



Tasmania Parks and Wildlife Service Visitor Accommodation Policy

1. Purpose

The purpose of the Visitor Accommodation Policy is to:

- set guiding principles for visitor accommodation in Tasmanian reserves
- define the types of visitor accommodation in Tasmanian reserves
- set expectations around what visitor accommodation is appropriate and where
- clarify the appropriate type of facilities and services to be provided at visitor accommodation
- provide expectations in relation to:
 - location
 - design, construction and operation
 - sustainability.

The policy aims to create a planned and consistent approach to ensuring the provision and management of visitor accommodation in reserves aligns with management considerations. Implementation of this policy is supported by the internal guidance in the Visitor Accommodation Guidelines.

The Tasmania Parks and Wildlife Service (PWS) acknowledges that some existing visitor accommodation may not align with this policy. Existing operators will be encouraged to bring their accommodation into alignment with this policy as far as practicable should a substantial renovation or rebuild be contemplated, supported through clauses within agreements either through a specific amendment or at the time of contract renewal.

2. Scope

This policy applies to land that is declared reserved land under the *Nature Conservation Act 2002* and where the Director of National Parks and Wildlife is the managing authority. It also applies to public reserves made under the *Crown Lands Act 1976* (CLA) where the Director-General of Lands is the managing authority. While the policy does not apply to Crown land under the CLA that is not public reserve, it may be used to guide PWS decisions about visitor accommodation on unallocated Crown land or Future Potential Production Forest Land (FPPFL) where an accommodation proposal has the potential to impact on natural or cultural values.

This policy focuses on the range of visitor accommodation appropriate to recreational settings typically found in these reserves. It applies to visitor accommodation managed by both PWS and external operators, as well as associated facilities. In-scope accommodation types include:

- highly serviced hotels or resorts
- caravan parks
- serviced and/or guided lodges or chalets
- serviced cabins or huts
- standard cabins or huts
- basic shelters
- any other visitor accommodation types not otherwise excluded as out of scope.

Visitor accommodation types are defined in the table in **Attachment 1**. The policy also applies where the accommodation is provided for a special use, such as for volunteers, and where accommodation is provided by a community club or private operator under lease.

3. Out of scope

The following are not considered visitor accommodation and are therefore out of scope for this policy:

- 'standing camps', which are covered in the Standing Camp Policy (PWS P-017)
- campsites (other than caravan parks), unless associated with other accommodation
- emergency shelters, as these are provided by the PWS for emergency overnight use only as a control where the risk level is unacceptably high for the recreational setting
- any structures, including historic heritage structures, that are not provided as visitor accommodation, even if used informally overnight.

This policy does not apply to land reserved as private sanctuary or private nature reserve, unless otherwise provided for in a management plan or if the Director has been appointed by order as the managing authority. It does not apply to Crown land under the CLA that is not public reserve (unallocated Crown land or FPPFL).

Any proposals already subject to the Reserve Activity Assessment (RAA) process at the time that this policy is released are exempt from the policy.



4. Background

Reserves in Tasmania fall under several different reserve classes based on the natural and cultural values and the purpose for reservation. For many reserve classes, the natural and cultural values are representative, outstanding, significant or contribute to the biodiversity and geodiversity at a state, national or global scale. For other reserve classes, the values contribute to the land being in a predominantly natural state or to the recreational values of the land.

The Tasmanian Wilderness World Heritage Area (TWWHA) has natural and cultural values of state and national significance, and Outstanding Universal Value (OUV) as a World Heritage Area. The TWWHA bears testimony to globally important human history: it is the site of the southernmost occupation by people during the Pleistocene and is a cultural landscape that shows approximately 40,000 years of Aboriginal modification of and care for Country. It includes extensive globally important ecosystems and vast wilderness areas.

Accommodation provides a means of encouraging and providing for tourism, recreational use and enjoyment of reserves, and it can enable visitors to engage with the natural and cultural values of a variety of different landscapes.

However, accommodation development must be managed to ensure that it does not pose a risk to these important reserve values and is consistent with a range of reserve management considerations.

Assessment of proposals is via the Reserve Activity Assessment (RAA) process, in accordance with the PWS Environmental Risk Management Policy.

4.1. Legislative and policy framework

A proposal to provide accommodation must comply with a range of legislation and policies applicable to reserves. Detail on this legislative and policy framework is available in **Attachment 2**.

Accommodation must also be compliant with all relevant planning and building legislation, including, but not limited to, the:

- *Building Act and Regulations 2016*
- *Land Use Planning and Approvals Act 1993*
- *National Construction Code 2022*
- Tasmanian Planning Scheme.

Additionally, accommodation must comply with relevant environmental legislation, such as the *Environmental Protection and Biodiversity Conservation Act 1999*.

If policy statements contained in this document are inconsistent with the provisions of any management plan, the provisions of the management plan will prevail to the extent of the inconsistency.

4.2. Reserve Activity Assessment

Any proposal to establish, modify or expand visitor accommodation on reserved land must be assessed via the RAA process. Proposals on public reserves or on a mixture of Crown land and reserved land may be referred to the RAA process if the potential impacts on



values require comprehensive assessment. Otherwise, a Crown Land Assessment process will apply.

The RAA process ensures:

- development is consistent with the requirements of the *National Parks and Reserves Management Act 2002* (NPRMA) or CLA, management plans and PWS policies
- development is appropriate to the site
- there are no unacceptable impacts on, or risks to, reserve values.

The RAA process considers all direct, indirect and cumulative impacts of activities associated with the visitor accommodation, including access to and from the accommodation, operation and maintenance of the accommodation, and daily activities of the accommodation users.

Other approvals may be required, such as under the *Land Use Planning and Approvals Act 1993* and the *Environmental Protection and Biodiversity Conservation Act 1999* (Commonwealth).

5. Guiding principles

<p>Visitor accommodation is consistent with the requirements of the NPRMA (and where relevant, the CLA).</p>	<p>Visitor accommodation must not be inconsistent with reserve management objectives set out in the NPRMA for the relevant class of reserved land, unless otherwise specified in a management plan. Additionally, it must be consistent with any relevant management plan objectives and prescriptions. On public reserves, visitor accommodation must not be inconsistent with the objectives for management of public reserves and purposes of reservation under the CLA, unless otherwise specified in a management plan.</p>
<p>Visitor accommodation is appropriate for the desired recreational setting.</p>	<p>PWS aims to provide a variety of recreational and visitor experiences suited to the range of natural and cultural environments typically found in Tasmania’s reserves. PWS uses Recreational Standards Framework (RSF) zoning to distinguish different recreational settings in which visitors can pursue a range of recreational activities. Proposals to establish, modify or expand visitor services should be consistent with achieving the desired recreational setting outcomes.</p> <p>Visitor accommodation can impact the quality of the recreational setting and is therefore not appropriate for all RSF zones. This policy sets out a range of visitor accommodation standards and attributes suitable for the different RSF zones.</p>
<p>Visitor accommodation does not adversely impact wilderness recreation settings.</p>	<p>Some reserves in the TWWHA are renowned for their high-quality wilderness recreation settings. Wilderness recreation settings can also be cultural landscapes that show and have been shaped by a long, tangible and continuing history of Aboriginal cultural practice on Country. They are settings that are inextricably tied to human culture, use and modification by Tasmanian Aboriginal people.</p>



	<p>However, they are also largely devoid of any obvious industrialised modification or recreational impact. The preservation of the attributes that underpin wilderness areas is also a management objective for national parks, and this is supported through reserve management zoning and RSF zoning.</p> <p>It is therefore important that visitor accommodation does not impede the ability of low-impact, self-reliant visitors to experience high-quality wilderness recreation settings and cultural landscapes without the presence of visitor accommodation.</p>
Visitor accommodation is sensitive to the surrounding landscape in its design, scale and siting.	<p>Visitors seek out Tasmania’s reserves to experience unique landscapes and connect to places where they see minimal human development. Therefore, the visual impact of visitor accommodation must be minimised and sympathetic to the surrounding landscape. Accommodation must be of a design and scale to allow it to blend into the landscape.</p>
Visitor accommodation meets high sustainability standards.	<p>The design, construction and operation of visitor accommodation must meet high sustainability standards. As part of this principle, visitor accommodation must use renewable energy sources wherever site constraints and potential impacts of the energy source make this possible, optimise energy efficiency, prioritise building health and minimise water usage. Proponents should ideally avoid, and if avoidance is not possible, remedy or mitigate adverse effects on the surrounding environment arising from construction or operations.</p>

6. Policy

The RAA process will consider each accommodation proposal against specific requirements to ensure the development is appropriate to its individual context. The following are considerations during the RAA process.

6.1. Zoning

- 6.1.1. Unless otherwise allowed under a management plan, visitor accommodation is not appropriate in Natural, Protection and Wilderness management zones
- 6.1.2. Visitor accommodation may be considered in Visitor Services and Recreation management zones unless otherwise specified in a management plan
- 6.1.3. Where there is no existing management zoning in an area of reserved land subject to a proposal to construct new visitor accommodation, designation of a management zone must be undertaken in accordance with the process outlined in the Reserves Management Zoning Policy and Procedures (PWS P-003)
- 6.1.4. If there is no existing management zoning in an area subject to a proposal to modify existing visitor accommodation, the necessity for designation of a management zone will be considered on a case-by-case basis.



6.2. General

- 6.2.1. A proposal to establish, modify or expand visitor accommodation cannot be supported when it is inconsistent with the relevant NPRMA reserve management objectives, CLA public reserve management objectives or management plan, including if it is likely to have a significant adverse impact on any reserve values
- 6.2.2. A proposal to establish, modify or replace visitor accommodation will not be supported when:
- a. the proposed accommodation or changes to visitor accommodation directly compete with or duplicate existing visitor accommodation services (on or off the reserve) unless the demand can be demonstrated
 - b. the provision of accommodation is likely to significantly change the recreational setting (RSF zone) through changes to the natural environment, level and type of use, or level and type of facilities, in a way that results in a misalignment with the management zone or
 - c. the biophysical (natural hazards), social (visitor type, capability) or managerial (facilities, information) aspects of the proposed accommodation or changes to visitor accommodation pose an unacceptable risk to visitors, according to the acceptable risk levels defined for each RSF zone.
- 6.2.3. The PWS will communicate to proponents as early as possible where a proposal for visitor accommodation is unacceptable under the terms of this policy.

6.3. Location

- 6.3.1. A proponent proposing to establish visitor accommodation must be able to demonstrate that:
- a. the accommodation and related facilities cannot reasonably be located outside the reserve
 - b. the use or sharing of existing accommodation or related facilities is not able to be accommodated and
 - c. the accommodation and related facilities cannot be built at another location within the reserve where adverse impacts would likely be significantly less.
- 6.3.2. The location of the proposal and site access must balance as many of the following factors as best as can be achieved:
- a. to minimise adverse impact on any reserve values, including the natural, wilderness, Aboriginal cultural, historic and recreational values of the reserve



- b. if in the TWWHA, to avoid adverse impacts on the values detailed in the retrospective Statement of Outstanding Universal Value for the TWWHA¹
- c. on previously disturbed or hardened sites where they exist, rather than on undisturbed sites
- d. at nodes where existing buildings occur, if possible
- e. to protect viewfields of significance and generally minimise visual impacts
- f. to minimise the need to clear native vegetation
- g. near to existing access infrastructure to minimise the need for new or upgraded access infrastructure
- h. in a suitable location for on-site renewable power generation
- i. at a suitable aspect for passive heating and lighting
- j. in a suitable location for all water usage needs to be served by rainwater and natural water sources
- k. to protect water quality and the natural values of waterways
- l. away from areas of potential coastal vulnerability and in compliance with the *State Coastal Policy 1996* and the *Coastal Erosion Hazard Code* and *Coastal Inundation Hazard Code* of the State Planning Provisions
- m. away from areas subject to flood
- n. in areas that minimise risk from fire and, if the site is at significant fire risk, where safe evacuation measures for accommodation users can be undertaken
- o. 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.

6.4. 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 1** defines a range of accommodation types, and **Attachment 3** describes the recreational settings where these accommodation types are appropriate.

- 6.4.1. The footprint, total floor area and visual impact of visitor accommodation must be constrained to that required to reasonably meet the definitions in **Attachment 1**
- 6.4.2. Visitor accommodation must be of a scale, design (materials, reflectivity and colour) and siting (orientation and location) so as to blend in with the landscape or seascape. Viewfields of significance must be protected and visual impacts must be minimised

¹ UNESCO World Heritage Committee, 'Item 8 of the provisional agenda: Establishment of the World Heritage List and of the List of World Heritage in Danger: 8E. Adoption of retrospective Statements of Outstanding Universal Value', *Extended 45th session of the World Heritage Committee*, UNESCO World Heritage Committee, 2023.



- 6.4.3. Visitor accommodation must be designed and built to withstand potential risks identified during analysis of future climate risks for the area
- 6.4.4. Visitor accommodation must have an expected building life of at least 75 years
- 6.4.5. Visitor accommodation must be designed and constructed to minimise risk from fire
- 6.4.6. Visitor accommodation will not be approved where the required Australian Standard 3959-2009 Bushfire Attack Level (BAL) rating is Flame Zone (FZ)
- 6.4.7. Where the required BAL rating of a visitor accommodation proposal is 40, the RAA process will consider the visual impacts of a building constructed to comply with BAL 40 requirements to determine whether the visitor accommodation proposal is suitable
- 6.4.8. The RAA process will consider the fuel load management required to comply with a suitable BAL rating against this policy, environmental impacts and available management resourcing to determine whether the visitor accommodation proposal is suitable
- 6.4.9. The visitor capacity provided at accommodation nodes (including associated camping areas) must not exceed the maximum amount of visitor use that an area can accommodate while maintaining the desired biophysical, social and managerial conditions. For example, if an area can accommodate only 15 people before deterioration of desired conditions, the provided bunks and camping areas must not accommodate more than 15 people
- 6.4.10. As a guide, visitor capacity for walk-in accommodation nodes should not exceed the following limits:

	Serviced and/or guided lodge or chalet	Serviced cabin or hut	Standard cabin or hut	Basic shelter
Usual maximum capacity	13	48	36	24
Maximum capacity considered where reserve values and accommodation model allow	34	60	60	24

If the RAA process outcome recommends that the site requires a lower visitor capacity to comply with 6.4.9, the accommodation node capacity must not exceed these lower requirements

- 6.4.11. Access tracks and roads to be constructed, used or maintained to service visitor accommodation must 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 should be minimised, except if for new walking track products
- 6.4.12. To control noise level, aircraft must not be used to transport guests to or from visitor accommodation outside of the Visitor Services management zone or equivalent zones, unless provided for in a management plan



- 6.4.13. Visitor accommodation must be of a design and have servicing requirements to minimise dependency on aircraft and use of fossil fuels for servicing
- 6.4.14. Lighting must be determined through a Lighting Management Plan with reference to best practice guidelines to regulate the use of artificial light at night in a way that prioritises the safety of visitors and staff while minimising light pollution and impacts on fauna
- 6.4.15. Stormwater, snow melt and tank overflow must be managed to reduce erosion, divots and channelling around visitor accommodation
- 6.4.16. Interpretation that gives visitors ready access to a place's meaning, distinctiveness and significance is an integral part of operating visitor accommodation on reserved land and must be included with any accommodation proposal. The extent of interpretation, displays and physical signs is dependent on the recreational setting. Interpretation must align with the PWS approach to interpretation and any relevant PWS site-based interpretation plan
- 6.4.17. All visitor accommodation must include an Acknowledgement of Country incorporated into the design
- 6.4.18. Impacts of construction, including construction camps, on reserve values must be minimised.

6.5. Sustainability

Proposals must meet high sustainability standards, and sustainability requirements are detailed below. Proponents may be required to monitor environmental impacts if found necessary during the RAA process on the basis of risk assessments and specialist advice.

Renewable energy and emissions

- 6.5.1. Proposals that require an energy source must use renewable and low-emission energy sources wherever the site constraints and impacts of the energy source on the site and surrounds make this possible. This includes when energy is only used for heating. The Tasmanian electricity grid is considered a renewable energy source
- 6.5.2. Any energy uses aside from heating, cooking, hot water or mechanical ventilation must be entirely delivered by a renewable energy source
- 6.5.3. Low-emission generators are only acceptable for short-term emergency backup energy supply operations for heating, cooking, hot water or mechanical ventilation and are not to be relied upon to supplement designed energy systems
- 6.5.4. Where a renewable energy source will not feasibly cover heating, cooking, hot water or mechanical ventilation, energy use and flights required for servicing must be minimised
- 6.5.5. Emissions and pollution relating to fossil fuels, noise, odour and light from construction activities and construction camps must be minimised

Energy efficiency

- 6.5.6. Buildings must align with national best practice in energy efficiency at the time of assessment. The minimum legislated standard is detailed in the National Construction Code (NCC) requirements. However, PWS may require higher energy efficiency standards in cold (mean minimum temperature below 2 °C in



any month of the year) or alpine (≥ 700 m ASL) environments or where otherwise determined to be necessary

- 6.5.7. To maximise heating efficiency and where warranted by the size and type of accommodation, buildings must have internal doors to close off spaces not in use

Building materials

- 6.5.8. Unless reasonably justified, building materials for visitor accommodation must be selected with the aim to optimise sustainability and minimise carbon footprint
- 6.5.9. Local building materials must be prioritised where they are sustainable and suitable for the application

Building health

- 6.5.10. Condensation, mould and moisture management must be prioritised in cold (mean minimum temperature below 2°C in any month of the year), wet (mean rainfall above 85 mm in any month of the year) or alpine (≥ 700 m ASL) environments. PWS may require higher standards than those detailed in the NCC in such environments to ensure building health, with requirements determined on a case-by-case basis

Water usage and impact, greywater and wastewater

- 6.5.11. Visitor accommodation design and operations must aim to minimise water consumption
- 6.5.12. Visitor accommodation must use low-flow taps, low-flush toilets (where flushing toilets are provided) and low-flow showerheads (where showers are provided). Where suitable, automatic-off taps must also be used. Where washing machines or dishwashers are used in visitor accommodation, selected appliances must minimise water use
- 6.5.13. Visitor accommodation must use rainwater or natural water sources, and not rely on the delivery of water unless the cartage of water to the site is necessary to prevent an environmental or public health risk
- 6.5.14. Accommodation proposals will not be supported where aircraft delivery of water is expected to be required. Aircraft delivery of water will only be considered where required for emergency supply for essential use only (drinking, food preparation, and water-conscious bathing and cleaning appropriate to the recreational setting) for an extenuating reason such as drought
- 6.5.15. Where water is not supplied by TasWater but is provided as potable drinking water, it must meet the Tasmanian Drinking Water Quality Guidelines requirements for private drinking water suppliers and must be tested according to these guidelines²
- 6.5.16. Where rainwater tanks are used for non-potable water (except for tanks provided for hand washing only) at all visitor accommodation types except for basic shelters and standard cabins or huts, they must be maintained and monitored 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*³

² <https://www.health.tas.gov.au/publications/tasmanian-drinking-water-quality-guidelines>



- 6.5.17. Water meters will be fitted and monitored on supply lines to new visitor accommodation where water is drawn from natural sources, rather than rainwater
- 6.5.18. The use of natural water sources (water courses and bodies) must be limited such that there is minimal impact on natural storage volume and stream flows in summer conditions, with allowable impact determined during the RAA process in consultation with specialists
- 6.5.19. Greywater must be properly treated on the accommodation site, with appropriate monitoring of the application area determined during the RAA process
- 6.5.20. Where full-capture fly-out toilets are provided, the RAA process will determine a maximum toilet pod capacity for the accommodation proposal.

7. Responsibility

Roles	Responsibility
Tourism, Experience and Visitor Services staff	<p>Review interpretative plans for visitor accommodation proposals and consult as required where Aboriginal heritage is to be interpreted.</p> <p>Review communications plans for community engagement and consultation relating to PWS visitor accommodation projects.</p> <p>Engage with commercial proponents of visitor accommodation on the requirements of the policy.</p>
Major Projects and Infrastructure staff	<p>Manage visitor accommodation projects in alignment with this policy.</p> <p>Provide engineering input on projects in alignment with this policy.</p>
Property Services staff	<p>During completion of the Crown Land Assessment Checklist, determine whether a visitor accommodation proposal on Crown land requires a higher level of assessment or public process, and should therefore be subject to an RAA process undertaken by the relevant PWS region.</p> <p>Prepare agreements for visitor accommodation in alignment with this policy.</p>
Manager (Property Services)	<p>Make Crown Land Assessment Checklist decisions in alignment with this policy.</p> <p>Ensure visitor accommodation agreements align with this policy.</p>
RAA team and Regional staff	<p>Undertake the RAA process for visitor accommodation proposals, including consultation with specialists, to ensure proposals align with this policy.</p>

³ <https://www.health.gov.au/resources/publications/enhealth-guidance-guidance-on-the-use-of-rainwater-tanks?language=en>



Regional Operations Manager, Regional Manager	Make RAA process decisions in alignment with this policy and consistent with stated responsibilities in the RAA process guidelines.
General Manager (Park Operations)	Make RAA process decisions in alignment with this policy and consistent with stated responsibilities in the RAA process guidelines.
Deputy Secretary (Parks and Wildlife Services)	Make RAA process decisions in alignment with this policy and consistent with stated responsibilities in the RAA process.
Secretary, NRE Tas (Director of National Parks and Wildlife)	Make recommendations and decisions (as delegate) about leases and licences in alignment with this policy. Make RAA process decisions in alignment with this policy and consistent with stated responsibilities in the RAA process.
Director, Landscape Programs	Policy owner.

8. Definitions

Term	Definition
Agreement	Refers to a lease or licence to occupy issued under Section 48 of the NPRMA or under Part IV or Part V of the CLA.
Caravan park	To be defined as a caravan park, a campground must feature formed and powered campsites suitable for vehicles, arranged according to formal site arrangements. Associated basic cabins, facilities and unpowered sites are also considered part of a caravan park. Unpowered vehicle-accessible campgrounds are not considered caravan parks for the purposes of this policy.
CLA	Refers to the <i>Crown Lands Act 1976</i> .
Cultural significance (values)	As defined in the Burra Charter, cultural significance refers to aesthetic, historic, scientific, social or spiritual value for past, present or future generations. ⁴ Includes Aboriginal and historic cultural values. Cultural values encompass social values, and recreational values may contribute to social values. However, social and recreational values are often highlighted separately from other cultural values.
FPPFL	Refers to Future Potential Production Forest Land, a class of Crown land under the CLA.

⁴ Australia ICOMOS, *The Burra Charter: the Australian ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, 2013.



High-quality wilderness	Refers to an area with a wilderness quality, determined by the <i>TWWHA Assessment of Wilderness Value 2015</i> , equal to or greater than 12. The <i>TWWHA Assessment of Wilderness Value 2015</i> is an inventory of wilderness value within the TWWHA based on an adaptation for Tasmania of the methodology of the National Wilderness Inventory.
Management plan	A statutory management plan prepared and approved under the NPRMA.
Management zone	Refers to a management zone designated in a management plan or other planning document, such as a site plan. Management zones are a spatial representation of the conservation policy applied over an area, factoring in the appropriate level of use. Management zones protect reserve values and specify outcomes to be maintained or achieved through the application of land management policies and practices. Refer to the Reserves Management Zoning Policy and Procedures (PWS P-003) for more information on current management zoning practices.
Minimise	Make as low as possible within the constraints of a reasonable budget and the site characteristics.
Natural significance (values)	Natural significance means the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value. ⁵
NPRMA	Refers to the <i>National Parks and Reserves Management Act 2002</i> .
NRE Tas	The Department of Natural Resources and Environment Tasmania (NRE Tas). The Parks and Wildlife Service (PWS) is a division of NRE Tas.
Provided as visitor accommodation	For the purposes of this policy, buildings are considered to be provided as visitor accommodation when PWS or another operator implicitly or explicitly endorse their use as accommodation by: <ul style="list-style-type: none"> • allowing booking of the accommodation or a walk or other experience incorporating the accommodation • advertising or endorsing their non-emergency overnight use in publications, including online, or on signs or • providing official signs or instructions on overnight use procedures. Buildings are not considered to be provided as visitor accommodation if they feature signs indicating emergency

⁵ Australian Heritage Commission, *Australian Natural Heritage Charter*, Australian Heritage Commission, 1997.



	overnight use only or if the above does not apply, even if the building is sometimes used informally overnight.
Provided by a club or private owner	Accommodation operated by a club or private owner where overnight use is allowed for club members or people who are not the owner or the owner's family.
Public reserve	Crown land that has been reserved to the Crown as a public reserve under the CLA.
PWS	Parks and Wildlife Service Tasmania.
RAA	Refers to the Reserve Activity Assessment. The PWS's set of environment impact assessment processes used to consider if a use or development proposal is acceptable on reserved land. It considers legislative requirements, management plans, management objectives of the class of reserve, PWS policies and procedures, and the potential impacts on or risks to natural, cultural and social values associated with a reserve.
Reserve	Collectively, <i>reserved land</i> and <i>public reserve</i> .
Reserve management objectives	Refers to objectives for a particular class of reserved land listed in Schedule 1 of the NPRMA.
Reserve values	The <i>natural significance</i> and/or <i>cultural significance</i> of an object, site or place within a reserve as well as value for recreation and, for national parks, values contributing to the character of wilderness areas.
Reserved land	Land, including land covered by the sea or other waters, and the part of the sea or those waters covering the land, reserved under the <i>Nature Conservation Act 2002</i> and managed by the Director of National Parks and Wildlife.
Recreational setting	The site or area where a recreational activity takes place. The setting is a combination of all the real and perceived attributes, including the biophysical, social and managerial conditions of the site or area in which recreational activity can occur.
RSF	The Recreational Standards Framework, part of the Recreational Standards Framework Policy and Procedures (P-004). A framework that describes a range of recreational settings, facility types, standards and acceptable risk levels that enables the PWS to provide a spectrum of recreational experiences from the remote (wilderness) to urban recreational settings.



<p>Sustainability, sustainable</p>	<p>Based on the definition of sustainable development in the Resource Management and Planning System.⁶ In relation to a building, sustainable design, construction and operations aspire to:</p> <ul style="list-style-type: none"> • sustain the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations • safeguard the life-supporting capacity of air, water, soil and ecosystems and • avoid, remedy or mitigate any adverse effects of activities on the environment. <p>In practice, sustainability for visitor accommodation may include measures such as:</p> <ul style="list-style-type: none"> • selection of a renewable energy resource and use of a highly energy-efficient design to minimise resource use • appropriate treatment of greywater and application to the environment in a way that does not pollute waterbodies and • implementing strict biosecurity controls for construction equipment to minimise adverse environmental impact.
<p>Visitor capacity</p>	<p>The maximum amount and type of visitor use that an area can accommodate while maintaining the desired biophysical, social and managerial conditions.</p>

9. Review

This policy will be reviewed prior to November 2028 subject to available resourcing and need.

10. Approval

Approved by Jason Jacobi, Secretary on 21 December 2025

11. Version history

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

⁶ Resource Planning and Development Commission, *Guide to the Resource Management and Planning System*, Resource Planning and Development Commission, 2003.



12. Contact

For further information, please contact:

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13. Attachment 1 – Accommodation type definitions

The following table defines and provides examples of six accommodation types found in Tasmanian reserves.

	Highly serviced hotel or resort	Caravan park	Serviced and/or guided lodge or chalet	Serviced cabin or hut	Standard cabin or hut	Basic shelter
Definition	A building or complex of buildings providing facilities for a high level of comfort and convenience with full-time staff. This type of accommodation often features secondary experiences.	An area of land providing formed and powered campsites accessible to vehicles and arranged according to formal site arrangements. Caravan parks feature facilities for comfort and convenience, as well as sometimes basic cabins and/or associated unpowered campsites.	A building or complex of buildings providing facilities for comfort and convenience with full-time staff. This type of accommodation often features secondary experiences.	A building or complex of buildings providing facilities for some level of comfort and convenience with full-time hut hosts or off-site contacts.	A shelter providing facilities to reduce environmental impacts of high levels of use, as well as for some level of comfort or convenience.	A shelter providing basic facilities to reduce environmental impacts of high levels of use, as well as sometimes for a basic level of comfort or convenience.
Description	For those looking for a relatively luxurious escape to a location close to recreational opportunities. Visitors have access to a high degree of comfort from a full range of services and features such as heated rooms, hot showers, provided linen, cooked meals, entertainment and Wi-Fi. They may also participate in secondary experiences, such as wellness, culinary or cultural experiences.	For those looking to stay in economical accommodation close to recreational opportunities. Visitors sleep in their own caravan with access to power, or potentially in a basic cabin or associated tent site, if provided. They have access to some comforts like power, flushing toilets, hot showers, a shared camp kitchen, and sometimes washing machines.	For those looking to experience iconic areas without needing to camp and while maintaining plenty of comforts. Visitors will usually have access to cooking facilities, power, mattresses and shared bathroom facilities with hot water. Visitors to this accommodation type will stay while on a guided experience, such as a guided multiday bushwalk. They may also participate in secondary experiences, such as wellness, culinary or cultural experiences.	For those looking for basic accommodation in iconic locations without needing to carry a heavy pack and camping gear. Some visitors to this accommodation type will stay overnight on a recreational bushwalk with access to some comforts and conveniences at the end of the day, such as toilets, cooking facilities and mattresses. Outside of multiday bushwalking, some visitors use this accommodation type as a base when exploring recreational	For self-reliant bushwalkers looking for overnight shelter and simple comforts. While facilities vary between huts, visitors will likely have access to a dry toilet system to reduce environmental impact and conveniences like water tanks. They can likely spend a comfortable evening in a warm area under electric lighting.	For self-reliant bushwalkers looking for overnight shelter and some conveniences. Visitors may have access to a dry toilet system if one is provided to reduce environmental impact. Additionally, there may be some basic conveniences or comforts if provided, such as a water tank and a way to heat the hut.



	Highly serviced hotel or resort	Caravan park	Serviced and/or guided lodge or chalet	Serviced cabin or hut	Standard cabin or hut	Basic shelter
				opportunities in places like Maria Island, Mount Field National Park or Cradle Mountain.		
Visitor/walker types	Visitors are dependent on guides and support staff. Visitors are provided with all their meals, bedding and amenities including showers and other services. If walking, visitors carry personal items and limited equipment.	Visitors are independent and prepared for a recreational experience. Visitors are provided with a powered campsite, cooking facilities and amenities. If walking, visitors carry personal items and limited equipment.	Walkers are dependent on guides and support staff. Walkers are provided with all their meals and facilities, including some bathroom amenities. Walkers carry personal items, lunch, bedding and limited equipment.	Walkers are independent and prepared for a recreational experience. Walkers are provided with a bunk, cooking facilities and amenities. Walkers carry personal items, food, some equipment and limited safety gear.	Walkers are independent and prepared for challenging conditions. Walkers are not guaranteed bunks and may not reach a hut due to natural hazards. Walkers carry personal items, food, essential camping equipment and safety gear.	Walkers are independent , experienced and prepared to meet natural hazards on their own terms. Walkers carry personal items, food, essential camping equipment and safety gear plus navigation aids.
General floor plans	Private rooms, decks and bathrooms. Common areas for dining and entertainment. Kitchen, laundry and other back-of-house support facilities. Sometimes facilities to support secondary experiences.	Powered campsites with shared camp kitchen and bathroom facilities. Sometimes associated cabins and/or unpowered camping sites. Sometimes laundry.	Private or shared sleeping and bathroom facilities. Common areas for socialising and dining. Kitchen, laundry and other back-of-house support facilities. Sometimes facilities to support secondary experiences.	Shared sleeping rooms, common areas, toilets and sometimes showers. Public kitchen facilities including steel surfaces, stoves, sinks and taps.	Shared bunkrooms and common areas with steel cooking surfaces. Shared toilet facilities.	Open-plan interior with shared bunks and steel tabletops. Sometimes shared toilet facilities.
Examples	Privately managed and operated Pumphouse Point. Privately managed and operated Thousand Lakes Lodge.	Privately managed and operated Discovery Parks Cradle Mountain. Richardsons Beach powered campsite area.	Privately managed and operated Overland Track lodges. Privately managed and operated Three Capes Track lodges.	Mount Field Government Huts. PWS Three Capes Track cabins. Maria Island Penitentiary.	New PWS Overland Track huts Tahune Hut.	Lake Vera Hut. Pine Valley Hut.
Attributes	Specific to the proposal	Specific to the proposal	Informed by guidance in Attachment 3 of the Visitor Accommodation Guidelines, especially where inaccessible by car	Informed by guidance in Attachment 3 of the Visitor Accommodation Guidelines, especially where inaccessible by car	Informed by guidance in Attachment 3 of the Visitor Accommodation Guidelines	Informed by guidance in Attachment 3 of the Visitor Accommodation Guidelines



14. Attachment 2 – Legislative and policy framework

Legislation and statutory requirements

The *National Parks and Reserves Management Act 2002* (NPRMA) sets out the objectives for the management of the classes of reserved land defined by the *Nature Conservation Act 2002*. Additionally, the *National Parks and Reserves Management Regulations 2019* controls the use of reserved land and impacts on natural and cultural values. Under the NPRMA, statutory management plans direct the use, development and management of reserved land.

Similarly, the *Crown Lands Act 1976* (CLA) sets out management objectives and purposes of reservation for public reserves, and the *Crown Lands Regulations 2021* control use of Crown land. Statutory management plans may be prepared for public reserves under the CLA.

Under this legislative framework, there are several statutory requirements that must be met when a structure is considered on reserved land:

1. the structure must be allowed under section 48 of the NPRMA, under which leases or licences allowing or requiring construction of buildings are only considered where:
 - a. (in a national park, state reserve, nature reserve, game reserve or historic site) the building is permitted under the management plan, or is either appurtenant to a building already on the land or a building that the Minister is satisfied is to be used primarily for providing:
 - i. tourist accommodation or accommodation for people resorting to that land or
 - ii. facilities and conveniences for people resorting to that land or
 - b. (in a conservation area, nature recreation area or regional reserve) the building is consistent with both the management objectives for the relevant class of reserve and any applicable management plan.
2. the appropriate authorities must be issued under division 5 of the *National Parks and Reserves Management Regulations 2019*, where required for construction.
3. the structure must be consistent with any management plan applying to the reserved land.
4. the structure must be consistent with Schedule 1 of the NPRMA (Objectives for management of reserved land), unless there is an inconsistency with a management plan applying to the reserved land, in which case the management plan prevails to the extent of the inconsistency and
5. the consideration of the structure must have regard to Schedule 2 of the NPRMA (Objectives of the Resource Management and Planning System of Tasmania), except where, according to the provisions of section 5 of the NPRMA:
 - there is a management plan with an inconsistency with Schedule 2, in which case the management plan prevails to the extent of the inconsistency or



- there is no management plan, but there is an inconsistency between Schedule 2 and Schedule 1, in which case Schedule 1 prevails to the extent of the inconsistency.

On Crown land public reserves, the following statutory requirements must be met:

1. an appropriate lease (Part IV) or licence (Part V) must be issued under the CLA.
2. the appropriate authorities must be issued under division 5 of the *Crown Lands Regulations 2021*, where required for construction.
3. the structure must be consistent with any management plan applying to the public reserve.
4. the structure must be consistent with Schedule 4 of the CLA (Objectives for management of public reserves), unless there is an inconsistency with a management plan applying to the public reserve, in which case the management plan prevails to the extent of the inconsistency.
5. the structure must be consistent with the purpose for which the land was reserved under Schedule 5 of the CLA (Purposes of reservation).
6. the consideration of the structure must have regard to Schedule 3 of the CLA (Objectives of the Resource Management and Planning System of Tasmania), except where, according to the provisions of section 3A of the CLA:
 - there is a management plan with an inconsistency with Schedule 3, in which case the management plan prevails to the extent of the inconsistency or
 - there is no management plan, but there is an inconsistency between Schedule 3 and Schedule 4 or the purposes for which the land was reserved, in which case Schedule 4 and the purpose for which the land was reserved prevail to the extent of the inconsistency.

This policy provides guidance to ensure that, where visitor accommodation is allowed to be constructed, it is consistent with these points as well as a range of PWS policies. PWS has regard to the objectives of the Resource Management and Planning System of Tasmania through the RAA and Crown Land Assessment processes and the requirements of this policy.

Zoning, Recreational Standards Framework and zoning hierarchy

Management plans use management zoning to define conservation outcomes for reserve areas and define activities appropriate within each zone. The management zones used in NPRMA statutory management plans are, in order of increasing protection:

- utilities
- visitor services
- recreation
- natural and
- protection and wilderness.

In reserved land without management zoning, the Reserves Management Zoning Policy and Procedures (PWS P-003) details the process for designating management zones.



The Recreational Standards Framework (RSF) Policy and Procedures (PWS P-004) describe a range of recreational settings, facility types, standards and acceptable risk levels that enable the PWS to provide a spectrum of recreational experiences. The Visitor Risk Management Policy prescribes how visitor risk will be managed according to the acceptable risk levels assigned to each RSF zone.

The table on the next page provides a comparison of the zoning schemes used in Tasmania.

The use of different zoning schemes can introduce conflicting management policies where one zone provides for uses that are inconsistent with another. The legislation and policies are interrelated such that:

- the NPRMA prescribes management objectives based on a class of reserve that apply to the whole reserve
- consistent with fulfilling the reserve management objectives, management zones in management plans prescribe land management outcomes, objectives and practices for different areas within a reserve and
- consistent with the land management outcomes, objectives and practices imposed through a particular management zone, the RSF prescribes recreation management objectives and practices applicable to the management of the recreational settings within a zone or reserve.

RSF zoning is constrained by any statutory zoning or objectives.



Comparison of PWS management zoning and Recreational Standards Framework zoning

Reserve management zones		Visitor services		Recreation		Natural		Protection Wilderness
Recreational setting		Visitor centre	Complex	Mid	Basic	Remote		Wilderness
RSF zones	Day use – comfort	Visitor centre	Complex	Mid				
	Easy access camping		Complex	Mid	Basic			
	Day-use get away			Mid	Basic			
	Bushcamping get away			Mid	Basic	Remote		
	Bushcamping backcountry						Remote	Wilderness
TWWHA zones		Visitor services		Recreation		Self-reliant recreation		Wilderness



15. Attachment 3 – Accommodation zoning requirements

The following table provides the zoning requirements for the six accommodation types defined in **Attachment 1**.

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 Bushcamping 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

