



Department of Primary Industries, Parks, Water and Environment

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Dear Members of the Parliamentary Standing Committee

The following information is provided to clarify the Submission to the Parliamentary Standing Committee on Public Works in relation to the Proposed Gateway Precinct for Cradle Mountain.

The Government has allocated \$21.8 million over the forward estimates for works at Cradle Mountain and Dove Lake - \$16.05 million towards the Cradle Mountain Gateway Precinct and \$5.75 million for the Dove Lake Visitor Shelter.

This Submission refers entirely to the \$16.05 million Cradle Mountain Gateway. It is proposed to expend the funds in the following manner:

- Proceed with the design development and construction of buildings 01, 02 and 07, to serve the functions of a new Parks and Wildlife Service (PWS) Visitor Service Centre (01); commercial tour operator precinct and café (02); and covered pedestrian walkway (07):
 - **Building 01** to be two storey, will be timber clad - including the roof, with a maximum height of 8.5m. The façades include substantial glazing on the western elevation on the ground floor and the eastern elevation on the first floor. The timber cladding will be left unfinished to grey with the weather over time.

The total floor area of the ground floor will be approximately 410m² and the first floor 330m².

The ground floor will be fitted out for the purpose of PWS visitor service functions, e.g. parks passes, information etc, and the first floor will be used for PWS staff offices and administration.
 - **Building 02** to be single storey, will be timber clad, with a maximum height of 7.2m. The building also includes a timber clad roof of varying pitches. The timber cladding will be left unfinished to grey with the weather over time.

The western façade, which is the 'front elevation' to the village precinct, will contain substantial elements of fixed glazing. The eastern elevation, which has direct access to the service road proposed on the eastern boundary of the site area, includes a number of roller doors to provide external access to the tenancies. The total floor area proposed is 420m² and will be divided into four tenancies for commercial tourism operators and the remainder fitted out as a café.

Part use of the building will be primarily for individual tourist operators. It is envisioned that separate tour operators for the Tasmanian Wilderness World Heritage Area will have a front of house space that offers tour information, ticketing and a meeting point for the start and end of tours.

- **Covered Walkway and Shelters** to be constructed to provide shelter and shade from the elements, including shelters with BBQ facilities and a covered walkway to an information shelter and a temporary shuttle to bus shelter.
- **Supporting Civil Infrastructure** will include new access roads to the shuttle bus pick up and drop off area, a new access road for visitors to and from the Gateway area and a car park. The car park layout includes the following:
 - main car park area to include 250 spaces (including 10 DDA spaces);
 - secondary car park to include 35 large vehicle parking and 300 overflow car parking spaces;
 - coach lay-by/drop off area adjacent to shelter;
 - visitor drop-off area at the entrance to the sheltered walkway;
 - a service and emergency access and hardstand area;
 - back of house access to provide for deliveries;
 - 10 staff car parking spaces, 20 shuttle bus parking spaces and 15 coach parking spaces;
 - bus wash down area, with wall and bunding; and
 - landscaping.
- **Service Station:** There is an existing vehicle fuel station and dump point for recreation vehicles. The fuel sales are considered a critical service to tourists and staff of the area. The fuel bowsers (and area for refuelling), underground storage tanks and dump point will not change location.
- Demolition of existing facilities (café, PWS offices, outbuildings) and revegetation and landscaping.
- The intention is to develop building 04 separately with private capital. An Expression of Interest (EOI) will be launched shortly to secure private investment/development of building 04. The EOI process will commence as soon as possible and will be led by the Co-ordinator-General's office. It is expected to take 4-6 months to secure suitable investment.

The EOI will require building 04 to:

- include visitor reception public spaces to provide, at a minimum, public toilets, café and enclosed views of Cradle Mountain, and facilitate a smooth connection to a transport system (shuttle bus or cableway) in a manner that is consistent with the Master Plan vision.
- be constructed in a manner and design consistent with the recent Development Approval (DA).
- provide the option to an investor of exchanging the provision of the public spaces within building 04 with the transfer of building 01 into their management. Should this exchange option be taken up, the PWS Visitor Service Centre function would transfer from building 01 to building 04.

The objective is to maximise the investment potential of the entire site and to realise the greatest opportunity to invest the total Government funding (\$21.8 million) in core / essential public

facilities, at the Cradle Mountain Gateway Precinct and the Dove Lake Viewing Shelter, whilst also ensuring the objective of a seamless visitor arrival experience is achieved.

Following approval, the PWS (as project managers for the re-development) and the lead consultant will proceed to prepare all necessary documentation for the civil works and for buildings 01, 02 and 07 at the Gateway Precinct. Preliminary civil works at the Gateway Precinct site will commence in December 2017 as planned.

Overall Cost Summary:

Gateway Precinct	\$
Building 1	2,400,000
Building 2	1,600,000
Building 2 Café fit out	300,000
Covered Walkway and Shelters	1,200,000
Forecourt civil works	200,000
Gateway civil works	6,000,000
Sub-total	11,700,000
Design Contingency 5%	585,000
Construction Contingency 10%	1,170,000
Total Construction Cost	13,455,000
Lead consultant fee	848,000
Project delivery	1,537,000
e.g. wages, other consultants etc	
Artworks, signage, Interpretations	210,000
Gateway Precinct Total	16,050,000

Note: The total funding available for the entire program is \$21.8 million. \$5.75 million is allocated to the Dove Lake Viewing Shelter project, including associated infrastructure and civil works.

Yours sincerely



(Andrew Roberts on behalf of)

Jason Jacobi

**GENERAL MANAGER
PARKS AND WILDLIFE SERVICE**

 November 2017