



Discovery Holiday Parks

Discovery Holiday Park Cradle Mountain Expansion - Reserve Activity Assessment Environmental Impact Statement

March 2021

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Executive summary

Discovery Holiday Parks (the Proponent), represented by GHD is proposing to expand the existing holiday park (the Project) at 3832 Cradle Mountain Road, Cradle Mountain. As the land is managed by Parks and Wildlife Services (PWS) and leased by the Proponent a Reserve Activity Assessment (RAA) is necessary for PWS to assess whether activities proposed are environmentally, socially and economically acceptable.

The proposal has been prepared to satisfy the requirements of a Level 3 RAA and to seek approval from the General Manager of Parks and Wildlife Service (PWS) in accordance with the *National Parks and Reserve Management Regulations 2019*. The Project will additionally seek a permit under the *Land Use Planning and Approvals Act 1993*. The Environmental Impact Statement (EIS) has been prepared as supporting documentation to satisfy the requirements of both these associated processes.

The proposed expansion facilitates an additional 122 new sites inclusive of 71 cabins and 51 new caravan sites to be developed over five stages. The proposal includes supporting infrastructure for sewer, water and stormwater to meet requirements and have been prepared in consultation with Kentish Council, PWS and TasWater.

There will be a construction period and rehabilitation commitments have been included in this report for a construction environmental management plan (CEMP).

The following report has encapsulated the environmental, cultural heritage and infrastructure impacts to be considered and management measures discussed and proposed. Aboriginal Heritage Tasmania has been directly consulted regarding any Aboriginal heritage impacts of the Project.

The EIS indicates that the proposal is unlikely to constitute an action that will have significant impact to matters of national environmental significance under the *Environmental Protection and Biodiversity Conservation Act 1999* and such the proposal has not been referred to the Commonwealth. In conclusion, based on the supporting studies it is deemed the Project is unlikely to result in any significant impact to the surrounding natural, cultural or visual environment.

This report is subject to, and must be read in conjunction with, the limitations set out in Section 1.5 and the assumptions and qualifications contained throughout the report.

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Appendices

- Appendix A - Infrastructure Assessment Report
- Appendix B – Planning Report
- Appendix C - Ecological Assessment Report
- Appendix D - Visual Considerations Memo
- Appendix E - Traffic Impact Assessment
- Appendix F – Bushfire Hazard Management Plan
- Appendix G – Site Plans
- Appendix H – Certificates of Title

Abbreviations

AHT	Aboriginal Heritage Tasmania
CEMP	Construction Environmental Management Plan
Council	Kentish Council
EIS	Environmental Impact Statement
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
PWS	Tasmania Parks and Wildlife Service
RAA	Reserve Activity Assessment
TWWHA	Tasmanian Wilderness World Heritage Area

1. Introduction

1.1 Purpose and structure of the report

GHD (GHD Pty Ltd) have been engaged by Discovery Holiday Parks to prepare an Environmental Impact Statement for the proposed expansion of the Cradle Mountain Discovery Holiday Park (the Project). The purpose of this report is to satisfy the requirements of a Level 3 Reserve Activity Assessment pursuant to the Tasmanian Parks and Wildlife Service (PWS) environmental impact assessment procedure, in order to gain consent for a development application to be made to Council.

The EIS is separated into the following key sections:

1. Introduction

This section includes information about the Project, proponent, objectives and outcomes, contact information and the approvals process.

2. Project Description

Information included in this part of the report includes the Project design and development components, demand and project alternatives, project location and project site details.

3. Planning, legislative and policy environment

Provides consideration of the Project in relation to the current planning standards and legislative provisions.

4. Public and stakeholder engagement

This section outlines the public and stakeholder engagement undertaken as part of the Project.

5. Economic

A brief description of the expected economic outcome of the Project.

6. Environmental Impact and Management

This section describes each of the potential environmental impacts of the Project and how they will be managed, mitigated and monitored.

7. Management, Mitigation and Monitoring Commitments

A collated table of the management commitments presented in the body of the report, providing a summary of the management, mitigation and monitoring commitments.

8. Conclusion

A summary of the Project, its anticipated impacts and concluding remarks.

1.2 Project overview

The Cradle Mountain Discovery Holiday Park is situated at 3832 Cradle Mountain, Cradle Mountain. Existing development on site consists of 118 sites including 66 camping sites, 34 cabins and 18 dorms (with 72 beds) cabins, manager's accommodation and small shop. The demand for low cost accommodation in the Cradle Mountain area is currently exceeding supply. The Project proposal is for an additional 122 visitor accommodation sites (cabins and van sites) to facilitate an increased capacity of the Holiday Park, bringing the total number of sites to 230 as per the proposed plans (refer Appendix B).

The Project site is on State owned land with Parks and Wildlife Service (PWS) as the authority. The Project requires informed consent from the Tasmanian Parks and Wildlife Service

(DPIPWE) through the Reserve Activity Assessment process, and Development Approval from Kentish Council. A Development Application will be required under Section 57 of the *Land Use Planning and Approvals Act 1993* for assessment against the *Kentish Interim Planning Scheme 2013*.

The Project has not been referred to Commonwealth under the EPBC Act, as significant impacts to matters of National Environmental Significance were assessed as unlikely to occur as a result of the project (refer Appendix C).

1.3 Project objectives and outcomes

The objective of this Project is to expand the accommodation facilities available to visitors to the Cradle Mountain area, specifically the number of beds and facility standards available to visitors to Discovery Parks Cradle Mountain. The outcome of this upgrade will be higher diversity of low budget accommodation options available to visitors to the area, and an increase in profitability of the park.

1.4 Proponent information

1.4.1 Proponent details

Entity Name: Discovery Holiday Parks

Address: 3832 Cradle Mountain Road, Cradle Mountain. Tasmania 7306

ACN: 111 782 846 ABN: 50 111 782 846

Web: www.discoveryholidayparks.com.au

1.4.2 Proponent contact

Name: Amanda Baldwin

Address: Level 7, 60 Light Square, Adelaide. South Australia 5000

Phone: (08) 8219 3036

Email: abaldwin@discoveryparks.com.au

1.4.3 GHD Consultant contact

Consultant name: Jen Welch (Senior Planner)

Phone: (03) 6332 5547

Email: Jen.Welch@ghd.com

1.5 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 throughout 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.

1.6 Approvals process

1.6.1 Reserve activity assessment

The Project is proposed on reserved land therefore it is subject to a Reserve Activity Assessment by the Parks and Wildlife Service (PWS). As the Project has been determined a Level 3 Reserve Activity it requires a RAA process following an environmental impact assessment system utilised by PWS. Crown consent to lodge the development application is a requirement under Section 52 (1B) of the LUPA Act 1993. The RAA serves to demonstrate compliance with all relevant conservation and land use legislation. The minister may then grant a lease under Clause 48 of the *National Parks and Reserves Management Act 2002*.

1.6.2 Planning permit

The Project requires a Permit Application to be submitted to Kentish Council that demonstrates compliance with the *Kentish Interim Planning Scheme 2013* (KIPS) pursuant to section 57 of the *Land Use Planning and Approvals Act 1993*. This was lodged with Council and approved on the 3 November 2020 (Council ref: DA2020/57), an amended permit was issued on the 02 February 2021.

In approving to grant the consent to lodgement of the Development Application to Council, the Director will be satisfying clauses of 29.3.1 and 29.4.1 of the KIPS for use and development within a statutory conservation area.

1.6.3 Building and plumbing permits

Building and Plumbing approval from Council will need to be sought once the Planning Permit has been issued for the proposed development. Building and Plumbing permits will need to be attained prior to the commencement of works on the Project site.

1.6.4 Current Status

Steps 1 to 7 of the RAA have been completed as documentation has been prepared addressing the scope of the Project and deemed a Level 3 Reserve Activity by the Acting Regional Manager at PWS Northwest (refer Table 1).

Table 1 Project approvals pathway

Approval/Permit	Agency/Authority	Documentation and Process	Status
RAA Step 1	GHD obo Proponent	Activity Summary produced by Proponent to commence RAA process	Complete
RAA Step 2	GHD obo Proponent	Reserve activity checked against legislation, management plans, zoning, specific areas plans and policies.	Complete
RAA Step 3	PWS	Level 3 (EIS required)	Complete
Natural Values Survey	GHD obo Proponent	Desktop assessment and field survey	Complete
Aboriginal Heritage Survey	CHMA obo Proponent	Desktop assessment and field survey	Complete
Visual Impact Assessment	GHD obo Proponent	Desktop assessment	Complete
Traffic Impact Assessment	GHD obo Proponent	Desktop assessment and site visit	Complete
Service infrastructure Assessment	GHD obo Proponent	Desktop assessment and site visit	Complete
Planning Assessment	GHD obo Proponent	Desktop assessment and site visit	Complete
Concept Design Plans	Green Hill Design obo Proponent	Concept buildings plans prepared by architect in accordance with design briefs	Complete
RAA Step 4 (EIS)	GHD obo Proponent	Survey, reports and plans obtained to describe proposed development, address relevant legislation and assess potential impacts and proposed management. Proponent prepares draft EIS, covers natural, cultural and economic values.	Complete
RAA Step 5 Advice	PWS	Advice on draft EIS from specialists consulted by PWS and proposed committee. Public consultation period.	Complete
RAA Step 6 Activity Plan	PWS	Proponent finalises EIS, is reviewed by PWS,	Complete
RAA Step 7 External Approvals Planning Permit	Kentish Council (LUPAA)	A development application is required by Kentish Council as the permit authority. Council will assess the proposal for compliance with the Kentish Interim Planning Scheme 2013.	Permit issued – dated 02/02/2021

Approval/Permit	Agency/Authority	Documentation and Process	Status
		As the development application is discretionary under S57 of LUPAA the application will be publicly advertised for 14 days, in which time members of the public can make representations.	
Bushfire Hazard Management Plan (BHMP)	TFS	AS-3959 - Construction of buildings in bushfire prone areas. Tasmanian Fire Service are the permit authority under the Tasmanian <i>Building Act 2016</i> for assessing developments that don't comply with Standard. A Bushfire Hazard Practitioner endorsed by TFS prepares the BHMP that includes building conditions and site mitigation (refer Appendix F).	Drafted – not endorsed
Building and Plumbing	Kentish Council/Building surveyor	Kentish Council are the permit authority under the <i>Building Act 2016</i> and will issue a Building Permit and Special Plumbing Permits (i.e. any system not connected to reticulated services), on receipt of the Certificate of Likely Compliance from the Building Surveyor.	Not commenced
RAA Step 8 Final Determination	PWS	Following the receipt of external permits and approvals, Step 6 Activity Plan is finalised with any additional conditions. Final RAA determination is given – approved, approved with conditions or not approved, the lease being the approval documentation. If approved, a works authority will be issued outlining the conditions of approval to be implemented during construction.	Not commenced

2. Proposal description

2.1 Description of project

Discovery Holiday Parks propose to upgrade their existing holiday park at Cradle Mountain. This upgrade focuses on developing additional cabins, as well as the upgrading of unpowered sites to powered sites and the development of new facilities to support visitors to the park. The proposed works are split into six distinct areas as detailed below and in the planning report (refer Appendix B) and Site Plans (refer Appendix G).

This will create a complex of approximately 228 accommodation sites at Discovery Parks Cradle Mountain. This is a revised layout reducing the application from 230 sites originally submitted to PWS.

The proposal requires the modification of Cradle Mountain Road at the frontage. The road is managed by the Department of State Growth and their consent will be required for the lodgement of a development application to Council.

Infrastructure requirements for sewer, water and stormwater are outlined in the accompanying Infrastructure Assessment Report (GHD 2020; refer Appendix A). Wastewater is disposed by an existing Sewage Pump Station (SPS) on the Site with a small diameter rising main to the TasWater collection system. Water is sourced from a combination of rainwater tanks, existing PWS supply, and recycled water supply for non-potable requirements. The primary stormwater infrastructure for the Site is shallow spoon drains, whilst the lower extent of the campgrounds are not occupied during wet periods. There are opportunities for the existing drainage conditions to be improved to minimise scouring and erosion caused by drainage patterns. Water (further 39.9kL/day) and sewer (additional disposal to the TasWater system) upgrades are required as part of the Project.

Table 2 Summary of project development components

Stage	Area	Area Description	Proposed Works
4	A	Revised entry area	New Managers Residence.
5	A	Revised entry area	Conversion of existing managers to office/café & retail space Installation of deck area Install new carparking area Install new parking lanes & round about
1	B	Southern powered site area	Installation of 40 x powered sites and 11 x unpowered sites. New amenities block, camp kitchen. Installation of fire exit at rear of property.
2	C	Western cabin area	Infrastructure upgrades (power, water, sewer & gas), including services to area E & F 3 x 2-bedroom cabins 1 x Accessible compliant cabin
6	D	Western boardwalk area	11 x new studio cabins and parking
3	E	Central cabin area	Road works 20 Standard 2-bedroom cabins 2 Accessible cabins

Stage	Area	Area Description	Proposed Works
5	F	Northern cabin area	Installation of 33 new 2 bedroom cabins and 2 accessible cabins.
	Overall		Loss of 10 existing sites New Infrastructure as per concept servicing plan.

2.1 Demand

This proposed development will result in a greater diversity in low budget accommodation options for the Cradle Mountain area to meet increased accommodation demand. The Discovery Park is the only commercial caravan park and affordable accommodation provider in the region offering value accommodation inclusive of family accommodation, dormitory accommodation, camp kitchen and general store. The Project development will aim to increase the availability of affordable and unique accommodation to cater to the growing demand of this product. Therefore the Project is meeting an accommodation shortfall in the area.

Currently, the Discovery Park cabins peak occupancy is during weekends and December-January peak periods, and excess demand during these periods. It is anticipated the Project featuring additional new cabins will achieve an average annual occupancy of circa 55%. Oversupply risk will be mitigated by staged installation of cabins. Powered caravan and camp sites exceed capacity during peak periods with an annual occupancy circa 61%, the installation of the Project will be able to accommodate demand during peak season.

The provision of accommodation to meet contemporary standards for accessibility will also improve access options to the broader area. The development is also required in order to improve the standard of accommodation facilities at the holiday park. Development will not proceed if not economically viable, staging of construction enables flexibility to meet any uncertainty in demand.

2.2 Alternatives

Alternatives that were considered included:

- Not building additional cabins and improve the standard of accommodation options. The demand for accommodation in the area will significantly exceed supply.
- Another option considered was to remove accommodation. This would result in significant loss in low cost accommodation to the Cradle Mountain Area therefore this is not a feasible option. Cabin accommodation consolidates the cost of operating camp grounds in poor weather.

The preferred option is to increase the cabin numbers and standard of accommodation. This option is considered an important requirement for ongoing growth of the Holiday Park and hence ongoing supply of a range of accommodation styles in the area designated as the Cradle Gateway 'Sustainable Tourism Precinct'. The final siting of cabins will be undertaken in response to environmental values identified at the site, hence minimising overall impact wherever possible.

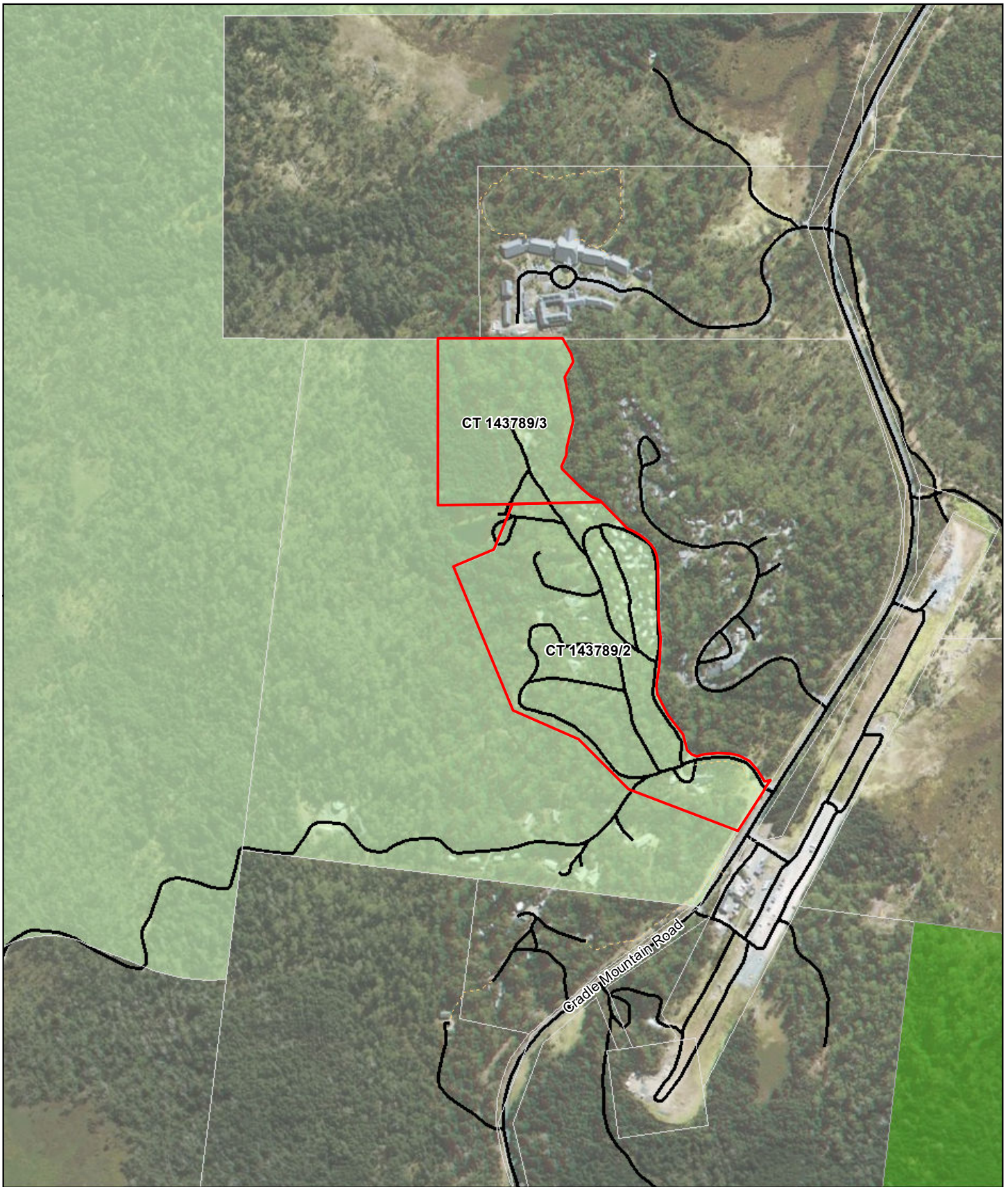
2.3 Project location

The Project is proposed on reserved land which falls within the Vale of Belvoir Conservation Area in the Kentish Council of Tasmania. "The Land" on which the Project site is located is reserve land covering approximately 14.2 ha owned by the Crown under the authority of the Tasmanian Parks and Wildlife Service (refer Figure 1).

“The Land” is located at 2832 Cradle Mountain Road, Cradle Mountain and comprised of four separate titles (refer Appendix H):

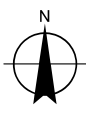
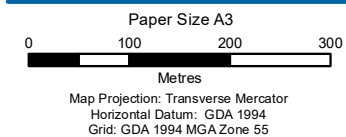
- Lot 2, 2832 Cradle Mountain Road (CT 143789/2)
- Lot 3, 2832 Cradle Mountain Road (CT 143789/3)
- Lot 4, 3832 Cradle Mountain Road (CT 143789/4)
- Lot 1, 3718 Cradle Mountain Road (CT 209951/1)

The Project also requires the modification of Cradle Mountain Road at the frontage of the site. Further, an additional title at the ‘Cradle Mountain Chateau’, that is trading as the ‘Cradle Mountain Hotel’ at 3718 Cradle Mountain Road (CT 209951/1) is required for use by emergency vehicle to access the site to meet Tasmanian Fire Services requirements.



Legend

- The Land
- Track
- Cadastral boundary
- Cradle Mountain-Lake St Clair National Park
- Road
- Vale of Belvoir Conservation Area



Discovery Holiday Parks
Cradle Mountain Expansion

Job Number | 32-19099
Revision | A
Date | 29 Nov 2019

Project Location

Figure 1

2.4 Project site

2.4.1 Existing environment

The Project site is an extension of the existing footprint of the Cradle Mountain Discovery Holiday Park structures, situated on the three titles comprising “the Land” and requiring the adjacent ‘Cradle Mountain Chateau’ title for bushfire access (refer Figure 2). The proposed cabins are designated within stages of development (Stage A through F) totalling 120 new sites, a new amenities block, and manager’s residence and camp kitchen.

The existing site is situated outside of the Tasmanian Wilderness World Heritage Area (TWWHA) boundary (nearest point at 300 m). The existing visual environment consists of a densely vegetated undulating landscape. There are areas of open landscape intermittent through the heavily vegetated areas.

The site is located at approximately 880 m elevation at the highest point predominately sloping northwest. The Project site features a largely temperate climate with a minimum to maximum average of 10.6 °C to 2.3 °C (BOM 2019)¹. The Project site is located on Tertiary basalt (Tb) according to the LIST database². The proposed development and associated infrastructure are located within close proximity (1000 m) to Tyennan Region and Western Tasmania Blanket Bogs geoconservation sites (NVA 2017).

The vegetation type is predominately native, with small cleared areas throughout for urban use. Wet and dry eucalypt forests are dominant and urban miscellaneous areas extensive around existing areas featuring cabins and TasNetworks infrastructure. The existing environment of the site provides good quality habitat for fauna, particularly areas that have not been cleared for the existing Discovery Park. However, while the Project Site provides high quality habitat, it is not critical habitat, and is widely represented in surrounding area. Climate, geology and natural values, impacts and mitigation of the Project site are further discussed in Section 5.1 of this report.

The Project site features an existing access off the frontage of Cradle Mountain Road. The Project will trigger a redevelopment of the site entrance and reception area (Area A). The Project will require significant upgrades to electrical and service infrastructure (refer below sections for more detail). The project site will require access through 3718 Cradle Mountain Road to meet access requirements for the Tasmanian Fire Service to manage bushfire risk.

2.4.2 Transport

GHD were engaged by the Proponent to undertake a Transport Impact Statement for the proposed development (the Project). Transport impacts and management are further discussed in Section 5.12 of this report.

Existing

Cradle Mountain Road is a Category 4 road with one road travelling in each direction for the majority of the length and part of the State Road Network owned and maintained by the Department of State Growth. There is a speed restricted area to 60 km/h within the Cradle Mountain Wildlife Zone. Peak traffic volumes are experienced during a typical Sunday in peak holiday season generally around midday (GHD 2019).

¹ Bureau of Meteorology, Climate statistics for Australian Locations, Summary Statistics Cradle Valley http://www.bom.gov.au/climate/averages/tables/cw_096005.shtml last accessed 28/8/19

² The List <https://maps.thelist.tas.gov.au/listmap/app/list/map> last accessed 7/9/19

The existing peaks are generally representative of day visitors to the Cradle Mountain Lake St Clair National Park with southbound traffic volumes origin peaking in the morning and around midday, and northbound traffic volumes peaking in the afternoon.

Proposed

The proposed redevelopment of the Discovery Holiday Park is expected to generate up to 460 vehicle trips per day, which is an increase of 224 from than the current rate of up to 236 trips per day (GHD 2019). During operational periods the composition is expected to include caravans and motorhomes and cabin visitors, as well as staff and maintenance crew light vehicles. It is expected the Project will result in the majority of movements being to and from the north (75%) and less originating and heading south (25%) (GHD 2019). These numbers are based on an increase in accommodation of 122 new units, which has been revised down to 120.

The access into the Project site is proposed for upgrade including two check in lanes and one express lane (three in total).

During the construction phase of the Project it is estimated that large vehicles will be utilised to transport the material to the Project Site. In addition to haulage of construction material for the cabins, the Project will also generate a very small number of vehicle movements to and from site, including:

- Daily light vehicle access for site workers (estimated at approximately ten vehicles per day during the operational period, with occasional periods of higher activity).

Management measures include:

- Appropriate speed restrictions will be applied to reduce potential for fauna and dust impacts.
- Additional management will include ensuring machinery and vehicle engines are well maintained by the contractor to ensure exhaust emissions remain acceptably clean.

2.4.3 Water

GHD were engaged by the Proponent to undertake a preliminary service infrastructure assessment for the proposed expansion (refer Appendix A). Further to this detailed design investigations have informed the information in the tables below. The report produced outlines the existing conditions, design demand and proposed source of water supply.

The proposed development will increase the demand for water on the site. The design demand has been calculated in accordance with the TasWater guidelines and is summarised in Table 3. The proposed development will include additional roof areas that have the potential to be the source of additional roof water supply.

Table 3 Proposed water demand

Unit	ET/unit	Number of units	Total ET	Average Day Demand (kL/day)
Powered Van Site	0.5	40	20	13.7
Unpowered Van Site	0.5	11	5.5	3.8
1 Bed Cabins	0.33	23	7.59	5.2
2 Bed Cabins	0.5	46	23	15.7
Amenities Block	Included Above	1	Included Above	0
Camp Kitchen	Included Above	1	Included Above	0
Total ET		122	56.09	38.4

The Parks and Wildlife Service (PWS) currently has a small water supply for private use (residences and visitor centres, current and new) and the Discovery Park. We understand that PWS is considering options for expanding the capacity of this service but there are no firm timeframes for additional capacity to be provided for the Discovery Park.

Options around tanker supply of potable water from the Sheffield Water Treatment Plant remain open, however, this is not likely to be a preferred option due to the cost and number of truck movements which would be required.

It is understood that PWS has committed to provide the current development level with a water supply through their system of 44.6kL/day on an ongoing basis. This means a further 39.9kL/day is required for the proposed development.

Discovery is in the process of working with PWS to install a meter to obtain more accurate readings of current water usage to assist in detailed design of water supply. Current estimates based on various other Discovery Parks is water usage of between 180-200L/person/day. Half linen wash off site, on-site water harvesting, and WELS compliant tapware in units will be implemented to make this estimate achievable.

Table 4 Cumulative water demand & proposed source

Stage	Average Day Demand (kL/day)			Supply (kL/day)			
	Potable	Recycled	TOTAL	Potable		Recycled Water	Total Water
				PWS	Roof water		
Existing	45.1	N/A	45.1	45.1	0.0	0.0	45.1
Stage 1	56.7	5.8	62.5	45.1	17.4	0.0	62.5
Stage 2	57.2	6.0	63.2	45.1	18.1	0.0	63.2
Stage 3	61.7	8.3	70.0	45.1	24.9	0.0	70.0
Stage 4	61.7	8.3	70.0	45.1	24.9	0.0	70.0
Stage 5	69.2	12.0	81.2	45.1	24.9	3.7	81.2
Stage 6	71.7	13.3	85.0	45.1	26.6	5.0	85.0

* breakdown between PWS supply and roof runoff is unknown.

Firefighting demand

A static fire water supply of 10,000 L/building up to 150 kL for the hydrant supply is proposed as detailed in the *Bushfire Report: Discovery Park Cradle Mountain* (Livingston Natural Resource Services). It is proposed to provide a static supply of water (rain or recycled) to each of the stages of development to meet this requirement. TasWater has approved the use of reuse water from their recycled water reservoir as part of the permit application for the development. However, exact committed volumes for each stage will be confirmed with TasWater, PWS, and TFS prior to construction of each stage.

TasWater has advised that their current system is kept at a minimum reuse reservoir level of 432 kL to provide for firefighting water. This may change as reuse water is provided to developments. Should additional storage be required once reuse is used within development(s), this will be addressed as part of the detailed design process and any additional storage provided on a staged basis such that a minimum of 10,000 L/building be set aside for firefighting for each new building up to the total required for the hydrant system (150kL).

2.4.4 Stormwater and flooding

The stormwater infrastructure in most of the site is shallow spoon drains. During the site visit, low levels of erosion and scouring were observed. There is a watercourse towards the lower

end of the site. There is a spring in the cul-de-sac for cabins 18-22 discharging into a pit, with overflow piped to ground around cabin 4 and then disperses to the lower corner of the site.

No information on flooding is currently available. Anecdotally, there are camp areas which are not used during wet periods. As part of the development, local V-drains will be constructed along the access roads and immediately upslope of camping areas. These will discharge downslope of the development to existing drainage paths in a similar manner to the existing case. Preference will be given to minimising the catchment area discharging at each location in order to minimise potential for erosion due to the concentrated flows.

2.4.5 Wastewater

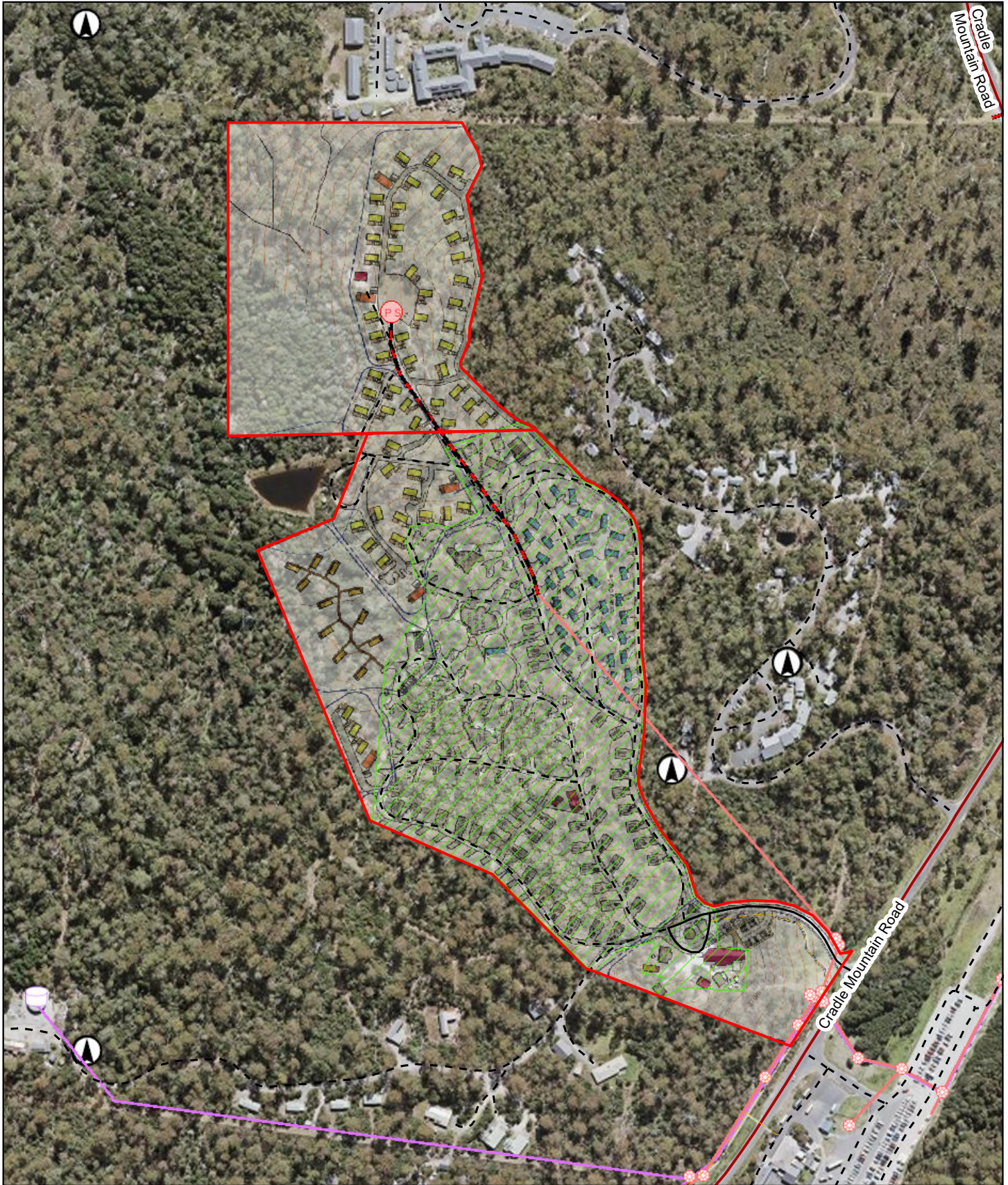
There is an existing Sewage Pump Station (SPS) on the site with a small diameter (DN63) rising main to the TasWater collection system. Again, there are no records of the volumes flowing through this SPS. Disposal of additional wastewater is proposed to the TasWater system via the existing pump station (SPS). As per the TasWater permit conditions upgrades to the SPS are required for the development. These are capable of being staged with the demonstrated demand prior to construction in agreement with TasWater.

2.4.6 Waste management

Waste collection occurs via standard garbage truck collection. There is service shed proposed near the main entrance that will include facilities for site servicing, waste collection and deliveries.

2.4.7 Construction and operation

During the construction period, works will take place Monday to Friday between 7.30 AM (machinery operating from 9 AM) to 4.30 PM. This will be weather dependent. Staff numbers will vary, dependent on the progress of each stage. The number of staff will vary from approximately 5 to 12 construction staff onsite. The current plans are to complete stage 1 between May 2020 and October 2020 with considerations to avoid impacting peak seasons.

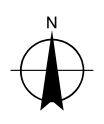


- The Land
- Existing Cradle Mountain Discovery Park
- Recycled water tank
- Recycled water main
- ACMA communications site
- PS Sewer pump station
- Sewer maintenance hole
- Sewer main - pressurised
- Sewer main
- Track
- Access Road
- Arterial Road
- Local Road

Paper Size A3

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55



Discovery Holiday Parks
Cradle Mountain Expansion

Job Number | 32-19099
Revision | A
Date | 21 Jan 2020

Project Site Plan

Figure 2

G:\32\19099\GIS\Maps\Working\3219099_Fig2_ProjectSitePlan_A3P_RevA.mxd 180 Lonsdale Street Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E melmail@ghd.com W www.ghd.com
 © 2020. Whilst every care has been taken to prepare this map, GHD (and other data custodians) make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.
 Data source: GHD, Natural values, 2016-2017; DPIWE TheLIST, base data, 2019. Created by: savenables
 Service Layer Credits: the LIST © State of Tasmania
 the LIST State of Tasmania

3. Planning, legislative and policy environment

3.1 Planning aspects

A planning report has been prepared for submission pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* (refer Appendix B). The site is subject to the provisions of the *Kentish Interim Planning Scheme 2013*.

3.1.1 Title

The Project is comprised of three titles ("the Land"):

- Lot 2, 2832 Cradle Mountain Road (CT 143789/2)
- Lot 3, 2832 Cradle Mountain Road (CT 143789/3)
- Lot 4, 3832 Cradle Mountain Road (CT 143789/4)
- Lot 1, 3718 Cradle Mountain Road (CT 209951/1)

Lot 2 (CT 143789/2) on the Plan of Survey is subject to a "Right of Carriageway" appurtenant to Lot 3 (Right of Way 5.00 m wide) and the adjacent title at lot 4 (Right of Way 6.00 m wide). Lot 1 (CT 209951/1) has been included for use by emergency vehicle access as per Tasmanian Fire Services requirements.

No other restrictive covenants are in place that impact the Project.

3.1.2 Scheme

The proposed development (the Project) is subject to planning approval under the applicable zone and code development standards for an expansion of the visitor accommodation use under the *Kentish Interim Planning Scheme 2013*. "The Land" is also located within the Cradle Gateway Specific Area Plan (SAP), the land is located within the sustainable tourism precinct. A planning permit was issued for the development on the 6 November 2020.

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

Use

The existing use of "the Land" is for visitor accommodation, the Project proposal is for the expansion of the existing use therefore an intensification of the use. Visitor accommodation use class is define in the scheme as:

use of the land for providing short or medium term accommodation for persons away from their normal place of residence.

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 where the use class visitor accommodation is permitted.

Zone

"The Land" is located within the Environmental Management Zone and subject to the zone standards to obtain planning approval.

In accordance with Clause 29.3.1 of KIPS 2013, as the land is owned by Parks and Wildlife the application is required to be assessed in accordance with a Reserve Activity Assessment for consent to be issued.

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 takes prevails where there is conflict with zones and codes in accordance with Clause 7.4.2 under the KIPS 2013.

Overlays

The applicable codes under the KIPS 2013 that apply to the Project include: (refer Appendix B for full planning assessment)

- Bushfire prone areas code
- Clearing and conversion of vegetation code
- Change in ground level code
- Hazard management code
- Signs code
- Telecommunications code
- Traffic generating use and parking code
- Water and waterways code
- Cradle Gateway specific area plan

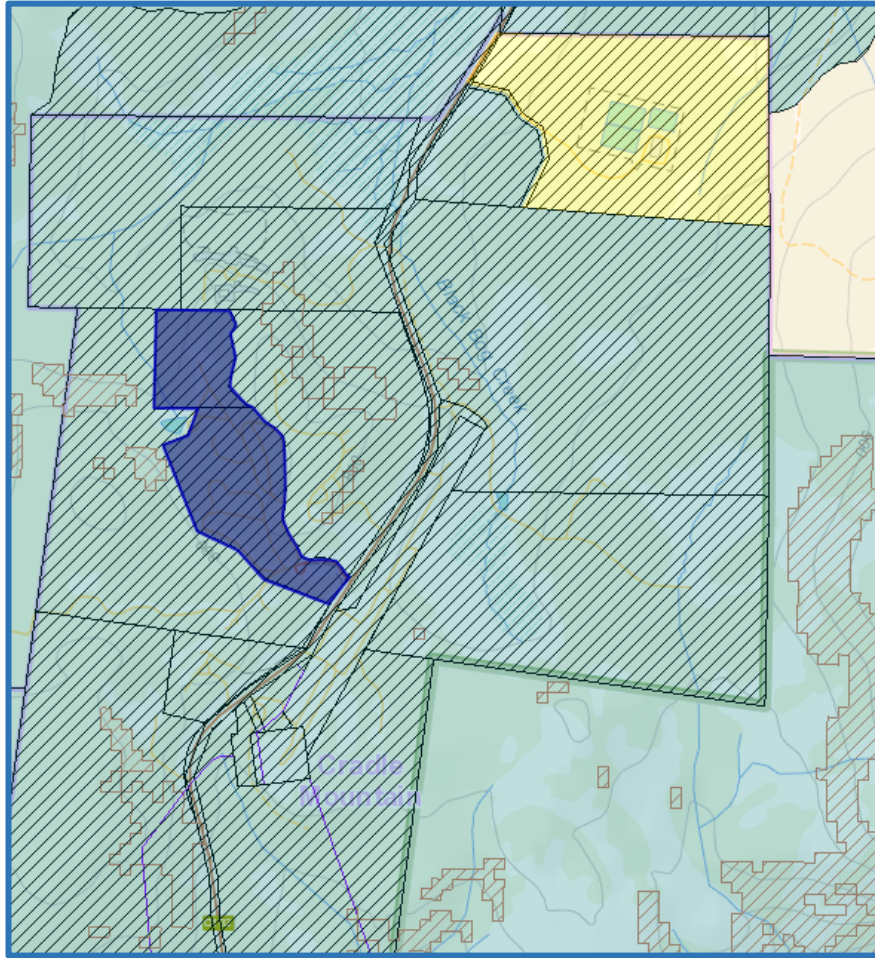


Figure 3 KIPS zoning and overlays³

Legislation

3.2.1 Land Use Planning and Approvals Act 1993 (LUPAA)

The development application is made under Section 57 of LUPAA.

3.2.2 Environment Protection and Biodiversity Conservation Act 1999

It is highly unlikely the proposal will significantly impact a matter of National Environmental Significance.

3.2.3 Nature Conservation Act 2002

“The Land” on which the Project is located is within the Vale of Belvoir Conservation Area. This conservation area is listed under the *Nature Conservation Act 2002*.

3.2.4 National Parks and Reserves Management Act 2002 Schedule 1

As the land is owned by the Crown and managed by Parks and Wildlife Service in accordance with the *National Parks and Reserve Management Act 2002* (NPRMA), the application is required to be assessed in accordance with a Reserve Activity Assessment for Crown consent to be issued.

³ Base image and data from theLIST (www.thelist.tas.gov.au). © State of Tasmania.

The management objectives for Conservation Areas are as in Schedule 1 of the NPRMA. The following are responses to the objectives for conservation and sustainable use include:

(a) to conserve natural biological diversity

The project has been purposely designed to minimise direct impacts on areas of native vegetation and areas of fauna habitat in good condition to preserve the sites natural values. This has allowed impacts on natural biological diversity values to be substantially reduced. Given the relatively low density of clearance, and that vegetation within developed areas is historically well-managed throughout the site, impacts on biodiversity values are expected to be low.

In terms of the biodiversity impacts more broadly, as stated in section 5.2 of the accompanying the *Ecological Assessment* (Appendix C), 'the proposed expansion and associated selective vegetation clearance at the site is not likely to have a significant impact on the broader representation, quality or persistence of these vegetation types in the valley, nor the broader Cradle Mountain region'. While there is no regulatory framework for the cumulative impacts on biodiversity section 5.4 of this report considers the overall loss of native vegetation is only a very small percentage overall within the area.

The proposal locates development appropriately within the centre of the Cradle Gateway 'Sustainable Tourism Precinct', which has been endorsed by local and state agencies as the appropriate location for development in order to preserve the values of the broader area. For further information, refer to Sections 5.2, and 5.4. .

(b) to conserve geological diversity

Although the Project is in the vicinity of unique geological and geoconservation features, no direct or indirect impacts to either the Tyennan Region or Western Tasmania Blanket Bogs geoconservation sites are anticipated, and no reduction in geological biodiversity is expected as a result of the Project.

For further information, refer to Section 5.7.

(c) to preserve the quality of water and protect catchments

The Project has been designed to manage water through the recommendations of the *Infrastructure Assessment* (GHD, August 2020), which has been further consolidated through detailed design with information as included in section 2.4.3 of this report. The use of recycled water from TasWater's sewerage treatment plant will make more efficient use of water resources and reduce current environmental flows from the infrastructure.

During construction the inclusion of commitments for a Construction Environmental Management Plan will preserve water quality and protect catchments of the local conservation area.

For further information, refer to Section 2.4.3, and recommendations in section 6.

(d) to conserve sites or areas of cultural significance

The site had two existing registrations for Aboriginal heritage sites, surveys were undertaken in accordance with the *Aboriginal Heritage Act 1975* and were not able to be re-identified. In accordance with the recommendations of Aboriginal Heritage Tasmania a 5m exclusion zone is to be located around the recorded location of the two sites (ref: AH4011 and AH2295). During construction should any further Aboriginal heritage be found this is to be managed in accordance with the process outlined in the Unanticipated Discovery Plan.

The site is not listed as having any Historic Cultural Heritage Values.

For further information, refer to Section 5.9.

(e) to provide for the controlled use of natural resources including special species timber harvesting, and including as an adjunct to utilisation of marine resources

Not applicable to the development.

(f) to provide for exploration activities and utilisation of mineral resources

Not applicable to the development.

(g) to provide for the taking, on an ecologically sustainable basis, of designated game species for commercial or private purposes, or both

Not applicable to the development.

(h) to provide for other commercial or industrial uses of coastal areas

Not applicable to the development.

(i) to encourage education based on the purposes of reservation and the natural or cultural values of the conservation area, or both

The Project is located within the Cradle Gateway Precinct 'sustainable tourism precinct' and facilitates access to the natural and cultural values of the conservation area and the adjoining TWWHA.

(j) to encourage research, particularly that which furthers the purposes of reservation

The Project does not specifically provide research opportunities, other than through the provision of lower cost accommodation that would facilitate greater access to the conservation area and adjoining TWWHA.

(k) to protect the conservation area against, and rehabilitate the conservation area following, adverse impacts such as those of fire, introduced species, diseases and soil erosion on the conservation area's natural and cultural values and on assets within and adjacent to the conservation area

The development and this report have incorporated recommendations to protect and rehabilitate areas following the events of fire, or invasive species impacts to site natural values.

For further information, refer to Section 5.3.

(l) to encourage appropriate tourism, recreational use and enjoyment (including private uses) consistent with the conservation of the conservation area's natural and cultural values

The Project is located within the Cradle Gateway 'Sustainable Tourism Precinct' as specified in the *Kentish Interim Planning Scheme 2013*. The precinct permits visitor accommodation and includes the purpose statement 'F1.1.1 To provide for tourist facilities, visitor accommodation and support services that relate to and complement the values of the Cradle Gateway and the Tasmanian Wilderness World Heritage Area;' The inclusion of the precinct in the scheme has been through public consultation, and supported by state and local government.

The natural values of the site have been assessed on the site and the works associated with the Project have been located with respect to identified values. Recommendations have been provided to manage natural values of the site.

No Aboriginal Heritage sites were identified on the site, however recommendations from AHT have been provided in accordance with the *Aboriginal Heritage Act 1975* for the management of the cultural values.

The development and this report have incorporated recommendations to protect and rehabilitate areas following the events of fire, or invasive species impacts to site natural values.

For further information, refer to Sections 6, 5.3 and 5.6

(m) to encourage cooperative management programs with Aboriginal people in areas of significance to them in a manner consistent with the purposes of reservation and the other management objectives.

The application has been prepared in accordance with and in consultation with Aboriginal Heritage Tasmania.

For further information refer to section 5.9.1.

3.2.5 Other

- *Threatened Species Protection Act 1995*
- *Aboriginal Heritage Act 1975*
- *Water Management Act 1999*
- *Forest Practices Act 1995*
- *Building Act 2016 (AS 3959-2009 Construction of buildings in bushfire prone areas)*

4. Public and Stakeholder Engagement

The Aboriginal Heritage Tasmania was directly engaged through the referral process in the Aboriginal Heritage Assessment. The designated Aboriginal Heritage Officer for the Project is Vernon Graham whose role is to consult with the local Aboriginal community groups. The Aboriginal Heritage Council recommended that consultation with an Aboriginal community is not required for the proposed project when there are less than 10 isolated artefacts or impact is not significant. As the proposed redevelopment has the potential to impact on one isolated artefact (AH4011) it is not necessary to engage with the Aboriginal community for consultation (CHMA 2019).

Public consultation has been undertaken as per statutory requirements as required under the *Land Use Planning and Approvals Act 1993*, and as requested by PWS as part of the RAA. These processes provided the community an opportunity to engage with the Project through providing comment and representations.

During PWS exhibition from 6 May- 3 June 2021 only 9 representations were received by PWS. These have been reviewed and this report has been updated to respond to the key topics

No representations were received by Council during the two-week statutory advertising period from 12 September 2020.

5. Economic

As the predicted number of visitors in the peak season could rise by as much as 122 people per night, the additional visitors to the area will result in more money entering the economy at Cradle Mountain. It is also likely that more seasonal work will become available as a result of the increase in capacity.

Major economic impacts as a result of the Project include increased capital expenditure from the construction of the cabin expansion, increased tourist numbers in the Cradle Mountain area and long-term positive impact for commercial business operation with the increased visitation numbers.

5.1 Environmental impact and management natural values: flora and fauna

An ecological survey of the study area was undertaken by GHD in 2017 and updated in January 2019 (Appendix C). A desktop assessment reviewed primary sources including the Natural Values Atlas and EPBC Protected Matter Search Tool databases, and a previous ecological study undertaken of the site in 2009 by GHD. The ecological field survey was conducted between 23-24 January 2017 on foot utilising the random meander technique, during a suitable time of year for the plant reproductive phase to be occurring.

5.1.1 Vegetation communities

The desktop research revealed there were no listed vegetation communities under State legislation (the Tasmanian *Nature Conservation Act 2002*) and no ecological communities listed under Commonwealth legislation (the *Environment Protection and Biodiversity Conservation Act 1999*). The field survey of the study area found five native vegetation communities and one non-native community were present (GHD 2019):

- *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)
- *Nothofagus – Atherosperma* rainforest (RMT)

The non-native community was:

- Extra-Urban miscellaneous (FUM)

These communities were identified and mapped within the study area. The vegetation community *Eucalyptus delegatensis* forest with broad-leaf shrubs (WDB) was identified in the north-east of the Project Site characterised by *Eucalyptus delegatensis* trees up to 20 m in height featuring broad-leafed shrubs and rainforest species *Phyllocladus aspleniifolius*, *Nothofagus cunninghamii*, *Telopea truncata*, *Tasmania lanceolata* and scattered individuals of *Orites revoluta*.

The majority of the *Eucalyptus delegatensis* dry forest and woodland (DDE) was identified towards the north-west of the Project Site and the majority of the existing developed area. With a similar composition to WDB heights of the *Eucalyptus delegatensis* reaching 20m the understorey differed with less representation of broad-leafed shrubs due to the sloping and well drained topography. Exotic species were absent.

Eucalyptus coccifera forest and woodland (DCO) was identified along the north-east, south and south-west of the Project Site (6 m to 20 m in height). The community was considered a transition of DDE to DCO. Mainly regrowth indicated by an absence of large diameter trees was present in the community indicating it may have been subject to some disturbance as land-clearing or bushfire. No introduced species were recorded.

To the north-west of the Project Site an area of Highland low rainforest and scrub (RSH) was identified in excellent condition with the absence of exotic species. This area was dominated by *Nothofagus cunninghamii* and *Phyllocladus aspleniifolius* however in some areas there was an emerging *Eucalyptus delegatensis* as the community appeared to be in the transition from eucalypt-dominated vegetation (less than 5%) to pure rainforest. There was a high presence of *Histiopteris incisa*, *Polystichum proliferum* and a large cover of bryophytes.

Also present at the western boundary of the site is an area of *Nothofagus-Atherosperma* rainforest (RMT). *Nothofagus cunninghamii* and *Atherosperma moschatum* were the dominant canopy species with an understorey of *Eucryphia lucida*, *Acacia melanoxylon*, *Phyllocladus aspleniifolius* and *Anopterus glandulosus*.

The non-native community identified as Extra-Urban miscellaneous (FUM) constituted unvegetated areas as a result of anthropogenic land use. Within the study area the TasWater infrastructure fenced off location was identified as FUM and the access area onto Cradle Mountain Road. Some regenerating native species were present.

The existing site infrastructure and layout is spaced amongst the vegetation, with minimal clearance around existing sites/cabins. The proposed expansion will follow the same approach, to retain the current ambience and minimal impact approach of the Discovery Park.

Whilst implementing minimal clearance/impact principles, there will be some level of impact (selective clearance) within previously undeveloped areas of the site, up to approximately 2.2 ha; as follows:

- *Eucalyptus delegatensis* forest with broad-leaf shrubs (WDB) – 0.5 ha
- *Eucalyptus delegatensis* dry forest and woodland (DDE) – 0.04 ha
- *Eucalyptus coccifera* forest and woodland (DCO) – 1.25 ha
- Highland low rainforest and scrub (RSH) – 0.15 ha
- Nothofagus – Atherosperma rainforest (RMT) – 0.05 ha
- Extra-urban miscellaneous (FUM) – 0.4 ha

The site is within an area that permits visitor accommodation, regardless of the scale and size. However, given the scale of development and the increased visitation of the proposed expansion, the level of impact relative to the existing habitat is not likely to be significant. A total of 1.28 ha of existing WDB habitat is within the development area of the proposed expansion. Of this area, an extent of 0.5 ha of this habitat type is predicted to be impacted. Within the broader park area of the Conservation Area, WDB and DDE habitats are widely represented, with 4.1 and 1.4 ha of DDE present within existing developed and undeveloped areas respectively, and ~12 ha of WDB spread across developed and undeveloped areas within the local Conservation Area. In addition, 1.39 ha of existing RSH and 0.45 ha of RMT habitat currently exist within the site boundary, and of these areas, 0.15 ha and 0.05 ha of each habitat type will be impacted as part of the development proposal respectively. 1.1 ha of RMT habitat and 1.97 ha of RSH habitat is also represented within the local conservation area. These habitat types are also regarded as primary habitat for *Dasyurus sp.* (see Section 6.1.3).

Given the relatively low density of vegetation clearance proposed for the expansion area, and the effectiveness of ongoing management of vegetation within developed areas at the current

site, it is unlikely that impacts to natural biodiversity will result from vegetation clearance at the Project Site. Vegetation within development areas is well represented and areas of vegetation clearance are not of a scale that would promote weed species or invasive species proliferation (see Section 6.2).

The proposed expansion and associated selective vegetation clearance at the site are not likely to have a significant impact on the broader representation, quality or persistence of these vegetation types in the valley, nor the broader Cradle Mountain region. The proposed total area of selective clearance and the cumulative effects of the development are not likely to reduce local floral biodiversity at the Project Site.

5.1.2 Threatened flora

The desktop research results for the Project Site returned two threatened flora species listed under the TSP Act which are known to occur within 500m radius of the study area. These species are the *Scleranthus brockeri* (mountain knawek) and *Viola cunninghamii* (alpine violet).

A total of 62 native flora species and three introduced species were recorded during the field survey (GHD, 2017). There was one flora species listed under the TSP Act, *Viola cunninghamii* (alpine violet). This species is not listed under the Commonwealth EPBC Act.

Figure 4 indicates the recorded location of *Viola cunninghamii* will not be impacted by the proposed development. However, given the time that will have elapsed between the most recent botanical survey (January 2017) and commencement of construction in that zone, it is recommended that prior to commencement of construction a targeted survey is undertaken in the vicinity of the recorded location of this species, to confirm whether a 'Permit to Take Threatened Flora' will be required.

5.1.3 Fauna habitat and threatened fauna

The Project Site Provides good quality habitat for fauna, particularly in existing uncleared areas. This includes numerous habitat trees, fallen logs and additional habitat values that provide for foraging, nesting and denning opportunities; however, there is significant habitat that is of equal or superior quality in the surrounding area and the Cradle Mountain National Park.

Threatened fauna listed under the EPBC Act and previously recorded within 500m of the study area include:

- *Dasyurus maculatus subsp. maculatus* (spotted-tail quoll)
- *Dasyurus viverrinus* (eastern quoll)
- *Sarcophilus harrisii* (Tasmanian devil)

It is likely that the identified fauna species utilise the study area for transit to adjoining forest and foraging, and to lesser extent denning and nesting due to the presence of the existing development. However, no evidence of nesting or denning threatened fauna has been observed on site.

The proposed Project, although utilising minimal and selective vegetation clearance wherever possible, will result in the loss of some fauna habitat (as discussed for vegetation above), estimated to be approximately 2 ha. The clearance will be undertaken for construction of new infrastructure, upgrades and bushfire protection zone requirements.

While the site provides good quality habitat, the level of clearance proposed is not expected to significantly impact threatened or non-threatened fauna species, nor adversely impact local fauna biodiversity. The site does not provide critical denning, nesting or foraging habitat for fauna species, and this habitat is well represented in the surrounding area. The development is not of a scale that would significantly displace local fauna and encourage the population of the

area by invasive species and feral predators. As a result, the total cumulative impact of the development is unlikely to reduce the quality of surrounding habitat and viable habitat elements, or force existing local populations into urban vegetation areas of modified land.

Given the potential for general transit density at the Project Site to double, it is likely that a greater proportion of vehicles will be operating during peak wildlife foraging hours (dusk and dawn) when compared to the current operation. However, given the slow transit speed limits currently in place across the broader park area, it is unlikely that impacts to threatened fauna (particularly Spotted-tailed quolls) at the Project Site and the broader Conservation Area from increased vehicle movement will increase as a result of the proposed expansion.

Mitigation measures to minimise potential impacts to fauna species are included below.

5.1.4 Management, mitigation and monitoring

Data collected to date (and the final site plan) indicate impacts to threatened flora are not likely to occur. However, a targeted flora survey is recommended prior to construction to confirm whether impacts to threatened flora, such as the previously recorded *Viola cunninghamii* are likely.

While no threatened fauna were surveyed in the study area, two wombat burrows were identified. All dens are considered 'product of wildlife' under the *Nature Conservation Act 2002* (Section 3 (subsection 2)) and therefore if they are to be disturbed mitigation measures including a preclearance survey should be employed to determine if they are occupied, in particular by threatened fauna such as the Tasmanian devil or spotted-tail quoll.

A Construction Environmental Management Plan (CEMP) should be prepared to manage and minimise the following potential risks to natural values:

- Avoid unnecessary clearance or disturbance of native vegetation of trees and understory vegetation where possible.
- Clearance or disturbance of vegetation required for construction purposes will be suitably rehabilitated with a selection of indigenous species within six months from the date of completion of those works.
- Pre-clearance survey prior to onsite works of wombat burrows.
- Pre-clearance survey prior to onsite works for threatened flora.
- Appropriate speed restrictions to reduce potential for fauna and dust impacts.
- Appropriate signage of speed restrictions and fauna presence to reduce potential for fauna impacts.
- Travel recommendations (awareness, hours of transit) to reduce potential for fauna impacts.
- Light-coloured pavement in the construction of areas of new road infrastructure to increase wildlife visibility to reduce the potential for fauna impacts.
- Establish ancillary areas for construction/laydown, materials and machinery etc in already cleared zones.
- Sediment and erosion control measures such as the utilisation of silt fencing in place on the downslope side of the works to prevent sediment drainage impacts to preserve water quality and protect catchments.
- Dangerous goods such as fuel and oils are not recommended to be stored at any time in an unsecure location. A designated site compound with suitable storage for these items is recommended to be established in an appropriate area.

- Minimise external lighting sources as part of building design to reduce nocturnal fauna impacts.

Commitment 1 The Project will include a Construction Environmental Management Plan (CEMP) to be submitted to the North-west Regional Manager, DPIPWE and Kentish Council for approval.

Commitment 2 A pre-clearance survey of wombat burrows will be undertaken prior to onsite works to confirm whether the burrow is occupied, and by which species.

Commitment 3 A pre-clearance survey for threatened flora will be undertaken prior to onsite works to confirm there will be no impact to threatened flora species.

5.2 Biodiversity

The proposal will remove 0.5 ha of *E. delegatensis* forest (WDB), 0.04 ha of *E. delegatensis* dry forest and woodland (DDE), 1.25 ha of *E. coccifera* forest and woodland (DCO), 0.15 ha of Highland low rainforest and scrub (RSH), and 0.05 ha of Nothofagus – Atherosperma rainforest (RMT).

Of the vegetation clearance proposed, *E coccifera* forest and woodland (DCO) habitat types will be subject to the greatest magnitude of clearance as part of the total proposed clearance of the development (2.2 ha). Approximately 4.12 ha of existing DCO habitat is currently situated within the existing developed and undeveloped areas of the existing site, and a maximum of 1.25 ha is expected to be impacted within the development area of the proposed expansion. Given the relatively low density of clearance, and that habitat areas of this type are historically well-managed throughout the site, impacts on biodiversity values are expected to be reduced. Managed communities throughout developed areas of the site are also recognised to represent patches of good quality fauna habitat, which is expected to offset any immediate impacts to natural biological diversity as a result of the Project.

Mapping of biodiversity values early in the Project, in particular threatened ecological communities, hollowing bearing trees, threatened flora, and fauna dens, has allowed some avoidance of impacts to biodiversity values. Notably, the project has been purposely designed to minimise direct impacts on areas of native vegetation and areas of fauna habitat in good condition to preserve site natural values. This has allowed impacts on biodiversity values to be substantially reduced, maintained consistency with the management objectives for Conservation Areas as part of the *National Parks and Reserves Management Act 2002*, and preserved the developments classification as a sustainable tourism precinct under the Scheme.

5.2.1 Management, mitigation and monitoring

- Clear communication of biodiversity values to contractors responsible for vegetation clearance.
- Clearly mark/flag boundaries of work zones to minimise vegetation clearance and protect the surrounding vegetation/habitat.
- Mark the location of known habitat features, such as burrows/dens and threatened flora as 'no go' areas.

- Avoid the handling of wildlife wherever possible, except in the event of an emergency situation. Encourage uninjured wildlife to leave the site. Report injured wildlife to the Orphaned Wildlife Program or Bonorong Wildlife Rescue for care.
- Rehabilitation of the roadside with understorey species representative of the occupying vegetation community in accordance with the Sediment and Erosion control measures.

5.3 Invasive species

5.3.1 Introduced plants

Three introduced plant species were recorded during the field survey; none of these species are declared weeds under the Tasmanian *Weed Management Act 1999* and are not considered weeds of national significance (WONS).

5.3.2 Management, mitigation and monitoring

It is recommended that weed, disease and pest control be considered in the detailed project planning either through incorporation of control measures in the CEMP or preparation of a Weed Management/Hygiene Plan. This documentation should include:

- Control of weeds prior to construction where appropriate.
- Washdown and inspection of vehicles, machinery and boots before leaving/entering the site to ensure no viable plant materials or large clods of soil are transported onsite.
 - Washdown to be conducted in accordance with the *Tasmanian Washdown Guidelines for Weed and Disease Control* (DPIPWE 2004).
- Control of material brought onto the site, to ensure it is free from weed seeds or diseases.

To protect the area in accordance with the *Nation Parks and Reserve Management Act 2002*, following invasive species and weed species introduction as a result of construction activities at the site, it is recommended that impacted areas of the site be rehabilitated.

The above recommendations are based on current plans for the Project and may need to be revised if the development plans change.

Commitment 4 The Weed Management Plan will include weed and hygiene management principles as part of the Project CEMP.

Figure 4 Natural values map

5.4 Cumulative impacts

There is currently no regulatory framework in which to assess the cumulative impacts of visitor numbers to the site and more broadly to Cradle village and to the surrounding area. The use for visitor accommodation is a permitted use within the Cradle Village, consistent with the purpose of the Cradle Gateway.

The scale of the development (infrastructure) is not beyond the magnitude of that currently in operation in the Cradle Gateway area and is purposely designed to minimise impacts on natural values within the Conservation Area. The Project will result in a cumulative loss of 2.2 ha of native vegetation, which represents 2.9% of the total vegetation of these types within 1km of the site. Given this, it is unlikely that the scale of the development or the increase in visitation to the site will result in a cumulative reduction in local biodiversity, habitat quality, or habitat viability. Rehabilitation following required clearance activities, such as within roadside profiles, would further minimise cumulative impacts, including loss of representative species, loss of fauna habitat, and invasive species proliferation.

5.5 Climate

The climate of the site is predominately temperate, with an annual maximum average of 10.6 °C and minimum average of 2.3 °C (BOM 2019)⁴. Rainfall is heavier through the winter and spring seasons, with monthly means ranging from 121.9 – 315.7 mm (BOM 2019)⁵. The nearest station with climate data on wind recorded stronger winds during the spring season and predominately the south-westerly (BOM 2019)⁶.

5.5.1 Greenhouse gas emissions

The Project will result in the emission of limited greenhouse gases from the burning of fuel in machinery and trucks during construction.

As the Project is short-term in nature, climate change is not expected to significantly affect the Project, therefore additional management and mitigation for more severe weather in the long-term is not considered necessary in this instance.

5.5.2 Management, mitigation and monitoring

In order to reduce carbon emissions and implement best practice greenhouse impact management, the following management and mitigation is proposed for the Project:

- Use of modern earth moving equipment and haul vehicles to maximise efficient use of fuel.
- Regular scheduled maintenance of vehicles and earth moving equipment to ensure exhaust emissions remain acceptably clean.

5.6 Natural hazards

5.6.1 Bushfire

The Project site is located within a Bushfire Prone Area and a bushfire hazard management plan is a requirement of obtaining a building permit for the site. As bushfire management

⁴ Bureau of Meteorology, Climate statistics for Australian Locations, Summary Statistics Cradle Valley http://www.bom.gov.au/climate/averages/tables/cw_096005.shtml last accessed 28/8/19

⁵ Bureau of Meteorology, Climate statistics for Australian Locations, Summary Statistics Cradle Valley http://www.bom.gov.au/climate/averages/tables/cw_096005.shtml last accessed 28/8/19

⁶ Bureau of Meteorology, Climate statistics for Australian Locations, Summary Statistics Cradle Valley http://www.bom.gov.au/climate/averages/tables/cw_091119.shtml last accessed 28/8/19

measures relate to the design of access, provision of water supply and landscaping an assessment is necessary to inform the Project prior to obtaining planning approval.

To retain the visual and ecological qualities of the site clearance of vegetation on the site for bushfire management has been minimised, the outcome has been prepared in consultation with Tasmanian Fire Services (TFS) and PWS. The plan is required to be endorsed by TFS prior to development commencing.

Bushfire under high fire danger conditions is most likely to occur from the west to north extent, this quadrant has had extensive fuel reduction on plains and limited access for human ignition sources. Fire from this direction and to the south is likely to have reasonable warning times before reaching the visitor area precinct. Whilst fire occurring to the north east of the site has potential to prevent Cradle Mountain Road being used safely. Temporary on-site refuge may be required at the Visitor Centre Carpark (Nearby Safer Place), with a coordinated evacuation potentially undertaken under emergency services guidance. The project site will require access through 3718 Cradle Mountain Road to meet access requirements for the Tasmanian Fire Service to manage bushfire risk.

5.6.2 Extreme weather

The Project location is exposed to natural extreme weather patterns due to the temperate mountain climate inclusive of snow, sleet and wind.

5.6.3 Management, mitigation and monitoring

As part of the submission documentation a Bushfire Hazard Management Plan is included including a draft Emergency Management Plan which includes recommendations to manage, mitigate and monitor potential risk of hazard to staff and visitors.

To protect the area in accordance with the *Nation Parks and Reserve Management Act 2002*, following fire impacts to native site vegetation, it is recommended that impacted areas of the site be rehabilitated.

Commitment 5 The CEMP will include a Bushfire Hazard Management Plan prepared by a Bushfire practitioner to manage bushfire hazard for the ongoing management of the Discovery Park.

5.7 Geology and geomorphology

The Project site is located on Tertiary basalt (Tb) according to the LIST database. The proposed development and associated infrastructure is located within close proximity (1000 m) to Tyennan Region and Western Tasmania Blanket Bogs geoconservation sites (NVA 2017). The Tyennan Region is the largest area of exposed Proterozoic rocks in Tasmania and sites often include strongly deformed metasedimentary rocks and prominent quartzite strike ridges (NVA 2017). The Western Tasmania Blanket Bogs are the most extensive organosol terrain in Australia and the Southern Hemisphere (NVA 2017).

Although the Project is in the vicinity of these features, no direct or indirect impacts to either the Tyennan Region or Western Tasmania Blanket Bogs geoconservation sites are anticipated, and no reduction in geological biodiversity is expected as a result of the Project.

5.8 Acid sulfate soils

The Project site is located within 1000 m to one identified Inland Acid Sulfate Soil feature (Cm(p4)) according to the LIST database (NVA 2017). Inland Acid Sulfate Soils are of an extremely low probability occurrence (1-5% of mapping unit), occurring in small areas (NVA

2017). The risk of encountering Acid Sulfate Soils is therefore considered very low, and impacts associated with disturbance from the Project are not anticipated.

5.9 Cultural values

5.9.1 Aboriginal Heritage

An Aboriginal heritage assessment was undertaken by CHMA of the Project Site in August 2019 (CHMA 2019) as recommended by Aboriginal Heritage Tasmania. The assessment was undertaken in accordance with the provisions of the *Aboriginal Heritage Act 1975*.

The desktop component of the assessment found two registered Aboriginal sites within the study area on the Aboriginal Heritage Register (AHR), classified as isolated artefacts (sites AH2295; AH4011). Within the Project Site itself there were no registered artefact sites (CHMA 2019). The draft Aboriginal Heritage Assessment Report was submitted to Aboriginal Heritage Tasmania for consultation prior to finalisation, they provided recommendations for development of the site (email comms, 9/4/2020).

Field survey

A field survey of the study area was conducted on foot by Stuart Huys (CHMA archaeologist) and Vernon Graham (Aboriginal Heritage Officer) on 13 August 2019. The survey method included assessment of a total of 5.9 km of transects (approximately 5 m widths) within the study area, featuring a concentration within the proposed development footprint (Project Site). Two isolated artefact sites located within the study area could not be relocated as part of this survey. Given that the two sites could not be relocated, no Permit is required if development extends into that this area (currently within the Project Site) and to follow an Unanticipated Discovery Plan (UDP).

Potential risk

No Aboriginal heritage sites were identified during the field survey. The underlying geology in the study area is dolerite and Pleistocene glacial and glaciogene deposits. These stone material types are typically unsuited for artefact manufacturing therefore the potential for aboriginal quarrying in the study area is very low. On this basis no further archaeological requirements were recommended for the Project. Aboriginal Heritage Tasmania provided further recommendations for management in accordance with the Act.

The assessment concluded that no permit under the *Aboriginal Relics Act 1975* would be required for the sites (CHMA, 2019). Management, mitigation and monitoring recommendations have been included in Section 5.9.3

5.9.2 Historic Cultural Heritage

Relevant heritage registers were searched via desktop for Historic Cultural Heritage. No listings for the subject site were returned. The assessment concludes that there is low potential for undetected historic heritage features to occur within the study area.

Potential impacts to historic heritage sites as a result of the Project are therefore not expected or likely.

5.9.3 Management, mitigation and monitoring

Recommendations are as per those provided by Aboriginal Heritage Tasmania (email comms 09/04/2020).

- The location of AH2295 and AH4011 (incorporating the recommended 5m buffer) should be noted in the design masterplan as an exclusion zone that is not to be impacted;

- All works personnel should be briefed that Aboriginal heritage has been recorded within and near the works footprint;
- Due to the close proximity of the proposed Cradle Mountain Discovery Park Redevelopment to the TWWHA, all works personnel should be made aware that the project area is located within a wider landscape that is considered to be culturally sensitive; and
- A copy of the Unanticipated Discovery Plan should be distributed to all works personnel during site inductions.

5.10 Visual

A preliminary visual considerations desktop assessment was completed by GHD in January 2020 (refer Appendix D). The assessment analyses the impact of the proposed development and mitigation options to inform the design and siting of the development. It is noted that the Project design approval is subject to the Cradle Gateway SAP which includes key purposes such as protecting the landscape values and aligning with that of the TWWHA reserve management plan. The Project Site sits within a densely vegetated undulating landscape of Cradle Mountain, (outside of the TWWHA boundary) which can often naturally screen built form therefore there is no apparent impact on the visual environment.

Existing environment

The existing visual environment of the Project site includes a highly vegetated undulating landscape. The view along Cradle Mountain Rd are obscured by the remnant native vegetation and topography only permitting intermittent views to elevated peaks. The vegetation composition consists of tall remnant native trees and a dense layer of shrubs underneath. There are areas of open landscape with no trees and low-lying shrubby native vegetation in these areas.

The existing built form within the area generally consist of a single storey buildings including the tourist accommodation and visitor centre, screened by existing vegetation. The visitors centre is more prominent within the large cleared area of land to the southeast of Cradle Mountain Road with the expansive car park surrounding. The surrounding area include overhead power lines.

Analysis

The Zone of theoretical visibility (ZTV) mapping was utilised to identify locations from with it is theoretically possible for the development to be visible to be determine areas visual analysis should be undertaken. The ZTV results indicated the Project development would be visible from a number of locations however this does not take into account the existing dense vegetation acting as visual screening for the majority of the built form within the surrounding area.

Figure 5 Zone of theoretical visibility and viewpoints

Potential visual impacts

The project is proposed to be sited within the existing holiday park, with the proposed structures to be of a similar height positioned within the existing bulk of the site. There would be a minimal amount of vegetation removal required with the new access and development however avoided where possible to retain as much of the dense vegetation character of the existing visual environment.

The potential visual impacts include vegetation clearance, cabins, amenities block, camp kitchen, new entry and exit lanes, shipping containers, proposed extension to the residence and storage shed (refer Appendix D for photo reference). The Project is not visible from Cradle Mountain Road adjacent to Black Bog Creek or from the northern entry of the visitor's centre. Further the Project would not be visible looking southwest from the existing Discovery parks entrance or the northern view from the junction of the Cradle Valley boardwalk and Dove Canyon Track, nor would it be visible from Marion's lookout due to the distance (9 km away), the intervening vegetation and topography.

Based on the context of the site with dense vegetation and undulating topography screening views to existing built form, there is no apparent visual impact on the visual environment. The project is sited to minimise visual impacts to the surrounding visual environment and a landscape and visual impact assessment should not be required. Management, mitigation and monitoring recommendations have been included in Section 5.10.1.

5.10.1 Management, mitigation and monitoring

It is recommended that mitigation measures include the following for the design to be sympathetic and of minimal impact to the visual environment:

- The propose built form should sit just below the canopy line of the existing vegetation retained and be in accordance with the building height requirements of the Cradle Gateway SAP
- Colours and materials should be compatible with and sympathetic to surrounding natural environment (bright colours and reflective surfaces should be avoided)
- Avoid active tree removal to retain the vegetated visual character of the environment
- Placement of buildings and site coverage should consider pedestrian movement and amenity

Commitment 6 Where practicable visual impact of the Project will be minimised by the mitigation measures set forth in 5.10.1.

5.11 Social and recreational values

The Project site is of social relevance to the Aboriginal community, visitors of the area and the local and broader tourist community (socio-economic impact). The Cradle Mountain Discovery Holiday Park is situated in the Cradle Gateway and adjacent to the TWWHA providing for accommodation for visitors to enjoy the wider Cradle Mountain Area

The proposed development will provide low to mid-range cost accommodation choice in the area, and improve accessible accommodation allowing a larger range and diversity of people to visit the area.

During construction there is the potential for limited and short-term negative social and recreational use of the park as a result of noise and amenity directly attributed to the construction site and operations. These effects can be mitigated by restricting the construction hours to the allowed times as specified in the EPA noise guidelines and Kentish Interim

Planning Scheme 2013 acceptable solutions and dust management measures (refer Section 5.11.1).

5.11.1 Management, mitigation and monitoring

- Operation of machinery and equipment will be restricted to 0700 - 1800 Monday to Saturday and 1000 – 1600 on Sunday and a complaints register to monitor and noise be established and included in the CEMP.
- The following measures should be included in the CEMP; a complaints register to monitor/address any dust to be maintained, spraying dust generating patches, speed restrictions and rehabilitation of exposed areas as soon as possible

Commitment 7 The Project CEMP will include an Unanticipated Discovery Plan for Aboriginal heritage sites, in accordance with AHT advice.

Commitment 8 Exclusion zones are to occur within a 5m buffer of the two recorded Aboriginal Heritage Sites and are not to be impacted.

Commitment 9 The Project CEMP will include noise and dust mitigation measures.

5.12 Tourism

The proposal is considered to be in accordance with the conservation area management objectives as described for tourism in the *National Parks and Reserves Management Act 2002*, including:

(I) to encourage appropriate tourism, recreational use and enjoyment (including private uses) consistent with the conservation of the conservation area's natural and cultural values.

The proposal, with regard to the total cumulative impacts to natural values as discussed in Section 6.4, is considered to meet the criteria of, and promotes, ecotourism. The total clearance of vegetation as a result of the Project is approximated to 2.2 ha, which is of a scale that is consistent with, and promotes, ecotourism, as part of a Visitor Accommodation Permitted Use Class. Similarly, the level of clearance proposed is not expected to significantly impact threatened fauna species, nor adversely impact local fauna biodiversity. The site was identified to not provide critical habitat for fauna species, and the habitat type subject to selective clearance is well represented in the surrounding area.

The proposal is consistent with the Cradle Gateway Specific Area Plan Purpose within that of a sustainable tourism precinct to:

- d) Require that the distribution, location and design of buildings, structures and facilities:
- i) minimises apparent disturbance of topographic features and native vegetation;*
 - ii) minimises impact on habitat values through the control on clearing and conversion of vegetation and water courses;*
 - iii) minimises adverse impact on landscape values and the visitor experience when viewed from roads, public spaces and the Tasmanian Wilderness World Heritage Area;*
 - iv) enhance the visitor experience within the Cradle Gateway and entrance into the Tasmanian Wilderness World Heritage Area; and,*
 - v) sensitively site and embed buildings and structures within the landscape.*

The proposal design has demonstrated that it is sensitive in all aspects to the surrounding natural environment and ecological values. This is evident in the bushfire management plan that

has explicitly been prepared to retain the visual and ecological qualities of the site, and clearance of vegetation on the site has been minimised.

The proposal design has demonstrated that it meets the requirements of managing predicted visitor intensity, and mitigation measures have been included to minimise the impacts of meeting the demand for ecotourism on natural values within the local conservation area.

5.13 Transport and parking

A Transport Impact Assessment investigating the potential traffic and parking impacts and to fulfil the requirement of the Kentish Interim Planning Scheme 2013 was completed in September 2019 by a GHD engineer (refer Appendix E). The proposed redevelopment is unlikely to result in significant adverse impacts to traffic efficiency or road safety in the road network.

5.13.1 Transport impacts

Traffic generation

The Project is expected to result in an impact on the Cradle Mountain Road especially during peak holiday season including an increase of 30-40 extra vehicle movements an hour (two-way). The critical capacity constraint on Cradle Mountain Road is the existing, single-lane slow point located a short distance to the existing Discovery Park entrance, where southbound traffic entering the site are required to give way to northbound traffic.

Road safety

The Project is not expected to have significant adverse impacts on road safety on Cradle Mountain Road. This due to the increased traffic generated is not substantial and the road has sufficient capacity to accommodate this increase. The crash history does not indicate road safety deficiencies on the frontage road and further the site has been utilised for the existing use historically not hindering traffic movements. The sight distance at the access driveway is more than adequate and the BAR turning lane upgrade to Cradle Mountain Road has been recommended to provide for separation between through movements and turning movements.

5.13.2 Site access

A major redevelopment of the site entrance and reception area (Area A) is proposed, inclusive of a new roundabout and staging area located 120 m from Cradle Mountain Road. The access will include an upgrade to a Basic right turn (BAR). The roundabout and staging area will be adjacent to the reception area. The estimated peak entry rate is between 6 and 8 vehicles total.

5.13.3 Parking considerations

The proposed redevelopment includes new car parking spaces in select areas throughout the Project site. The proposed parking is required to meet the parking requirements under Clause E9.5.1 of the *Kentish Interim Planning Scheme 2013*. The proposal provides one space per cabin which is sufficient for guest parking notwithstanding the above it would be appropriate to provide an additional small supply of visitor parking in a publicly accessible location.

5.13.4 Management, mitigation and monitoring

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

In order to comply with requirements of the *Kentish Interim Planning Scheme 2013*, the following design changes are recommended for the site:

- A small supply of additional visitor car parking to be provided in a publicly accessible location between the entry boom gates and the public road access.
- Car park designs to be generally in accordance with AS/NZS 2890.1, *Parking facilities – Part 1: Off-street car parking*, 2004.
- A dedicated loading bay and truck turning area to be provided near the proposed service shed adjacent to the main entrance.
- Internal road network to be provided with wayfinding signage and traffic management signage to limit vehicle circulation and ensure drivers do not travel the wrong way down one-way roads.
- The design of the internal road network to be suitable for the design vehicles listed in Section 5.3.

The existing single lane slow point on Cradle Mountain Road, located a short distance north of the access driveway, has sufficient capacity to facilitate future traffic demands on Cradle Mountain Road with minimal impact to traffic flow.

5.14 Waste

Solid wastes generated from the construction of the development will be managed in accordance with the principles of the waste hierarchy and will follow this order of preference: Avoidance; Reuse; Recycling; Recovery of energy; Treatment; Containment; and Disposal.

Non-hazardous waste will be generated during construction, during which a variety of wastes will require suitable management to minimise their impact on the environment. Nonhazardous wastes likely to be generated from the Project expansion include: earth from excavation, construction waste including packaging materials, excess construction materials (sand, gravel, cement etc.), scrap metal, timber formwork, wiring, pallets, plastic and cardboard, and general waste from construction sites including scrap metals.

5.14.1 Management, mitigation and monitoring

If waste is not managed correctly there is a risk of impacting soils, surface waters, groundwater and local amenity.

Solid waste streams will be collected in onsite covered skip bins and removed from the site on a regular basis. Where possible waste segregation will be applied, with separate bins for recyclable and non-recyclable wastes. Solid waste generation is unlikely to have a notable affect within the Project Site or surrounding land.

Any disturbance from the construction period of the Project will be reinstated and rehabilitated to its pre-construction condition and regenerated. Any excess material from the excavation will be removed from the Project site at an approved location.

Commitment 10 Drainage, erosions and sedimentation control Plan will be included as part of the CEMP. The site will be rehabilitated to the satisfaction of Kentish Council and suitable for recommencement of its former land use.

6. Management, mitigation and monitoring commitments

Table 5 Table of Commitments

Number	Commitment	Completion Date	By Whom
1.	A Construction Environmental Management Plan (CEMP) will be prepared 2 months prior to construction and submitted to the General Manager, DPIPW and Kentish Council for approval.	Prior to construction	Discovery Holiday Parks
2.	A pre-clearance survey of wombat burrows will be undertaken prior to onsite works to confirm whether the burrow is occupied, and by which species.	Prior to construction	Discovery Holiday Parks
3.	A pre-clearance survey for threatened flora will be undertaken prior to onsite works to confirm there will be no impact to threatened flora species.	Prior to construction	Discovery Holiday Parks
4.	The Weed Management Plan will include weed and hygiene management principles as part of the Project CEMP.	Prior to construction	Discovery Holiday Parks
5.	The CEMP will include a Bushfire Hazard Management Plan prepared by a Bushfire practitioner to manage bushfire hazard for the ongoing management of the Discovery Park.	Construction and Operation	Discovery Holiday Parks
6.	Where practicable visual impact of the Project will be minimised by the mitigation measures set forth in 5.10.1	Construction and Operation	Discovery Holiday Parks
7.	The Project CEMP will include an Unanticipated Discovery Plan for Aboriginal heritage sites will be included in the CEMP, in accordance with AHT advice.	Construction	Discovery Holiday Parks
8.	Exclusion zones are to be occur within a 5m buffer of the two recorded Aboriginal Heritage Sites and are not to be impacted	Construction	Discovery Holiday Parks

Number	Commitment	Completion Date	By Whom
9.	The Project CEMP will include noise and dust mitigation measures.	Construction	Discovery Holiday Parks
10.	Drainage, erosions and sedimentation control Plan will be included as part of the CEMP. The site will be rehabilitated to the satisfaction of Kentish Council and suitable for recommencement of its former land use.	Construction	Discovery Holiday Parks

7. Conclusion

The Project is for the expansion of the existing Cradle Mountain Discovery Park visitor cabins and associated infrastructure. The development is located at the current site within the parcel boundaries. The development of the Project will involve minimal impact as possible to the ecological values of the Project Site and rehabilitation in disturbed areas not within the Bushfire Hazard Management Zone.

The proposed Project is located within Environmental Management Zone of the *Kentish Council Interim Planning Scheme 2013*. The area is subject to the standards of the Cradle Gateway Specific Area Plan, as well as codes for the clearance and conversion of vegetation, change in ground level, and traffic generating use and parking. The Project has been issued with a permit from Council in accordance with the provisions of the *Land Use Planning and Approvals Act 1993*.

The Project has been exhibited by PWS and through statutory advertising required for the planning application. This report has been updated in response to the submissions raised through this exhibition period.

As Authority for 'the Land' that the Project is proposed, Parks and Wildlife are capable of including conditions and requirements for the protection, conservation and management of the site, as delegated under the *National Parks and Reserves Management Act 2002*. Conditions consistent with the management commitments detailed in Section 6 are capable of being included on a permit for the site.

8. References

- Bureau of Meteorology, Climate statistics for Australian Locations, Summary Statistics Cradle Valley, <http://www.bom.gov.au/climate/averages/tables/cw_096005.shtml>, accessed 28 August, 2019.
- Bureau of Meteorology, Climate statistics for Australian Locations, Summary Statistics Erriba (Cradle Mountain Road)
- CHMA (2.4.2020) *Aboriginal Heritage Assessment Report*
- GHD (2019) *Botanical Survey and Fauna Habitat Assessment*, GHD, January 2019.
- GHD (2019) *Traffic Impact Assessment*, GHD
- DPIPWE (2019), The Land Information System Tasmania, <<https://maps.thelist.tas.gov.au/listmap/app/list/map>>, accessed 10 October, 2019.
- * DPIPWE (2015b) Survey Guidelines and Management Advice for Development Proposals that may impact on the Tasmanian Devil (*Sarcophilus harrisi*). Department of Primary Industries, Parks, Water and Environment, April 2015.
- * Environment Protection Authority (2017) Quarry Code of Practice 3rd Edition, EPA Tasmania, Hobart, Tasmania.
- * NVA (2019) Natural Values Atlas Report, Department of Primary Industries, Parks, Water and Environment, March 2019.
- * PMST (2019) EPBC Act Protected Matters Report, Department of the Environment and Energy, January 2019.

Appendices

Appendix A - Infrastructure Assessment Report

https://projectsportal.ghd.com/sites/pp16_03/discoverycradleasses/_layouts/15/DocIdRedir.aspx?ID=12527309-16379-42

Appendix B – Planning Report

Appendix C - Ecological Assessment Report

Appendix D - Visual Considerations Memo

Appendix E - Traffic Impact Assessment

Appendix F – Bushfire Hazard Management Plan

Appendix G – Site Plans

https://projectsportal.ghd.com/sites/pp16_03/discoverycradleasses/_layouts/15/DocIdRedir.aspx?ID=12527309-70273-41

Appendix H – Certificates of Title

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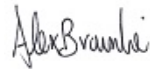

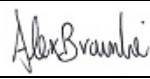



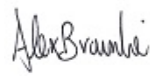
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49/[https://projectsportal.ghd.com/sites/pp16_03/discoverycradleasses/ProjectDocs/RAARepresentations/12527309-REP-B_Environmental Impact Statement.docx](https://projectsportal.ghd.com/sites/pp16_03/discoverycradleasses/ProjectDocs/RAARepresentations/12527309-REP-B_EnvironmentalImpactStatement.docx)

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Draft A	Lauren McCall	W. McMinn		A. Brownlie		22/01/2020
Rev 0	Lauren McCall	W. McMinn		A. Brownlie		3/02/2020
Rev 1	Lauren McCall	J. Welch		A. Brownlie		3/04/2020
Rev 2	Lauren McCall	J. Welch F. Haynes S. Lukies	  	A. Brownlie		10/03/2021

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