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Kentish Council,
P.O. Box 63,
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7 July 2017

REPRESENTATION

DA2017/039 - PROPOSED VISITOR CENTRE 3845 CRADLE MOUNTAIN ROAD, CRADLE MOUNTAIN

The TNPA has advocated for the construction of an appropriate visitor centre, car park and shuttle bus terminal on the former airstrip ever since the introduction of the shuttle bus service effectively bypassed the original visitor centre. Hence the TNPA supports, in principle, the intent of this project. We do, however, have several concerns about this particular proposal:

- The first page of the project drawings states: “These drawings show design intent and are suitable as a guide only”. There is no apparent constraint on the extent to which the proposal may change between the receipt of planning approval, and construction. The TNPA questions the legality of a planning approval based on such a statement of intent.
- The planning submission prepared by Emma Riley and associates (included in the DA) asserts (page 55) that “the buildings proposed and the development area will not be visible from the TWWHA”. This appears to be incorrect:
 - There is no obvious blockage of the line of sight between the visitor centre and Cradle Plateau, or Cradle Mountain summit (refer Image 1 below).
 - The images provided in both the DA itself (Image 2) and the Cradle Mountain Master Plan (Images 3 & 4) show a clear expectation that the visitor centre will provide views of Cradle Mountain. It is self-evident that if Cradle Mountain is visible from the Visitor Centre, then the Visitor Centre is visible from Cradle Mountain.

It follows that the conclusion of the planning submission (that the proposal is consistent with the requirements of the *Kentish Interim Planning Scheme 2013*) is incorrect and the proposal must be rejected.

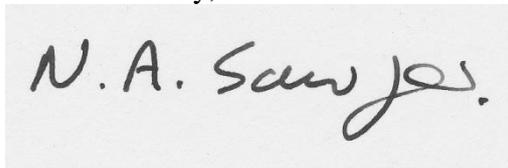
- The drawings show the main visitor centre building as having a maximum height of almost ten metres to accommodate a restaurant and bar above the main visitor centre, and with an enormous window to provide views to Cradle Mountain. As explained above, the proposed visitor centre appears to be clearly visible from within the Tasmanian Wilderness World Heritage Area (TWWHA). A major design criteria for a building such as this should be that

it does not detract from the values of the area which it serves by intruding unnecessarily into a largely natural viewfield:

- The building is unnecessarily high in order to provide a good view from the commercial restaurant and bar which is not an essential part of the visitor centre; and
- The large area of glass will be extremely visible if it reflects the sun towards distant visitors in the TWWHA.

The design of the visitor centre must be revised to lower its profile by removing the first floor restaurant and bar, and the proponent should be required to provide evidence that the reflections from the large window will not impact on users of the TWWHA.

Yours sincerely,

A handwritten signature in black ink on a light grey background. The signature reads "N. A. Sawyer." with a stylized flourish at the end.

Nicholas Sawyer

Vice President

Tasmanian National Parks Association

Image 1 – elevation profile from Cradle Mountain summit (left) to southern end of airstrip (right)

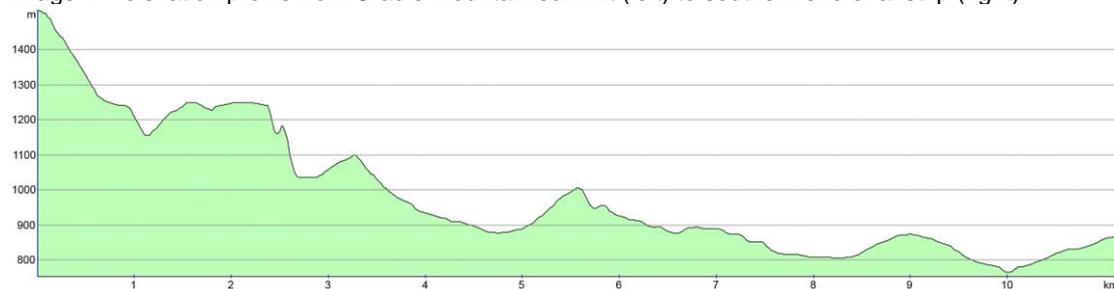


Image 2 – Visitor Centre showing Cradle Mountain visible through window (from DA drawing da02)



Image3 – Visitor Centre restaurant showing Cradle Mountain Visible through window (from Cradle Mountain Master Plan, page 22)



Image 4 – Cradle Mountain visible from Visitor Centre (from Cradle Mountain Master Plan, page 23)

