
From: Caleb Elcock [REDACTED]
Sent: Saturday, 2 May 2026 8:45 PM
To: Kingborough LPS
Cc: [REDACTED]
Subject: King-Jamie_LPS Submission of further information. Direction 69
Attachments: 20260420-King-J.pdf

Dear Ms Linda Graham and Kingborough-LPS assessment panel, and Mr Jamie King

Firstly, thank you Mr Jamie King, I am happy to provide you with in-person assistance at hearings should it be required. As instructed via message, I have attached and am submitting the document with further information to the TPC's Direction 69 invitation to provide information.

Ms Graham, please see the attached response, 20260420-King-J.pdf, from Mr Jamie King in response to the TPC's letter dated 02 April 2026.

I am happy to provide in-person advocacy for their proposed zoning outcome at hearings on behalf of Mr King should you require additional justification for their position/s in the attached response.

Regards,

Caleb Elcock

Jamie King, Owner

Blackmans Bay 7052

29th April 2026

Mr Nick Heath, Chair Kingborough LPS
GPO Box 1691
Hobart TAS 7000

Sent: Email to kingboroughlps@planning.tas.gov.au

Dear Mr Heath and Kingborough LPS panel,

Representation for the upcoming new zoning application as presented by the Planning Authority (Kingborough Council), and reviewed by Ireneinc through Direction 69 to the Tasmanian Planning Commission (TPC) in the Draft Local Provisions Schedule (LPS) and supporting documents as it relates to the whole of my, property. Specifically, the titles under the parcel address [REDACTED] Blackmans Bay 7052, PID [REDACTED] CT [REDACTED]

Summary of Outcomes

1. I reject the initial proposal of Landscape Conservation Zone of my property currently zoned Environmental Living Zone under the Kingborough Interim Planning Scheme 2015 (KIPS2015).
2. Whilst the reviewed zone of Rural Living proposed over my property by Ireneinc is more appropriate, I once again, being consistent with prior hearings discussions, seek the most appropriate zone of Low Density Residential Zoning for the whole of my property.
3. I also note that *Landscape Value* has yet to be defined in any meaningful way through community consultation by either the Planning Authority, or the consultant engaged (this is contra to STRLUS CV 4.1).
4. Specifically, for my area, there exists substantial landscape modification by way of an extensive TasWater treatment plant. It therefore follows that; the State and Local Government agrees that there was and is not a *Landscape Value* worthy of protection to prevent development and use of the scale of the now established TasWater infrastructure pictured within the following discussion.
5. I am also of the view that the *Priority Vegetation Overlay* should be removed entirely, or pulled back to where satellite imagery indicates potential native vegetation, as identified in the relevant section discussed within.

Consulted Advertised Documents

- a. Kingborough Response to Direction 69 – Report (The Report) by Ireneinc Planning and Urban Design (Ireneinc), 20 March 2026.
 - b. Kingborough Local Provisions Schedule: Supporting Document; Version 2, Oct. 2024, Kingborough Council.
 - c. Kingborough Local Provisions Schedule: Attachment C; Oct. 2024, Kingborough Council.
 - d. Kingborough Draft LPS: Outstanding Issues Notice; 18 Sept. 2024, Probed, R. Tasmanian Planning Commission.
 - e. Kingborough Land Use Strategy; May 2019 (Version 2, Oct 2024), Kingborough Council.
 - f. Ministerial Declaration of Transitional Provisions Directive, 13 Apr. 2023, Hon. Ferguson, M. DOI 22/128584.
6. Section 8A Guidelines 1 (S8A Guidelines or The Guidelines), Southern Tasmanian Land Use Strategy (STRLUS), State Planning Provisions (SPPs) were also used to evidence my position.
 7. The Report done by Ireneinc contains a discussion relevant to my area, generally. Found on pages 196-220.
 8. The Report notes my objection to LCZ in favour to LDRZ, but provides no additional refutation for RLZ over LDRZ of my property P213.
 9. The Report has a pathway for an assessment of LDRZ from Figure 8 found on P92's Decision Tree.

Preliminary Matters

10. Initial exhibition from the Planning Authority had subject property being rezoned from Environmental Living Zone to Landscape Conservation Zone.
11. My representation #520 was tabled on 18 Sept 2025 and discussed. My preference was and remains that of Low Density Residential Zone.
12. The Tasmanian Planning Commission issued Direction 69 to the Planning Authority on 10 Oct 2025.
13. The Planning Authority engaged with Ireneinc to conduct a review of LCZ methodology used in preparing the Draft-LPS and 35F document. A report materialised, and Council acting as a planning authority endorsed the findings.
14. The Report was submitted to the TPC on 20 March 2026.

15. The Report re-evaluated the methodology used by the Planning Authority and found it to be deficient and concluded that my land had been subject to unfair treatment of the LCZ guiding principles.
16. The Report supports a re-evaluated position of Rural Living Zone “on the basis that where the RLZ is applied, the minimum lot size associated with these lots” (The Report, P219).
17. The Report provides for a *Landscape Values* discussion on an area as a whole, and as an opine of the consultant and what appears to be influenced by the Planning Authority’s previous work.
18. The Report notes representation #520 and its preference of Low Density Residential.
19. The Report notes the presence of a number of scenic, vegetation protection overlays on an area of focus basis.

Discussion – Landscape Conservation Zone Response and Priority Vegetation Overlay application.

20. Given that the Kingborough Council acting as a Planning Authority has resolved to endorse the matters raised within the Report, I accept that it is now the Planning Authority’s view that the application of LCZ in my area and my property, the subject site, was proposed in error.
21. I will not labour the inappropriate proposed provisioning of LCZ to my title and do not see a need to reiterate the points raised in my previous presentation of facts, and the corrections provided by Ireneinc on the matter toward the Planning Authority.
22. Whilst the Report is vast in its reach, that is to say, it seeks to touch on all LCZ proposed properties on a whole of municipal area with specific focus on dissected areas, it was unable to provide specific just treatment of assessment to my subject title with regard to Low Density Residential Zone, and a more appropriate reshaping of Priority Vegetation Overlay.
23. The newly proposed Threatened Priority Vegetation Area (PVA) should be removed in its entirety and to be applied only to verified instances of threatened species. Specifically, to be ground truthed at the expense of Council (NAC).
24. Should the PVA be inappropriately be applied without ground truthing across the subject title, then it should be constrained to be only over potentially apparent native vegetation outside of the red shaded area in the figure below:



Figure 1: Subject title. (red shaded area to have PVA removed)

Discussion – Low Density Residential Zone.

25. I will use the Planning Authority's endorsed Decision Tree and Decision point evaluation found within the report as it relates to the subject title and my immediate location pictured in the below figures (See Annexure A for Council's evaluation):



Figure 2: Map area of focus. 1. Subject Title, 2 Neighbour Under Urban Growth Boundary, see fig. 3, 3. General Residential Zone, 4. Tas Water Treatment Plant see fig. 4.



Figure 3: Map area of focus. Orange and Yellow Triangles are properties within Greater Hobart Urban Growth Boundary (as shown on Map 10 of the STRLUS)

A.



B.



Figure 4: Photo from the East, water side looking toward the subject site. Note the Tas Water Treatment Plant dominating the view/landscape. Top A. Shows Water Treatment Plant, built in ~1990s, refurbished ~2016/2017. Bottom B. shows Water Treatment Plant with expansion of infrastructure (a water pump station to service the Golf Course) on the high point approved ~2019 and photographed 2026, in alignment with my dwelling in elevation. It should be noted that I objected to both of these developments and other's objected, even having the objections heard at TASCAT. Both the initial development and expansion were approved through State and Local Government mechanisms. See Annexure B for details on the development of this Plant and extensions.

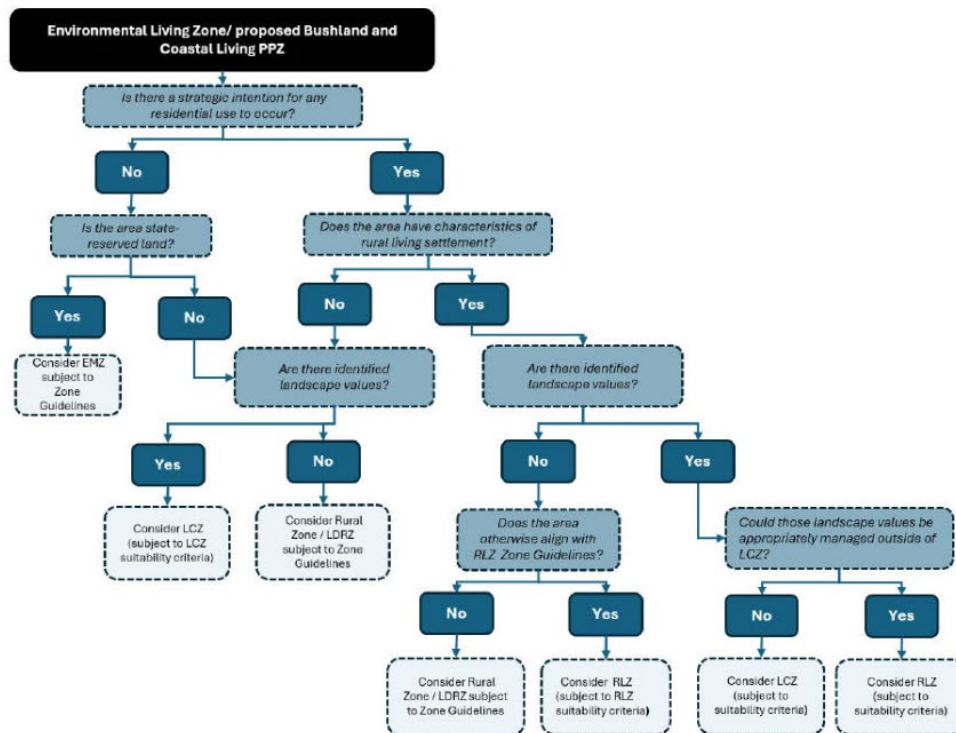


Figure 8: Overview of Evaluation Pathway Decision Tree

26.

Figure 5: Ireneinc's, Planning Authority's endorsed Evaluation Pathway Decision Tree. p92 of The Report.

27. Decision Point Evaluation (see P 216-219 of The Report), My response in *Italics* and relates to the area in Figure 2 and 3 in red. Annexure A has a copy of the Decision Point Evaluation for the locality where my property was captured under.

Item No.	Decision Point	Indicators	Response
1	Is there a strategic intention for any Residential use to occur?	-Visual evidence in aerial mapping of existing for residential use. - Known strategic intention for residential use.	<i>Yes, evidence of predominant residential uses occurring throughout area identified.</i> <i>Further, Area Identified is partially included under the Greater Hobart Urban Growth Boundary (as shown on Map 10 of the STRLUS).</i> <i>Subject title is adjacent to title (78 [REDACTED] that has coverage of the Greater Hobart Urban Growth Boundary. See SRD 2.12. Recent subdivision</i>

			from that block has occurred across block identified with the orange 3 in figures 2 and 3. Subject site dwelling was built c.1968. This is with the exception of 112 [REDACTED] BLACKMANS BAY (PIO: 2983848) which is identified as land associated with the Blackmans Bay Wastewater Treatment Plant. See # 4 of figures 2 and 3.
2	Does the area include state-reserved land? <i>Note: This is only applicable to land which has been identified above as having NO evidence of strategic intention for Residential uses to occur</i>	- State-reserved land is identified via desktop mapping within the locality.	No. No additional EMZ identified as appropriate.
3	Are identified landscape values present? <i>Note: This is only applicable to land which has been identified above as having NO evidence of strategic intention for</i>	- Consider localised landscape value statement and its extent within area. - Confirm presence of identified landscape values including: - o Bushland areas - o Large areas of native vegetation - o Areas of scenic value.	No. Area of identified is dominated by Blackmans Bay Tas Water Wastewater Treatment Plant. See Figure 4. Both the State and Local govt. accepted the development of this Plant and therefore accept that the potential landscape value was not significant enough to site the Treatment Plant elsewhere.

	<i>Residential uses to occur</i> <i>See Decision point 4 for land which may have residential intention</i>	Scenic protection and priority vegetation mapping to inform identification of values, however attributes which contribute to landscape values may be considered in other ways including presence of identified attributes determined through mapping or photography.	
4	<i>Does the area have characteristics of rural living settlement?</i>	- Evident subdivision pattern of at least 10 smaller blocks generally ranging in size between 1-15ha with lots contributing to a consistent lot pattern. - Consistent pattern of detached dwellings with associated outbuildings. - Visual evidence in aerial mapping of rural activities occurring (i.e. cleared areas providing for resource development/grazing/hobby farming etc).	<i>Partial, however the subject title fits better within a natural inclusion for Low Density Residential expansion. See decision point 3. SRD 2.12.</i> <i>Guidelines: SPP 10.1.1; 10.1.2; LDRZ 1 a(i),(ii).</i> <i>Subject Title has capacity to connect to the neighbouring Wastewater Plant. A high pressure sewerage line exists ~2m from subject site's northern boundary.</i> <i>Subject title, is connected to town water, and has rubbish collection.</i> <i>Subject title and neighbouring properties (save for the Plan) are ~1-2ha, well below consideration for Rural Zone.</i>
5	<i>Are identified</i>	- Consider localised landscape value	<i>No. Area of identified is dominated by Blackmans</i>

	<i>landscape values present?</i>	statement and its extent within area. - Confirm presence of identified landscape values including: - o Bushland areas - o Large areas of native vegetation - o Areas of scenic value. Scenic protection and priority vegetation mapping to inform identification of values, however attributes which contribute to landscape values may be considered in other ways including presence of identified attributes determined through mapping or photography.	<i>Bay Tas Water Wastewater Treatment Plant. See Figure 4.</i> <i>Both the State and Local govt. accepted the development of this Plant and therefore accept that the potential landscape value was not significant enough to site the Treatment Plant elsewhere.</i>
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My Response and Summation:

28. I submit the response to the invitation to make representation from your letter dated 2 April 2026 and have done so in good faith.
29. From the facts presented I do believe Low Density Residential Zone being the more appropriate zone for the subject site within the context or recent adjacent property sub division and development, and the adjoining *Greater Hobart Urban Growth Boundary (as shown on Map 10 of the STRLUS)*. This is also consistent with the LDRZ zone purpose and S8A guidelines.
30. It should be noted that should the TPC disagree with my position stated and agree with RLZ, that I be zoned RLZ, Category A so that it would be in keeping with the shaped capacity for subdivision for the immediate area as described in the above discussion.

31. I also advocate for the removal of the Priority Veg Overlay or to be snapped back to the alleged native vegetation on title (see figure 1). This is in keeping with the Natural Values Report conducted in 2021 by Eco Tas.

Should you wish to discuss the particulars of this representation, I can be contacted on [REDACTED]
[REDACTED], E: [REDACTED].

Regards,

Jamie King

[REDACTED]

Blackmans Bay TAS 7052

ENC.ENC; annexure A and annexure B

Each decision point includes criteria and prompts which rely on a mixture of quantitative and qualitative consideration and analysis in determining a response, which is to be based predominantly on the information identified in the baselining information for each locality.

The logic of the decision tree has been largely based on analysis of the Zone Guidelines, the STRLUS and learnings from other council LPS processes that have been validated through the TPCs previous decision making.

Figure 8 provide an overview of the proposed evaluation pathway and **Table 8** then establishes the suitability indicators which are proposed to be considered at each decision point (within the evaluation pathway. **Table 9** establishes the suitability indicators relevant to determining the appropriate pattern for Rural Living and LCZ land.

Appendix B of this report provides a consolidated overview of the evaluation pathway with the relevant suitability indicators noted.

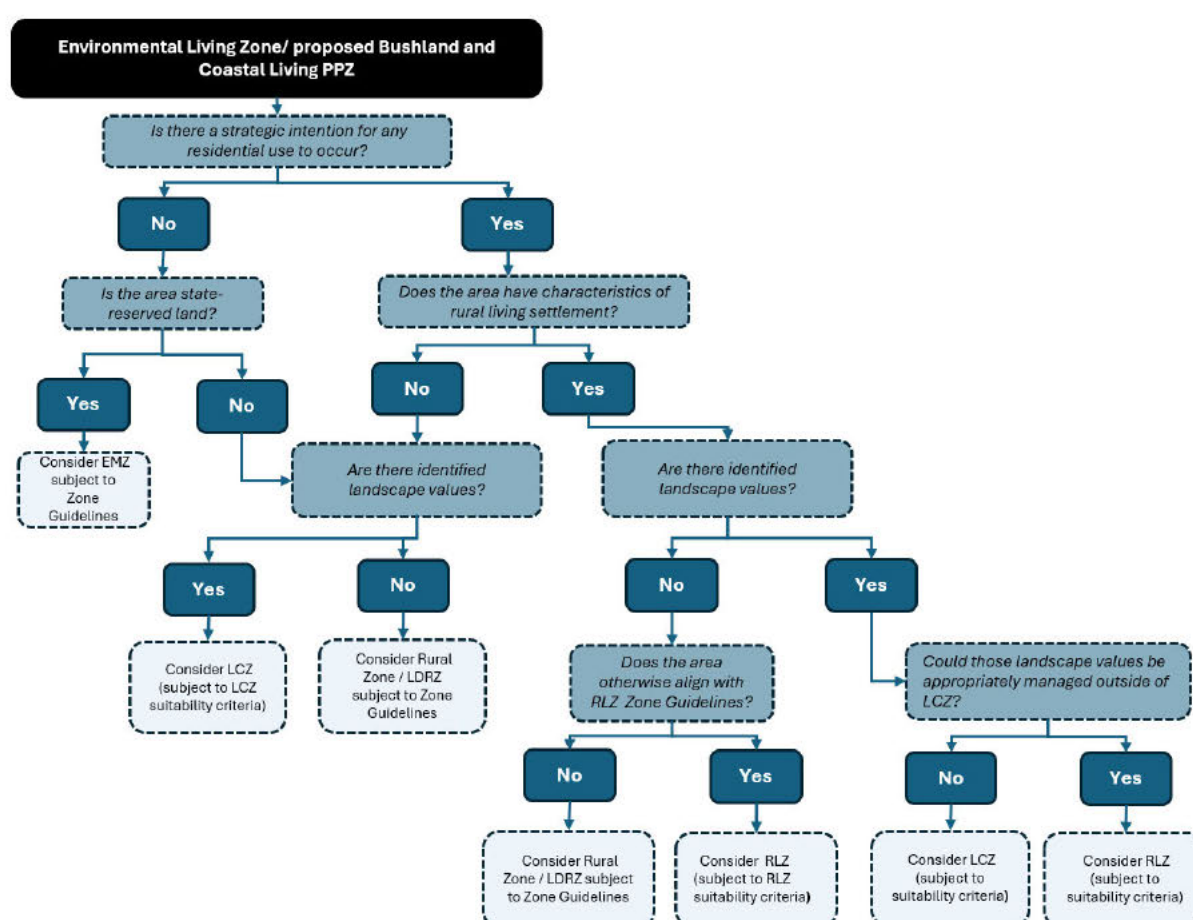


Figure 8: Overview of Evaluation Pathway Decision Tree

Table 8: Decision points and indicators to support evaluation pathway

Decision point	Indicators	Rationale
<i>Is there a strategic intention for any Residential use to occur?</i>	- Visual evidence in aerial mapping of existing for residential use.	Where no residential use is supported RLZ is not a zone that should be considered.

3.2.2 Part B - Zone Evaluation

3.2.2.1 Decision point evaluation

Item no.	Decision point	Indicators	
1	Is there a strategic intention for any Residential use to occur?	- Visual evidence in aerial mapping of existing for residential use. - Known strategic intention for residential use.	Yes, evidence of predominant residential uses occurring throughout locality. This is with the exception of 112 [REDACTED] BLACKMANS BAY (PID: 2983848) which is identified as land associated with the Blackmans Bay Wastewater Treatment Plant.
2	Does the area include state-reserved land? <i>Note: This is only applicable to land which has been identified above as having NO evidence of strategic intention for Residential uses to occur</i>	- State-reserved land is identified via desktop mapping within the locality.	No. No additional EMZ identified as appropriate.
3	Are identified landscape values present? <i>Note: This is only applicable to land which has been identified above as having NO evidence of strategic intention for Residential uses to occur</i> <i>See Decision point 4 for land which may have residential intention.</i>	- Consider localised landscape value statement and its extent within area. - Confirm presence of identified landscape values including: - o Bushland areas - o Large areas of native vegetation - o Areas of scenic value. Scenic protection and priority vegetation mapping to inform identification of values, however attributes which contribute to landscape values may be considered in other ways including presence of identified attributes determined through mapping or photography.	Yes, a significant portions of this locality include areas of bushland that are elevated contribute to localised landscape including well vegetated waterway corridors and interface with the coastlines. The scenic protection area covers the central most elevated portion of the locality which runs along [REDACTED] Vegetated areas of the locality are covered by the Priority Vegetation Area and mapped waterway protection areas exist throughout the locality.

Item no.	Decision point	Indicators	
4	Does the area have characteristics of rural living settlement ?	- Evident subdivision pattern of at least 10 smaller blocks generally ranging in size between 1-15ha with lots contributing to a consistent lot pattern. - Consistent pattern of detached dwellings with associated outbuildings. - Visual evidence in aerial mapping of rural activities occurring (i.e. cleared areas providing for resource development/grazing/ hobby farming etc).	Yes, there are a variety of parcels, with only 2 parcels identified as greater than 10ha, the balance of this part of the locality has a variety of lots ranging from 1ha to 7ha, with a relatively consistent pattern of detached dwellings with associated outbuildings with a mixture of blocks that are clear of vegetation and others which are significantly vegetated but generally with an existing dwelling on site, noting there are few vacant parcels within the locality. There are significant tracts of bushland area and a number of waterways, residential development is evident in proximity to these values.
5	Are identified landscape values present? <i>Note: This is only applicable to land which has been identified above as having characteristics of rural living settlement.</i>	- Consider localised landscape value statement and its extent within area. - Confirm presence of identified landscape values including: - o Bushland areas - o Large areas of native vegetation - o Areas of scenic value. Scenic protection and priority vegetation mapping to inform identification of values, however attributes which contribute to landscape values may be considered in other ways including presence of identified attributes determined through mapping or photography.	Yes - all the parcels in this locality which have rural living settlement characteristics are identified as having some landscape values, however the natural values and landscape values existing within this area are reflective of a rural living settlement.
6	Could identified landscape values be appropriately managed outside of LCZ?	- Would RLZ in combination with NAC/Scenic Protection Area/SAP appropriately manage the interest?	The Scenic Protection Area only applies to a centralised portion of the locality. However considering the existing extent and prominence of development within this area the increased height of development provided for by the RLZ (compared with the LCZ) would not be totally incompatible with existing areas and activities visible within the locality.

Item no.	Decision point	Indicators	
	Note: This is only applicable to land which has been identified above as having characteristics of rural living settlement.	- Identify extent of Priority Vegetation Area, Scenic Protection Area and SAPs relevant to locality. - Consider the significance of the landscape values in the context of the existing settlement pattern and identified existing uses to determine if the risk of RLZ in combination with other relevant standards would compromise the management of the value. - Are there other surrounding zones that if continued could also provide for management of landscape values? In the context of the identified landscape value, consider - Would the RLZ provide some control for managing the landscape value? - Would the RLZ minimum lot size subcategories provide for limited further subdivision? - If scenic protection area is identified would that contribute to the managing the landscape value? - If natural assets (priority veg) is identified – would that	The prominence of vegetation throughout the locality contributes to the landscape values, and while increased rural activities could impact the landscape values, this would not be totally incompatible with existing areas, and activities requiring additional clearing would be considered against the priority vegetation provisions which apply to the vegetation portions of the locality. The RLZ as an option for transitioning the ELZ, is only appropriate where RLZ categorisation provides for no further subdivision. Considering these mechanisms and as most of the lots within this area are already effectively developed to the capacity provided for within the RLZ, the likelihood of risk occurring is medium and could be lessened in the future through further consideration of the application of and controls associated with the scenic protection area. Given the evident rural living settlement pattern and surrounding rural living zoned land which has similar characteristics to much of the locality and the other controls in place within this area the risk of applying the RLZ is considered medium. It is noted that the proposed PPZ is viewed as a mechanism which could have further mitigated risks that are associated with the transition of this land to the Rural Living Zone and could be explored in the future as a long term method of further reducing risk to ongoing management of landscape values.

Item no.	Decision point	Indicators	
		contribute to managing the landscape value? - Are there gaps/risks and determine likelihood of risk occurring (low/medium/high).	
7	Does the area otherwise align with the RLZ application guidelines in the Zone Guidelines? Note: This is only applicable to land which has been identified above as having characteristics of rural living settlement that does not have identified landscape values.	Consider locality against RLZ1 – RLZ 4 of the Zone Guidelines.	N/A – landscape values are identified.

3.2.2.2 Recommendations

In considering the evaluation framework and the resulting pattern of zoning, previous modifications directed by the TPC, the full extent of ELZ in this locality should transition to the RLZ as the area has attributes which align with the rural living settlement and are located either within proximity to other land within the RLZ. Considering the landscape values which exist on these parcels, there are sufficient mechanisms in the planning scheme to provide for the appropriate management of existing landscape values such that the RLZ is an appropriate alternative zone, on the basis that where the RLZ is applied, the minimum lot size associated with these lots provides for no further subdivision.

This is with the exception of [REDACTED] Blackmans Bay TAS 7052 (PID: [REDACTED]) which does not have rural living attributes which align with the balance of the locality and as a result of the proposed transition of the locality to ELZ would result in a fragmented and isolated application of the LCZ.

ANNEXURE B

Hon Jacqui Petrusma MP
Minister for Parks

myDAS No: D21-30907v32

QUESTION TIME BRIEF

SUBJECT: ARM END GOLF COURSE DEVELOPMENT

(Date: 13/0802/06/2021)

KEY MESSAGES

- The Arm End Golf Course Development provides for a range of recreational activities, together with rehabilitation and management of the Gellibrand Point Nature Recreation Area.
- The status of the development is approved, including planning approval to pipe recycled water from the TasWater Blackmans Bay Sewerage Treatment Plant to the peninsula at South Arm.
- I am advised that the proponent entered into a licence for the pipeline route on 1 March 2021, and a variation to the head lease agreement has been finalised. The proponent is addressing the obligations required under the approved Development Applications (DA) and Reserve Activity Assessments (RAA).
- The project has been delayed while the proponent negotiated approvals for a water supply adequate to meet the irrigation demands of the golf course. A pipeline will be constructed across the Derwent River to convey recycled water from the TasWater plant to the site.
- Planning requirements for the drilling works are now largely satisfied; however, the proponent is negotiating a service agreement with TasWater, and planning approvals with the Kingborough Council, for works at the Blackmans Bay

Wastewater Treatment Plant. and is addressing permit requirements so that drilling works for the pipeline can commence.

- The project aims to regenerate the area into a multi-functional reserve that includes an 18-hole golf course of approximately 40 hectares. The site would consist of fairways and greens, a public café, public walking trails, single track cycle paths, lookouts, shelters, interpretation, family open play spaces, public barbecue facilities, public toilets, and extensive planting of native flora to restore habitat for endemic fauna and to reduce erosion.
- The proponent submitted a draft Construction Environmental Management Plan (CEMP) in October 2020 for the pipeline, the review of which is now largely complete.
- The proponent has also recently submitted, in July 2021, a draft Environmental Management Plan for works in the Cellibrand Point Nature Recreation Area, the review of which is currently underway.
- Both documents are review and endorsement. The CEMP is one of the key requirements from the RAA in order to adequately. The draft has been circulated to DPIPWE specialists for comment to ensure that it adequately addresses mitigate the risk to important natural and cultural values, including potential impacts on the handfish populations and their habitat requirements regarding handfish impact mitigation measures and other environmental considerations.
- Given the complexities and multi-tenure (unallocated Crown land and Reserved land) nature of the development, the Parks and Wildlife Service (PWS) has convened a working group to manage

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the next stage of the project. The group meets periodically with the proponent.

RTI - DL - RELEASE - NRE

Talking Points:

- The proponent held two community consultation sessions; one at Opossum Bay, and another at Arm End, on Sunday 16 February 2020.
- A temporary site office within the lease area at Arm End has been installed.
- Weed management works have commenced, with the recent removal of tall African boxthorn plants.

Timeline

- A head lease under the *National Parks and Reserves Management Act 2002* was executed on 20 November 2014. This agreement was varied on 21 October 2020 to include the requirements from the approved RAA.
- The Clarence City Council (CCC) gave planning approval for the development on 10 December 2012, with further amendments being approved in October 2015 and upheld through appeal in April 2016.
- A planning permit for the pipeline was issued by the Kingborough Council on 24 December 2018, and an amended planning permit was issued by the CCC on 26 April 2019. The planning permit will expire on 1 April 2022.
- The PWS approved the RAA for the pipeline and application of the recycled water to the reserve on 11 May 2019.

Political Lines:

- For Minister's Office to insert

Quick facts:

- ~~Optional (Delete if not relevant)~~
- ~~Key facts or figures that the minister may want to add to the answer.~~
- ~~Note, just the facts please — narrative is not required.~~
- ~~Maximum 3 short dotpoints (otherwise the information can be provided in the background section)~~

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BACKGROUND AND FACTS:

- The Arm End property, 116 hectares located at the northern tip of the South Arm Peninsula, was purchased by the Crown in 2002 to be managed for conservation and public recreation.
- The area was formally proclaimed a Nature Recreation Area on 3 August 2011. The reserve is known as the Gellibrand Point Nature Recreation Area.
- The Tasmanian Labor-Green government was approached by Mr Greg Ramsay late in 2010 with a proposal to develop Arm End as a commercial public golf links course.
- The Tasmanian government took the view that the concept submitted by Mr Ramsay had merit; would not be inconsistent with the management objectives; and provides a rare opportunity to combine the economic benefit of golf tourism to help achieve sustainable reserve land conservation and recreation management.
- Following CCC approval obtained in December 2012, and a detailed review of the approved concept, a further planning application was necessary to address variations required to the approved planning permit.
- The CCC approved the amendments in October 2015, with local residents subsequently initiating an appeal through the Resource Management and Planning Appeal Tribunal (RMPAT).
- RMPAT dismissed all grounds of appeal in April 2016.
- Whilst Aboriginal heritage permits are in place for the development, Aboriginal organisations have been vocal in their objection to it. Future or additional permits may be required.
- The former Minister for Aboriginal Affairs granted a permit, which imposes a range of conditions to ensure impacts to Aboriginal heritage values are minimised, for the proposal.
- When deciding whether to issue a permit, the Minister for Aboriginal Affairs considers the recommendation of the Director of National Parks and Wildlife, as well as seeking advice from the Aboriginal Heritage Council.
- The lease signed in 2014 is for a term of ten years, with four options for further ten year terms, and the proposed licence will be set up to correspond with this timeframe.
- The purpose of the proposed lease is defined as “the development of a multi-purpose public recreation space, including a golf links”. Conditions of the lease provide for unrestricted public access and specify timeframes and milestones for performance and progression through the development stages.
- A licence for the pipeline ~~will be~~ ~~has been~~ issued ~~that and~~ requires compliance with all conditions contained within both the approved DAs and the RAA. The pipeline transects Reserved and Crown land.
- Enhanced measures have been put in place to ensure that the protected Spotted Handfish is not impacted by the laying of the water pipeline across the River Derwent.
- The RAA was determined to be a ‘Level 2/3’ under the previous RAA system – which did not trigger public advertising. The initial level of assessment was based on factors including:

- the use of Horizontal Directional Drilling (HDD) methodology to install the pipe under the Opossum Bay Marine Conservation Area - and the handfish habitat;
 - external and internal (DPIPWE) specialist advice that this methodology would not have significant impact on the nationally listed handfish and its habitat; and
 - advice from the Environment Protection Authority confirming that the development did not trigger assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).
- The RAA was not referred under the EPBCA based on the above advice. This was further checked and confirmed by DPIPWE specialists part way through the assessment process.
- The pipeline development triggered discretionary DA processes for both the CCC and the Kingborough Council. The CCC planning permit was appealed, and additional conditions (primarily environmental and relating to handfish impact mitigations) were placed on the permit, following successful mediation by the parties.
- The concerns and amended conditions resulting from the appeal and mediation process were incorporated into the final RAA conditions. This included additional advice from the National Handfish Recovery Team. The appeal process also resulted in additional information being provided by the proponent (i.e. preliminary geotechnical information).
- The pipeline has the potential to benefit the wider South Arm community.
- The TasWater treatment plant at Blackmans Bay currently generates approximately 1 600 megalitres per annum of secondary treated effluent which is currently wasted and discharged via an outfall to the Derwent River, a negative impact to the marine environment. A plant upgrade is currently being undertaken by TasWater which involves nutrient removal and, following the upgrade, the capacity of the plant will be more than doubled. A major benefit of effluent re-use by irrigation is the decrease in wastewater discharges to natural waterways.
- [Pending approval from the Kingborough Council](#), Stage one includes infrastructure at the TasWater Blackmans Bay site for connection, pumping and a buffering tank; the pipeline across the Derwent River; a booster station at South Arm; and the pipeline running north to the lease area at Arm End.
- Following construction of the pipeline and supply infrastructure, it is likely that additional properties will be connected to the recycled water supply.
- Stage two includes the pipeline running south to the Iron Pot Golf Club; connection of other users to both north and south sections; and the potential addition of further water treatment (filtration and UV). Stage two is proposed for a later date, and a variation to the pipeline licence would be required if and when a water co-operative is formed for future potential recycled water users.
- Subject to the completion of Stage two, the delivery of water to the peninsula at South Arm would enable farmers, vineyards, the RSL Golf Club and other community users to have access to the recycled water. Eventually, the entity responsible for the operation and management of the completed pipeline infrastructure would likely be a registered co-operative membership of water users, stakeholders and regulators. The pipeline would aim to operate on a cost-neutral basis. The pipeline would not be considered as a potential revenue stream, and all users would pay proportionally. For now, the proponent will own the infrastructure for the pipeline project.

- The proponent met with State Government Ministers in 2019 to discuss funding opportunities regarding the pipeline, given the community benefit this will potentially offer. The Government has subsequently agreed to explore options, ~~and to consider it is likely to provide a loan for that purpose.~~

Cleared by: Jason Jacobi
DEPUTY SECRETARY
PARKS AND WILDLIFE SERVICE

Contact Officer: Kathryn Clark phone:

RTI - DL - RELEASE - NRE

Department of Primary Industries, Parks, Water and Environment
Budget Estimates Briefing
Minister for Parks



Subject:	ARM END GOLF COURSE
Date prepared:	13 August 2021
Output Group:	8 - Parks and Wildlife Management
Output:	8.2 - Crown Land Services

KEY MESSAGES

- **The Arm End Golf Course Development provides for a range of recreational activities, together with rehabilitation and management of the Gellibrand Point Nature Recreation Area.**
- **The status of the development is approved, including planning approval to pipe recycled water from the TasWater Blackmans Bay Sewerage Treatment Plant to the peninsula at South Arm.**
- **The proponent has a current licence for the pipeline route, and a variation to the head lease agreement has been finalised. The proponent is addressing the obligations required under the approved Development Applications (DA) and Reserve Activity Assessments (RAA).**
- **The proponent submitted a draft Construction Environmental Management Plan (CEMP) in October 2020 for the pipeline, the review of which is now largely complete.**
- **The proponent has also recently submitted, in July 2021, a draft Environmental Management Plan for works in the Gellibrand Point Nature Recreation Area, the review of which is currently underway.**
- **Both documents are key requirements from the RAA in order to adequately mitigate the risk to important natural and cultural values, including potential impacts on the handfish populations and their habitat.**

Speaking points:

- The Arm End golf course development project aims to regenerate the area into a multi-functional reserve that includes an 18-hole golf course of approximately 40 hectares. This exciting project will provide golf fairways and greens, a public café, public walking trails, single track cycle paths, lookouts, shelters, interpretation, family open play spaces, public barbecue facilities, public toilets, and extensive planting of native flora to restore habitat for endemic fauna and to reduce erosion.
- The project has been delayed while the proponent negotiated approvals for a water supply adequate to meet the irrigation demands of the golf course. A pipeline will be constructed across the Derwent River to convey recycled water from the TasWater plant to the site.
- Planning requirements for the drilling works are now largely satisfied; however, the proponent is negotiating a service agreement with TasWater, and planning approvals with the Kingborough Council, for works at the Blackmans Bay Wastewater Treatment Plant.
- Given the complexities and multi-tenure (unallocated Crown land and Reserved land) nature of the development, the Parks and Wildlife Service (PWS) has convened a working group to manage the next stage of the project. The group meets regularly with the proponent.
- The proponent held two community consultation sessions; one at Opossum Bay, and another at Arm End, on Sunday 16 February 2020.
- A temporary site office within the lease area at Arm End has been installed.
- Weed management works have been on going with a program of removal of tall African boxthorn plants.

Key Statists:

- A head lease under the *National Parks and Reserves Management Act 2002* was executed on 20 November 2014. This agreement was varied on 21 October 2020 to include the requirements from the approved RAA.
- The Clarence City Council (CCC) gave planning approval for the development on 10 December 2012, with further amendments being approved in October 2015 and upheld through appeal in April 2016.
- A planning permit for the pipeline was issued by the Kingborough Council on 24 December 2018, and an amended planning permit was issued by the CCC on 26 April 2019. The planning permit will expire on 1 April 2022.
- The PWS approved the RAA for the pipeline and application of the recycled water to the reserve on 11 May 2019.

Background:

- The Arm End property, 116 hectares located at the northern tip of the South Arm Peninsula, was purchased by the Crown in 2002 to be managed for conservation and public recreation.
- The area was formally proclaimed a Nature Recreation Area on 3 August 2011. The reserve is known as the Gellibrand Point Nature Recreation Area.
- The PWS was approached by Mr Greg Ramsay late in 2010 with a proposal to develop Arm End as a commercial public golf links course.
- The PWS took the view that the concept submitted by Mr Ramsay had merit; would not be inconsistent with the management objectives; and provides a rare opportunity to combine the economic benefit of golf tourism to help achieve sustainable reserve land conservation and recreation management.
- Following CCC approval obtained in December 2012, and a detailed review of the approved concept, a further planning application was necessary to address variations required to the approved planning permit.
- The CCC approved the amendments in October 2015, with local residents subsequently initiating an appeal through the Resource Management and Planning Appeal Tribunal (RMPAT).
- RMPAT dismissed all grounds of appeal in April 2016.
- Whilst Aboriginal heritage permits are in place for the development, Aboriginal organisations have been vocal in their objection to it. Future or additional permits may be required.
- The former Minister for Aboriginal Affairs granted a permit, which imposes a range of conditions to ensure impacts to Aboriginal heritage values are minimised, for the proposal.
- When deciding whether to issue a permit, the Minister for Aboriginal Affairs considers the recommendation of the Director of National Parks and Wildlife, as well as seeking advice from the Aboriginal Heritage Council.
- The lease signed in 2014 is for a term of ten years, with four options for further ten year terms, and the proposed licence will be set up to correspond with this timeframe.
- The purpose of the proposed lease is defined as “the development of a multi-purpose public recreation space, including a golf links”. Conditions of the lease provide for unrestricted public access and specify timeframes and milestones for performance and progression through the development stages.
- A licence for the pipeline has been issued and requires compliance with all conditions contained within both the approved DAs and the RAA. The pipeline transects Reserved and Crown land.
- Enhanced measures have been put in place to ensure that the protected Spotted Handfish is not impacted by the laying of the water pipeline across the River Derwent.
- The RAA was determined to be a ‘Level 2/3’ under the previous RAA system – which did not trigger public advertising. The initial level of assessment was based on factors including:
 - the use of Horizontal Directional Drilling (HDD) methodology to install the pipe under the Opossum Bay Marine Conservation Area - and the handfish habitat;
 - external and internal (DPIPWE) specialist advice that this methodology would not have significant impact on the nationally listed handfish and its habitat; and
 - advice from the Environment Protection Authority confirming that the development did not trigger assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).

- The RAA was not referred under the EPBCA based on the above advice. This was further checked and confirmed by DPIPWE specialists part way through the assessment process.
- The pipeline development triggered discretionary DA processes for both the CCC and the Kingborough Council. The CCC planning permit was appealed, and additional conditions (primarily environmental and relating to handfish impact mitigations) were placed on the permit, following successful mediation by the parties.
- The concerns and amended conditions resulting from the appeal and mediation process were incorporated into the final RAA conditions. This included additional advice from the National Handfish Recovery Team. The appeal process also resulted in additional information being provided by the proponent (i.e. preliminary geotechnical information).
- The pipeline has the potential to benefit the wider South Arm community.
- The TasWater treatment plant at Blackmans Bay currently generates approximately 1 600 megalitres per annum of secondary treated effluent which is currently wasted and discharged via an outfall to the Derwent River, a negative impact to the marine environment. A plant upgrade is currently being undertaken by TasWater which involves nutrient removal and, following the upgrade, the capacity of the plant will be more than doubled. A major benefit of effluent re-use by irrigation is the decrease in wastewater discharges to natural waterways.
- Pending approval from the Kingborough Council, stage one includes infrastructure at the TasWater Blackmans Bay site for connection, pumping and a buffering tank; the pipeline across the Derwent River; a booster station at South Arm; and the pipeline running north to the lease area at Arm End.
- Following construction of the pipeline and supply infrastructure, it is likely that additional properties will be connected to the recycled water supply.
- Stage two includes the pipeline running south to the Iron Pot Golf Club; connection of other users to both north and south sections; and the potential addition of further water treatment (filtration and UV). Stage two is proposed for a later date, and a variation to the pipeline licence would be required if and when a water co-operative is formed for future potential recycled water users.
- Subject to the completion of Stage two, the delivery of water to the peninsula at South Arm would enable farmers, vineyards, the RSL Golf Club and other community users to have access to the recycled water. Eventually, the entity responsible for the operation and management of the completed pipeline infrastructure would likely be a registered co-operative membership of water users, stakeholders and regulators. The pipeline would aim to operate on a cost-neutral basis. The pipeline would not be considered as a potential revenue stream, and all users would pay proportionally. For now, the proponent will own the infrastructure for the pipeline project.
- The proponent met with State Government Ministers in 2019 to discuss funding opportunities regarding the pipeline, given the community benefit this will potentially offer. The Government has subsequently agreed to explore options, and to consider it is likely to provide a loan for that purpose.

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Document reference: D21-126500

Department of Natural Resources and Environment Tasmania
Budget Estimates Briefing
Minister for Parks



Subject:	ARM END GOLF COURSE DEVELOPMENT
Date prepared:	10 May 2022
Output Group:	4. Parks
Output:	4.2 Crown Land Services
Related Brief/s	

KEY MESSAGES

- The Arm End Public Recreation Reserve provides for a range of recreational activities, together with rehabilitation and management of the Gellibrand Point Nature Recreation Area (NRA).
- The status of the development is approved, including planning approval to pipe recycled water from the TasWater Blackmans Bay Sewerage Treatment Plant to the peninsula at South Arm.
- The proponent has a current licence for the pipeline route, and a variation to the head lease agreement has been finalised. The proponent is addressing the obligations required under the approved Development Applications (DA) and Reserve Activity Assessments (RAA).
- The proponent submitted a draft Construction Environmental Management Plan (CEMP) in October 2020 for the pipeline, the review of which is now largely complete.
- The proponent has also recently submitted, in July 2021, a draft Environmental Management Plan (EMP) for works in the Gellibrand Point NRA, the review of which is currently underway.
- Both documents are key requirements from the RAA in order to adequately mitigate the risk to important natural and cultural values, including potential impacts on the handfish populations and their habitat.

Speaking points:

- The Arm End golf course development project aims to regenerate the area into a multi-functional reserve that includes an 18-hole golf course of approximately 40 hectares. This exciting project will provide golf fairways and greens, a public café, public walking trails, single track cycle paths, lookouts, shelters, interpretation, family open play spaces, public barbecue facilities, public toilets, and extensive planting of native flora to restore habitat for endemic fauna and to reduce erosion.
- The project was delayed while the proponent negotiated approvals for a water supply adequate to meet the irrigation demands of the golf course. A pipeline will be constructed across the Derwent River to convey recycled water from the TasWater Wastewater Treatment plant to the site, and this water will service the South Arm community, including the Arm End development.
- Planning permits have been approved from both the Clarence City Council and the Kingborough Council as part of the proposal to pipe recycled water from the TasWater Blackmans Bay Sewerage Treatment Plant to the peninsula at South Arm.
- As of 2 May 2022, the proponent is addressing EPA guidelines and information requirements. A draft Environmental Affects Report was submitted to the EPA but it required the proponent to address a range of matters. Once a final report has been submitted and accepted by the EPA, the documentation will be published and matters from representations received addressed as necessary. The EPA Board will then consider the matter and make a determination in relation to enabling the assessment process under LUPAA to be progressed by the Kingborough Council.
- The proponent has a current licence for the pipeline route across the River Derwent to convey recycled water, which is valid to 26 April 2023, and a variation to the head lease agreement has been finalised. The proponent is now addressing the obligations required under the approved Planning Permit Applications (PA) and RAA.
- The proponent is also negotiating a service agreement with TasWater, and the remaining planning approvals with the Kingborough Council and the EPA, for works at the Blackmans Bay Wastewater Treatment Plant.
- In July 2021, the proponent submitted a draft EMP for works in the Gellibrand Point NRA and now needs to progress a revised EMP for re-submission to the Parks and Wildlife Service (PWS) prior to final assessment.
- The CEMP in relation to the pipeline is also complete, however the PWS has advised that the proponent needs to provide additional information in relation to marine hygiene protocols, and documentation in relation to the proponent's support of the National Handfish Recovery Team's monitoring program.
- Both the CEMP and EMP documents are key requirements of the RAA in order to adequately mitigate the risk to important natural and cultural values, including potential impacts on handfish populations and their habitat.

- Both are required to be provided by the proponent prior to commencement of construction of the pipeline. The CEMP will also be revised to include the new conditions issued by the Kingborough Council and the EPA.
- The Australian and State Governments have announced \$5 million in Federal funding for the South Arm Recycled Water Pipeline as part of the \$108 million National Water Grid Connections initiative.
- Given the complexities and multi-tenure (unallocated Crown land and Reserved land) nature of the development, the PWS has convened a working group to manage the next stage of the project. The group meets regularly with the proponent.
- The proponent held two community consultation sessions, one at Opossum Bay and another at Arm End, on Sunday 16 February 2020; has a temporary site office within the lease area at Arm End; and has been undertaking weed management works, including the removal of tall African boxthorn plants.

Key Statists:

- A head lease under the *National Parks and Reserves Management Act 2002* was executed on 20 November 2014. This agreement was varied on 21 October 2020 to include the requirements from the approved RAA.
- The Clarence City Council (CCC) gave planning approval for the Arm End Golf Course development on 10 December 2012, with further amendments being approved in October 2015 and upheld through appeal in April 2016. The planning permit for the Arm End Golf Course was due to expire on 1 April 2022, consistent with Section 53 of the *Land Use Planning and Approvals Act 1993* (LUPAA).
- The permit was extended by a period of six months by the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* with the expiry date now being 1 September 2022.
- The applicant was advised of this by the CCC in writing on 24 November 2021. No further extensions of time are currently available.
- A planning permit for the pipeline was issued by the CCC on 26 April 2019.
- A planning permit for the pipeline was issued by the Kingborough Council (KC) on 24 December 2018, with an amended planning permit issued on 4 August 2021 in response to a minor change to the location of the pipeline. This permit is due to expire on 24 December 2022. The proponent is eligible to apply for an additional two-year extension to this expiry date under LUPAA.
- The KC referred the proposed works at the Blackmans Bay Sewage Treatment Plant to the EPA on 7 December 2020.
- The EPA provided guidelines to the proponent in September 2020 to prepare an Environmental Effects Report (EER). The EPA is waiting for the required EER to progress the assessment.
- A further information request was sent to the proponent on 22 December 2020 for the Blackmans Bay Sewage Treatment Plant works. The KC is waiting for the FI requested.
- The PWS approved the RAA for the pipeline and application of the recycled water to the reserve on 10 May 2019.

Background:

- The Arm End property, 116 hectares located at the northern tip of the South Arm Peninsula, was purchased by the Crown in 2002 to be managed for conservation and public recreation.
- The area was formally proclaimed a NRA on 3 August 2011. The reserve is known as the Gellibrand Point NRA.
- The PWS was approached by Mr Greg Ramsay late in 2010 with a proposal to develop Arm End as a commercial public golf links course.
- The PWS took the view that the concept submitted by Mr Ramsay had merit; would not be inconsistent with the management objectives; and provides a rare opportunity to combine the economic benefit of golf tourism to help achieve sustainable reserve land conservation and recreation management.
- Following CCC approval in December 2012, and a detailed review of the approved concept, a further planning application was necessary to address variations required to the approved planning permit.
- The CCC approved the amendments in October 2015, with local residents subsequently initiating an appeal through the Resource Management and Planning Appeal Tribunal (RMPAT).
- The RMPAT dismissed all grounds of appeal in April 2016.
- Whilst Aboriginal heritage permits are in place for the development, Aboriginal organisations have been vocal in their objection to the golf course. Future or additional permits may be required.
- The former Minister for Aboriginal Affairs granted a permit, which imposes a range of conditions to ensure impacts to Aboriginal heritage values are minimised.
- When deciding whether to issue a permit, the Minister for Aboriginal Affairs considers the recommendation of the Director of National Parks and Wildlife, as well as seeking advice from the Aboriginal Heritage Council.
- The lease signed in 2014 is for a term of 10 years, with four options for a further 10-year term. The proposed licence will be set up to correspond with this timeframe.
- The purpose of the proposed lease is defined as “the development of a multi-purpose public recreation space, including a golf links”. Conditions of the lease provide for unrestricted public access and specify timeframes and milestones for performance and progression through the development stages.
- A licence for the pipeline has been issued and requires compliance with all conditions contained within both the approved DAs and the RAA. The pipeline transects Reserved and Crown land.
- Enhanced measures have been put in place to ensure that the protected Spotted Handfish is not impacted by the laying of the water pipeline across the River Derwent.
- The RAA was determined to be a ‘Level 2/3’ under the previous RAA system – which did not trigger public advertising. The initial level of assessment was based on factors including:
 - the use of Horizontal Directional Drilling (HDD) methodology to install the pipe under the Opossum Bay Marine Conservation Area - and the handfish habitat;
 - external and internal (formerly the Department of Primary Industries, Parks, Water and Environment [DPIPWE] now the Department of Natural Resources and Environment Tasmania [now NRE Tas]) specialist advice that this methodology would not have significant impact on the nationally listed handfish and its habitat; and
 - advice from the Environment Protection Authority confirming that the development did not

trigger assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).

- The RAA was not referred under the EPBCA based on the above advice. This was further checked and confirmed by NRE Tas (formerly DPIPWE) specialists part way through the assessment process.
- The pipeline development triggered discretionary DA processes for both the CCC and the KC. The CCC planning permit was appealed, and additional conditions (primarily environmental and relating to handfish impact mitigations) were placed on the permit, following successful mediation by the parties.
- The concerns and amended conditions resulting from the appeal and mediation process were incorporated into the final RAA conditions. This included additional advice from the National Handfish Recovery Team. The appeal process also resulted in additional information being provided by the proponent (i.e. preliminary geotechnical information).
- The pipeline has the potential to benefit the wider South Arm community by making available for re-use treated effluent that would otherwise be discharged into the River Derwent.
- Pending approval from the KC and the EPA, stage one includes infrastructure at the TasWater Blackmans Bay site for connection, pumping and a buffering tank; the pipeline across the Derwent River; a booster station at South Arm; and the pipeline running north to the lease area at Arm End.
- Following construction of the pipeline and supply infrastructure, it is likely that additional properties will be connected to the recycled water supply.
- Stage two includes the pipeline running south to the Iron Pot Golf Club; connection of other users to both north and south sections; and the potential addition of further water treatment (filtration and UV). Stage two is proposed for a later date, and a variation to the pipeline licence would be required if and when a water co-operative is formed for future potential recycled water users.
- Subject to the completion of Stage two, the delivery of water to the peninsula at South Arm would enable farmers, vineyards, the RSL Golf Club, and other community users to have access to the recycled water. Eventually, the entity responsible for the operation and management of the completed pipeline infrastructure would likely be a registered co-operative membership of water users, stakeholders and regulators. The pipeline would aim to operate on a cost-neutral basis. The pipeline would not be considered as a potential revenue stream, and all users would pay proportionally. For now, the proponent will own the infrastructure for the pipeline project.
- The proponent met with State Government Ministers in 2019 to discuss funding opportunities regarding the pipeline, given the community benefit this will potentially offer. The Government subsequently agreed to explore options, and recently announced \$5 million in Federal funding for the South Arm Recycled Water Pipeline as part of the \$108 million National Water Grid Connections initiative.

QTB converted to

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2023-24 BUDGET ESTIMATES BRIEF

Subject:	ARM END GOLF COURSE DEVELOPMENT
Date prepared:	21 April 2023
Output Group:	4 Parks
Output:	4.2 Parks

KEY MESSAGES

- The Arm End development project is within the Gellibrand Point Nature Recreation Area and seeks to deliver a golf course, a public café with toilets, public walking trails, single track cycle paths, lookouts, shelters, interpretation, family open play spaces, and planting of native flora to provide native habitat and to reduce erosion.
- The project is consistent with the management objectives of the land; and provides a rare opportunity to combine the economic benefit of golf tourism to help achieve sustainable reserve land conservation and recreation management.
- The proposal has and continues to be subject to a number of processes and approvals through local councils, Aboriginal Heritage Tasmania (AHT) and the Parks and Wildlife Service (PWS) and has previously involved consultation by the proponent (including two community sessions held in Opossum Bay and then Arm End itself.
- Given the complexities of the project, the PWS continues to meet regularly with the proponent to ensure they continue to work towards meeting the requirements under their lease and Reserve Activity Assessments (RAA).

Speaking points:

Environmental Management Plan

- I am advised that in May 2022, the proponent submitted components of a revised draft Environmental Management Plan (EMP) for works in the Gellibrand Point Nature Recreation Area.
- Following a review of the revised EMP by the PWS, the proponent was advised that further information was required to meet outstanding matters, including the requirement for another Aboriginal cultural heritage permit.

- Outstanding matters in the EMP were again communicated to the proponent in November 2022, and the PWS continues to liaise with the proponent over both the Pipeline and Arm End proposal.
- I am advised that the proponent is required to address all of these obligations, as a requirement under their lease and Reserve Activity Assessments (RAA), before undertaking development works.
- The EMP is a key requirement of the RAA in order to adequately mitigate the risk to important natural and cultural values, including potential impacts on Aboriginal cultural heritage.
- PWS is working with the proponent on a number of solutions to enable water monitoring works to commence for the project, subject to a number of legal requirements and Aboriginal Heritage concerns. PWS is awaiting advice from the proponents on this matter.

Alleged unauthorised works

- I am aware of reports in relation to potential unauthorised works at the site and am advised that the Department of Natural Resources and Environment Tasmania (NRE Tas) is currently undertaking an active investigation.
- The Tasmanian Government takes the protection of our Parks, Reserves and Aboriginal heritage very seriously.
- As a formal investigation is currently underway, it would be inappropriate for me to comment further until the investigation has been completed.
- I am advised that a Stop Works Notice has been issued until formal investigations and the outstanding EMP are completed.

If asked – Aboriginal Heritage

- This government is committed to protecting Tasmania's remarkable 40 000-plus years of Aboriginal heritage.
- No matter what a development may be, the government expects that if suspected breaches occur, they will be investigated and prosecuted according to the department's compliance and enforcement policy.
- Last year, the government finalised a comprehensive review of the Act and announced development of a new Aboriginal Heritage Act for Tasmania, subject to further consultation which is currently underway.
- Protecting Tasmania's unique Aboriginal heritage is critically important, and anyone who has information about damage is asked to contact the Tasmania PWS Compliance on 0488 184 847, or Crime Stoppers anonymously on 1800 333 000.

If asked – Pipeline Project details

- I am advised that the proponent has a current licence for a pipeline route across the River Derwent to convey recycled water – which is valid to 30 November 2024, with four 10-year options to renew.
- I understand the proponent is still negotiating approvals for a water supply adequate to meet the irrigation demands of the golf course.
- The pipeline is planned to be constructed across the River Derwent to convey recycled water from the TasWater Wastewater Treatment plant at Blackmans Bay to the site, and this water will service the South Arm community, including the Arm End development.
- Planning permits have been approved from both the Clarence City Council and the Kingborough Council as part of the proposal to pipe recycled water from the TasWater Blackmans Bay Sewerage Treatment Plant to the peninsula at South Arm, and works have commenced on the pipeline.
- However, I am advised that planning and environmental approvals for the treatment plant at Blackmans Bay have not yet been granted, and the proponent is currently addressing the assessment requirements of the Environment Protection Authority (EPA).
- I am further advised that the proponent is also negotiating a service agreement with TasWater.
- I am advised that the Construction Environmental Management Plan (CEMP) in relation to the pipeline is complete and has been accepted by the PWS; however, it may require amendment to address any new conditions or refinements to construction methods issued by the Kingborough Council or the EPA.
- Both the Pipeline CEMP and Golf Course EMP documents are key requirements of the RAAs in order to adequately mitigate the risk to important natural and cultural values, including potential impacts on Aboriginal cultural heritage and handfish populations and their habitat.

Key Statistics:

- The Australian and State Governments have announced \$5 million in Federal funding for the South Arm Recycled Water Pipeline as part of the \$108 million National Water Grid Connections initiative.

Background:

- A head lease under the *National Parks and Reserves Management Act 2002* was executed on 20 November 2014. This agreement was varied on 21 October 2020 to include the requirements from the approved RAA.
- The Clarence City Council (CCC) gave planning approval for the Arm End Golf Course development on 10 December 2012, with further amendments being approved in October 2015 and upheld through appeal in April 2016. The planning permit for the Arm End Golf Course was due to expire on 1 April 2022, consistent with Section 53 of the *Land Use Planning and Approvals Act 1993* (LUPAA).
- The permit was extended by a period of six months by the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020, with the expiry date then being 1 October 2022.
- The applicant was advised of this by the CCC in writing on 24 November 2021. No further extensions of time are available.
- On 22 December 2022, the Clarence City Council advised the PWS that the proponent had achieved through the significant weed control work undertaken on the site, which was a condition of the planning permit, the substantial commencement. Therefore, the permit remains valid.
- A planning permit for the pipeline was issued by the CCC on 26 April 2019.
- A planning permit for the pipeline was issued by the Kingborough Council (KC) on 24 December 2018, with an amended planning permit issued on 4 August 2021 in response to a minor change to the location of the pipeline. This permit is due to expire on 24 December 2022. The proponent is eligible to apply for an additional two-year extension to this expiry date under LUPAA.
- The KC referred the proposed works at the Blackmans Bay Sewage Treatment Plant to the EPA on 7 December 2020.
- The EPA provided guidelines to the proponent in September 2020 to prepare an Environmental Effects Report (EER). The EPA is currently reviewing the EER submitted by the proponent.
- It is understood that following review of the EER by the EPA, assessment by KC will recommence.
- The PWS approved the RAA for the pipeline and application of the recycled water to the reserve on 10 May 2019.

The Proposal

- The Arm End property, 116 hectares located at the northern tip of the South Arm Peninsula, was purchased by the Crown in 2002 to be managed for conservation and public recreation.
- The area was formally proclaimed a Nature Recreation Area on 3 August 2011. The reserve is known as the Gellibrand Point Nature Recreation Area.
- The PWS was approached by Mr Greg Ramsay late in 2010 with a proposal to develop Arm End as a commercial public golf links course.
- Following Clarence City Council approval in December 2012, and a detailed review of the approved concept, a further planning application was necessary to address variations required to the approved planning permit.
- The Clarence City Council approved the amendments in October 2015, with local residents subsequently initiating an appeal through the (then) Resource Management and Planning Appeal Tribunal (RMPAT).
- The RMPAT dismissed all grounds of appeal in April 2016.
- The lease signed in 2014 is for a term of 10 years, with four options for a further 10-year term.
- The purpose of the lease is defined as “the development of a multi-purpose public recreation space, including a golf links.” Conditions of the lease provide for unrestricted public access and specify timeframes and milestones for performance and progression through the development stages.
- A licence for the pipeline has been issued and requires compliance with all conditions contained within both the approved Development Applications (DA) and the RAA. The pipeline transects Reserved and Crown land.
- The pipeline development triggered discretionary DA processes for both the Clarence City Council and the Kingborough Council. The Clarence City Council planning permit was appealed, and additional conditions (primarily environmental and relating to handfish impact mitigations) were placed on the permit, following successful mediation by the parties.
- The concerns and amended conditions resulting from the appeal and mediation process were incorporated into the final pipeline RAA conditions. This included additional advice from the National Handfish Recovery Team. The appeal process also resulted in additional information being provided by the proponent (i.e., preliminary geotechnical information).

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2024-25 BUDGET ESTIMATES BRIEF

Subject:	ARM END GOLF COURSE DEVELOPMENT
Date prepared:	22 August 2024
Output Group:	4 – Parks
Output:	4.2 – Crown Land Services

KEY MESSAGES

- The Arm End Golf Course proposal is located within the Gellibrand Point Nature Recreation Area (NRA) and seeks to deliver a golf course, as well as a public café with toilets, public walking trails, single track cycle paths, lookouts, shelters, interpretation, family open play spaces, and planting of native flora to provide native habitat and to reduce erosion.
- The proposal has, and continues to be, subject to a number of assessment processes and approvals through local councils, Aboriginal Heritage Tasmania (AHT) and the Parks and Wildlife Service (PWS).
- Given the complexities of the project, the PWS continues to meet regularly with the proponent (Mary Ann's Island Pty Ltd) to ensure they continue to work towards meeting the requirements under their lease and Reserve Activity Assessments (RAA).
- An Environmental Management Plan and a Construction Environmental Management Plan are key requirements of the RAA process to mitigate the risk to important natural and cultural values.
- In May 2022, the proponents submitted a draft EMP. Following feedback and advice from PWS on matters outstanding, including the requirement for Aboriginal heritage assessment and updated/current permits, an updated draft EMP was received by PWS for assessment in June 2024. PWS recently provided feedback and advice to the proponent on the latest draft EMP.
- The proponent is to achieve a completed/approved EMP, addressing changes to the initial proposal and all outstanding requirements under their lease and RAAs, before undertaking development works. Changes to the initial proposal may require further environmental assessment if not included in the initial RAAs.

- **The proponent has been directed to seek all necessary Aboriginal Heritage approvals/permits for the land and the proposed development directly from AHT.**

Speaking points:

Water Monitoring Works

- The proponent is required to undertake 12 months of baseline groundwater monitoring as part of their agreement conditions.
- On 3 October 2023, the proponent was issued a Grant of Authority to enable groundwater monitoring and research to commence, which included a number of conditions that the proponent must comply with as part of that Authority.
- Six groundwater bores were installed in October 2023 and monitoring has commenced.

If Asked - Alleged breaches of the Aboriginal Heritage Act 1975

- On 8 August 2024, the Tasmania Parks and Wildlife Service laid charges against Mary Ann's Island Pty Ltd regarding four alleged breaches of the *Aboriginal Heritage Act 1975* at the Hobart Magistrates Court.
- The charges relate to the alleged interference with Aboriginal relics at the Gellibrand Nature Recreation Area between 2014 and 2022.
- The Office of the Department of Public Prosecutors (DPP) has deemed the matter is within the public interest and is undertaking prosecution on behalf of the Department of Natural Resources and Environment Tasmania.
- **As the matter is before the courts no further comment can be made.**

If Asked – Aboriginal Heritage

- This government is committed to protecting Tasmania's Aboriginal heritage.
- No matter what a development may be, the Government expects that if suspected breaches occur, they will be investigated and prosecuted according to the Department's compliance and enforcement policy.
- Protecting Tasmania's unique Aboriginal heritage is critically important, and anyone who has information about damage is asked to contact the Tasmania PWS Compliance on 0488 184 847, or Crime Stoppers anonymously on 1800 333 000.

If Asked – Pipeline Project Details

- The proponent is addressing an appeal through Kingborough Council for pipeline development works at Blackmans Bay.
- A current licence for a pipeline route across the Derwent River is valid to 30 November 2024, with four 10-year options to renew. (Note the pipeline agreement is a tri-partite licence between the Crown Lands Minister, the Parks Minister and South Arm Pipeline Pty Ltd).
- Construction of the pipeline to convey recycled water from the TasWater Wastewater Treatment plant at Blackmans Bay, to service the South Arm community, including the Arm End development has been approved by PWS.
- Planning permits have been approved from both the Clarence City Council and the Kingborough Council, as part of the proposal to pipe recycled water from the TasWater Blackmans Bay Sewerage Treatment Plant to the peninsula at South Arm.
- I am advised that the Construction Environmental Management Plan (CEMP) in relation to the pipeline is complete and has been accepted by PWS, however amendment of the CEMP to address any new conditions or refinements to construction methods issued by the Kingborough Council or the EPA or as requested by the proponent remains possible.

If Asked – Water funding

- In August 2021, the Australian and State Governments announced \$5 million in Federal funding for the South Arm Recycled Water Pipeline, as part of the \$108 million National Water Grid Connections initiative.

Background:

- A head lease under the *National Parks and Reserves Management Act 2002* was executed on 20 November 2014. This agreement was varied on 21 October 2020 to include the requirements from the approved RAA.
- The Clarence City Council (CCC) gave planning approval for the Arm End Golf Course development on 10 December 2012, with further amendments being approved in October 2015 and upheld through appeal in April 2016. The planning permit for the Arm End Golf Course was due to expire on 1 April 2022, consistent with Section 53 of the *Land Use Planning and Approvals Act 1993* (LUPAA).
- The permit was extended by a period of six months by the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020, with the expiry date then being 1 October 2022.
- The applicant was advised of this by the CCC in writing on 24 November 2021. No further extensions of time are available.

- On 22 December 2022, the Clarence City Council advised the PWS that the proponent had achieved through the significant weed control work undertaken on the site, which was a condition of the planning permit, the substantial commencement. Therefore, the permit remains valid.
- A planning permit for the pipeline was issued by the CCC on 26 April 2019.
- A planning permit for the pipeline was issued by the Kingborough Council (KC) on 24 December 2018, with an amended planning permit issued on 4 August 2021 in response to a minor change to the location of the pipeline. This permit is due to expire on 24 December 2022. The proponent is eligible to apply for an additional two-year extension to this expiry date under LUPAA.
- The KC referred the proposed works at the Blackmans Bay Sewage Treatment Plant to the EPA on 7 December 2020.
- The EPA provided guidelines to the proponent in September 2020 to prepare an Environmental Effects Report (EER). The EPA is currently reviewing the EER submitted by the proponent.
- It is understood that following review of the EER by the EPA, assessment by KC will recommence.
- The PWS approved the RAA for the pipeline and application of the recycled water to the reserve on 10 May 2019.

The Proposal

- The Gellibrand Point (Arm End) property, 116 hectares located at the northern tip of the South Arm Peninsula, was purchased by the Crown in 2002 to be managed for conservation and public recreation.
- The area was formally proclaimed a Nature Recreation Area on 3 August 2011. The reserve is known as the Gellibrand Point Nature Recreation Area.
- The PWS was approached by Mr Greg Ramsay late in 2010 with a proposal to develop Arm End as a commercial public golf links course.
- Following Clarence City Council approval in December 2012, and a detailed review of the approved concept, a further planning application was necessary to address variations required to the approved planning permit.
- The Clarence City Council approved the amendments in October 2015, with local residents subsequently initiating an appeal through the (then) Resource Management and Planning Appeal Tribunal (RMPAT).
- The RMPAT dismissed all grounds of appeal in April 2016.
- The lease signed in 2014 is for a term of 10 years, with four options for a further 10-year term.
- The purpose of the lease is defined as “the development of a multi-purpose public recreation space, including a golf links.” Conditions of the lease provide for unrestricted public access and specify timeframes and milestones for performance and progression through the development stages.

- A licence for the pipeline has been issued and requires compliance with all conditions contained within both the approved Development Applications (DA) and the RAA. The pipeline transects Reserved and Crown land.
- The pipeline development triggered discretionary DA processes for both the Clarence City Council and the Kingborough Council. The Clarence City Council planning permit was appealed, and additional conditions (primarily environmental and relating to handfish impact mitigations) were placed on the permit, following successful mediation by the parties.
- The concerns and amended conditions resulting from the appeal and mediation process were incorporated into the final pipeline RAA conditions. This included additional advice from the National Handfish Recovery Team. The appeal process also resulted in additional information being provided by the proponent (i.e., preliminary geotechnical information).

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Document reference:	D24-169579	Telephone: (Incl. Mobile)	

Hon Nick Duigan MLC
Minister for Parks and Environment

myDAS No: D24-111229[v23]

QUESTION TIME BRIEF

SUBJECT: ARM END GOLF COURSE DEVELOPMENT

(Date: ~~27-12~~ ~~DD~~ ~~July~~ ~~September~~ ~~August~~ 2024)

KEY MESSAGES

- The Golf Course development project is within the Gellibrand Point NRA (Arm End), and seeks to deliver a golf course, golf course member facilities, a public café with toilets, public walking trails, single track cycle paths, lookouts, shelters, interpretation, family open play spaces, and planting/rehabilitation of native flora to provide native habitat and to reduce erosion.
- The proposed ~~Mary Ann's Island (the proponent)~~ project ~~is considered consistent with the management objectives of the land; and~~ provides a unique opportunity to combine the economic benefit of golf tourism to help achieve sustainable reserve land conservation and recreation management.
- The proposal has, and continues to be, subject to a number of processes and approvals through local Councils and the Parks and Wildlife Service (PWS), ~~the project and~~ has also involved ~~broad significant consultation~~ community consultation including two community meetings held in Opossum Bay and Arm End.
- Given the complexities of the project, PWS continues to meet regularly with the proponent's project managers to ensure they continue to work towards meeting the

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requirements under their lease and Reserve Activity Assessments (RAA).

- An Environmental Management Plan and a Construction Environmental Management Plan are key requirements of the RAA and support the proponent to adequately mitigate the risk to important natural and cultural values, including potential impacts on Aboriginal cultural heritage, natural values and Handfish populations and their habitat. ~~An Environmental Management Plan for the Golf Course and a Construction Environmental Management Plan for the Water-supply Pipeline are key requirements of the RAAs, and therefore the lease, in order to adequately mitigate the risk to important natural (flora and fauna) and cultural values, including potential impacts on Aboriginal cultural heritage, natural values and Handfish populations and their habitat.~~

Talking Points

Environmental ~~M~~management Plan (EMP)

- A completed and approved ~~Environmental Management Plan —Golf Course~~ (EMP for the proposed golf course) is a key requirement ~~plan~~ to manage use and mitigate potential impact to important cultural and natural values.
- In May 2022 the proponents submitted a draft EMP. Following feedback and advice from PWS on matters outstanding, including the requirement for Aboriginal heritage assessment and updated/current permits, in June 2024 an updated (draft) EMP ~~has recently been~~ was received by PWS for assessment. PWS recently provided feedback and advice to the proponent on the latest draft EMP.

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- The proponent is to achieve a completed/approved EMP, addressing changes to the initial proposal and all outstanding requirements under their lease and RAA/s, before undertaking development works ~~at Gellibrand Point NRA (Arm End).~~ Changes to the initial proposal may require further environmental assessment if not included in the initial RAA.
- The proponent has been directed to seek all necessary Aboriginal ~~Heritage~~ Heritage approvals/permits for the land and the proposed development, directly from Aboriginal Heritage Tasmania.
- Water pipeline
 - ~~The proposal (Golf Course and Water supply Pipeline) has, and continues to be subject to, a number of processes and approvals through local Councils and the Parks and Wildlife Service (PWS), and has also involved consultation by the proponent including community meetings/sessions held in Opossum Bay and then Arm End itself.~~
- I am advised that Mary Ann's Island are addressing an appeal thought Kingborough Council for Pipeline development works at Blackmans Bay.

Water monitoring works

- ~~The proponents are required to undertake 12 months of water monitoring as part of their agreement conditions.~~
- On 3 October 2023, the proponent was issued a Grant of Authority ~~to enable authorisation~~ to enable groundwater monitoring and research, which included a number of Conditions that the proponent must comply with as part of that Authority.

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—The proponents are required to undertake 12 months of water monitoring as part of their agreement conditions.

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Lease milestones

- The PWS are reviewing an extension to the milestones under their lease agreement, to be approved by the delegate being the Director of National Parks and Wildlife. The proponent detailed why it was unable to achieve the initial milestones initial milestones, and what measures it has in place to ensure achievement if an extension is granted.

If asked - Alleged breaches of the Aboriginal Heritage Act 1975 Unauthorised works

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- On 8 August 2024, Tasmania Parks and Wildlife Service laid charges against Mary Ann's Island Pty Ltd regarding four alleged breaches of the Aboriginal Heritage Act 1975 at the Hobart Magistrates Court.
- The charges relate to the alleged interference with Aboriginal relics at the Gellibrand Nature Recreation Area between 2014 and 2022.
- The Office of the Department of Public Prosecutors (DPP) has deemed the matter is within the public interest and is undertaking prosecution on behalf of the Department of Natural Resources and Environment Tasmania.
- As the matter is before the courts no further comment can be made.
- I am aware of reports in relation to potential unauthorised works at the site and allegations of breaches of the Aboriginal Heritage Act 1975. I am advised that the Department of

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~~Natural Resources and Environment Tasmania (NRE Tas) has undertaken an investigation into these alleged breaches.~~

- ~~• The Tasmanian Government takes the protection of our Parks, Reserves and Aboriginal heritage very seriously.~~
- ~~• As a formal investigation is currently underway, it would be inappropriate for me to comment further until the investigation has been completed.~~

If asked – Aboriginal Heritage

- This Tasmanian Government is committed to protecting Tasmania's remarkable 40,000-plus years of Aboriginal heritage.
- ~~No matter what a development may be, the~~The Government expects that if suspected breaches occur, they will be investigated and prosecuted according to the departments compliance and enforcement policy.
- Last year, the Government finalised a comprehensive review of the Act and announced development of a new Aboriginal Heritage Act for Tasmania, subject to further consultation which is currently underway.
- Protecting Tasmania's unique Aboriginal heritage is critically important, and anyone who has information about damage is asked to contact the Tasmania PWS Compliance on 0488 184 847, or Crime Stoppers anonymously on 1800 333 000.

If Asked – Pipeline Project details

- I am further advised ~~that~~ the proponent has a current licence for a pipeline route across the River Derwent to convey

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recycled water - which is valid to 30 November 2024, with four 10 year options to renew.

- Construction for of the pipeline to convey recycled water from the TasWater Wastewater Treatment plant at Blackmans Bay to service the South Arm community, including the Arm End development, has been approved by PWS.
- Mary Ann's Island advised that the installation of the pipeline wasis expected to be programmed from the late26-August 2024commence in the coming weeks and will take approximately three weeks pending weather.
- I am advised that the Construction Environmental Management Plan (CEMP) in relation to the pipeline is complete and has been accepted by PWS, however amendment of the CEMP to address any new conditions or refinements to construction methods issued by the Kingborough Council or the EPA or as requested by the proponent remains possible.
- Planning permits have been approved from both the Clarence City Council and the Kingborough Council as part of the proposal to pipe recycled water from the TasWater Blackmans Bay Sewerage Treatment Plant to the peninsula at South Arm.
- I am advised that the Construction Environmental Management Plan (CEMP) in relation to the pipeline is complete and has been accepted by PWS, however amendment of the CEMP to address any new conditions or refinements to construction methods issued by the Kingborough Council or the EPA or as requested by the proponent remains possible.
- PWS advise that the CEMP and the conditions ensure appropriate Both the Pipeline CEMP and Golf Course EMP documents are key requirements of the RAAs, and therefore the lease, in order to adequately mitigation toe the risk ofto important natural and cultural values, including potential

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~~impacts on Aboriginal cultural heritage and Handfish populations and their habitat.~~

If Asked – Water funding

- In August 2021, the Australian and State Governments announced \$5 million in Federal funding for the South Arm Recycled Water Pipeline as part of the \$108 million National Water Grid Connections initiative.

Political Lines:

- *For Minister's Office to insert*

BACKGROUND

Key statistics

- ~~A head lease under the *National Parks and Reserves Management Act 2002* was executed on 20 November 2014. This agreement was varied on 21 October 2020 to include the requirements from the approved RAA and a further request to vary the lease was received from the proponent 24 May 2023 and approved by PWS 14 July 2023. The new lease providing and extension until November 2026 is to be executed before November 2024. The lease provides for a future 38 years.~~
- The Clarence City Council (CCC) gave planning approval for the Arm End Golf Course development on 10 December 2012, with further amendments being approved in October 2015 and upheld through appeal in April 2016. The planning permit for the Arm End Golf Course was due to expire on 1 April 2022, consistent with Section 53 of the *Land Use Planning and Approvals Act 1993* (LUPAA).
- The permit was extended by a period of six months by the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*, with the expiry date then being 1 October 2022.
 - The applicant was advised of this by the Clarence City Council CCC in writing on 24 November 2021. No further extensions of time are available.
 - On 22 December 2022, the Clarence City Council (CCC) advised PWS that the proponent had achieved substantial commencement through the significant weed control work undertaken on the site, which was a condition of the planning permit. Therefore, the permit remains valid.
 - PWS are aware that the Tasmanian Conservation Trust (TCT) commenced

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court proceedings on the proponent Mary Anns Island Pty Ltd in the Supreme Court of Tasmania on 30 June 2023. TCT assert the proponent failed to substantially commence the golf course development by the statutory ~~deadline,~~ and deadline and are seeking a declaration from the court that the Council planning permit for the golf course has lapsed and no further works can be undertaken in relation to the proposal. CCC have stated that the large amount of weed control including boxthorn was undertaken and that in their opinion that constitutes substantial commencement. TCT are challenging this assertion.

- A planning permit for the pipeline was issued by the Kingborough Council on 24 December 2018, with an amended planning permit issued on 4 August 2021 in response to a minor change to the location of the pipeline. A further extension of time to the permit was issued by Council and the permit is current until 24 December 2024.
- The Kingborough Council referred the proposed works at the Blackmans Bay Sewage Treatment Plant to the EPA on 7 December 2020.
- ~~The EPA provided guidelines to the proponent in September 2020 to prepare an Environmental Effects Report (EER). It is my understanding that the EPA is currently undertaking assessment of the revised draft EER.~~
- ~~A further information request was sent to the proponent on 22 December 2020 for the Blackmans Bay Sewage Treatment Plant works. The Kingborough Council has advised that this works application has been withdrawn and a new Development Application has been lodged for that is undergoing initial assessment and referral to EPA as a level 2 activity.~~
- PWS approved the RAA for the pipeline and application of the recycled water to the reserve on 10 May 2019. PWS confirming compliance with conditions in August 2024

The Proposal

- The Gellibrand Point (Arm End) property, 116 hectares located at the northern tip of the South Arm Peninsula, was purchased by the Crown in 2002 to be managed for conservation and public recreation.
- The area was formally proclaimed a Nature Recreation Area on 3 August 2011. The reserve is known as the Gellibrand Point Nature Recreation Area.
- PWS was approached by Mr Greg Ramsay late in 2010 with a proposal to develop Arm End as a commercial public golf links course.
- Following Clarence City Council approval in December 2012, and a detailed review of the approved concept, a further planning application was necessary to address

variations required to the approved planning permit.

- The Clarence City Council approved the amendments in October 2015, with local residents subsequently initiating an appeal through the (then) Resource Management and Planning Appeal Tribunal (RMPAT).
- The RMPAT dismissed all grounds of appeal in April 2016.
- The lease signed in 2014 is for a term of 10 years, with four options for a further 10-year term.
- The purpose of the lease is defined as “the development of a multi-purpose public recreation space, including a golf links”. Conditions of the lease provide for unrestricted public access and specify timeframes and milestones for performance and progression through the development stages.
- ~~The CCC approved the amendments in October 2015, with local residents subsequently initiating an appeal through the (then) Resource Management and Planning Appeal Tribunal (RMPAT).~~
- ~~The RMPAT dismissed all grounds of appeal in April 2016.~~
- A licence for the pipeline has been issued and requires compliance with all conditions contained within both the approved Development Applications (DA) and the RAA. The pipeline transects Reserved (Marine Conservation Area) and Crown land.
- The pipeline development triggered discretionary DA processes for both the Clarence City Council and the Kingborough Council. The Clarence City Council planning permit was appealed, and additional conditions (primarily environmental and relating to handfish impact mitigations) were placed on the permit, following successful mediation by the parties. PWS are aware that Tasmanian Conservation Trust ~~are seeking sought~~ further information from Clarence City Council regarding the legality of drilling works during Handfish breeding season and ~~have~~ submitted a Right to Information request regarding how the Council have assessed potential impacts on the spotted handfish.
- Previously, the concerns and amended conditions resulting from the appeal and mediation process were incorporated into the final pipeline RAA conditions. This included additional advice from the National Handfish Recovery Team. The appeal process also resulted in additional information being provided by the proponent (i.e. preliminary geotechnical information).
- The PWS has confirmed compliance with the RAA with the laying of the underwater pipe programmed from 26 August 2024. The pipeline will be connected with the sections of pipe drilled from each end approximately 500 meters into Derwent River. The subsurface drilling was undertaken to mitigate potential disturbance of

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Handfish environment.

Cleared by: Alice Holeywell-Jones
A/GENERAL MANAGER
PARKS OPERATIONS AND BUSINESS SERVICES

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