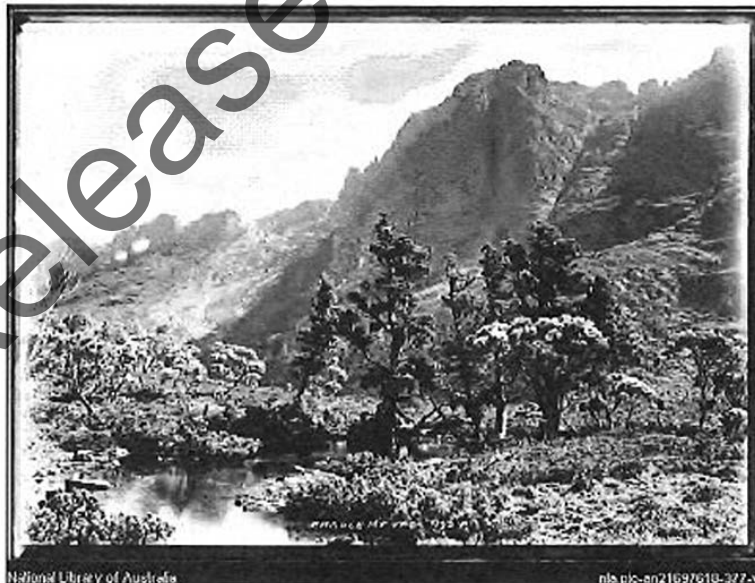


**EOI Submission for Investment Opportunities
in the Tasmanian Wilderness World Heritage
Area, National Parks and Reserves
Expression of Interest 2014**

Closing Date: 5:00pm, 21 November 2014

Cradle Mountain - Cradle Base Camp Experience



National Library of Australia
ARTIST'S POOL - Stephen Spurling - Courtesy of National Library

TASMANIAN WALKING COMPANY

Private and Confidential

Expression of Interest 2014

Cradle Mountain - Cradle Base Camp Experience

Tasmanian Walking Company

CONTENTS

- **Covering Letter – copy**
- **Expression of Interest Application Form**
- **Appendix A – Criterion Responses**
- **Attachments**

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**EOI Submission for Investment Opportunities in the Tasmanian Wilderness
World Heritage Area, National Parks and Reserves**



20 November 2014

The Chairperson,
Assessment Panel,
EOI Submission for Investment Opportunities in the Tasmanian Wilderness World Heritage
Area, National Parks and Reserves,
Expression of Interest 2014
Level 4, 1 Franklin Wharf
Hobart, Tasmania 7001

Cradle Mountain - Cradle Base Camp Experience

I enclose the Tasmanian Walking Company's response to your open request for an Expression of Interest Submission for Investment Opportunities in the Tasmanian Wilderness World Heritage Area, National Parks and Reserves, closing 5:00PM, 21 November 2014.


The Tasmanian Walking Company (TWC) proposes an exciting new overnight wilderness Lodge walking experience in the Cradle Mountain-Lake St Clair National Park – the Cradle Base Camp Experience.




ss 37, 39

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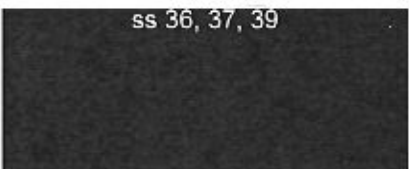
ss 37, 39



The Tasmanian Walking Company is jointly owned by well-known travel, tourism and aviation entrepreneurs, Brett Godfrey and Rob Sherrard.  ss 37, 39



ss 36, 37, 39



Tasmanian Walking Company

PO Box 1879 Launceston Tasmania 7250 T +61 3 6392 2211 F +61 3 6392 2277
E bookings@taswalkingco.com.au W taswalkingco.com.au

EXPRESSION OF INTEREST – APPLICATION FORM

CRADLE BASE CAMP EXPERIENCE

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ATTACHMENT 4

Application Form

Expression of Interest

Tourism Investment Opportunities in the Tasmanian Wilderness World Heritage Area, National Parks and Reserves

Participants are required to use this form to meet the minimum information requirements for the EOI Submission. Further supporting information can be supplied in the form of a cover letter, curriculum vitae, maps, financial information, plans and/or examples of other similar ventures to the Proposed Development undertaken by the Participant. Any additional materials and supporting documentation should be included as attachments. Printed material is to be provided as single sided A4 pages with text font size 12 where possible. Any plans should be provided as single sided A3 pages.

EOI Submissions must include:

- A completed Application Form.
- A covering letter [maximum of two (2) single sided A4 pages].

Participant's Details

Participant's Details

Principal Contact: Details of the person the project manager will communicate with	
Name	Title: Mr.
	Given name: Heath
	Surname: Garratt
Organisation	Tasmanian Walking Company
Position	General Manager
ABN/ACN	ABN 47 127 783 742
Postal Address	ss 36, 37, 39
Phone	
Email	
Fax	
Name	

Development Details

Proposed Development Details

Project Name	Cradle Base Camp Experience
Project Location	<p>The specific location(s) of the Proposed Development (To assist in identifying the location of the Proposed Development, please provide suitable maps, plans, diagrams or photos)</p> <p>Cradle Mountain region: Dove Lake to Lake Rodway, East Cradle Mountain and Lake Rodway to Barn Bluff, West Cradle Mountain area. Cradle Mountain – Lake St Clair National Park, Tasmania 7306</p> <p><i>Refer enclosed map, Attachments 1.1 and 1.2</i></p>
Street	n/a
Suburb/Town	n/a
Lot number	n/a
Plan number	n/a
Land tenure	<p>(e.g. national park, conservation area)</p> <p>Part of the Cradle Mountain - Lake St Clair National Park, within the Tasmanian Wilderness World Heritage Area</p>

If the Proposed Development incorporates multiple land parcels please identify these and provide the following information for each land parcel

Purpose of additional land requirement	n/a
Street address	n/a
Suburb/town	n/a
Lot number	n/a
Plan number	n/a
Land tenure	<p>(e.g. national park, conservation area)</p> <p>n/a</p>

1.0 The appropriateness of the Proposed Development to a particular site

1.1 Type of Proposed Development

Detail the type of Proposed Development including:

- The type, site location (if known*), size and capacity of the Proposed Development including set-up and operation of the Proposed Development.
- The proposed services and activities to be provided, including any unique, innovative and enhanced visitor experiences, and any public benefits such as:
 - economic development benefits (eg employment opportunities).
 - how the Participant will engage with and involve local communities (including the Aboriginal community) and any benefits to these communities.

*Note: The Proposed Development may be an activity where the specific geographic location/s have not yet been finalised.

Tasmanian Walking Company propose an exciting new overnight Guided Lodge-based bushwalk within the Cradle Mountain – Lake St Clair National Park – the Cradle Base Camp Experience. Situated in the northern end of the Cradle Mountain Lake St Clair National Park, the CBCE will operate a 21km walking itinerary effectively circumnavigating the Cradle Mountain massif on lesser used existing walking tracks.

ss 37, 39

In terms of direct operational employment, we see a need for a total of 34 casual and 3 full-time employees (20 FTE).

ss 37, 39

1.2 Proposed Development vision

Detail the vision for the Proposed Development including:

- The target market and segment, market demand, competition and how the Proposed Development adds to the destination's competitive advantage and appeal from an environmental tourism perspective.

ss 37, 39

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1.3 Proposed Development site suitability

Detail the suitability of the Proposed Development to the site* including a brief description of:

- The compatibility of the Proposed Development with the natural and cultural values, character and setting of the land.
- The compatibility of the Proposed Development with the statutory management objectives and purpose of the reserves and any applicable management plans and any other regulatory requirements. (For example, the need for permits and approvals relating to natural and/or cultural values). **
- How the Proposed Development will be designed, established and managed to minimise the footprint on the site.
- How risks associated with natural events have been considered, for example, bushfires or flooding.
- Any services and/or public utility requirements. (For example, vehicle or vessel access, water supply and sewerage, power, waste etc. and how these will be addressed).

*Note: Where the Proposed Development is for an activity where the specific geographic location/s have not yet been finalised, provide an overview of the suitability of the Proposed Development to reserved land or to the particular class of land or type of site.

** Note: A Participant is not excluded from lodging an EOI Submission for a Proposed Development that is not fully compatible with the current statutory and regulatory framework, for consideration and assessment by the Minister.

Tasmanian Walking Company has extensive experience in working within the various statutory frameworks associated with developing and operating environmentally-responsible businesses within Tasmania's National Parks.

ss 37, 39

2.0 The qualifications of the Participant to establish and operate the Proposed Development

Detail the qualifications and experience, or capacity of the Participant to establish and operate the Proposed Development, including:

- Technical and operational capability and expertise of the Participant and any nominated team members.
- Experience or capacity in managing and operating similar ventures or environmental tourism services.
- Experience or capacity in engaging with local communities (including the Aboriginal community) and stakeholders.
- Experience or capacity in complying with applicable regulatory requirements (For example, specific State, Commonwealth and Local Government approvals).

Where relevant the Participant may provide details of similar projects undertaken. This should include: Project name, location, description, client, role (for example, principal contractor or service provider), contract type and project value.

TWC's vision for a commercial guided walking experience at the Cradle Mountain – Lake St Clair National Park builds upon our vast experience in delivering high quality products attuned to customer needs and the environment in which they are offered. Our existing guided Cradle Huts Walk, and Bay of Fires Lodge Walk are highly regarded for their innovative design, successful business structures, environmentally astute operational procedures and overall high-quality customer-focussed outcomes. We are now also the preferred commercial operator to develop a commercial lodge and walk on the Three capes Track, Tasman Peninsula.

When it comes to best environmental practice we are seen as leaders within our industry. We are committed to working with local communities both during design, construction and operation of our walking products.

ss 37, 39

3.0 The commercial and financial viability of the Proposed Development

EOI Submissions should include sufficient information to allow an initial assessment of the commercial viability of the Proposed Development, including the capacity of the Participant to fulfil obligations, responsibilities and liabilities associated with the delivery of the Proposed Development.

The Participant is not expected to provide fully committed funding arrangements as part of EOI Submissions, but should demonstrate the strategy and capacity to seek or obtain the necessary funding (including the anticipated source of funds, where known).

EOI Submissions should, at a minimum detail:

- The commercial viability of the Proposed Development, including any preliminary market analysis and how it is expected to provide a commercial return on investment.
- The Participant's capacity to deliver the Proposed Development, including an outline of the funding strategy.
- Where possible, the Participant's estimated financial contribution and indicative funding structure for the Proposed Development.

ss 37, 39

4.0 The Governance Structure of the Proposed Development

Detail the governance structure of the Participant, including:

- The legal identity and status and composition of the Participant (the company or companies including all consortium members).
- If the Participant is a consortium, the intended role and responsibility of each member and the legal and financial relationship (or intended relationship) of consortium members.
- A statement that the Participant is lodging the EOI Submission in its own capacity or, if not, exact details of its capacity and of other parties involved in the EOI Submission and their roles.
- Contact names and addresses, telephone and email addresses and any other relevant information about the Participant's principals.
- Names and contact details of referees including the Participant's consent for the Assessment Panel or the Department to contact those referees for the purposes of assessing the EOI Submission.

Note: Participants should be prepared to provide further details on request.

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5.0 Supporting documentation

List any attachments, concept documents, supporting diagrams, sketches, photos, plans, maps etc. to be considered as part of the assessment.

APPENDICES

<i>Appendix A</i>	<i>Criteria Responses</i>
-------------------	---------------------------

ATTACHMENTS

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6.0 Checklist of EOI Submission information

The EOI Submission for Tasmanian Walking Company Pty Ltd includes the following:

Response form	Item	Completed
1	EOI Application Form	✓
2	Participant's details	✓
3	One original EOI Submission (including supporting documentation)	✓
4	One electronic copy of the EOI Submission on a USB or CD-ROM	✓

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APPENDIX A - CRITERION RESPONSES

CRADLE BASE CAMP EXPERIENCE

- | | |
|--------------------|--|
| Criterion 1 | The appropriateness of the Proposed Development to a particular site |
| Criterion 2 | The qualifications of the Participant to establish and operate the proposed development |
| Criterion 3 | The commercial and financial viability of the Proposed Development |
| Part 4 | The Governance Structure of the Proposed Development |

1.0 The appropriateness of the Proposed Development to a particular site

1.1 Type of Proposed Development

Proposed Development – type, location, capacity, setup & operation, services & activities provided including visitor experience:

Tasmanian Walking Company (TWC) propose an exciting new overnight Wilderness Lodge walking experience in the Cradle Mountain Lake St Clair National Park – the Cradle Base Camp Experience (CBCE). Situated in the northern end of the Cradle Mountain Lake St Clair National Park, the CBCE will operate a 21km walking itinerary effectively circumnavigating the Cradle Mountain massif on lesser used existing walking tracks.

ss 37, 39

ss 37, 39

Capacity

ss 37, 39

ss 37, 39

Current Parks and Wildlife Service (PWS) recommendations for Guided Groups within the area suggest both T2 (Max group size 13 pax, including 2 guides) and T3 Guide to Guest ratios (Max group size 8 pax, including 2 guides). ss 37, 39

Our Proposed Lodge

Lake Rodway Lodge will be architect-designed and discreetly located near the infrequently visited Lake Rodway on the south-eastern flank of the Cradle Mountain massif and will provide our Guests with comfortable accommodation in an area rarely frequented by

ss 37, 39

Our design will utilise prefabricated components to minimize site disturbance and feature external finishes chosen to minimise visibility from surrounding peaks and the access track from Lake Rodway direction. Components will be packed for road and helicopter transport to the building site for careful assembly by a minimal number of workers.

All building services and systems (ie. greywater, sewer, rubbish and recycling) will be treated and/or removed from the site so as to minimise impact on the sensitive ecology of the area. Solar power and rainwater will be collected on site, with gas providing clean and efficient heating and hotwater.

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ss 37, 39

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ss 37, 39

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Released under RT

Local Community Engagement:

The Tasmanian Walking Company firmly believes that engagement with local community and fostering regional relationships are crucial components to the success of regionally located business ventures [REDACTED] ss 37, 39

[REDACTED] ss 37, 39

[REDACTED] the Company has had discussions with potential sponsors and other advocates, for the establishment of an indigenous persons guiding cadetship. We have considered this given the quantum of indigenous sites located across many of our Walks and especially at Cradle Mountain. Having a member of the local indigenous community on staff to guide and interpret such locations will become an asset for the visitor and the Company.

In regard to broader community consultation and engagement, the Company works closely with the Tasmania Parks and Wildlife Service (PWS) [REDACTED] ss 37, 39 proposes that a communication protocol be established between both parties to ensure no stone is left unturned in the initial development and subsequent operation of the commercial lodge and walk. We would expect to do similar at Cradle Mountain.

Likewise the company is keen to work with the Kentish Council and Parks and Wildlife to ensure the broader community have full and frank understanding of what might be developed as a consequence of this EOI submission and to gain awareness of what benefits that can bring to the local community through new business activity and jobs.

1.2 Proposed Development vision

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Released under RT

Released under RT

ss 37, 39



The Overland Track in the Cradle Mountain NP is arguably Australia's most iconic and popular multi-night walk. The park itself is a mecca for tour groups and other short stay travellers and generates almost 200,000 visitors per year (according to Tourism Tasmania Tasmanian Visitor Survey estimates) to experience the environment.

ss 37, 39



1.3 Proposed Development site suitability

Proposed Development's compatibility with the natural and cultural values, character and setting of the land; design, establishment and management approaches to minimise the footprint on the site; and, what are the services and/or public utility requirements:

Our Lodge will be architect-designed and discreetly located near the infrequently visited Lake Rodway on the south-eastern flank of the Cradle Mountain massif and will provide our Guests with comfortable accommodation in an area rarely frequented by visitors to the Cradle Mountain area. For the establishment of our Lodge we envisage working with PWS to determine exact location and site suitability. Site preservation and minimal-impact design and operation principles will be at the core of our development philosophy.

ss 37, 39

Proposed Development's compatibility with the statutory management objectives and purpose of the reserves and any applicable management plans and any other regulatory requirements:

TWC has extensive experience working with the Tasmanian Wilderness World Heritage Area Management Plan, which includes the Cradle Mountain-Lake St Clair National Park. We are familiar with the requirements of the various statutory authorities for developments in areas of high conservation value, with over 25 years of experience operating within National Parks. We expect a number of regulatory matters will need to be addressed if our proposal is successful, and are well experienced in working with PWS on Reserve Activity Assessment processes, along with local government development and building approvals, and compliance with National Park Reserve Management Plans and Codes of Practice. Any construction will need to comply with the Commonwealth's Environment Protection & Biodiversity Conservation Act.

Additional approvals may also be needed relating to the Building Code of Australia and its requirements for building in a fire prone area. Standards for storage of fuel, chemicals and other dangerous goods and compliance of onsite systems to deal with waste water treatment under Tasmanian Plumbing Code 2006 will also need to be addressed.

Our Development Plan for similar approval processes on the Three Capes Track (refer **Attachment 5.1**) highlights our capability in meeting statutory and other requirements that would be necessary to build the Lodge and associated work required to deliver this project.

How have risks associated with natural events been considered?

The Cradle Mountain Lake St Clair National Park has a theoretical capacity of 60 overnight walkers permits issued per day or 14,580 per Season. Over the past decade the average overnight walkers per season has been 7,591 or 52% of 'capacity'. The greatest number of overnight walkers in a year since the Overland Track was opened in 1971/72 was 8,267 in 2008/9, representing 57% of the theoretical capacity.

ss 37, 39



2.0 The qualifications of the Participant to establish and operate the Proposed Development

Our Company Capability

As the operator of the Cradle Huts Walk, the Bay of Fires Lodge Walk and the Wineglass Bay Sail Walk and with a business now spanning 25 years, The Tasmanian Walking Company has a vast and proud record of delivering quality guided walk experiences in the Tasmanian great outdoors. We are now also the preferred commercial operator to develop a commercial lodge and walk on the Three Capes Track on the Tasman Peninsula.

Our Company *Mission* is to "Provide an outstanding opportunity for our guests to step out of everyday life into nature and be rejuvenated. To experience a fresh, profound perspective of humanity, the environment and the possibilities they embody".

Our Company *Vision* - We will be a ground-breaking eco-tourism company; world renowned for guiding people on a transformative journey of discovery, revitalization and environmental custodianship.

ss 37, 39

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Released under RT

Capacity for engaging with local communities (including the Aboriginal community) and stakeholders:

As discussed in Criteria 1.1, the history of public engagement with Cradle Mountain and its surrounds is well known to the Tasmanian Walking Company and provides the backdrop of its engagement processes with local communities and particularly our indigenous community members.

As aforementioned, through our Three Capes Lodge Walk project currently being pursued on the Tasman Peninsula, we are actively involved in establishing an indigenous persons guiding cadetship. We believe that by having a member of the local indigenous community on staff to guide and interpret such locations can only enhance our visitor experience whilst actively building relationships with the broader Tasmanian Aboriginal community.

In regard to broader community consultation and engagement, the Company works closely with the Tasmanian Parks and Wildlife Service (PWS) and has a solid history of engagement with the Cradle Valley community and Local Councils, ss 37, 39

In the case of Three Capes Walk, we proposed that a communication protocol be established between PWS and the Company to

ensure no stone is left unturned in the initial development and subsequent operation of the commercial lodge and walk. We expect to do similar at Cradle Mountain with this proposal.

The Company is keen to also work closely with the Kentish Council and PWS on this new project to ensure the broader community have full and frank understanding on what might be developed and to gain awareness of what benefits that can bring to the local community through new business activity and jobs.

ss 37, 39

Capacity in complying with applicable regulatory requirements:

Tasmanian Walking Company is committed to developing its walks to operate within and comply with the existing statutory frameworks applicable to the area. Through developing and operating our existing walks we have gained extensive experience working within the various statutory requirements of Local Council, State and Federal jurisdictions. At Cradle Mountain we are familiar with and have extensive experience working with the Tasmanian Wilderness World Heritage Area Management Plan (TWWHAMP).

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3.0 The commercial and financial viability of the Proposed Development

ss 37, 39

Released under RT

ss 37, 39

Released under RT

4.0 The Governance Structure of the Proposed Development

ss 37, 39

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ss 36, 37, 39

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ATTACHMENTS

ss 37, 39



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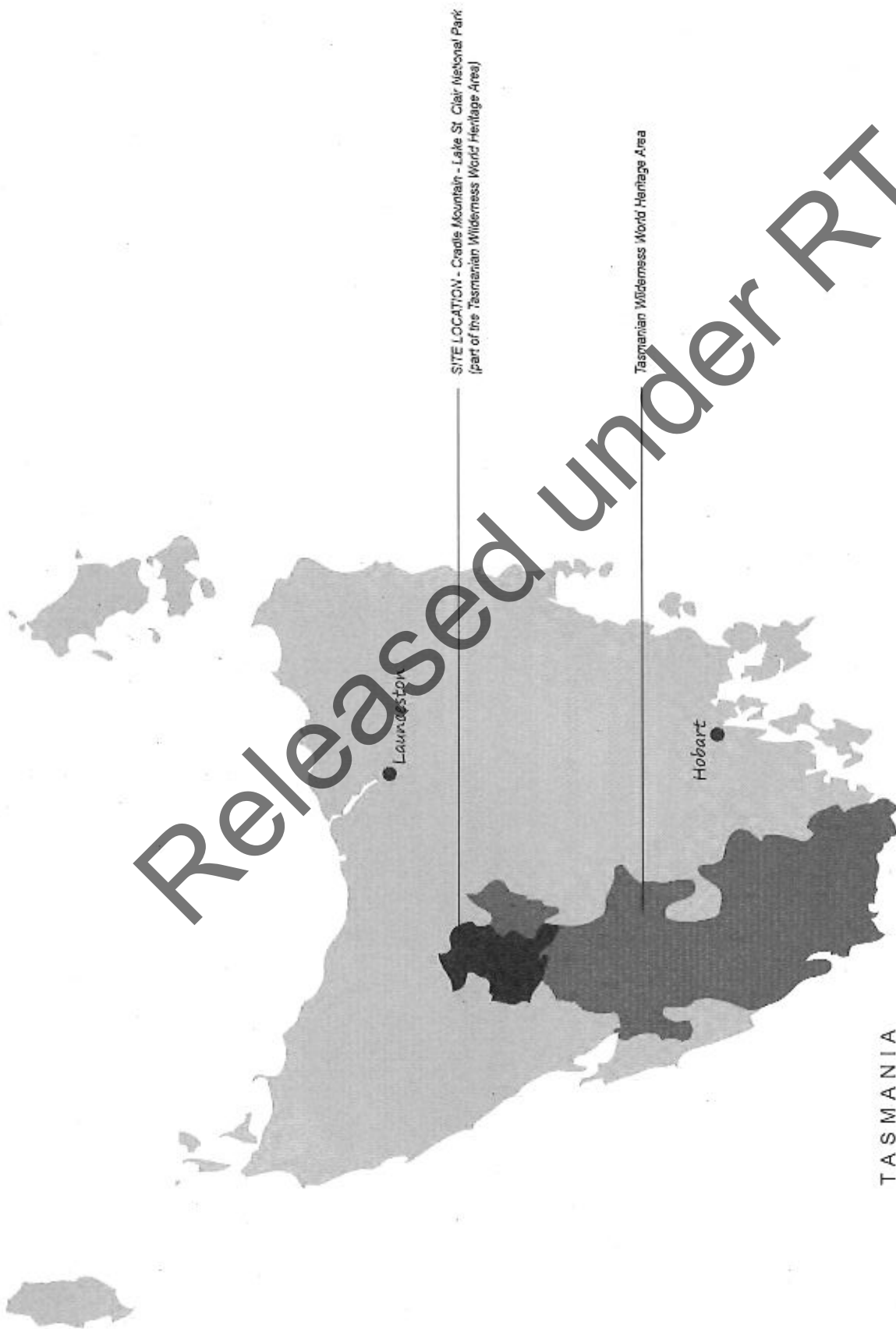
ATTACHMENT 1

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Released under RT



SITE LOCATION - Cradle Mountain - Lake St Clair National Park
(part of the Tasmanian Wilderness World Heritage Area)

Tasmanian Wilderness World Heritage Area

Hobart

Launceston

TASMANIA

Location map
Cradle Base Camp Experience
Tasmanian Walking Company

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ATTACHMENT 2

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ATTACHMENT 3

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ATTACHMENT 4

ss 37, 39



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ATTACHMENT 5

ss 37, 39



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18th June 2015

The Chairperson,
EOI Assessment Panel,
Office of the Coordinator General
Level 1 Cornwall Square
12-16 St John Street, Launceston
Tasmania 7250

Expression of Interest Phase 1, Stage 2:

Request for Detailed Proposal for Investment Opportunities in the Tasmanian Wilderness World Heritage Area, National Parks and Reserves:


The Cradle Base Camp Experience in the Cradle Mountain-Lake St Clair National Park.






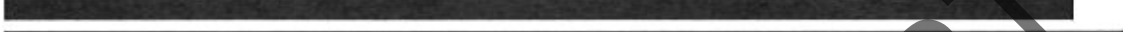











I enclose the Tasmanian Walking Company's response for stage 2 submission of the EOI process calling for proposals for Investment Opportunities in the Tasmanian Wilderness World Heritage Area, National Parks and Reserves. This *Request for Detailed Proposal* for The Tasmanian Walking Company (TWC) proposes an exciting new overnight wilderness Lodge walking experience in the Cradle Mountain-Lake St Clair National Park; **Cradle Base Camp Experience.**

ss 37, 39

ss 37, 39



The Tasmanian Walking Company is jointly owned by well-known travel, tourism and aviation entrepreneurs, Brett Godfrey and Rob Sherrard.  ss 37, 39



ss 36, 37, 39



Request for Detailed Proposal

Cradle Base Camp Experience

Tasmanian Walking Company

18th June 2015

Stage 2 EOI Submission
for Investment Opportunities in the
Tasmanian Wilderness World Heritage Area
National Parks and Reserves
Commercial in confidence

ss 37, 39



ss 37, 39

Released under RT

ss 37, 39

Released under RT

Business Background

The Tasmanian Walking Company has 25+ years proven experience in delivering high-quality award-winning guided walks within Tasmanian World Heritage Area, National Parks and Reserves. The company is one of Tasmania's most highly regarded tourism operators and has a vast and proud record of delivering quality guided walk experiences, we operate the Cradle Huts Walk, the Bay of Fires Lodge Walk and the Wineglass Bay Sail Walk. Recently we have been selected by the Tasmanian Government as the preferred commercial operator to develop a lodge and combined walk on the Three Capes Track at the Tasman Peninsula.

Our Company Mission is to:

"Provide an outstanding opportunity for our guests to step out of everyday life into nature and be rejuvenated. To experience a fresh, profound perspective of humanity, the environment and the possibilities they embody".

Our Company Vision:

"We will be a ground-breaking eco-tourism company; world renowned for guiding people on a transformative journey of discovery, revitalization and environmental custodianship."

Business Details

Tasmanian Walking Company Pty Ltd

ss 37, 39

Company History

In 1985 the Tasmanian Government called for expressions of interest for a commercial operator to develop an "accommodation based" guided walk along the Overland Track in the Cradle Mountain/Lake St Clair National Park. Cradle Mountain Huts Pty Ltd was offered the undertaking of this project. In 1987 we constructed four private huts and in 1997 we built our fifth hut. These huts, sustainably designed and complying with environmental regulations form the basis of the six day guided walk which has now been operating successfully for 25 years.

The Bay of Fires Lodge Walk was developed in 1999. The Lodge itself is located on 35 hectares of private land adjoining the coast is surrounded by the Mount William National Park. The Lodge has

been designed specifically to minimize its environmental impact. Consequently it is small scale, sustainable and able to function autonomously. The site location of the Lodge ensures minimal disturbance to the natural features yet provides maximum connection with its surrounds.

In 2014 we introduced the Wineglass Bay Sail Walk into our range of walking experiences, staying aboard our luxury ketch *Lady Eugenie* whilst experiencing some of the best national parks Tasmania has to offer on foot.

We are proud to have Cradle Mountain Huts Walk and the Bay of Fires Lodge Walk as members of the Great Walks of Tasmania and, more recently, the Great Walks of Australia. These two groups represent a number of the best walking experiences in Australia.

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Key Personnel

Management and ownership

The owners and directors of Tasmanian Walking Company, Rob Sherrard and Brett Godfrey have a solid track record in business and investing in Tasmania. Their background in the aviation business (founders of Virgin Airways in Australia) gives them a detailed understanding of strategic intent, operational management and associated risk. The past two years of ownership confirm their wish to refine and improve the existing Walks and build the business through new concepts and walks.

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ss 36, 37, 39



ss 36, 37, 39

ss 37, 39

Released under RT

ss 37, 39

3) Experience or capacity in engaging with local communities and stakeholders

The Tasmanian Walking Company firmly believes that engagement with local community and fostering regional relationships are crucial components to the success of regionally located business ventures such as the Cradle Base Camp Experience. The history of public engagement with Cradle Mountain Lake St Clair National Park and its surrounds is well known to the Tasmanian Walking Company and provides the backdrop of its engagement processes with local communities and particularly our indigenous community members.

During our initial planning for the Three Capes Lodge Walk on the Tasman Peninsula we are seeking to establish an indigenous persons guiding cadetship, given the quantum of indigenous sites located across many of our Walks and especially at Cradle Mountain Lake St Clair National Park. Having a member of the local indigenous community on staff to guide and interpret such locations will become an asset for the visitor and the Company.

In regard to broader community consultation and engagement, the Company works closely with the Tasmanian Parks and Wildlife Service and has a solid history of engagement with the Cradle Valley community and Local Councils, and likewise at St Helens and Binalong Bay with the community and the Break O'Day Council.

In consultation and communication with the Tasmanian Parks and Wildlife Service, Meander Valley Council and the broader community we propose a defined stakeholder management plan is established to ensure no stone is left unturned in the initial development and subsequent operation of the commercial lodge and walk and to ensure that the broader community have full and frank understanding of what might be developed as a consequence of this proposal and to gain awareness of what benefits it can bring to the local community through new business activity and jobs.

4) Experience or capacity in complying with applicable statutory & regulatory requirements

Tasmanian Walking Company is committed to developing its walks to operate within and comply with the existing statutory frameworks applicable to the area. Through developing and operating our existing walks we have gained extensive experience working within a variety of statutory requirements from local, state and federal jurisdictions. At Cradle Mountain we have extensive experience working with the Tasmanian Wilderness World Heritage Area Management Plan (TWWHAMP).

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Released under RT

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5) Required staff

The operational employment (post development) directly generated from this proposal is a total of 34 casual and 3 full-time employees (20 FTE).

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Planning and Approvals

TWC has extensive experience working with the Tasmanian Wilderness World Heritage Area Management Plan. With over 25 years of experience operating within National Parks we have forged sound working relationships with Parks and Wildlife Services on Reserve Activity Assessment processes and the like.

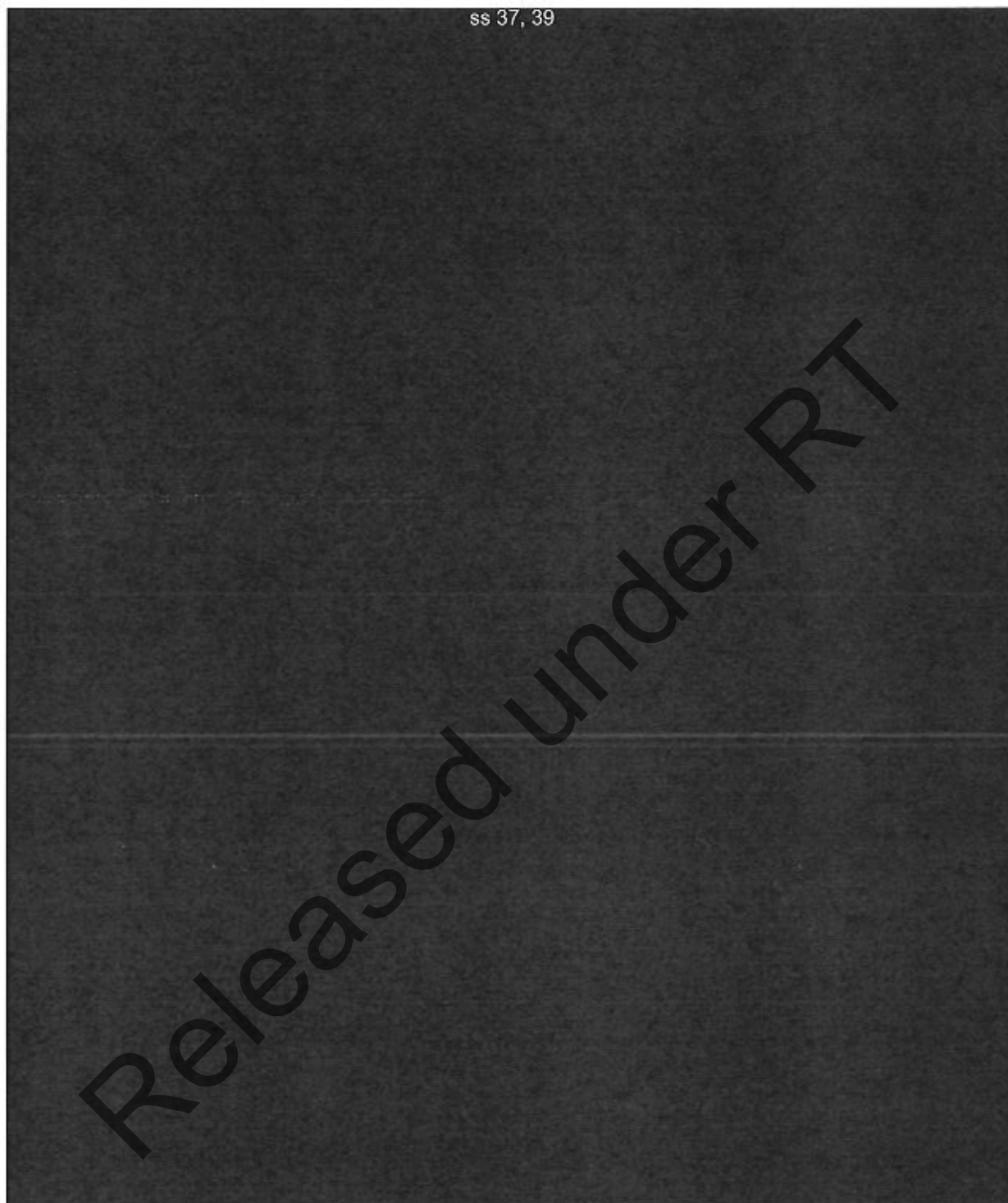
We are familiar with the requirements of the statutory authorities for developments in areas of high conservation value along with local government development, building approvals, compliance with National Park Reserve Management Plans and Codes of Practice. We understand that any construction will need to comply with the Commonwealth's Environment Protection & Biodiversity Conservation Act.

The table below outlines initial statutory approvals and legislation this proposal will need to address for approval. We understand that this list will develop over time to incorporate any additional permits and procedures required for the proposal to be delivered.

Statutory Approvals Mapping

CRADLE BASE CAMP EXPERIENCE		Potential Compliance	Application Required
WORLD HERITAGE			
Reserve Management Plan 1999	Current plan – potentially complies if new track and commercial hut are to be developed in recreation zone.	✓	✓
Tasmanian Wilderness World Heritage Area Management Plan	Note: Helicopter landings may also potentially occur at a limited number of sites in self-reliant rec zone & rec zone following an investigation of impacts on other users and the area's values.	Note	Note
STATE			
LUPAA1993	Land Use Planning and Approvals Act 1993	✓	✓
NPRMA2002	National Parks and Reserves Management Act 2002 - Lease for land/licence commercial operation under S48	TBD	✓
ARA1975	Aboriginal Relics Act 1975 permit (required if relics are located within impact footprint)	TBD	TBD
FPA1985	Forest Practices Act 1985 (only required if level of vegetation clearance exceeds 1ha and is not associated with clearance under LUPAA permit)	Not required	Not required
TSPA1995	Threatened Species Protection Act 1995 - NCA (& Wildlife (General) Regs), TSPA permits (only required if a product of wildlife or listed species is required to be taken)	TBD	TBD
NCA2002	Nature Conservation Act 2002 - Threatened native vegetation community (RKP Athrotaxis selaginoides rainforest) is present where a new track is proposed – may require planning consideration in order to avoid or minimise clearance of the community.	TBD	TBD
WMA1999	Water Management Act 1999 - Demonstrate compliance through DA and EMP documentation the requirements of the Weeds Management Act 1999.	✓	TBD
BA2000	Building Act 2000 - Demonstrate compliance through DA and EMP documentation the requirements of the Building Act 2000 and State Policy on Water Quality Management.	✓	TBD
LOCAL			
Meander Valley Council	Meander Valley Interim Planning Scheme 2013 (Environmental Management Zone) Planning and building approval requires Development Application for Lake Rodway Lodge (Recommend preparation of a Development Proposal and Environmental Management Plan)	TBD	✓
COMMONWEALTH			
EPBCA1999	Environment Protection and Biodiversity Act 1999 - Only required where an assessment of significance criteria for impacts in the TWWHA is triggered and/or if a listed species is to be impacted and the significance criteria has been triggered.	TBD	TBD
HVNL	Heavy Vehicle National Law - May be triggered depending on construction approach	TBD	TBD
OWP	Overseas Workers Provisions- May be triggered depending on construction approach	TBD	TBD

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Preliminary Site assessment

Natural Values

An initial desktop assessment of Natural Values has been done to assess if there are any 'fatal flaws' in the proposal for this proposal . The initial desktop investigations for Natural Values identified the following:

Natural Values Assessment - Key findings:	
General	Overall risk to natural values appears to be low for the proposed infrastructure/development
Threatened Flora	No threatened flora species have been recorded within 500m of the proposed development area. Although it is recommended that an additional survey is completed to determine the need for a permit under the TSPA.
Threatened native vegetation communities	In the area but not within the proposed development area itself. It is recommended that ground-truthing of the vegetation mapping be undertaken as part of the natural values survey.
Geo-conservation	Five listed geo-conservation sites have been recorded within 1 km of the proposed development area. However, it is not anticipated that the proposed development works (as described in this proposal) will have a significant impact on any of these sites.
Weed and hygiene management	Recommends that appropriate biosecurity and hygiene measures be implemented during construction and operation.

Heritage

- **Aboriginal Heritage:** An initial desktop assessment of Aboriginal Heritage for this proposal has been done through Aboriginal Heritage Tasmania (AHT). AHT believe that no Aboriginal heritage will be impacted in the proposed development. Accordingly there is no requirement for an Aboriginal heritage investigation and AHT have no objection to the project proceeding. If during the planning or construction of this proposal TWC do discover any artefacts, sites or the like we will have on hand the unanticipated discovery plan for action to ensure we uphold the requirements of the Act. Refer appendices 4.0 for detailed desktop assessment from AHT.
- **Cultural Heritage:** An initial desktop assessment of Cultural Heritage for this proposal has been done through Heritage Tasmania, this showed that the site does not contain any registration on the Tasmanian Heritage Register, with advice that although that may be so, heritage recordings through Parks and Wildlife Services (or present but not recorded) may still be present and therefore in the following stage TWC intend to follow the 'Pre Development Assessment Guidelines' recommended. For detail of the Heritage desktop assessment refer to appendices 4.0.

Management Actions for protection of Natural Values

Tasmanian Walking Company has had 25+ years of experience managing its operations in Tasmanian Wilderness World Heritage Area, National Parks and Reserves. We take sustainability very seriously and strive to incorporate sustainable practices into all aspects of our business, including but not limited to, how we dispose of waste, manage water, disease, weeds and operate with a minimal impact approach. If our proposal is successful in this stage, the necessary statutory approvals required in the following stage(s) will ensure compliance of State acts that sustainably protect and manage the natural values of the site and surrounding Park.

Cradle Base Camp Experience: Design, construction and operational information

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The Lodge design will utilise prefabricated components to minimize site disturbance and feature external finishes chosen to minimise visibility from surrounding peaks and areas. ss 37, 39

[Redacted text block]

[Redacted text block]

Tracks:

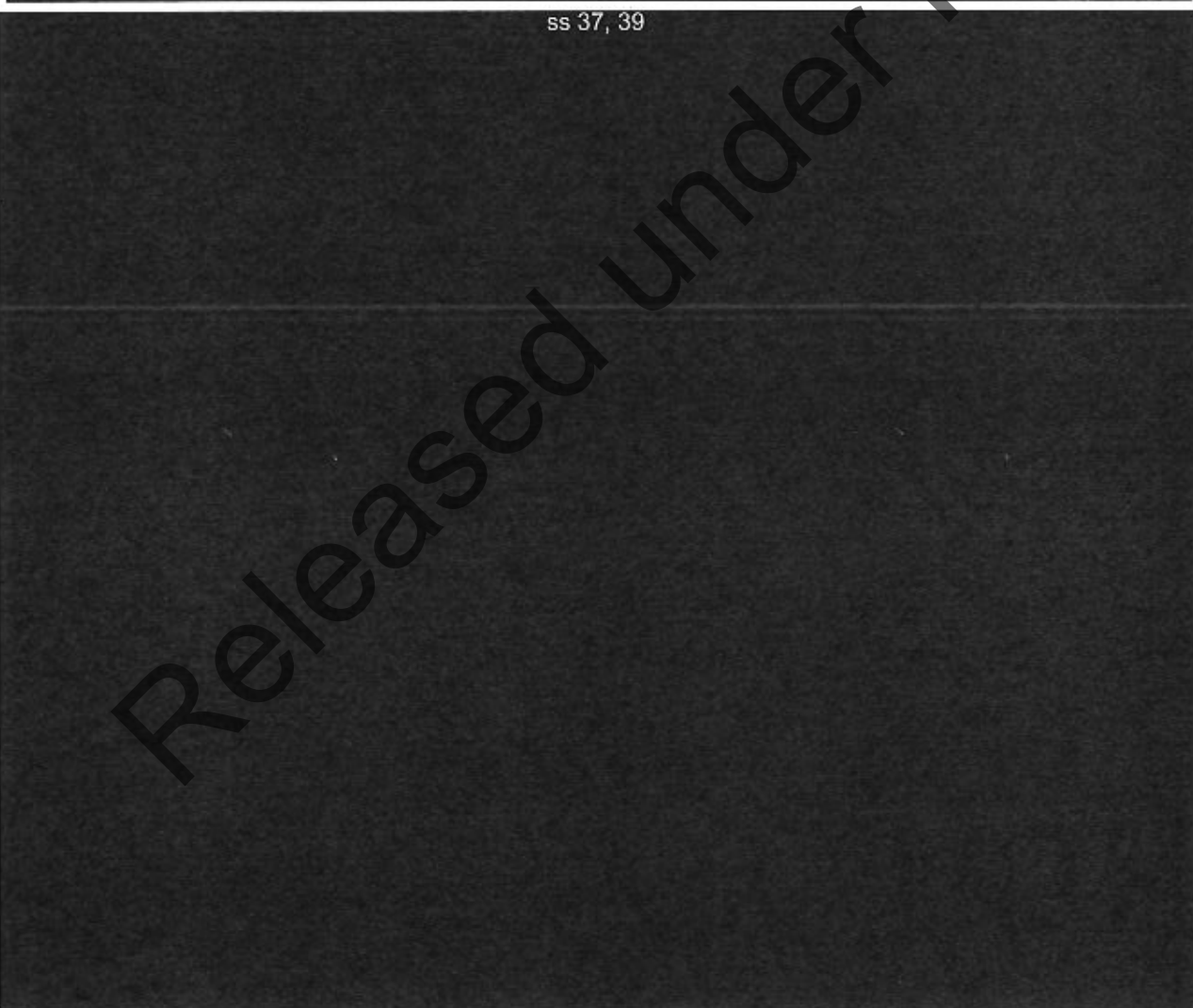
Refer to Appendix 3.2 Site Concept Plan for proposed locations of new track infrastructure; the proposal includes (approximately 1.2km distance) of new track which essentially links the lodge to existing tracks. The new tracks are to be designed in close collaboration with Parks and Wildlife Services.

Helicopter Depot / Landing Pad:

Location: The location of the helicopter landing pad and depot has not been determine at this stage,
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Environmental Impact

Tasmanian Walking Company has over 25 years experience in developing and constructing sensitively-designed, environmentally-responsible buildings within Tasmania's National Parks. We

are a trusted operator whose environmental credentials are exemplary and proven; we are committed to building upon our industry-wide reputation as eco-development leaders.

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Risks, Constraints and Mitigation

The Cradle Mountain Lake St Clair National Park has a theoretical capacity of 60 overnight walker permits issued per day or 14,580 per Season. Over the past decade the average overnight walkers per season has been 7,591 or 52% of 'capacity'. The greatest number of overnight walkers in a year since the Overland Track was opened in 1971/72 was 8,267 in 2008/9, representing 57% of the theoretical capacity.

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Community Engagement

Capacity for engaging with local communities and external stakeholders.

The Tasmanian Walking Company firmly believes that engagement with local community and fostering regional relationships are crucial components to the success of regionally located business ventures such as the Cradle Base Camp Experience. The history of public engagement with Cradle Mountain and its surrounds is well known to the Tasmanian Walking Company and provides the backdrop of its engagement processes with local communities and particularly our indigenous community members.

In regard to broader community consultation and engagement, the Company works closely with the Tasmania Parks and Wildlife Service (PWS) and in the case of Three Capes Walk, proposes that stakeholder mapping including a communication procedure is established between both parties to ensure no stone is left unturned in the initial development and subsequent operation of the commercial lodge and walk. We would expect to do similar at Cradle Mountain. Likewise the company is keen to work with the Kentish Council and Parks and Wildlife to ensure the broader community have full and frank understanding of what might be developed as a consequence of this EOI submission and to gain awareness of what benefits that can bring to the local community through new business activity and jobs.

The Company has had discussions with potential sponsors and other advocates, for the establishment of an indigenous persons guiding cadetship during our initial planning of the Three Capes Lodge Walk, on the Tasman Peninsula. We have considered this given the quantum of indigenous sites located across many of our Walks and especially at Cradle Mountain. We believe that by having a member of the local indigenous community on staff to guide and interpret such

locations can only enhance our visitor experience whilst actively building relationships with the broader Tasmanian Aboriginal community.

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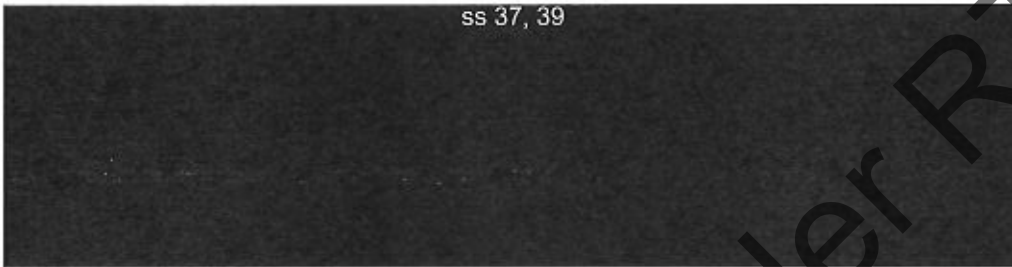
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Appendices:



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Cradle Base Camp Experience

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SITE LOCATION - Cradle Mountain - Lake St. Clair National Park
(part of the Tasmanian Wilderness World Heritage Area)

Tasmanian Wilderness World Heritage Area

Launceston

Hobart

TASMANIA

Location map
Cradle Base Camp Experience
Tasmanian Walking Company

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Appendices:

4.0 Natural Values – Desktop Assessments

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RE: ABORIGINAL HERITAGE DESKTOP ASSESSMENT
AHTP2320 - EOI (Confidential) - Cradle Base Camp Experience

Dear Rebecca,

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed Expression of Interest – Cradle Base Camp at Cradle Mountain and can advise that there is one recorded shelter site and possible stone quarry source near the proposed track. However, this seems to be along already existing track and should not be impacted. The new track works that will be required for the lodge have not been surveyed for Aboriginal heritage. However, the Overland Track was subject to a detailed Aboriginal heritage survey in 2001 by archaeologist Anne McConnell and Aboriginal Heritage Officer Fiona Hamilton. This survey covered many areas mentioned in the EOI, and AHT believe that this report sufficiently details the range and typology of artefacts in the region. Due to the nature of the project, AHT believe that no Aboriginal heritage will be impacted in the proposed development.

Accordingly there is no requirement for an Aboriginal heritage investigation and AHT have no objection to the project proceeding.

An Unanticipated Discovery Plan has been attached for the proponent which they should have on hand during works, to aid them in meeting their requirements under the Act.

Kind Regards,
Samuel Dix
Archaeologist

Proforma for Comments

EOI – Tourism Investment Opportunities in the TWWHA, National Parks and Reserves

Project Title: Cradle Base Camp Experience
State Agency: Heritage Tasmania, NCHD, DPIPWE

Summary of key issues

- The subject site does not contain any places entered on the Tasmanian Heritage Register, so Heritage Tasmania can confirm that the Tasmanian Heritage Council does not have a statutory interest in this project under the *Historic Cultural Heritage Act 1995*.
- However, this site may have heritage or other values: at a local or national level; be recorded by the Parks and Wildlife Service; and present, but not recorded. As a result, it is recommended that Heritage Tasmania's 'Pre-Development Assessment Guidelines' are followed. These can be found online at: www.heritage.tas.gov.au

Attachments:

- N/A

Approved: Pete Smith, HT Director

Date: 5 June 2015

Natural Values Assessment
Cradle Base Camp Experience – Mr. Heath Garrett
Cradle Mountain-Lake St Clair National Park (near Lake Rodway)

Project:	Cradle Base Camp Experience
Document titles:	Proposal Details Summary Cradle Base Camp Submission
Date received:	21/5/2015
Agency/Division:	Department of Primary Industries, Parks, Water and Environment / Natural and Cultural Heritage Division (NCH)

General comments:

Based on the information provided and a desktop natural values assessment the overall risk to natural values in the Cradle Mountain-Lake St Clair National Park appears to be low from the proposed infrastructure development.

Given the location, PCAB recommends that the proposed development area (including lodge footprint, planned access track and fuel hazard reduction area etc.) be surveyed for natural values in accordance with the *Guidelines for Natural Values Assessments*. The guidelines can be found at:

<http://dpiwwe.tas.gov.au/conservation/development-planning-conservation-assessment/guidelines>

Threatened flora:

No threatened flora species have been recorded within 500m of the proposed development area, but a number of flora species listed as rare on the *Threatened Species Protection Act 1995* (TSPA) have been recorded within 5km. A natural values survey would assist to identify any threatened species which could be impacted and determine the need for a permit under the TSPA.

Threatened native vegetation communities:

TASVEG mapping indicates that there are a number of threatened native vegetation communities within 1km of the proposed development area, but not within the proposed development area itself. It is recommended that ground-truthing of the vegetation mapping be undertaken as part of the natural values survey.

Geoconservation:

Five listed geoconservation sites have been recorded within 1 km of the proposed development area. However, it is not anticipated that the proposed development works (as described in the proposal) will have a significant impact on any of these sites.

The Western Tasmania Blanket Bogs which is listed on the Tasmanian Geoconservation Database is one of the geoconservation features that occurs in the area. Blanket Bogs are sensitive to track formation, trampling and vehicular passage. It is recommended that proposed construction work should be undertaken over summer when the peat is dry and less susceptible to damage.

Weed and hygiene management:

NCH recommends that appropriate biosecurity and hygiene measures be implemented, both during the construction and operation stages (as relevant). NCH can assist in the development of specific mitigation measures as well as specific conditions during stage 2 of the assessment process, or as required.

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Dept. Ref MM15/428

Critical Date _____

Minute to the Minister for State Growth

SUBJECT: EOI APPLICATION – CRADLE BASE CAMP EXPERIENCE
REQUEST FOR CROWN LEASE AND LICENCE APPROVAL

Minister's notation: _____

Recommendation:

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Assessment Panel

In line with the Expression of Interest (EOI) process for new tourism opportunities in National Parks and Reserves Stage 2, the Office of Coordinator General (OCG) has received a proposal from Tasmanian Walking Company to establish a wilderness lodge at Lake Rodway and guided walk experience in the Cradle Mountain-Lake St Clair National Park in northern Tasmania. The venture would see clients provided with the opportunity to undertake guided bushwalking while enjoying Tasmanian fine food and wine and eco-friendly accommodation.

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Background:

The Cradle Base Camp Experience proposal is seeking approval to establish a wilderness lodge at Lake Rodway in the Cradle Mountain-Lake St Clair National Park and operate a guided walk with an overnight stay at the lodge. Situated in the northern end of the Cradle Mountain-Lake St Clair National Park.

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John Perry
Coordinator General

28 September 2015

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