



Tasmania Parks and Wildlife Service Visitor Accommodation Guidelines

1. Purpose

The purpose of the Visitor Accommodation Guidelines is to support implementation of the Visitor Accommodation Policy by providing internal guidance for the Parks and Wildlife Service Tasmania (PWS). These guidelines:

- provide further detail on the appropriate type of facilities and services to be provided at visitor accommodation
- support decisions around visitor accommodation in Tasmanian reserves and
- provide guidance on what is expected in relation to visitor accommodation agreements.

These guidelines should be read alongside all information included in the Visitor Accommodation Policy, including the policy statements directly related to the included guidelines.

2. Guidelines

The RAA process will consider each accommodation proposal against specific requirements to ensure the development is appropriate to its individual context. The following guidelines support the considerations for the Reserve Activity Assessment (RAA) process that are detailed in the policy. Assessment criteria are provided in **Attachment 1**.

2.1. Zoning

The draft General Management Plan may be used for guidance in assessing a proposal, but it is not statutory. Where the policy and these guidelines refer to management zones, they refer to statutory management zones. Areas without statutory management zones

should be treated as if they have no management zone, aside from any guidance that may be received from non-statutory management zoning.

New visitor accommodation may be considered in a range of Reserve Standard Framework (RSF) zones, but is generally not appropriate in the following zones:

- easy access camping basic
- day use getaway basic
- bushcamping getaway remote
- bushcamping backcountry remote
- bushcamping backcountry wilderness.

Appropriate RSF zones for each accommodation type are defined in **Attachment 2**.

If the provision of visitor accommodation is not aligned with a current RSF zone, the reason for the misalignment should be considered during the assessment process. If appropriate, a change to the RSF zone may be assessed during the RAA process for the accommodation proposal. Where a change is being made for a reserve covered by a statutory management plan, then the change must remain in alignment with the management plan, as described in the RSF Policy and Procedures (PWS P-004).

2.2. Location

PWS will preliminarily examine the proposed location and access for any new or expanded visitor accommodation during either the initial proposal and checklist stages of the RAA process or during completion of a Crown Land Assessment Checklist. Detailed assessment according to criteria determined for the individual proposal, taking consideration of specialist advice, will occur during the RAA process if the proposal proceeds beyond this initial stage.

Some of the location considerations in the policy can appear to be contradictory when undertaking an assessment to build accommodation (such as minimising the need to clear vegetation, minimising fire risk and avoiding visual impact) – proposed locations should balance all of the factors as far as possible.

There is often a desire for separation of commercially operated accommodation and public PWS-managed accommodation. Where possible, it is desirable to achieve this separation while keeping the accommodation in proximity to existing buildings. However, site constraints and the need to balance other location considerations may prevent this. In this circumstance, locating new accommodation some distance from existing nodes can be considered.

In assessing impacts on wilderness values, the *Tasmanian Wilderness World Heritage (TWWHA) Assessment of Wilderness Values 2015* or an equivalent is one tool that will be used in assessing any proposal inside or immediately adjacent to the TWWHA, though not the only consideration. The objective is to minimise adverse impacts on the wilderness of areas mapped as having a wilderness value of 12 or above and avoid all development in areas mapped as having a wilderness value of 16 or above. The attributes in the assessment model are:

- remoteness from settlement – remoteness from towns, settlements and isolated residences



- apparent naturalness – remoteness from human artefacts such as towns, vehicular tracks, pipelines and areas of disturbed land biophysical naturalness – the physical condition of a particular locality and
- time remoteness – the shortest non-mechanised travelling time from points of mechanised access.

Development in areas of lower wilderness quality can impact on areas with a wilderness quality of 12 or above if in proximity and must be considered. Additionally, the *TWWHA Assessment of Wilderness Values 2015* does not offer enough granularity to be the single source on the wilderness values of areas mapped as having a wilderness value below 12. Localised assessments will also be used to assess wilderness value impact at a more granular level than offered by the *TWWHA Assessment of Wilderness Values 2015*.

While visual impacts on wilderness areas are not considered in the *TWWHA Assessment of Wilderness Values 2015*, adverse visual impacts on areas with a wilderness value of 12 or above should be minimised. They can be reduced with suitable location selection, including siting with existing buildings and avoiding siting for views.

2.3. Design, construction and operation

The RAA process will assess proposals to ensure that the characteristics, type, style and scale of visitor accommodation are consistent with the recreational setting. **Attachment 3** provides general standards and attributes to be considered for accommodation types that are typically found in the recreation zone, inaccessible by car and remote from reticulated services. This should be used in assessing a proposal during the RAA process.

Double story accommodation may be considered where it is visually appropriate for the site and reduction in footprint is desirable. The footprint can also be constrained with the use of an internal design that overlays functions and creates flexible spaces.

Highly serviced hotel or resort and serviced and/or guided lodge or chalet proposals will often include secondary experiences (such as wellness, culinary or cultural experiences), as well as facilities or rooms to accommodate these experiences. The compatibility of these experiences with the management zone and recreational setting should be considered during assessment, but appropriate experiences and required facilities may provide reasonable justification for small variations from the prescriptions in **Attachment 3**.

Australian Standard 3959-2009 Bushfire Attack Level (BAL) ratings are site-specific and buildings will require a range of measures (such as fuel load management and suitable building materials) to comply with their rating. Especially at higher BAL ratings, measures can have environmental and visual impacts, or may pose a significant management burden. Any impacts should be considered when determining if a visitor accommodation proposal is suitable.

Site assessment during the RAA process will result in a recommendation of a maximum visitor capacity for the accommodation proposal. **Attachment 3** sets out general upper capacity limits and higher limits that may be considered where appropriate for the reserve values and accommodation model. The recommended maximum visitor capacity may be lower than the general upper capacity limit prescribed in **Attachment 3**.

Determination of this maximum capacity will consider the physical, social and managerial conditions of the site, surrounding areas and access track corridors to avoid damage or



creation of an environment that does not align with the RSF zone and recreational experience on offer. The following factors will be considered:

- any prescriptions or guidance in a statutory management plan and subsequent planning instruments relating to walking track or site capacity
- any daily departure limits or guidance imposed by the PWS for access tracks or tracks used on trips from the site
- the class of walking tracks used to access the site or used on trips from the site and guidance on group sizes for that class provided in the Walking Track Classification System (PWS P-036), as well as track conditions
- RSF Policy and Procedures (PWS P-004) guidance on level of use and expected numbers of groups encountered in the RSF zones for the accommodation site, access tracks and tracks used on trips from the site
- the natural and cultural values of the site, surrounding areas and track corridors
- other leases and licences in place in the locality and potential cumulative effects on walking tracks and natural and cultural values
- public use of walking tracks
- expected accommodation node and track user characteristics and recreational experience expectations
- the proposed accommodation model, e.g.
 - one-way tracks where groups move on to the next accommodation each day
 - two-way tracks where groups walk the track in either direction or use the accommodation on both the inward and outward journeys of an out-and-back trip
 - accommodation used for multiple nights as a basecamp for day walks or
 - accommodation with multiple access tracks that can accommodate groups approaching on each track.

The maximum allowable visitor capacity at a site does not have to be fully allocated to a single proponent and the RAA process should consider, among other considerations:

- only allocating accommodation capacity where demand can be clearly demonstrated
- recognising peaks and troughs in visitation and the value of a buffer (headroom) to avoid crowding or incremental expansion and
- reserving capacity for other operators to enter the accommodation market in the future as demand increases.

Interpretation included in visitor accommodation should align with the PWS interpretative approach. It should be:

- thematic (centred around identified take-home messages)
- organised (making it easy for visitors to follow)
- relevant (connecting with the visitor's experience, knowledge and interests)



- enjoyable (working with the non-captive audience of visitors by making interpretation pleasurable)
- focused on the target audiences, with planning and delivery of interpretation based on research and evaluation
- developed in a consultative manner, to ensure that relevant staff and other stakeholders are appropriately involved.

An Acknowledgement of Country incorporated into the design of visitor accommodation should be developed with reference to the [Tasmanian State Service Acknowledgement of Aboriginal People and Country and Welcome to Country Guide](#).

2.4. Sustainability

Proposals should meet high sustainability standards. Guidelines to support implementing the sustainability requirements included in the policy are detailed below. Proponents may be required to monitor environmental impacts as detailed in **Attachment 4** if found necessary during the RAA process on the basis of risk assessments and specialist advice.

Renewable energy and emissions

Site constraints may mean that it is not possible for all accommodation proposals to use renewable energy sources, but proposals should endeavour to do so wherever possible. Where a proposal cannot use a renewable energy source, energy uses will be limited to heating, cooking, hot water and mechanical ventilation, and these energy uses will be minimised.

The Tasmanian electricity grid may be used as a renewable energy source if connection is suitable and feasible – generally where accommodation is located on the edge of a reserve close to a settlement or highway. Other potential renewable energy sources include small-scale solar, wind or hydroelectric on the accommodation site.

Energy source choice should be informed by:

- site characteristics
- any potential impacts that the source may have on the site and surrounding area, including through its footprint and visual and noise impacts
- separability from areas that pose a fire risk
- serviceability and ability to refuel and
- the carbon footprint required to fly fuel in or fly personnel to maintain the system.

Some renewable energy sources may use an undesirably large footprint on the site for the energy requirements. Additionally, some renewable energy sources may not provide sufficient energy in winter conditions and seasonal supplementation with non-renewable sources may be required.

In general, coal or wood-burning stoves and fireplaces should be avoided due to their high emissions. Where feasible, gas heaters, water heaters, stoves and barbecues should also be avoided in favour of electric alternatives.

If required, non-renewable energy sources may be used as an emergency backup. Where it is not feasible to use a renewable energy source and a non-renewable source is required, the source should be selected to minimise emissions, carbon footprint and aircraft servicing. Gas is often the preferred non-renewable choice.



Generators are not supported other than for emergency short-term critical power supply or during construction. They should not be used to supplement a designed power supply solution.

Energy efficiency

If necessary, national best practice at the time of assessment should be used to set requirements beyond the National Construction Code (NCC) provisions for energy efficiency in cold or alpine environments (as defined in the policy). Requirements beyond the NCC provisions may also be set for buildings outside cold or alpine environments if found advisable during the RAA process.

Requirements beyond the NCC provisions may include the use of insulation and glazing to achieve thermal performance that exceeds the NCC requirements.

Building materials

At times, the most sustainable material within the budget will not be suitable for a particular setting or use. For example, timber may not be suitable for construction in an area of high bushfire risk, so steel may need to be used instead. Materials should be selected to balance all relevant factors, but with the aim to achieve a sustainable build as far as possible with an expected building life of at least 75 years.

Building health

Design for ventilation, condensation control and building health are essential. These issues are critical in cold, wet or alpine environments (as defined in the policy). Refer to the NCC *Condensation in Buildings Handbook* for more information¹.

Where necessary, up-to-date learnings from existing buildings in such environments on the reserve estate should be used to set requirements beyond the NCC provisions for condensation, mould and moisture management on a case-by-case basis in consultation with specialists. The environments found in Tasmanian reserves and the type of usage that visitor accommodation receives present specific issues. The understanding of sufficient standards to manage these issues is continually evolving with new building projects but may include additional requirements around mechanical ventilation (heat recovery ventilation) and use of vapour-permeable membranes.

Water usage and impact

Consumption of water beyond drinking, food preparation, and water-conscious bathing and cleaning appropriate to the recreational setting will not usually be supported.

Where proposals are expected to require deliveries of water due to the inadequacy of rainwater or natural sources to serve water requirements, either:

- the accommodation location is not considered viable if rainwater and natural sources cannot serve essential water needs or
- if the proposal includes any non-essential water usage, water usage must be reduced to a level that can be supported by rainwater and natural sources.

Risk assessments and specialist advice during the RAA process will determine if it is necessary to monitor the impact of the accommodation and associated greywater on the receiving environment. The process will determine the nature, extent, frequency and baseline or control sampling requirements of this water monitoring.

¹ <https://ncc.abcb.gov.au/resource/handbook/condensation-buildings-handbook-0>



When designing greywater systems and water storage capacity, the maximum expected per-person water allocations specified in **Attachment 3** can be used to ensure sufficient capacity is provided. These specifications can also be used as a guide of reasonable water usage when assessing whether an accommodation proposal has suitably minimised water usage.

The RAA process should consider appropriate monitoring of the greywater application area in consultation with specialists.

In determining a maximum toilet pod capacity for an accommodation proposal, the following should be considered:

- the accommodation capacity – the total toilet pod capacity should not be excessive and should be minimised in relation to the accommodation capacity, with a contingency allowance for poor flying weather and
- the possible servicing schedule – whether it is preferable to have more flying days with fewer flights per day or fewer flying days with more flights per day will vary by location and according to usual weather conditions and potential impacts on visitor experience and wildlife.

2.5. Information requirements

Each proposal to establish, replace or modify visitor accommodation will be required to submit a range of assessments and plans during the RAA process, as determined by its scope and scale. In addition to current considerations, the following should be considered for visitor accommodation proposals:

- alternative sites considered and reasons discounted, as part of the site analysis plan
- a sustainability plan
- an asset management and maintenance plan and
- a lighting management plan.

2.6. Considerations for visitor accommodation agreements

If visitor accommodation is to be constructed and operated on reserved land by anyone other than the Director of National Parks and Wildlife, a lease and/or licence under section 48 of the *National Parks and Reserves Management Act 2002* (NPRMA) is required. Likewise, if accommodation is to be established on a public reserve by anyone other than the Director-General of Lands, a lease and/or licence under Part IV or Part V of the *Crown Lands Act 1976* (CLA) is required.

Attachment 4 includes items for consideration when developing a term sheet for visitor accommodation agreements for both construction and operation. This attachment is intended to provide a list of usual considerations for use by PWS in establishing leases or licences. However, the terms will be adapted on a case-by-case basis, informed by the RAA process, to suit individual agreements.

3. Definitions

Provided in the PWS Visitor Accommodation Policy.



4. Review

These guidelines will be reviewed prior to November 2028 subject to available resourcing and need.

5. Approval

Approved by Jason Jacobi, Secretary on 21 December 2025

6. Version history

Date	Version	Action (endorsed/consultation/formatting, update, minor change, change of Department/Minister etc)	Description/comments
	1.0		New guidelines

7. Contact

For further information, please contact:

Name: Danielle Poirier, General Manager

Section: Landscape Programs

Email: danielle.poirier@parks.tas.gov.au



8. Attachment 1 – Assessment criteria

The following table details the assessment criteria for visitor accommodation used during the RAA process. Visitor accommodation should align with the guiding principles of the Visitor Accommodation Policy, which are included above the assessment criteria table. Further assessment criteria allow assessors to ensure that accommodation aligns fully with the policy and may assist in determining alignment with the guiding principles. Related guiding principles are indicated in cells above each criterion.

Guiding principles for assessment

1. The proposed visitor accommodation is consistent with the requirements of the NPRMA (and where relevant, the CLA).	2. The proposed visitor accommodation is appropriate for the desired recreational setting.	3. The proposed visitor accommodation does not adversely impact wilderness recreation settings (including but not limited to) by not being located in the Wilderness management zone or Wilderness RSF zone.	4. The proposed visitor accommodation is sensitive to the surrounding landscape in its design, scale and siting.	5. The proposed visitor accommodation meets high sustainability standards.
---	--	--	--	--

Assessment criteria

Zoning					General requirements					Location					Design, construction and operation					Sustainability				
1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
The proposed accommodation is located in a Visitor Services or Recreation management zone and not in a Natural, Protection or Wilderness management zone (unless allowed in a management plan).					The proposed accommodation is consistent with the NPRMA reserve management objectives, CLA public reserve management objects or any statutory management plan.					The proposed accommodation and related facilities cannot reasonably be located outside the reserve.					The footprint, total floor area and visual impact of the proposed accommodation is constrained to that required to reasonably meet the definitions in Attachment 1 of the Visitor Accommodation Policy.					The proposed accommodation uses a renewable and low-emission energy source wherever site constraints and impacts of the energy source on the site and surrounds make this possible.				
The proposed accommodation is in an appropriate RSF zone as defined in Attachment 2 , or, if it is appropriate to change the RSF zone to align with the accommodation, the change does not conflict with management zoning, a management plan or management objectives.					The proposed accommodation is not likely to have a significant adverse impact on any reserve values.					The use or sharing of existing accommodation or related facilities is not able to be accommodated.					The proposed accommodation is of a scale, design (materials, reflectivity and colour) and siting (orientation and location) to blend in with the landscape or seascape. Viewfields of significance are protected and general visual impacts are minimised.					Any proposed energy uses aside from heating, cooking, hot water or mechanical ventilation are entirely covered by a renewable energy source.				
The proposed accommodation does not directly compete with or duplicate existing visitor accommodation (on or off the reserve) unless demand can be demonstrated.					The proposed accommodation and related facilities cannot be built at another location within the reserve where adverse impacts would likely be significantly less.					The proposed accommodation is designed to withstand potential risks identified during analysis of future climate risks for the area.					The proposed accommodation does not use a generator to supplement the designed energy system.									
The proposed accommodation is not likely to significantly change the recreational setting in a way that results in a misalignment of the RSF zone and management zone.					The proposed accommodation and site access are located to minimise adverse impacts on any reserve values, including on high-quality wilderness settings. The proposed accommodation is not within an area mapped as having a wilderness value of 16 or over.					The proposed accommodation has an expected building life of at least 75 years.					Where a renewable energy source will not feasibly cover heating, cooking, hot water or mechanical ventilation, energy use and flights required for servicing are minimised.									
The biophysical, social or managerial aspects of the proposed visitor accommodation do not pose an unacceptable risk to visitors, according to the acceptable risk levels for the RSF zone.					If in the TWWHA, the proposed accommodation and site access are located to avoid adverse impacts on the rSOUV values.					The proposed visitor accommodation is designed to minimise risk from fire.					Any potential impacts that a proposed energy source may have on the site are acceptable.									
The proposed accommodation and site access are located on previously disturbed or hardened sites where they exist, rather than on undisturbed sites.					The proposed accommodation and site access are located on previously disturbed or hardened sites where they exist, rather than on undisturbed sites.					The required AS 3959-2009 BAL rating is not FZ.					The proposed accommodation does not use coal or wood-burning stoves or fireplaces.									
The proposed accommodation is located at a node where existing buildings occur, if possible.					The proposed accommodation is located at a node where existing buildings occur, if possible.					If the required AS 3959-2009 BAL rating is 40, the visual impacts of the required construction standards are not unacceptable.					The proposed accommodation does not use gas appliances where an electric alternative is feasible.									
The proposed accommodation and site access are sited to protect significant viewfields and generally minimise visual impacts.					The proposed accommodation and site access are sited to protect significant viewfields and generally minimise visual impacts.					The fuel load management requirements for the required AS 3959-2009 BAL rating do not pose unacceptable environmental impacts or require unacceptable levels of management resourcing.					The proposed construction and operations will minimise emissions.									
The proposed accommodation and site access are located to minimise the need to clear native vegetation.					The proposed accommodation and site access are located to minimise the need to clear native vegetation.					The visitor capacity at the proposed accommodation node (including associated camping areas) does not exceed the maximum amount of use that the area can accommodate while maintaining the desired biophysical, social and managerial conditions.					The proposed accommodation aligns with national best practice in energy efficiency, or higher energy efficiency standards in cold or alpine environments or where otherwise determined to be necessary.									



Assessment criteria

Zoning	General requirements	Location	Design, construction and operation	Sustainability
		1 2 3 4 5 The proposed accommodation is located near to existing access infrastructure to minimise the need for new or upgraded access infrastructure.	1 2 3 4 5 The visitor capacity does not exceed the limits detailed in Attachment 3 or a lower, more appropriate limit determined during the RAA.	1 2 3 4 5 Where warranted by the size and type of the proposed accommodation, the building includes internal doors to close off unused spaces for heating efficiency.
		1 2 3 4 5 The proposed accommodation is located in a suitable location for on-site renewable power generation.	1 2 3 4 5 Access tracks and roads comply with the Walking Track Classification System (PWS P-036) and/or the Road Classification System (PWS P-066), and any new length added to an existing walking track or road system is minimised (the length of new walking track products is excepted).	1 2 3 4 5 Proposed building materials have been selected to optimise sustainability and minimise carbon footprint as far as possible within a reasonable budget and the constraints posed by the suitability of materials for particular purposes and settings.
		1 2 3 4 5 The proposed accommodation is located at a suitable aspect for passive heating and lighting.	1 2 3 4 5 The proposal does not include transportation of guests to or from visitor accommodation outside of the Visitor Services management zone unless provided for in a management plan.	1 2 3 4 5 The proposed accommodation uses local building materials where they are sustainable and suitable for the application.
		1 2 3 4 5 The proposed accommodation is located in a suitable location for all water usage needs to be served by rainwater and natural water sources.	1 2 3 4 5 The proposed accommodation is designed and has servicing requirements that minimise dependency on aircraft and fossil fuels for servicing.	1 2 3 4 5 The proposed building design prioritises condensation, mould and moisture management in line with learnings from existing buildings if it is in a cold, wet or alpine environment.
		1 2 3 4 5 The proposed accommodation and site access are located suitably to protect water quality and the natural values of waterways.	1 2 3 4 5 Proposed lighting will be used in a way that prioritises the safety of visitors and staff while minimising light pollution and impacts on fauna.	1 2 3 4 5 The proposed accommodation design and operations aim to minimise water consumption.
		1 2 3 4 5 The proposed accommodation and site access are located away from areas of coastal vulnerability and in compliance with the <i>State Coastal Policy 1996</i> and the <i>Coastal Erosion Hazard Code</i> and <i>Coastal Inundation Hazard Code</i> of the State Planning Provisions.	1 2 3 4 5 The proposed accommodation manages stormwater, snow melt and tank overflow to reduce erosion, divots and channelling.	1 2 3 4 5 The proposed accommodation design uses low-flow taps, toilets and showers (where provided), automatic-off taps (where suitable), and appliances with low water use (where provided).
		1 2 3 4 5 The proposed accommodation is located away from areas subject to flood.	1 2 3 4 5 Interpretation aligning with the PWS approach to interpretation is proposed and is appropriate to the recreational setting.	1 2 3 4 5 The proposed accommodation does not use water for uses other than drinking, food preparation, and water-conscious bathing and cleaning appropriate to the recreational setting.
		1 2 3 4 5 The proposed accommodation and site access are located to minimise risk from fire and where safe evacuation measures can be undertaken if the site is at significant fire risk.	1 2 3 4 5 The proposal includes an Acknowledgement of Country incorporated into the design.	1 2 3 4 5 The proposed accommodation uses rainwater or natural water sources, rather than relying on the delivery of water. It is not expected that aircraft delivery of water will be required.
		1 2 3 4 5 The proposed accommodation and site access are located in a way that does not block or restrict public access to natural features such as foreshores, beaches, waterways and headlands, recreational facilities and places of social or cultural significance.	1 2 3 4 5 Impacts of proposed construction, including construction camps, on reserve values are minimised.	1 2 3 4 5 The proposed accommodation operations include appropriate water quality and rainwater tank testing.
				1 2 3 4 5 The proposed accommodation's use of natural water sources is limited such that there is minimal impact on natural storage volume and stream flows in summer conditions.
				1 2 3 4 5 The proposed accommodation includes proper greywater treatment on site with minimal impact on the receiving environment.
				1 2 3 4 5 When an appropriate servicing schedule is taken into consideration, the proposed toilet pod capacity does not exceed that required for the accommodation capacity plus contingency.



9. Attachment 2 – Accommodation zoning requirements

The following table provides the zoning requirements for the six accommodation types defined in Attachment 1 of the Visitor Accommodation Policy.

These are requirements. If the proposal will not meet these requirements, justification is required.

	Highly serviced hotel or resort	Caravan park	Serviced and/or guided lodge or chalet	Serviced cabin or hut	Standard cabin or hut	Basic shelter
Reserve Management Zone	Visitor Services	Visitor Services	Visitor Services Recreation	Visitor Services Recreation	Recreation	Recreation
TWWHA zone	Visitor Services	Visitor Services	Visitor Services Recreation	Visitor Services Recreation	Recreation	Recreation
RSF zone	Day use comfort visitor centre Day use comfort complex	Easy access camping complex	Day use comfort mid Day use get away mid Bush camping get away mid	Easy access camping mid Day use get away mid Bushcamping get away mid	Bushcamping get away mid Bushcamping get away basic	Bushcamping get away mid Bushcamping get away basic
RSF setting	Visitor Centre Complex	Complex	Mid	Mid	Mid Basic	Mid Basic



10. Attachment 3 – Accommodation standards and attributes

The following table provides guidance on the standards and attributes to be considered for accommodation types that are typically found in the recreation zone, inaccessible by car and remote from reticulated services. This guidance is indicative only and further individual requirements may be recommended as an outcome of the RAA process. Caravan parks and highly serviced hotels or resorts are excluded from this table as their standards and attributes are well-known and described by other planning and building authorities.

Those marked * are requirements where justification is required if the requirement will not be met by the proposal.

	Serviced and/or guided lodge or chalet	Serviced cabin or hut	Standard cabin or hut	Basic shelter
Maximum visitor capacity at node (associated camping areas included) *	13 Considered up to 34 where reserve values and accommodation model allow	48 Considered up to 60 where reserve values and accommodation model allow	36 Considered up to 60 where reserve values and accommodation model allow	24
Maximum habitable area² *	500 m ²	320 m ²	176 m ²	128 m ²
Maximum habitable area per person *	18 m ² or less	10 m ² or less	Less than 10 m ²	8 m ² or less
Maximum expected water usage per person per day (water-based toilet system)	75 litres	55 litres	10 litres	N/A
Maximum expected water usage per person per day (dry toilet system)	55 litres	43 litres	10 litres	5 litres
Wastewater *	All black water contained and removed for processing by professional services. Greywater treated on site in accordance with national standards and with negligible long-term impacts.	All black water contained and removed for processing by professional services. Greywater treated on site in accordance with national standards and with negligible long-term impacts.	All black water contained and removed for processing by professional services. Greywater treated on site in accordance with national standards and with negligible long-term impacts.	Where services provided, all black water contained and removed for processing by professional services. Greywater treated on site in accordance with national standards and with negligible long-term impacts.

² The total area of habitable rooms, which, according to the NCC, exclude bathrooms, laundries, hallways, lobbies, clothes-drying rooms and other spaces of a specialised nature occupied neither frequently nor for extended periods.



	Serviced and/or guided lodge or chalet	Serviced cabin or hut	Standard cabin or hut	Basic shelter
				Where services not provided, Leave No Trace principles of low-impact bushwalking apply.
Access difficulty	Access is easy to moderate, with walking time per day between 3 to 6 hours.	Access is easy to moderate, with walking time per day between 3 to 6 hours.	Access is moderate to difficult, with walking time per day variable between 3 to 8 hours.	Access is moderate to difficult, with walking times variable.
Minimum access walking track class	T1	T1	T2	T3
Typical building class (NCC)	3	3/1b	3/1b	3/1b
Modified area	Scale of development restricted by site values, desired experience and number of guests.	Scale of development restricted by site values, number of walkers and the desired experience.	Scale of development restricted to protect site values, capacity of track and wilderness experience.	Scale consistent with environmental purpose of hut to protect site values.
Helicopter use and access for servicing (does not include for visitor access)	All year or seasonal access determined by prevailing weather conditions and elevation of accommodation. Use restricted to service agreement and emergencies, and compliant with permit conditions and local area Fly Neighbourly advice. Accommodation design may not require helicopter servicing.	All year access determined by prevailing weather conditions and elevation of accommodation. Use restricted to service agreement and emergencies, and compliant with permit conditions and local area Fly Neighbourly advice. Accommodation design may not require helicopter servicing.	Seasonal access given prevailing weather conditions and elevation of accommodation. Use restricted to service agreement and emergencies, and compliant with permit conditions and local area Fly Neighbourly advice.	Infrequent helicopter access.
Facilities – accommodation				
Water supply	Potable – internal	Potable – internal	Natural – internal or external	Natural – external
Hand washing	Provided – internal	Provided – internal or external	May be provided – external	None
Washing-up sinks	Provided internal	May be provided internal or external	None	None
Cooking surfaces	Stainless steel bench tops, full kitchen may be provided	Stainless steel bench tops, public stoves	Stainless steel bench tops or plates, BYO fuel stoves	Stainless steel cooking plate for BYO fuel stoves
Stoves	Provided	Provided	None	None
Utensils	May be provided	May be provided	None	None
Cleaning products	Provided	May be provided	May be provided	None
Lighting	Low-intensity lighting provided (inside only) while minimising impacts on fauna and light pollution	Low-intensity lighting may be provided (inside only) while minimising impacts on fauna and light pollution	Low-intensity lighting may be provided (inside only) while minimising impacts on fauna and light pollution	None



	Serviced and/or guided lodge or chalet	Serviced cabin or hut	Standard cabin or hut	Basic shelter
Mattresses	Provided	Provided	None	None
Drying lines/hooks	Provided	Provided	May be provided (alpine)	May be provided (alpine)
Heating	Provided	May be provided	May be provided (alpine)	May be provided (alpine)
Heated drying room	May be provided	May be provided	None	None
Power source	Renewable, fuel backup	Renewable, backup may be provided	May be provided – renewable	None or may be provided for heating only – renewable
Power supplied	240V and USB ports	240V and USB ports may be provided	USB ports may be provided	None
Internet	May be provided	None	None	None
Facilities – node				
Campsites	None	May be provided (often separated)	Tent platforms	Tent platforms or informal
Camp cooking	Outdoor cooking area may be provided	Outdoor cooking area may be provided	Stainless steel plates on tent platforms, small shelter for outdoor cooking may be provided	Stainless steel plates on tent platforms
Helipad	Provided	Provided	Provided	May be provided
Toilet	1 cubicle per 6 walkers	1 cubicle per 12 walkers	1 cubicle per 12 walkers	Provided for environmental management purposes only
Toilet system, if provided	Full capture	Full capture	Full capture	Full capture or composting
Toilet paper	Provided	Provided	None	None
Water tanks	Provided	Provided	Provided	May be provided
Greywater system	Provided	Provided	Provided	Provided for environmental management purposes only
Showers	May be provided	Basic non-running water showers may be provided	None	None
Energy (renewable)	Integrated with buildings (e.g., solar, wind, hydro)	Integrated with buildings (e.g., solar, wind, hydro)	Limited energy demands, system fit for purpose.	Limited energy demands, system fit for purpose.
Electrical inverters	Isolated and secured from visitors, accessible by staff	Isolated and secured from visitors, accessible by staff	Isolated and secured from visitors, accessible by staff	None, or if provided, isolated and secured from walkers, accessible by staff
Gas bottle banks (only as backup or if renewable energy is not achievable)	Provided with long-line access	Provided with long-line access	Provided with long-line access	May be provided



	Serviced and/or guided lodge or chalet	Serviced cabin or hut	Standard cabin or hut	Basic shelter
Services				
Staff presence	Full-time staff/guides present or contactable daily	Full-time host ranger	None or seasonal track ranger	None
Guide/track ranger presence	Full-time guide/track ranger present	Full-time guide/track ranger present	Frequently present	Infrequently present, may be seasonal
Hut wardens (volunteer)	None (guided)	Host ranger	Seasonal track ranger	May be seasonal track ranger
Rubbish collection	May be provided	Limited collection may be provided	None – Leave No Trace	None – Leave No Trace
Clean/service toilets	Daily	Daily	Seasonal	Seasonal
Solid toilet waste collection	If required, regular	If required, regular	If required, routine	If required, seasonal
Servicing/maintenance frequency	Daily	Frequent	Regular	As required
Weather report	Daily	Daily	Seasonal	None
Safety equipment and features				
Radios	Provided (hosts or guides)	Provided (host ranger)	Frequent (rangers)	May be infrequently available (rangers)
First aid kit	Provided in hut	Provided with host ranger	May be available with track ranger kit, or none (personal kit)	None (personal kit)
Defibrillators	Provided	May be provided	May be provided	None
Fire extinguisher	Provided	Provided	Provided	Provided
Fire blanket	Provided	Provided	Provided	Provided
Heater guards	Provided	Provided	Provided	May be provided
Smoke detectors	Provided	Provided	May be provided	None
Asbestos register	Provided	Provided	May be provided	May be provided
Fire evacuation notice	Provided	Provided	May be provided	None
Emergency lighting	Provided	Provided	May be provided	May be provided
Helipad reflectors/lights	Reflectors, lights may be provided	Reflectors, lights may be provided	Reflectors only	None



11. Attachment 4 – Considerations for visitor accommodation agreement term sheets

This attachment includes items for consideration when developing a term sheet for a visitor accommodation agreement authorising either construction or operations. This attachment provides a list of usual considerations for use by PWS in drafting leases or licences for consideration by the Minister. However, the terms will be adapted on a case-by-case basis, informed by the RAA process, to suit individual agreements. A draft Environmental Management Plan outlining the principles and commitments the proponent will adhere to during construction and operation must be provided in the RAA documentation for assessment.

11.1. Construction Environmental Management Plan

All proponents must provide a detailed Construction Environmental Management Plan (CEMP) to describe how activities undertaken during the construction phase of development will be managed to avoid or mitigate environmental impacts on site and how these environmental management requirements will be implemented.

A CEMP must include evaluation of key potential impacts and mitigation measures, which may include (but are not limited to):

- erosion and sediment control and protection of natural catchments
- biosecurity measures around the import/export of construction materials and workers
- acid-sulphate soils
- construction noise and dust
- stormwater management
- biosecurity measures for weeds, diseases and pests
- waste management
- chemical and hazardous materials
- identification of sensitive areas and sites
- visitor risk management
- helicopter operations and
- community information and engagement.

11.2. Operations Plan and operational considerations

All accommodation operators must:

- review annually their work health and safety and environmental risk assessments and control plans. Control actions must be incorporated into the Operations Plan
- develop and maintain an Operations Plan that must as a minimum include:



- site plan showing the location and extent of the accommodation and associated areas, vegetation/tree managed areas, location and type of structures, and equipment permissible under the agreement
 - environmental monitoring program
 - frequency and responsibility of reporting
 - operating procedures and maintenance tasks required to manage risks to the environment and health and safety (e.g., bushfire risks and tree and limb fall risks), including implementation of the environmental monitoring program
 - guide induction and training
 - approved walking tracks that can be used as part of the accommodation's operation (e.g., on guided walks)
 - the means of access to and from the accommodation
 - biosecurity measures and
 - the location and operation of accommodation structures, equipment and supplies, as well as methods of transporting supplies, consumables and equipment to and from the accommodation and
- review the Operations Plan as required or at least every 5 years.

A copy of the Operations Plan must be provided to the PWS.

The operator will be responsible for all maintenance within the leased areas. This includes all rubbish removal, approved tree lopping for safety reasons, and other regular site maintenance tasks.

On reserved land, the operator must not remove trees, including in order to manage viewfields or control tree limb and tree fall risks, unless issued with a written Authority in accordance with Regulation 28 of the *National Parks and Reserves Management Regulations 2019*.

The operator will have in place an induction program for all guides specific to the operation of the accommodation and associated recreational activities. The induction program is to cover aspects of safety, risk, protection of reserve values and management issues. The induction program will be set out in the Operations Plan.

All accommodation and walking guides must have first aid certificates up to the level of HLTAID011 Provide First Aid, except where circumstances require a higher qualification (e.g., when guiding in more remote areas).

Commercially guided groups staying overnight in visitor accommodation must comply with the client-to-guide ratios and minimum guide numbers specified in the Walking Track Classification System (PWS P-036).

11.3. Interpretive Plan

All accommodation operators must regularly review and maintain an Interpretive Plan that sets out the themes, strategy and training plan for interpretation. Interpretive Plan themes must be based on the reserve values and support management objectives.

Any Interpretive Plan must be approved by PWS prior to the commencement of operations.



11.4. Monitoring program

Risk assessments and specialist advice during the RAA process will determine if it is necessary to monitor the accommodation area and associated operations to observe any changes to the local environment over time, as well as compliance with agreement conditions and relevant operational guidelines. The RAA process outcome will also recommend what should be monitored, agreed limits of acceptable environmental change, and the nature, extent, frequency and baseline or control sampling requirements of a monitoring program.

The monitoring program must be approved by the PWS and documented in the Operations Plan for inclusion in the conditions of the agreement before the lease or licence is issued.

The monitoring program will detail the:

- environmental attributes to be monitored
- baseline conditions of the environmental attributes to be monitored
- how the monitoring will be conducted
- frequency of monitoring
- responsibility for undertaking the monitoring
- frequency of reporting and
- agreed limits of acceptable environmental change.

The monitoring program for most accommodation is likely to include greywater application site monitoring, at a minimum. Where water is not supplied by TasWater but is provided as drinking water, the monitoring program will include water testing according to the Tasmanian Drinking Water Quality Guidelines requirements for private drinking water suppliers.³ Additionally, where rainwater tanks are used (even if the water is not provided as drinking water), the monitoring program will include monitoring of the system by the proponent according to the guidelines provided in the Environmental Health Committee (enHealth) Guidance on Use of Rainwater Tanks, including verification through regular testing for *E. coli*.⁴

PWS reserves the right to access and assess the accommodation and associated operations on an ongoing basis and may elect to have one staff member undertake a trip or part of a trip up to one time per year at no cost to the PWS. PWS will endeavour to do this at a mutually agreed time where spare capacity exists.

11.5. Reporting

The operator of visitor accommodation will comply with any reporting requirements as determined by PWS. Regular reporting requirements include, but may not be limited to, reporting to PWS quarterly on the following:

- numbers of clients accessing the accommodation and on what dates
- safety incidents and injuries

³ <https://www.health.tas.gov.au/publications/tasmanian-drinking-water-quality-guidelines>

⁴ <https://www.health.gov.au/resources/publications/enhealth-guidance-guidance-on-the-use-of-rainwater-tanks>



- environmental incidents
- aircraft flight details, including numbers of flights, reasons for flights and on what dates flights occurred and
- client satisfaction surveys.

At a frequency determined as an outcome of the RAA process in consultation with specialists and in accordance with 11.4, the operator will also monitor environmental impacts and provide monitoring program results to PWS.

Additionally, at an appropriate frequency to be determined on a case-by-case basis for each accommodation agreement, the operator must provide PWS with a comprehensive accommodation report. This report must also be made available to the public. For each year of the reporting period, the report will include a summary of the above data (client numbers, safety incidents, environmental incidents, aircraft flights, client satisfaction and environmental monitoring), as well as any issues arising with the accommodation during the reporting period.

The responsibility lies with the proponent to monitor and report according to these requirements.

11.6. Issues

If PWS finds that monitoring results show change approaching or above agreed levels due to impacts of the visitor accommodation, PWS requires the accommodation operator to take action to remedy or mitigate the adverse effects. If monitoring results exceed agreed levels for more than an agreed period of time, the PWS reserves the right to cancel the agreement until an appropriate solution is found and implemented.

If PWS has any concerns throughout the term of the agreement, it will provide the operator with a list of items that require action. The operator has the right to provide the PWS with a list of their own concerns.

11.7. Site rehabilitation

It will be a condition of any lease or licence that the lessee or licensee will be responsible for site rehabilitation to an agreed standard at end of life or ceasing of operations.

