



FAQ

About the proposal

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

The proposed expansion will create 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.

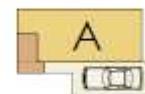
- **Area B:** Proposed upgrades to area B include 51 additional campsites (11 new small unpowered and 40 new larger powered sites) and an additional amenities block.
- **Area C:** This area has four new architecturally designed two bedroom cabins.
- **Area D:** This area has 11 new cabins and 12 additional carparks.
- **Area E:** This area has 21 new proposed two bedroom cabins and some upgrades to the access roads (widening to 4 m and resurface).
- **Area F:** This area has 35 new two bedroom cabins and new storage/service shed and upgrades to access roads.



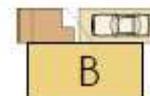
What will the proposal deliver?

The proposal will expand the existing Discovery Holiday Park in five stages and six areas; these are described below and depicted in the Site Plans provided:

- **Area A:** this area currently includes the site entry buildings, staff accommodation facilities, site access roads and car parking. The proposed upgrades are modifications to the road infrastructure, additional storage, and fencing.



Cabin Type A
 Studio Cabin with deck
 4.4 x 10.8m



Cabin Type B
 2 Bed Cabin with deck
 5.0 x 10.05m

What natural values maybe impacted?

The proposal will require vegetation in the reserve to be cleared and converted to visitor accommodation and supporting infrastructure i.e. roads, water, power etc.

Minimal vegetation clearance between buildings and campsites is proposed for visual screening of the development and maintaining a bushland setting. The Tasmania Fire Service (TFS) is considering the amount of vegetation that can be retained between buildings as proposed in the Bushfire Hazard Management Plan. The range of clearing could be between 2.2 to 4.5 hectares, of the 14.2 hectares to be leased.

Larger trees must be removed in the development area as these pose a hazard to visitors and buildings. Larger trees are also more likely contain hollows and habitat for small marsupials and bird species. The site also has burrows that could potentially be habitat for wombats, devils or quoll dens.

One threatened plant species listed under the Tasmanian *Threatened Species Protection Act 1995* has been identified at the site, the *Viola cunninghamii* (alpine violet). The species is currently outside the development area and unlikely to be disturbed.

Will the proposal be visible?

The view of the development from the road and Cradle Mountain visitor centre is unlikely to change significantly and will remain consistent with Cradle Village, where built infrastructure may be glimpsed through roadside vegetation.

Due to the distance and topography, the proposal is *not* be visible from within the Tasmanian Wilderness World Heritage Area (TWWHA) or key visitor sites including Marion's lookout, Dove Canyon track or Cradle Valley track.

Is the water supply at Cradle sufficient?

A sufficient water supply remains a concern for the proposal. PWS has committed to the current supply of 44.6 kL/day and this cannot be increased without upgrading facilities. The proponent is investigating other supply options including rainwater storage and bore water. The recycled water system in place at Cradle Mountain can supply firefighting hydrants and potentially other non-potable uses. PWS and the proponent will work with TasWater to improve the overall supply and reuse of water at Cradle Mountain.

How will the proposal be assessed?

The proposal is being assessed through the Reserve Activity Assessment (RAA) process as Level 3. The proposal is presented in an Environmental Impact Statement (EIS) format. RAAs are environmental impact assessments that identify potential impacts to reserve values and recommend actions to avoid or reduce negative impacts.

The development site is *not* within the TWWHA and there is no applicable management plan for the reserve. The development will be assessed for compliance with the management objectives for Conservations Areas, listed in *National Parks and Reserves Management Act 2002*.

The draft EIS was circulated within PWS and other sections of the Department of Primary Industries Parks Water and Environment (DPIPWE) for preliminary assessment. Some general amendments to the documents were recommended and an updated EIS was resubmitted.

This updated draft EIS has been released for public consultation to seek input into the use and development of public land, the Vale of Belvoir Conservation Area.

Following public consultation, the draft EIS will be updated to address any public comments received and finalised for assessment.

PWS will prepare an Assessment Report and Statement of Reasons. These will be published on PWS website, along with the public submissions and finalised EIS.

Other assessments will include local government, building standards and compliance with building in bushfire prone areas code.

How will the development be managed?

In the event the development is assessed as compliant with statutory prescriptions, a list of activity conditions will be prepared in the Assessment Report that can be considered as part of the lease agreement.

The lease agreement is the authorising instrument for any works and on-going management responsibilities of the proponent. In this case, the revised lease will include the proposed expansion to the existing business.

The lease is the legal agreement between the Crown and the proponent, binding them to the conditions of the assessment and development as described in the proposal.