Expression of Interest

Hastings Thermal Springs Precinct

The Crown in Right of Tasmania (as represented by the Department of Natural Resources and Environment Tasmania)

Parks and Wildlife Service

June 2026

Tasmanian Government

Hastings Thermal Springs Precinct EXPRESSION OF INTEREST

ENQUIRIES ABOUT THIS EXPRESSION OF INTEREST SHOULD BE DIRECTED TO THE CONTACT OFFICER:

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ISSUE DATE: 01 06 2026

CLOSING TIME AND DATE: 2.00pm, 27 07 2026 (Tasmanian time)

1. Introduction and background

1.1 Introduction

The Department of Natural Resources and Environment Tasmania, Parks and Wildlife Service (the Department), on behalf of the Tasmanian Government, has opened an Expression of Interest (EOI) for the Hastings Thermal Springs Precinct (the Precinct) and invites proponents to submit creative conceptual proposals for a reimagined tourism destination on the doorstep of the Tasmanian Wilderness World Heritage Area (TWWHA).

Interested parties are invited to submit an EOI referring to the Assessment Criteria and specific site considerations and with reference to the following guiding principles:

- Proposals should be compatible with the natural and cultural values, strategic value, character and setting of the Precinct.
- Proposals should offer innovative, sustainable and appropriate visitor experiences that provide broader social, environmental and economic benefit.
- Proposals offering environmental, cultural or heritage-based tourism experiences that engage, involve or benefit local communities (including Tasmanian Aboriginal people) are encouraged.
- Proponents must demonstrate the qualifications and financial capability to establish and operate the proposed development in a commercially viable manner.
- Proposals should be established and managed in an ecologically sustainable manner.
- Proposals should be compatible with the statutory management objectives and purpose of the Hastings Cave State Reserve, be compatible with any other relevant legislation and the local government planning scheme.
- Proposals should consider associated risks relating to natural events, for example, bushfires or flooding.

Assessment Criteria

- The appropriateness of the proposal to the precinct including social, environmental and economic benefits created for the community.
- The qualifications of the participant to establish and operate the proposal.
- The commercial and financial viability of the proposed development.

Considerations specific to the site include:

- Cave tours in Newdegate Cave are excluded from the Precinct included in the EOI scope.
- Submissions can include new facilities including accommodation and areas of the Precinct currently not open to the public

1.2 Available Area

1.2.1 Overall Available Area

The overall area of the Precinct being made available by this EOI, being the Available Area, comprises the two parcels of land (Property Id 526779 and 5267660) that form an 8.9 hectare isolated portion of the Hastings Caves State Reserve.

1.2.2 Hastings Thermal Springs Precinct

Hastings Caves State Reserve is 105 kilometres (1 hour and 45 minutes) from Hobart. The Reserve is managed by the Department's Tasmania Parks and Wildlife Service (PWS).

The Reserve consists of two separate parcels of land; this EOI relates only to the area described above. The remaining portion of the Reserve is within the TWWHA and is 4.5 kilometres away by road. This part of the Reserve contains Newdegate Cave, which is open for tours and is managed by PWS. The Precinct is approximately 1.4 kilometres from the boundary of the TWWHA and the South West National Park.

The Precinct is serviced by road, car parking, power and water infrastructure and contains a visitor centre (built in 2001) containing a café and retail space. The thermal pool (supplied by an underground natural spring), change facilities, bbq and picnic facilities and short walking tracks are also included in the Precinct. The Hot Springs Nature Trail extends into adjacent land managed by Sustainable Timber Tasmania and is used and managed by PWS by agreement.

The Precinct area also contains the PWS field base consisting of 'The Chalet', built as a caretaker's cottage and tea rooms in 1939, workshop facilities and storage areas. The Chalet is currently being used for PWS staff accommodation and offices. The field centre facilities are separated from the thermal pool and visitor centre by the road and car park.

The visitor centre provides a ticketing service for entry to the thermal pool and for the popular PWS guided tours to the nearby Newdegate Cave. The current visitor

attraction of the warm (approximately 28 degrees, year round) thermal springs pool is subject to a modest entry fee that includes access to amenities all day, including the 10 minute Platypus and 20 minute Hot Springs forest walks. PWS operate a café and retail space in the visitor centre and also manage and operate the thermal pool and surrounds. A National Parks pass is not required to enter the Precinct.

Visitors booked into cave tours are asked to wait at the visitor centre prior to their tour and then self drive to the cave tour departure point.

In 2025, approximately 59,000 people visited the caves and thermal springs.

https://parks.tas.gov.au/explore-our-parks/hastings-caves-state-reserve/hastings-caves-and-thermal-springs

'Re-imagining Hastings Thermal Pool' is a Tasmanian Government election commitment intended to significantly renovate and upgrade the Precinct to refresh this iconic site as a regional tourism drawcard for the Far South. The EOI process is seen as an opportunity to deliver a more innovative approach to the development of an enhanced, sensitive and appropriate tourism experience at the Precinct.

The Tasmanian Government's 2030 Visitor Economy strategy supports a plan for sustainable growth to underpin a visitor economy that continues to have a positive impact on our environment, economy and way of life. The proposed EOI process supports this strategy.

The Precinct lends itself strongly to concepts that meet the known demand for wellness experiences through the combination of the thermal springs, caves, natural, forested environment and dark skies. These elements, nature, fresh air, wilderness landscapes and quiet, are a key source of appeal for Tasmania as a wellness destination and Tasmania is already seen as an appealing wellness destination by 9 in 10 potential visitors.

The thermal springs will be a key attractor for travellers looking for rejuvenation and relaxation. While 2 in 10 visitors come to Tasmania with a strong focus on wellness, research has found that most are wanting to experience wellness elements within a broader holiday, including bushwalks, nature and unique, fresh food experiences. Tasmania is a natural fit for delivering that dual experience and the surrounding area accessible from the Precinct is a great example of that with its pristine waterways, mountains, wilderness and Australia's most southerly coastline.

1.2.3 Exclusions

Operation of the existing tour experience at Newdegate Cave will continue to be managed and conducted by PWS.

1.2.4 Planning

The Precinct:

(a) is reserved Crown land in the class of State Reserve;

(b) is zoned Environmental Management under the Statewide Planning Scheme - the Huon Valley Council is the relevant Planning Authority;

(d) is subject to undergoing an RAA application and assessment process for any proposed development

There is currently no management plan in place for any of the Precinct pursuant to the Act.

2. Definitions and Interpretation

2.1 Definitions

In this Expression of Interest, terms are defined as follows unless the context otherwise requires:

Act	means the *National Parks and Reserves Management Act 2002* (Tas).
Available Area	means all that area being made available for use by the Proponent being the two parcels of land (Property Id 526779 and 5267660) that form an 8.9 hectare isolated portion of the Hastings Caves State Reserve.
Closing Time	means the closing time (Tasmanian time) and date for submitting Proposals shown on the cover page of this EOI.
Contact Officer	means the person identified as the Contact Officer on the cover page of this EOI.
Crown	for the purposes of this EOI, is taken to be a reference as the context requires to the Crown in Right of Tasmania as represented by the Department, the Minister administering the Act, the Department, the Tasmanian Government and any officer, employee and agent of any of the same lawfully acting on any of their behalf.
Department	means the Department of Natural Resources and Environment Tasmania, incorporating the Parks and Wildlife Service.

EOI	means (as the context requires) this Expression of Interest instrument or the expression of interest processes set out in such instrument.
Laws	include Acts, ordinances, regulations, by-laws, orders, awards, local laws, statutes, proclamations, codes, standards or guidelines of any regulatory agency, principles of law or equity established by decisions of courts and provisions of the Constitution of Tasmania and the Constitution of the Commonwealth of Australia.
Location Map	means those Site Plans attached hereto at Appendix A
Person	includes a natural person, a corporation, a partnership, a board, a joint venture, an incorporated association, a government, a local government authority and an agency.
Proponent	means a Person who lodges a Proposal.
Proposal	means a proposal lodged by a Proponent in response to this EOI.
RAA	means a PWS Reserve Activity Assessment for the purpose of assessing any works or development on the Available Area (which may include works application, aboriginal heritage assessments, environmental assessment and heritage assessment and planning authority involvement).

3. Further requirements of Proposals

3.1 General

The purpose of the EOI Process is to develop a shortlist of Proponents. Following the assessment of Proposals, shortlisted Proponents will then be provided with further detail on the infrastructure and operation of the site to enable the submission of detailed proposals for assessment, leading to the selection of a successful applicant to seek the relevant planning approvals and to then enter into lease negotiations for the Precinct. The timelines for submission of detailed proposals will be determined with successful Proponents.

Submission material for the EOI should:

1) be submitted in electronic (pdf) format;

2) be submitted in A4 format;

3) be set out in no smaller than Arial 11-point font;

4) comprise no more than a maximum of 20 A4 pages; and

5) not be unnecessarily elaborate or include excessive attachments beyond providing sufficient detail to present a complete and effective Proposal which allows the Department to complete its assessment as contemplated in this EOI.

This Invitation for EOI is not a request for tender. It does not constitute an offer intended to be accepted by the Department.

4 Proponent Due Diligence

4.1 Responsibility for due diligence

The Proponent must, and is entirely responsible for, conducting its own independent investigations, analysis and other due diligence in respect of all matters associated with this EOI and the Proposal, including as to potential patronage, the use, suitability and viability of the relevant parts of the Available Area sought to be used, that the Available Area may lawfully be used for the Proposal (including as to zoning and planning authority requirements).

5 Evaluation Process

5.1 EOI Process

Subject to the Crown reservations listed elsewhere in this EOI, the process relating to Proposals under this EOI (including as to submission and evaluation) will be conducted in the following stages:

(a) Stage 1 – Request for Proposals: Proponents are invited to submit Proposals in response to, and in accordance with, the terms and requirements of this EOI.

Proposals must be submitted no later than the Closing Time on the Closing Date.

(b) Stage 2 – Evaluation process and submission of detailed proposals: The Crown will evaluate the Proposals and arising from such evaluation process will (at the Crown's absolute discretion) either:

(i) select one Proponent to submit a detailed proposal following provision by

the Crown of additional detailed information on the site; or

(ii) select two or more Proponents as a group of short-listed Proponents to submit a detailed proposal following provision by the Crown of additional detailed information on the site; or

(iii) terminate the EOI process if no Proposals are deemed suitable.

(c) Stage 3 – Determination of Final Preferred Proposal: Detailed proposals will be assessed to determine the final preferred proposal to be progressed.

5.2 Timetable

The following timetable is provided to provide an outline of the proposed timing of this EOI process, on the basis that all dates (aside from the issue and Closing Date) are indicative only and the Crown reserves the right to, and may, entirely at its discretion and without need for any particular type of notice, amend such dates as it considers necessary.

Activity	Indicative Dates
Closing Date	2.00pm, 27 07 2026
Selection of short-listed Proponent(s)	17 08 2026
Closing date for detailed proposals	TBC

6 Evaluation Criteria

6.1 Purpose

The objective of the evaluation process is to identify one or more Proposals that best meet the Crown's requirements, objectives and preferences as detailed in this EOI.

6.2 Evaluation Criteria

(a) Notwithstanding anything else in this EOI, the Crown reserves the right to conduct the evaluation of Proposals received, and any short-listing and evaluation of Proponents, in any manner the Crown thinks fit.

(b) Proposals must be fully developed in response to the requirements of the EOI.

(c) The quality of evidence and standards demonstrated by Proponents in their Proposals will be important determinants in the evaluation process. For example, simply stating that the Proponent has a required attribute, or just repeating information in the EOI without providing examples and/or other

information demonstrating that the Proponent has the relevant abilities, capabilities and/or experience as may be relevant, may be assessed (depending on the matter) as being of little or no weight. Similarly, general information or statements that do not demonstrate success, experience, ability, capability or explain a person's actual roles and responsibilities or their contribution to a previous operation's success may also be given little to no weight in the evaluation process.

(d) Proponents are required to demonstrate their experience, ability, capability and capacity as applicable in their Proposal, and not seek to rely on the Crown to extrapolate from general information provided in a Proposal as to whether the Proponent may have the required attributes, experience and/or ability to carry out the Proposal.

6.3 Evaluation of Reponses

Proposals will be evaluated for completeness in response to the Crown's requirements and objectives evaluated against the evaluation criteria and the requirements set out in this EOI.

The Crown also reserves the right to limit evaluation, or further evaluation, of Proposals to a restricted number as selected by the Crown.

7 Submission of Proposals

7.1 Lodgement Details

(a) Preference is for all Proposals to be lodged electronically.

(b) The time and location for lodging Proposals are as detailed on the cover page of this EOI.

(d) Lodgement of a Proposal is at the sole risk of the Proponent.

7.2 Further Information on Request

The Crown reserves the right to seek clarification (including requesting the provision of and consideration of further information as part of that clarification) of Proposals through a written request and/or by a structured interview. However, Proponents must ensure that the Proposal addresses all requirements set out in this EOI to enable evaluation of the Proposal by the Crown without further reference to the

Proponent.

7.3 Contact Details

Unless specifically provided for elsewhere in this EOI, all enquiries regarding this document must be made in writing to the Contact. Enquiries received later than six days prior to the Close Date for Proposals may not be answered. The Contact Officer's contact details are as per the details page of this EOI.

7.4 Reservations

(a) **No warranty as to accuracy**

The Crown does not warrant the completeness or accuracy of the content of the EOI and is not liable for any omission from it. Accordingly, potential Proponents should not rely solely upon the information contained herein and should satisfy themselves as to the correctness by such independent investigations as they see fit.

(b) **Right to vary EOI**

Without limiting any other variation Right of the Crown in this EOI, the Crown generally may (and reserves all rights in respect thereof) vary this EOI (including by changing the structures, procedures and/or timing of this EOI process and/or amending its scope) at any time by informing all Proponents.

(c) **Right to extend Closing Time or discontinue or suspend**

The Crown may extend the Closing Time and may abandon, discontinue, or suspend this EOI process at any time.

(d) **No obligation to enter into any binding contract**

This EOI is not to be construed as making any express or implied representation, undertaking or commitment by the Crown that it will enter into any Agreement or any other binding contract (including any agreement providing for lease and/or licence rights at the Available Area) with any Person in connection with any Proposal. Furthermore, without limiting the generality of the foregoing, this EOI is not to be construed as an offer to enter into a lease or licence or invite an offer to enter into a lease or licence by the Crown.

(e) **Right to reject or otherwise**

Without limiting any other Crown right, including those under this EOI, the Crown may:

(i) reject a Proposal that does not provide all information requested under this EOI or otherwise does not comply with the terms of this EOI; or

(ii) ignore any apparent lack of fulfilment of all requirements of a Proposal and nonetheless evaluate the Proposal in accordance with the evaluation criteria as applicable.

(f) **No obligation to accept any Proposal**

The Crown is not obliged to:

(i) consider any Proposal (including those Proposals lodged by means other than in accordance with this EOI, those not conforming with this EOI in any respect or those lodged by a Proponent who has not complied with this EOI); or

(ii) endorse, select for shortlisting or otherwise accept any Proposal.

(g) **No representation is to be binding**

No representation made by or on behalf of the Crown about the Proposal or this EOI (or their subject matter) binds the Crown.

(h) **Unauthorised communication**

The Proponent must direct all communications through the Contact Officer, unless the Crown (including through the Contact Officer) directs otherwise. Unauthorised communication by a Proponent with other Crown officer, employee, staff or agent may lead to disqualification of the Proposal.

(i) **Other reservations**

The Crown reserves the right to:

(i) take into account any information from the Crown's own and other sources in evaluating a Proposal;

(ii) request further information from any Proponent in order to clarify any matter

relating to a Proposal;

(iii) conduct due diligence investigations as required and in any manner considered appropriate;

(iv) draw on outside expertise as required in the evaluation of a Proposal;

(v) consider further proposals relating to the Available Area and the Proposal from a Person (whether or not they have submitted a Proposal);

(vi) make its own enquiries to verify a Proponent's claims, and may refer to its own experiences with a Proponent; and

(vii) take such other action as the Crown considers at its absolute discretion appropriate in relation to the EOI process.

(j) **Late Proposals**

Late Proposals will not be accepted unless the Contact Officer is satisfied that:

(i) circumstances beyond the Proponent's control caused the lateness; and

(ii) accepting a late Proposal will not compromise the integrity of the proposal process or provide an unfair advantage to that Proponent lodging the late Proposal.

A late Proposal that is not accepted will be (in the case of non-electronic lodgement) marked on the envelope with the time and date of receipt, and be returned unopened to the Proponent, if sufficient address details are available.

7.5 Confidentiality and Intellectual Property

(a) **EOI remains property of Crown**

This EOI remains the property of the Crown and may be used only to prepare a Proposal. A Proponent must keep confidential all information provided by the Crown, as part of, or in connection with, this EOI.

(b) **Proposal becomes property of the Crown**

All Proposals become the property of the Crown, which may reproduce all or any

part of a Proposal. By making a Proposal a Proponent is taken to have assigned to the Crown all intellectual property rights (including moral rights) in its Proposal. Despite any confidentiality or intellectual property right of a Proponent in a Proposal, the Crown may reproduce all or any part of that Proposal without reference to the Proponent.

(c) **Confidentiality of Proposal to be preserved**

The Crown and the Proponent must hold the Proposal in confidence, so far as the Law allows, except:

(i) if the information is available to the public generally, other than by breach of this obligation;

(ii) if a Law requires a party to file, record or register something that includes information in the Proposal;

(iii) if disclosure is necessary or advisable to get a consent, authorization, approval or licence from a governmental or public body or authority;

(iv) if it is necessary or advisable to make disclosure to a taxation or fiscal authority;

(v) if it is necessary to provide the information in the Proposal in answer to a question asked of a Minister in the Parliament, or otherwise to comply with a Minister's obligations to Parliament;

(vi) if it is disclosed confidentially to the Crown's professional advisers:

(A) to get professional advice about this EOI process; or

(B) otherwise to consult such professional advisers; or

(vii) to the extent that the Crown reproduces or adopts in whole or in part any commercial model put forward by a Proponent as part of the EOI stage.

7.6 Preparation of Proposals

The Crown will neither be responsible for, nor pay for, any expense or loss incurred by a Proponent associated with this EOI process, including in respect of:

(a) any consideration, preparation and lodgment a Proposal;

(b) the providing of additional information or clarification and carrying out of any negotiations;

(c) any resources used by a Proponent in the preparation of a Proposal; and

(d) taking into account any variation to or discontinuance of the EOI and its processes,

and Proponents are taken to indemnify the Crown against any claim or demand of any nature whatsoever, or howsoever, arising with respect to any costs incurred by the Proponent in preparing, lodging, expanding upon or otherwise dealing with a Proposal.

7.7 Right to negotiate

During the evaluation process, the Crown may negotiate with one or more Proponents to vary their Proposal.

8. Appendix

A Site Plans