

Proposal: Overland Track Experience

Proponent / s

Mr Neil Lynch
Tasmanian Walking Company

Location

Cradle Mountain, Lake St Clair National Park

Description of proposal

Due to current high demand and anticipated further demand for commercial guided tours on the Overland Track and other high end multi day walking experiences within Tasmania, TWC propose a second hut-based guided walk along the Overland Track. The six huts along the Overland Track will be carefully sited, and have external finishes designed to minimise visibility from surrounding peaks and tracks within the National Park. The design of the new huts will be the epitome of cutting edge sustainable, environmentally and socially responsible design. The design will minimise site disturbance whilst maximising foreground connectedness.

Estimated jobs created

Projected direct operational employment is for a total of 33 casual and three full-time employees (18.5 FTE).

Social, cultural and environmental impact

The proposed huts will be architect-designed and discreetly located. Appropriate site identification will be conducted in conjunction with the Parks and Wildlife Service management. Hut access tracks will be established at our cost and will adhere to current high standards developed by PWS. Our huts will be designed as small-scale single buildings containing main space for eating/socialising, guest sleeping accommodation and shared bathroom facilities. The structures will be unique responses to the landscape, fully self-contained, prefabricated where possible and with closed-loop Building Services and systems (ie. greywater, sewer, rubbish and recycling), reducing environmental impact both during and after construction. As with past constructions, it is proposed to truck materials and pre-fabricated components to a secure site near the National Park, from where helicopter lift will move them to their respective sites.

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. The company has had discussions with potential sponsors and other advocates, for the establishment of an indigenous persons guiding cadetship, including 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.

The company currently works closely with the Tasmanian Parks and Wildlife Service and 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. It would be expected that this would extend to this proposal.

The company is also keen to work with local councils 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 lodge and hut design will minimise site disturbance whilst maximising foreground connectedness. Duck-boarding, decks and elevated building platforms will minimise site impact and allow natural drainage patterns to continue unimpeded. Most of the construction will be prefabricated in a factory and reassembled on site. The buildings will be designed to be easily assembled and disassembled with minimal site disturbance. The structures will be built in accordance with BCA requirements. Solar power will be used for lighting and power with gas hot water and heating providing clean and efficient operation. Rainwater will be captured and stored for use on site. A large amount of water storage will be located on each site with reserves for fire-fighting if required. We propose to engage the

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services of a fire engineer to design ecologically-sensitive yet comprehensive fire safety and evacuation management plans. Approved fire safety zones will be established as required.

The company will implement innovative greywater treatment systems, developed in conjunction with Parks and Wildlife Service and leading environmental consultants, thus minimising site impact where possible. All sewerage will be contained then totally removed from site via our uniquely designed toilet pods. Similarly all rubbish and recycling will be removed from the site. No public amenity or utility by way of road or boat access, power, sewerage nor other waste removal is required.