanian devil), *Dasyurus viverrinus* (eastern quoll) and *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll) are considered possible, however no evidence of occupation was identified in surveys.

- (iii) The site includes areas that are within 30m of a waterbody and watercourse as described in the following figure. No further clearance and conversion of vegetation from existing condition is proposed within 30m of the identified waterbodies.

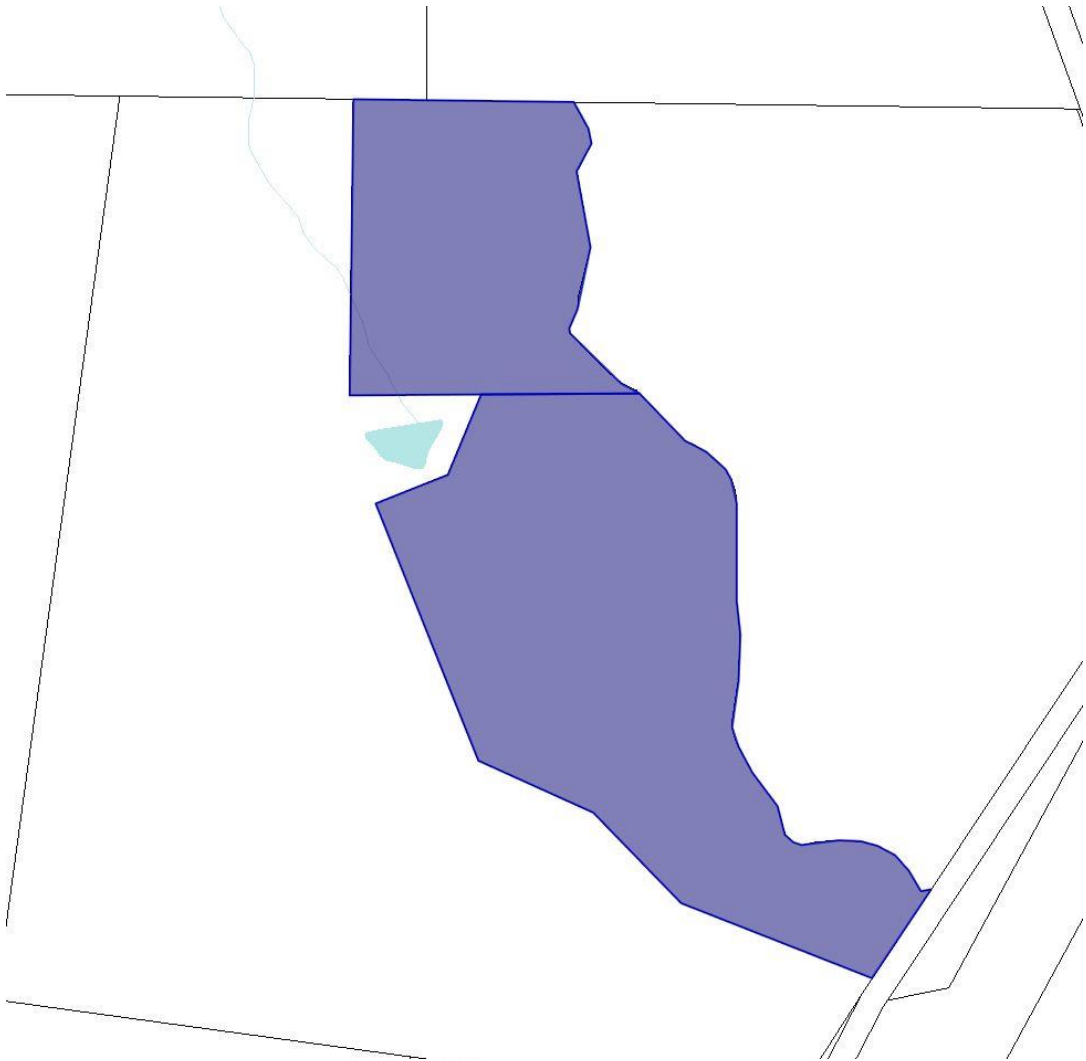


Figure 10 Existing water features

Base image and data from theLIST (www.thelist.tas.gov.au). © State of Tasmania.

A1 (b) Removal of vegetation does not require authorisation by an appropriate agency under separate legislation, therefore this is not applicable.

Clearance and Conversion of vegetation complies with the Acceptable Solution.

E3.6.2 Clearing of vegetation on land of scenic or landscape value

F1.6.3 of the SAP prevails over E3.6.2 of the code.

E3.6.3 Clearing of vegetation on land susceptible to landslide

The land is not mapped as susceptible to landslide, therefore these standards are not applicable.

4.4 Change in ground level code

The Change in Ground Level Code applies to the following:

E4.2.1 This Code applies if use or development results in a change in existing ground level or natural ground level by cut or fill.

The following is exempt:

- (b) a change in ground level –*
 - (i) if more than 1.5m from a boundary to the site –*
 - a. has a depth of less than 1.0m;*
 - b. is not within a water course;*
 - c. is more than 1.0m from any easement, road, or right-of-way;*
 - d. is more than 1.0m from an underground utility service;*
 - e. involves an area of less than 200m²;*
 - f. has a finished slope batter of less than 25% or is supported by a retaining wall of less than 1.0m height; and*
 - g. is not on land to which Code E6 of this planning scheme applies*
 - (ii) if less than 1.5m from a boundary to the site –*
 - a. has a depth of not more than 0.5m; and*
 - b. has a finished slope batter of less than 25% and tapering to zero depth at the boundary; or*
 - c. is supported by a retaining wall of less than 0.5m height.*

Detail of the changes in levels is required to see whether the Code applies or not.

Objective: Change in the existing ground level or the natural ground level by cut or fill is to minimise –

(a) likely adverse impact on the physical, environmental, cultural, aesthetic, and amenity features of land; and

(b) risk from a natural hazard

Acceptable Solution	Performance Criteria
<p>A1</p> <p>Cut or fill must -</p> <p>(a) not be on land within the Environmental Living zone or the Environmental Management zone; ...</p>	<p>P1</p> <p>Cut or fill must -</p> <p>(a) make arrangements for the drainage and disposal of stormwater;</p> <p>(b) make arrangements to stabilise any existing building or to increase the requirements for construction of any potential building on adjacent land;</p> <p>(c) manage drainage and disposal of intersected ground water;</p> <p>(d) safeguard the quality of receiving waters;</p> <p>(e) not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 Land Use Planning and Approvals Act 1993 registered on the title of adjacent land providing for the level of constraint; and</p> <p>(f) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised –</p> <p>(i) it is satisfied the cut or fill will not result in harm to the utility; and</p> <p>(ii) any condition or requirement it determines are appropriate to protect the utility</p>

Comment:

The entire site is within the Environmental Management Zone so any cut or fill that does not comply with the exemptions is required to be assessed in response to the Performance Criteria.

Elevations for Cabins illustrate the worst case scenario for elevation change across all of the proposed development, as can be seen minimal cut and fill is proposed in accordance with exemptions to the Code.

Details of cut and fill for vehicle circulation does not form part of the application documentation. As with existing vehicle circulation cut and fill will be minimised across the site, and would be capable of complying with the Exemptions of the Code, alternatively detail of engineered outcomes is capable of being provided in accordance with the Performance Criteria.

4.5 Hazard Management Code

This code is not applicable to the subject development site. The adjoining parks land on Lot 4 includes areas mapped as subject to Landside Hazard, however no use or development is not proposed in these areas.

4.6 Signs Code

No Signage is proposed as part of this application, standards of the SAP would prevail in relation to Signage.

4.7 Telecommunication Code

This code is not applicable to the proposed development.

4.8 Traffic Generating Use and Parking Code

4.8.1 Use standards

E9.5.1 Provision for parking

Objective: Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road

Acceptable Solution	Performance Criteria
<p>A1</p> <p>Provision for parking must be –</p> <p>(a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;</p>	<p>P1</p> <p>(a) It must be unnecessary or unreasonable to require arrangements for the provision of vehicle parking; or</p> <p>(b) Adequate and appropriate provision must be made for vehicle parking to meet -</p> <p>(i) anticipated requirement for the type, scale, and intensity of the use;</p> <p>(ii) likely needs and requirements of site users; and</p> <p>(iii) likely type, number, frequency, and duration of vehicle parking demand</p>

Comment:

The following requirements is applicable from Table E9.1:

Use Class: Visitor Accommodation

Minimum parking requirements:

Caravan park and camping grounds = 1 x space / caravan or tent site

Holiday cabins or units, or serviced apartments

a) 1 x space / unit; and

b) 1 x additional space / 3 units

There is currently a shortfall of 11 spaces on site as identified in the accompanying Traffic Impact Assessment (section 5.1). The proposal is required to be assessed in response to the Performance Criteria.

P1 (a) The proposed parking has been provided in accordance with demonstrated demand from existing operations on the site. Additional parking would require unnecessary parking on the site including clearance of vegetation that would unreasonably impact on the qualities of the site.

The proposal complies with the Performance Criteria.

E9.5.2 Provision for loading and unloading of vehicles

Objective: Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles

Acceptable Solution	Performance Criteria
<p>A1</p> <p>There must be provision within a site for -</p> <p>(a) on-site loading area in accordance with the requirement in the Table to this Code; and</p> <p>(b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces</p>	<p>P1</p> <p>(a) It must be unnecessary or unreasonable to require arrangements for loading and unloading of vehicles; or</p> <p>(b) Adequate and appropriate provision must be made for the loading and unloading of vehicles to meet–</p> <p>(i) likely volume, type and frequency of vehicles associated with the delivery and collection of goods and passengers; and</p> <p>(ii) likely frequency and duration of requirements for delivery and collection of goods or people</p>

Comment:

The requirements for loading area is as follows:

Use: Visitor Accommodation:

Minimum loading area requirement:

(a) 1 x small rigid truck

(b) 1 x passenger bus for motel and residential hotel

Therefore the necessary requirement is for 1 small rigid truck loading area, a designated area has been provided in the existing service area adjoining the administration building in accordance with the acceptable solution for A1(a). A1(b) is not applicable.

The proposal complies with the Acceptable Solution.

4.8.2 Development standards

E9.6.1 Design of vehicle parking and loading areas

Objective: Vehicle circulation, loading, and parking areas–

- (a) protect the efficient operation and safety of the road from which access is provided;
- (b) promote efficiency, convenience, safety, and security for vehicles and users; and
- (c) provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site

Acceptable Solution	Performance Criteria
<p>A1</p> <p>A1.1 All development must provide for the collection, drainage and disposal of stormwater; and</p> <p>A1.2 Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –</p> <ul style="list-style-type: none"> (a) be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking; (b) be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles; (c) be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities; (d) be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities; (e) each parking space must be separately accessed from the internal circulation aisle within the site; (f) provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and (g) be formed and constructed with compacted sub-base and an all-weather surface. 	<p>P1</p> <p>The layout and construction of a vehicle parking area, loading area, circulation aisle, and manoeuvring area must be adequate and appropriate for –</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use; (b) effect of size, slope and other physical characteristics and conditions of the site; (c) likely volume, type, and frequency of vehicles accessing the site; (d) likely demand and turnover for parking; (e) delivery and collection vehicles; (f) familiarity of users with the vehicle loading and vehicle parking area; (g) convenience and safety of access to the site from a road; (h) safety and convenience of internal vehicle and pedestrian movement; (i) safety and security of site users; and (j) the collection, drainage, and disposal of stormwater

Comment:

A1.1 Stormwater is to be managed in accordance with the recommendations of the accompanying Infrastructure Assessment Report to v-drains to overland flow paths.

A1.2 vehicle areas are not entirely sealed as required by (g), therefore the proposal is required to be assessed in response to the Performance Criteria.

P1

- (a) The finish of the parking areas will be similar to existing, with an expansion of sealed areas adjoining the administrative building, with compacted gravel in lesser used areas that will be maintained by staff as identified in the accompanying Infrastructure Assessment.
- (a)-(i) Parking areas are to be finalised in design to be capable of complying with AS/NZ with respect to a final detail survey of the physical characteristics of the site, in accordance with the Performance Criteria.
- (j) Vehicle Parking and manoeuvring areas is to be gravel finish, compacted and drained to v-drains and maintained by staff in accordance with the existing condition of vehicle areas.

Acceptable Solution	Performance Criteria
A2 Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB	P2 Design of internal access roads and vehicle circulation, movement and standing areas for permitted use on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be adequate and appropriate for the likely type, volume, and frequency of traffic

Comment:

The design and finish of internal roads has been selected to meet with anticipated traffic on site. Where circulation areas are unsealed these will be finished consistent with existing areas to be appropriate to the anticipated traffic. The proposal is capable of meeting with the Performance Criteria.

4.9 Water and Waterways Code

No new development or use is proposed within 30m of waterbodies on the site, the Water and Waterways Code is not applicable.

4.10 Cradle Gateway Specific Area Plan

The site is subject to the provisions of the Cradle Gateway Specific Area Plan (SAP). The land is entirely located within the ‘Sustainable Tourism Precinct’ of the SAP.

The following statement in relation to the application of the SAP is relevant.

F1.2.2 In the area of land this plan applies to, the provisions of the Specific Area Plan substitute, modify or are in addition to the provisions of the Environmental Management Zone and the Clearing and Conversion of Vegetation Code as specified in the relevant provision.

Further to this the Specific Area Plan prevails where there is conflict with zones and codes in accordance with 7.4.2.

4.10.1 Use

The existing use of the land is for Visitor Accommodation, the proposal is for an expansion of this existing use and for integrated manager's residence.

use of land for providing short or medium term accommodation, for persons away from their normal place of residence, on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.

Visitor Accommodation is a Permitted use as it meets the qualification of being located within the Sustainable Tourism Precinct.

4.10.2 Use standards

F1.5.1 Use Standards for Discretionary Uses other than Residential

This clause is in substitution for Clause 29.3.2 in the Environmental Management Zone.

The use is Permitted, this standard is not applicable

F1.5.2 Use Standard for Residential Use

This clause is in substitution for Clause 29.3.3 and Clause 29.3.4 in the Environmental Management Zone.

No residential use is proposed.

4.10.3 Development standards

F1.6.1 Building height, site coverage and appearance

This clause is in substitution for A1 and P1 of Clause 29.4.2, where it relates to development other than subdivision, and A2 and P2 and A3 and P3 of Clause 29.4.3 in the Environmental Management Zone.

Objective: The design of buildings is compatible with the landscape values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Building height must:</p> <p>(a) in the Sustainable Tourism Precinct be not more than 5m;</p> <p>(b) in the Visitor Services Precinct be not more than 6.5m.</p>	<p>P1</p> <p>Building height:</p> <p>(a) must be compatible with the landscape values of the Cradle Gateway, having regard to:</p> <p>(i) the height, bulk and form of proposed buildings;</p> <p>(ii) the siting of buildings;</p> <p>(iii) the topography of the site;</p> <p>(iv) the screening capacity of existing or proposed vegetation;</p>

Objective: The design of buildings is compatible with the landscape values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.

Acceptable Solution	Performance Criteria
	<ul style="list-style-type: none"> <li data-bbox="874 320 1430 461">(v) the visual impact of the buildings when viewed from roads, public spaces and the Tasmanian Wilderness World Heritage Area; and <li data-bbox="874 483 1374 555">(vi) any measures taken to reduce visual impact; and <li data-bbox="815 577 1414 752">(b) in the Sustainable Tourism Precinct be not more than 9 m, except a structure where it is demonstrated that the height is required for operational purposes associated with its use; or <li data-bbox="815 775 1414 920">(c) in the Visitor Services Precinct be not more than 15 m, except a structure where it is demonstrated that the height is required for operational purposes associated with its use.

Comment:

Cabin Plan C (accessible cabins) marginally exceeds the Acceptable Solution of 5m; the extent of variation depending on the grade across the site. The proposal is required to be assessed in response to the Performance Criteria.

- P1 (a) As per the accompanying visual considerations memo the proposed development is compatible with the landscape values of the Cradle Gateway Precinct.
 - (i) Only 5 Cabin C accessible cabins are proposed and the extent that they exceed the Acceptable Solution is marginal and dependent on the grade. All buildings are single storey to minimise height and overall bulk.
 - (ii) Buildings are deliberately situated within the bushland setting away from Cradle Mountain Road and vantage points to minimise visibility.
 - (iii) The site has a slight grade that contributes to the overall height of the building.
 - (iv) Existing vegetation contributes to screening of proposed development with the canopy exceeding the height of proposed buildings. Vegetation will be retained where possible and revegetation will be undertaken at the completion of construction works.
 - (v) The accompanying Visual Impacts Memo demonstrates key vantage points on Cradle Mountain Road, and key locations within the TWWHA finds that the proposed buildings would not be capable of being viewed.
 - (vi) As per recommendations of the Visual Impacts memo materials and finishes are consistent with ensuring that development is sensitive to the surrounding vegetated environment.
- P1 (b) The proposed buildings will not exceed 9 m.
- P1 (c) Not Applicable.

Acceptable Solution	Performance Criteria
<p>A2</p> <p>Buildings in the Visitor Services Precinct must:</p> <p>(a) have a site coverage of not more than 60%; and</p> <p>(b) not less than 20% of the site area dedicated to landscaping, pedestrian circulation and public outdoor space.</p>	<p>P2</p> <p>The site coverage of buildings must be compatible with the landscape values of the Cradle Gateway and provide adequate areas for pedestrian circulation, soft landscaping and separation of building.</p>

Comment:

The site is not in the Visitor Services Precinct, therefore this standard is not applicable.

Acceptable Solution	Performance Criteria
<p>A3</p> <p>Exterior materials must:</p> <p>(a) be natural stone, earth, timber or glass; or</p> <p>(b) have a light reflectance value not more than 40% in natural tones of grey, green or brown.</p>	<p>P3</p> <p>Exterior materials must be compatible with the landscape values of the site or surrounding area, having regard to:</p> <p>(a) the appearance of the building when viewed from roads, public spaces or the Tasmanian Wilderness World Heritage Area;</p> <p>(b) the reflectivity value of the material;</p> <p>(c) the screening capacity of any proposed or existing vegetation; and</p> <p>(d) the nature of the exterior finishes.</p>

Comment

Finishes specified for proposed buildings complies with Acceptable Solution of construction in timber or glass or a light reflectance of no more than 40%.

F1.6.2 Siting of development

This clause is in addition to requirements of the Environmental Management Zone.

<p>Objective: The siting of development is compatible with:</p> <p>(a) the landscape and natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area; and</p> <p>(b) the sense of seclusion as experienced from adjacent sites.</p>	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Buildings must not be visible from a road or from land in the Tasmanian Wilderness World Heritage Area.</p>	<p>P1</p> <p>Buildings must be sited to be compatible with the landscape values of the Cradle Gateway, having regard to:</p>

Objective: The siting of development is compatible with:

- (a) the landscape and natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area; and
- (b) the sense of seclusion as experienced from adjacent sites.

Acceptable Solution	Performance Criteria
	<ul style="list-style-type: none">(a) the screening capacity of existing or proposed vegetation;(b) the scale, design and appearance of the proposed development;(c) whether there is an overriding environmental benefit arising from the development;(d) the relevant management plan for the Tasmanian Wilderness World Heritage Area; and(e) the visual impact of the buildings when viewed from roads and the Tasmanian Wilderness World Heritage Area; and(f) any measures taken to reduce visual impact.

Comment:

As per the accompanying Visual Considerations Memo, no new buildings are visible from Cradle Mountain Road, nor from a number of publicly accessible vantage points within TWWHA. The proposal complies with the Acceptable Solution.

Acceptable Solution	Performance Criteria
<p>A2</p> <p>Development must be separated from the boundary with the Tasmanian Wilderness World Heritage Area not less than 100 m.</p>	<p>P2</p> <p>Development must be sited a sufficient distance from the boundary of the Tasmanian Wilderness World Heritage Area to not impact on the values as identified in the relevant management plan.</p>

Comment:

Subject site exceeds 100m from the boundary of the TWWHA in accordance with the Acceptable Solution.

Acceptable Solution	Performance Criteria
<p>A3</p> <p>Development in the Sustainable Tourism Precinct must not be visible from an adjoining site.</p>	<p>P3</p> <p>Development in the Sustainable Tourism Precinct must be compatible with the sense of seclusion and not have an unreasonable visual impact on adjacent sites having regard to:</p> <ul style="list-style-type: none"> (a) the lot shape and orientation; (b) the extent, character and visibility of existing development on the site and adjacent sites; (c) the separation distance from buildings on adjacent sites; (d) the screening capacity of existing or proposed vegetation; (e) the scale, design and appearance of the proposed development; and (f) the landscape values of the Cradle Gateway.

Comment:

Due to the size and location of proposed buildings and the extent of vegetation it is difficult to establish whether the proposal would be visible from adjoining sites in accordance with the Acceptable Solution. However new development is situated with buildings exceeding 10 m from the boundaries in accordance with setback requirements of the Environmental Management Zone and has been located and scaled to be compatible with the existing separation between buildings, and will have minimal visual impact on the adjacent site with regard to the following:

- P3 (a) The substantial size of the lot and orientation means that there are minimal opportunities to see development from adjoining sites.
- (b) Limited and dispersed development on adjoining lots results in limited visual relationship between existing development on adjacent sites and the proposed development. As illustrated in Figure 2 the separation and character of development is already illustrated within the existing cabins on the site that are substantially screened by existing vegetation.

- (c) The nearest buildings of adjacent sites to new development is in excess of 20 m.
- (d) As illustrated in Figure 7, dense vegetation on site provides substantial screening from adjacent sites.
- (e) The proposed development is single storey, with materials and finishes selected with respect to the surrounding character.
- (f) As per the accompanying Visual Considerations Memo the proposal maintains compatibility with the landscape values of the Cradle Gateway.

F1.6.3 Vegetation clearance on land in the Sustainable Tourism Precinct (other than the Scenic Landscape Areas)

This clause is in substitution for A4 and P4 of Clause 29.4.3 in the Environmental Management Zone and Clause E3.6.2 in the Clearing and Conversion of Vegetation Code, except for land within the Scenic Landscape Area shown on the planning scheme maps.

Objective: Native vegetation is retained or rehabilitated to protect the landscape and natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.

Acceptable Solution	Performance Criteria
<p>A1</p> <p>Clearance of native vegetation in the Sustainable Tourism Precinct, other than on land within the Scenic Landscape Area shown on the planning scheme maps, must not extend more than 6 m from the external wall of a building unless for the purposes of access or parking.</p>	<p>P1</p> <p>Clearance of native vegetation in the Sustainable Tourism Precinct, other than on land within the Scenic Landscape Area shown on the planning scheme maps, must not compromise the landscape and natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area having regard to:</p> <ul style="list-style-type: none"> (a) the extent of vegetation clearance proposed; (b) the ecological values of the native vegetation; (c) the visual impact of the development when viewed from roads, adjacent sites, public spaces or land in the Tasmanian Wilderness World Heritage Area; and (d) the landscape values of the Cradle Gateway; and (e) the potential to contribute to a cumulative impact.

Comment:

Vegetation clearance exceeds 6 m from external walls of buildings to allow for camp and caravan sites, and bushfire hazard management around the Managers Residence. The proposal is required to be assessed in response to the Performance Criteria.

P1 (a) Vegetation clearance on the site has been minimise to allow for camping and caravan sites on the site and to allow for vehicle circulation. A bushfire management plan has

been prepared for the site in consultation with Parks and Wildlife Services and Tasmanian Fire Services to minimise the extent of vegetation clearance.

- (b) An ecological assessment was undertaken prior to commencing design development to ensure that no significant environmental values would be impacted by vegetation clearance.
- (c) and (d) The visual impact has been considered within the Visual Impact Considerations Memo and is found to be compatible with the landscape values of the Cradle Gateway and TWWHA.
- (e) As demonstrated through the qualities of the existing caravan park the impact of development on the landscape values are limited, and further development has been located to minimise cumulative impacts of vegetation clearance.

Acceptable Solution	Performance Criteria
A2 Clearance or disturbance of native vegetation required for construction purposes only, must be rehabilitated within 6 months from the date of completion of the development.	P2 No Performance Criteria.

Comment:

Conditions are to be included in CEMP in accordance with the Acceptable Solution.

F1.6.4 External lighting

This clause is in addition to the requirements of the Environmental Management Zone.

Objective: External lighting is compatible with the character of the landscape values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.

Acceptable Solution	Performance Criteria
A1 External lighting in the Sustainable Tourism Precinct must be for the safety and security of movement within a site and be: (a) located under the eaves of a building; or (b) installed on free-standing light fixtures with a height of not more than 1 metre.	P1 External light in the Sustainable Tourism Precinct, must be required for the safety and security of pedestrian and vehicle movement within the site.

Comment:

As per the accompanying lighting plan external lighting will be consistent with existing on-site and complies with the Acceptable Solution.

F1.6.5 Fencing

This clause is in addition to the requirements of the Environmental Management Zone.

Objective: Fencing is compatible with the landscape values of the Cradle Gateway.

Acceptable Solution	Performance Criteria
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Fencing must be compatible with the landscape values of the Cradle Gateway and not unreasonably impact on the movement of wildlife having regard to:</p> <ul style="list-style-type: none"> (a) the design of the fence; and (b) the safety and security needs of the use or development.

Comment:

No fencing is proposed as part of this application. This standard does not apply.

F1.6.6 Utilities

This clause is in addition to the requirements of the Environmental Management Zone.

Objective: Provision and location of utilities does not impact on the landscape or natural values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area.

Acceptable Solution	Performance Criteria
<p>A1</p> <p>Utilities, except where required for stormwater management in the Visitor Services Precinct, must be:</p> <ul style="list-style-type: none"> (a) installed underground; or (b) attached to the underside of an approved raised walkway. 	<p>P1</p> <p>The provision and location of utilities, except where required for stormwater in the Visitor Services Precinct, is compatible with the landscape values of the Cradle Gateway and Tasmanian Wilderness World Heritage Area having regard to:</p> <ul style="list-style-type: none"> (a) the extent of vegetation screening from a road, public space or from any land in the Tasmanian Wilderness World Heritage Area; and (b) the potential for deterioration from environmental and weather conditions.

Comment:

Not Applicable as the subject land is not within the Visitor Services Precinct.

F1.6.7 Stormwater management

This clause is in addition to the requirements of the Environmental Management Zone.

Objective: A coordinated stormwater management system in the Visitor Services Precinct that maintains and protects water quality and habitat values.

Acceptable Solution	Performance Criteria
<p>A1</p> <p>In the Visitor Service Precinct, stormwater must be directed to a common stormwater disposal system that incorporates:</p> <ul style="list-style-type: none"> (a) water sensitive urban design principles consistent with the Water Sensitive Urban Design Engineering Procedures for Tasmania; and (b) a primary detention basin that provides for the filtration of sediments and pollutants prior to discharge. 	<p>P1</p> <p>In the Visitor Services Precinct, development must incorporate stormwater management that maintains and protects water quality and habitat values.</p>

Comment:

Not Applicable. The site is not located within the Visitor Services Precinct.

F1.6.8 Access and car parking areas

This clause is in addition to the requirements of the Environmental Management Zone.

Objective: Provision of access and car parking areas maintains the landscape values of the Cradle Gateway.

Acceptable Solution	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>New accesses onto Cradle Mountain Road must not unreasonably detract from the landscape values of the Cradle Gateway having regard to:</p> <ul style="list-style-type: none"> (a) the engineering requirements associated with the provision of access; (b) the need to improve the safety and efficiency of traffic movements; (c) the extent of vegetation clearance required for the access; and (d) the visual qualities of the road corridor in the vicinity of the proposed access.

Comment:

Not Applicable, no new access is proposed, however changes are proposed to the existing access as recommended by the TIA and prepared in consultation with the road authority, the Department of State Growth.

Acceptable Solution	Performance Criteria
<p>A2</p> <p>The construction of footpaths and trails in the Sustainable Tourism Precinct must be in accordance with Australian Standard AS 2156.1-2001 Walking Tracks – Classification and Signage.</p>	<p>P1</p> <p>The construction of footpaths and trails in the Sustainable Tourism Precinct must be designed to a standard suitable for its intended use and be compatible with the landscape values of the area having regard to:</p> <ul style="list-style-type: none"> (a) the safety and accessibility for pedestrians; (b) the ecological values of the vegetation in which it is located; (c) existing footpaths and trails; and (d) the scenic quality of the area in the vicinity of the proposed footpath or trail.

Comment:

The proposal does not include the construction of footpaths and trails. Access to accommodation is via shared access roads that operate at a reduced speed for a calmed shared environment.

Acceptable Solution	Performance Criteria
<p>A3</p> <p>Car parking areas in the Visitor Services Precinct must not be visible from Cradle Mountain Road.</p>	<p>P3</p> <p>Car parking areas in the Visitor Services Precinct must be compatible with the landscape and natural values of the Cradle Gateway as viewed from Cradle Mountain Road having regard to:</p> <ul style="list-style-type: none"> (a) the engineering requirements associated with the provision of access and car parking; (b) the extent of vegetation clearance; and (c) the screening capacity of existing or proposed vegetation; and (d) proposed landscaping.

Comment:

Not Applicable. The proposal is not in the Visitors Services Precinct.

F1.6.9 Signs

No new signage is proposed as part of the development.

F1.6.10 Development standards for subdivision

No subdivision proposed.

5. Conclusion

The proposal is for expansion of the existing Cradle Mountain Discovery Park visitor accommodation. The proposal includes three titles at 3832 Cradle Mountain Road that is owned by Parks and Wildlife Services; modification of the adjoining road reserve which is managed by the Department of State Growth; and emergency vehicle access across 3718 Cradle Mountain Road. Consent from both authorities is required for the assessment of the application.

The subject land is located centrally within the Cradle Mountain Gateway Precinct, which provides services and accommodation to visitors to the nearby Tasmanian Wilderness World Heritage Area. In preparation of this application detailed assessments have been undertaken of Aboriginal Heritage, natural values, bushfire risk, infrastructure capacity, visual impact and planning requirements. The proposed development has been prepared based on assessments and in consultation with various authorities to meet with various legislative requirements.

The resulting proposal requires demolition of ten sites and construction of 51 new van sites, 71 new cabins, a new amenities block and camp kitchen, meeting with requirements for accessibility. A new manager's residence is proposed so as to expand the existing reception and shop facilities at the entrance to the site. The proposal requires upgrades to infrastructure for water and sewer, and modification to allow for improved turning from Cradle Mountain Road.

This report has assessed the proposal in relation to the standards of the *Kentish Interim Planning Scheme 2013*, inclusive of the Cradle Gateway Specific Area Plan and has found that the proposal complies with the requirements of the scheme.

GHD

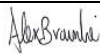
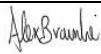

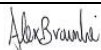
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Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
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A	J. Welch	A. Brownlie		A. Brownlie		3/2/2020
0	J. Welch	A. Brownlie		A. Brownlie		1/4/2020

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