

Ms Jacqui Tyson
Planning Consultant
Central Highland Council
C/- kbradburn@centralhighlands.tas.gov.au

Dear Ms Tyson

**PROPOSED VISITOR ACCOMMODATION (STANDING CAMP) - HALLS ISLAND,
LAKE MALBENA, WALLS OF JERUSALEM NATIONAL PARK**

I write regarding the development application (DA) by Wild Drake Pty Ltd for visitor accommodation at Halls Island, Lake Malbena, within the Walls of Jerusalem National Park, and your request to provide more information. As a delegate of the Director of National Parks and Wildlife, I submit the following:

- The proposal occurs on land within the Walls of Jerusalem National Park, for which the Director of the Tasmania Parks and Wildlife Service (PWS) is the Managing Authority under the *National Parks and Reserves Management Act 2002* (NPRMA).
- The Walls of Jerusalem National Park is within the Tasmanian Wilderness World Heritage Area (TWWHA), which is managed in accordance with a statutory management plan approved under the NPRMA, that being the *TWWHA Management Plan 2016*.
- Under the management plan, the land the development is proposed on is zoned as Self-Reliant Recreation Zone.
- The management plan allows visitor accommodation in the form of a standing camp within the Self-Reliant Recreation Zone.
- The structures, as proposed, would meet the definition of a standing camp under the current *PWS Standing Camp Policy 2006*.
- As such, the proposed development is allowable under the management plan, and the PWS has consented to the DA being submitted on that basis.

In regard to evidence of conditional approval from the PWS, the proposal has been assessed via the PWS Reserve Activity Assessment (RAA) process, and I understand that the proponent has submitted this completed RAA. You will note that Step 7 of the RAA states “*at this point the assessment from a PWS perspective is complete and PWS is signalling it plans to approve the Activity Plan ... subject to any further conditions that are imposed by external assessment.*”

This status means that, subject to an approved planning permit and any associated conditions, the PWS intends to approve the proposal subject to appropriate conditions and final review.

Should you have any queries regarding this matter, please contact Mark Bryce, PWS Director Operations, by telephone on 6165 4272, or by email to mark.bryce@parks.tas.gov.au

Yours sincerely



Jason Jacobi

**GENERAL MANAGER
PARKS AND WILDLIFE SERVICE**

16 November 2018

Copy to: Daniel Hackett

Mr Daniel Hackett
RiverFly 1864
PO Box 1061
LAUNCESTON TAS 7250

Dear Daniel

HALLS ISLAND STANDING CAMP PRELIMINARY DESIGN APPROVAL.

Parks and Wildlife Service (PWS) staff have reviewed the preliminary development design documents, provided by yourself on 4 June 2018 (attached), and have determined that the documents reflect the intent of the Reserve Activity Assessment (RAA), and the proposed standing camp and infrastructure design should ensure that the development is unobtrusive in the landscape.

The camp style has been designed to be sympathetic and in keeping with the existing trappers' style hut on the island. The construction materials chosen are considered appropriate as the proposed textures (FRP flat gritted panel cladding and 38x38 FRP grating for boardwalks) and colours (dark grey) are sympathetic to the local landscape.

Designs for the pods should meet the 'Type C' Standing Camp policy intent; although solid panel construction is proposed due to the remote alpine environment as it is lightweight and easily demountable, should the need arise.

The FRP boardwalks proposed are to minimise ground and threatened species impacts; are designed to let light through; will be removable if required; and any impacts should be easily rehabilitated.

The proposed helipad site has changed to be on a sheet rock area, negating the need for construction of a helipad and associated boardwalk as shown in the attached plans.

Please note that final designs for a 'Type C' standing camp must be approved by the PWS Engineer prior to seeking building approval in accordance with the *Building Act 2016* stage, as per the dot points below:

Prior to construction, the following building design will be required by the PWS:

- the FRP boardwalk and footings design, including height above ground and safety standards;
- design and capacity of full capture black and grey water pods, including handling methods for lifting out via helicopter;

- suitability of proposed external coatings to blend in with the environment;
- site assessment (geotechnical, wind classification and snow loadings); and
- detailed drawings and specifications (including energy assessment and ventilation/condensation control);.

Please note that this letter does not constitute land owner consent for the purposes of submitting a development application. Land owner consent is only provided following the final approval of the RAA. Final approval is awaiting determination from the *Environment Protection and Biodiversity Conservation Act 1999* referral process.

Should you have any further queries regarding this matter, please contact Chris Colley, PWS Regional Manager North, by telephone on 6777 2173 / 0427 125 287 or by email to chris.colley@parks.tas.gov.au

Yours sincerely



Jason Jacobi
GENERAL MANAGER
PARKS AND WILDLIFE SERVICE

⚡ August 2018

PWS Reserve Activity Assessment - Level 2 to 4



G18/613-01
113175
cc - 110850PRO

Activity Title: RAA Halls Island proposed standing camp, helipad and guided tourism EOI within Tasmanian Wilderness World Heritage Area.

RAA Administration and Tracking

Important Dates and Information

Start Date (Date RAA submitted)	29-09-2017	Decision Required by	Oct 2017
Return comments on RAA to	Andrew Crowden, Regional Planner North		
Hobart office file Number	113175	Region file Number	
PWS Cost Centre (if assigned)			

Step 1. Activity Summary

This step states the details of the proposed activity. Enough information is provided so that someone unfamiliar with the activity will gain a clear idea of what is involved and where the activity will occur. Use the Maplink, Natural Values Atlas and PWS Site Register reports to help in filling out this step (see RAA Manual).

1.1 Contact Details (who)

Initiating Organisation	Daniel Hackett		
Initiating Person	Daniel Hackett	Phone contact:	
Initiating Person Email			
Initiating Person Address			
PWS Contact Officer	Andrew Crowden	Phone contact:	
PWS Contact Officer Email			

1.2 Location Information (where)

Location of Activity	Halls Island, Lake Malbena		
Reserve Name & Tenure	TWWHA (Central Plateau Conservation Area and Walls of Jerusalem National Park)		
Grid Ref (GDA): Easting	441994	Northing	5355399
PWS Field Centre	Derwent Bridge	PWS Region	NW & N
IMS/RSF Site Number	SNGWT41494	IMS/RSF Site Name	Central Plateau CA NMVS (GWT)
	SWLSC38953		Walls of Jerusalem NP NMVS (LSC)
Map. Number (1:25000)	4435	Map Name (1:25000)	Olive

1.3 Description (what)

Background information – Halls Island and Reg Hall

Reg Hall was one of the first European bushwalkers to regularly visit the Walls of Jerusalem, with his first visit to the area in the early 1920's.

More than twenty of the Walls Of Jerusalem place names (including Pool of Siloam, Damascus Gate, West Wall) were attributed to Reg Hall, and the first widely used walking maps of The Walls of Jerusalem, complete with topography were also developed by Reg. These remained in use by the main bushwalking clubs till the advent of aerial-mapping in the mid-1950's and the first government produced topographical maps. It is on these maps that Reg allocated the formal place names as we know them today.

The area around Ling Roth Lakes was Reg's favourite on the plateau, and it was during a walk (circa 1950) from the central Walls to Ling Roth Lakes that he first spotted Halls Island, the perfect location for a hidden hut. After hitching a ride on the government aerial survey plane, Halls Island was confirmed as the perfect place for a long-planned hidden hut, and a submission was made to the Lands Department to purchase the island. This bid was blocked by the Hydro, who had plans to dam the lake, and a lease was instead issued.

The hut-building process commenced circa summer 1954, with bulky materials palletised back in Launceston, before being fitted with long poles and bright orange flagging—not unlike the fibreglass flagpoles that use to adorn kids' bicycles. The purpose of these were simple: so that the caches of building materials could be found again, after they were heaved out the side-door of plane, overhead of Lake Malbena.

Over the course of following two summers' the hut was completed with the aid of a local shepherd (an employee of another famed bushman, Dick Reed), and two others. Pencil-pine was milled on-site for framing, while the pallets of timber and metal sheeting formed the tongue-and-groove flooring, trademark barn-style door, and pitched-roof with large skillion. A very effective open-fireplace, stacked with drystone wall inside of a steel and timber chimney, and a second small-skillion at the back to house a portable kayak completed the design. This hut would become the first hut to ever be designed and built in the Walls of Jerusalem area specifically for recreation, and the design would go on to be used in subsequent huts at Lake Meston, and Junction Lake.

The island has now been in use for recreation, for in excess of sixty years. The approach routes to the island were formed from horse and haflinger use, over a period of thirty years or more, and floatplanes were used for access on numerous occasions by Reg Hall during the 1970's.

Jump forward sixty years, and Daniel and Simone Hackett are now the owners & custodians of Halls Hut, after Reg's elderly daughter Liz McQuilken sought them out as new owners. The current tourism proposal has been submitted with her blessing.

Halls Island itself is a location with previous and existing European human activity and built heritage, and obvious long-term disturbance.

Proposal: To develop and operate a luxury Standing Camp on Halls Island, Lake Malbena.

The primary theme of the development is one of cultural immersion, built around the Reg Hall and Walls of Jerusalem National Park narrative. This theme is to be enhanced by world-class interpretation of the listed Outstanding Universal Values found in the World Heritage area, and the wider Aboriginal cultural landscape.

Key target markets will be discerning travellers looking for new discoveries, deep heritage and strong narratives, disconnection from the outside world, and privileged access to Tasmania's wilderness.

Activities will include kayaking, hill-climbing, bushwalking, cultural interpretation, wildlife viewing, and the chance to participate in choreographed field trips with guest-experts in the fields of science, art and culture. On island activities will include continuing with the sixty year history of poetry and art on the island, astronomy, botany, bird watching, astronomy and flora and fauna interpretation.

The development is aimed at the very top of the tourism market – a market only tapped in Tasmania by Safire. Ensuring that the outcomes are sensitive to the environmental and social expectations of operations is the TWWHA (Tasmanian Wilderness World Heritage Area), the scale will be extremely low: 25-30 trips annually, with just 6 customers per trip.

1.3.1 Camp Design

The infrastructure would be erected for 12 months per year (to minimise impacts arising from seasonal removal).

The operation would run seasonally from approximately November to May annually, and provide for a high-level of visitor comfort and environmental interpretation

The camp design would include:

- Three twin-share accommodation buildings, of approximately 3mx3m.
 - One central kitchen / communal hut, of approximately 7mx4m
 - Associated toiletry building(s), designed as complete-capture pod systems for removal of all sewage and grey-water.
 - All buildings will be of sympathetic design and scale reflecting key features of the existing Halls Hut, and will incorporate:
 - Minimal internal 12v lighting, no external lighting (beyond those required for safety). Where possible, lighting will be floor-level, and use red light to minimise light transmission etc.
 - Gas or electric heating
 - A mixture of timber and steel construction in muted bush-tones. This will provide buildings that require a minimum of maintenance and associated activity.
 - Minimal fixings anchoring footings to the ground (rock) are planned (e.g. epoxy and bolts), and site location is open sheet rock requiring no excavations, earthworks or altering of natural drainage.
 - Site location allows the new camp to be discretely and sympathetically hidden from sight when viewed from the existing historic hut, and from the mainland.
- See appendix Image 1 for an artists' impression of the Standing Camp location,

in reference to the historic Halls Hut.

- The Standing Camp will be completely removable should the need arise.
- See appendix Image 6 for an artists' impression of accommodation building.
- A helicopter landing pad will be constructed on the mainland adjacent to Halls Island, facilitating arrival / departures. Approximate location to be sited on a coral-fern plain (to be confirmed during on-site selection with Flora and Fauna specialists from North Barker). Approx. location GDA94 442409E, 5355287N
- A helicopter flight-path has been developed to ensure minimal airtime, and minimal impacts on other users in the area. See Appendix Halls Island Maps, Maps 2 & 3. The flight path results in the minimum flight time over the TWWHA (approx. 11 minutes each way), and avoids crossing and walking routes. The flight path also avoids major trout fishing destinations, and only crosses above two waters known to contain trout.
- The proposed flight path avoids all known raptor-nesting sites, with the closest being + 7km's to the east. See Appendix Halls Island Maps, Map 1.
- Informal boat mooring will occur in the vicinity of the natural rock landing GDA94 44197E, 5355296N
- Helicopter servicing relating to construction, maintenance, and re-supply of Standing Camp will occur within the Standing Camp footprint, utilising an area of natural sheet-rock for depositing and the collection of goods (via slinging) GDA94 442007E, 5355448N
- See Appendix Halls Island Maps, Map 6, for an indication of the standing camp site plan. Note that exact locations of huts and outbuildings will be determined at time of construction, in co-ordination with a flora and fauna specialist, to minimise impacts on flora, and to maximise use of the naturally cleared areas of flat sheet-rock.
- The pruning (preferential), or removal of <6 alpine yellow-gums damaged in the winter 2016 storms may need to occur, to protect the culturally important existing Halls Hut from damage, and comply with OH&S obligations. Materials from these trees may be re-used in the restoration of Halls Hut, or as a fuel source in existing Halls Hut. The pruning (preferred) or removal by hand of a small number of common species (teatree, hakea, bauera) may also be required among the selected site.
- The Standing Camp would occupy a primary area within a 40 metre x 20metre site.
 - FRP board-walking is envisaged to be used around the island, to facilitate access to and from the Standing Camp, and to key on-island interpretation sites, while minimising impacts on flora. The three sites are
 - ~25 metres of raised FRP boardwalk at MSP sphagnum peatland 442006E, 5355468N to provide a link between the Standing Camp site and the northern edges of the island.
 - ~15 metres of raised FRP boardwalk at MSP 441966E, 5355371N to link the Standing Camp site and Halls Hut with the natural rock jetty. This location already features a prominent foot-pad through the MSP, and will be improving the environmental management of the foot pad.
 - ~17 metres of raised FRP boardwalk linking Halls Hut site with the RSH rainforest 441908E, 5355389N. The boardwalk may terminate with a seating area, to facilitate interpretation at this location.

- The camp will be managed as per a Site Use Plan agreed to by the PAWS, which will include annual inspections attended by the site manager, and the landlord (PAWS).
- Though Halls Hut is privately-owned, and separate to this RAA, it may be pertinent to note that a woodstove will be installed in the heritage hut during the adjacent camp-construction process. This will permanently reduce the risk of fire from the existing open-fire, while maintaining an important cultural element of the historically significant hut.

1.3.2 Camp Construction

- The camp buildings will be delivered by heli-sling, from Lake St Clair. To maximise sustainability, buildings will be prefabricated off-site, and be designed to minimise the number of helicopter movements required. Sustainability on all levels (economic, environmental and social) dictates a minimum amount of helicopter use during this period. Fifteen hours of flight time is currently budgeted for.
- On-site construction will be performed with the use of hand tools, and battery-operated tools. A small four-stroke generator will be used to re-charge drills etc as required. It is planned that the camp will be installed to lock-up stage within a 20-30 day period.
- Safety will be governed by a Risk Assessment and OH&S Plan.
- Impact mitigation will be managed through a site management plan, on-site induction related to listed species and communities on the island, risk mitigation measures, and supervision.
- An Unanticipated Discovery Plan will be developed and implemented, to cover scenarios where Aboriginal heritage, or listed flora and fauna are found on the construction site. This plan will involve contacting the relevant government bodies, and suspending works while further assessments are made.
- Construction is planned to occur in March 2018. Though no eagle nests have been identified in the vicinity of Halls Island, it is our intention to commence building at the end of the nesting season (end of Feb) to ensure no potential impacts.
- Toilet pods will be installed at the beginning of the construction phase, to ensure that all waste is collected during the build.
- All building waste will be removed off-site upon completion of the build.

1.3.3 Camp Operations

Activities and operations would be governed by a PAWS approved Operations Manual, and reviewed annually by the proponent and PAWS (during June/July annually) to facilitate monitoring, and implement minor-adjustments as required. This method is in place for the proponents existing operations the TWWHA, and has proved to be a flexible and pragmatic management approach.

All impact mitigation measures noted in the North Barker Flora and Fauna Assessment (see appendices) will be adopted to minimise impacts and risks during construction and operations. These include:

- The avoidance of MSP and RKP habitats, and *P. hookeriana* species locations, and the use of boardwalking where required.
- Avoid wood-fireplaces and sources of potential ignition within the new buildings
- Maintain best practice hygiene protocols prior to entering the TWWHA, and once in

the TWWHA. These guidelines are based on the 'Keeping it Clean' manual produced by NRM South, March 2010. F10SC is the primary chemical treatment used on all equipment, after visual checks and cleans.

- Use continual education and supervision as part of the overall interpretation and presentation of the TWWHA, to ensure minimal impacts.

Trip details:

- The current Business Plan proposes a maximum of 25 commercial trips per season, with a maximum of six customers per trip. Each trip will feature two guides. This is a low-volume, high-yield business model designed to facilitate sustainable tourism. A further 5 annual winter trips may be considered at a later point.
- Each trip is planned for 3 nights, 4 days
- A capacity trip will be charged at a rate of [REDACTED]
- Arrival to Lake Malbena will occur at a helipad located on the mainland, and guests will be ferried across to the island. This is in-keeping with the historic use of Halls Island, where Reg Hall and guests arrived by water (by boat or seaplane).

Proposed activities include:

- Kayaking on Lake Malbena – operations will meeting Marine And Safety Tasmania (MAST) requirements.
- A half-day walk up Mount Oana (GDA94 441609E, 5355034N) adjacent to the Lake Malbena shoreline. This is adjacent to the Self-Reliant / Wilderness Zone boundary, however we believe that the dry-sclerophyll and rock habitat found on the northern face is traversable without creating any significant impacts. Exact route to be determined with an on-site Flora and Fauna specialist in liaison with PAWS, and walks to be GPS tracked and reported annually for monitoring. See appendix Halls Island Maps, Map 4.

- [REDACTED]

*Aboriginal cultural interpretation is reliant on input, permission and facilitation from the wider Tasmanian Aboriginal Communities.

- European cultural interpretation at archaeological sites (chimney stack and horse paddock [REDACTED])
- On-island European cultural interpretation built around the Reg Hall and Walls Of Jerusalem story.
- On-island passive activities (i.e. un-guided walking within WSU communities and boardwalking, to be defined in operations manual)
- Occasional fly fishing specific activities around lakes Malbena, [REDACTED]

[REDACTED] and prescribed impact-minimisation walking strategies will be used (eg fan-out, sticking to high and rocky ground etc) as per our existing fishing operations in the self-reliant and wilderness zone further south at Lake Ina. Furthermore, trip numbers to [REDACTED] capped at six per annum, to minimise any potential or perceived impacts, and all trips will be GPS logged, and reported annually should monitoring be required. See appendix Halls Island Maps, Map 7

Helicopter use:

- Helicopter use will be required, facilitating up to 30¹ commercial trips (arrivals / departures) per year. This is a key element of the product, facilitating high-quality aerial overview and interpretation of the Cultural Landscape, and Outstanding Universal Values found in the area. Approximate air-time required is 12 minutes each direction from Lake St Clair (preferred departure point). Total flight time from these 30 trips per year is estimated at a minimal 30-40 hours per year, total. The proposed route is currently Lake St Clair – Travellers Rest – Jackie – Malbena. See appendix Halls Island Maps, Maps 1-3, Attachment 8. This route avoids known Wedge Tail nesting sites, all recorded walking routes in the area, and only passes over two trout fishing waters (Travellers Rest, and Jackie / Burrow, the latter of which are un-remarkable fishing locations).
- Approximately 3 hours of further helicopter use will be required annually for maintenance and servicing of the Standing Camp. Ideally this will occur in partnership with PAWS and other planned helicopter use in the area (resource sharing).
- Additional media-famils, along with dedicated (non-commercial) cultural and scientific expeditions to Halls Island will be approved through a separate as-required permit application process, with a minimum of 72 hours' notice to PAWS. Where possible the latter cultural and scientific expeditions will be ran through the PAWS Green Guardian Program, and partner with Tasmanian Museums and other public entities as appropriate.

Refer to Attachment 10 for further information on helicopter use.

Non-motorised access to site

- Hike-in access to the site is currently available via the adjacent trawtha makuminya property to the east (using a redundant horse / 4wd track from Lake Olive), or from the adjacent Skullbone Plains property to the south. These access points will be used from time to time by owners and staff to access Halls Island for maintenance or other requirements, thereby limiting the use of mechanised air access where possible.

On-island numbers

- To enable the bookending of consecutive trips, minimising helicopter use and maximising sustainability, the proponents envision a scenario where departing and arriving groups may at times crossover. To facilitate this, operational permits shall include the ability to have up to two-groups on island at any time (up to 12 customers, and 4 guides). This capacity should be restricted to daylight hours only ensuring the legitimacy of the request / permit.

1.4 Objective/s (the aim) and Outcome/s (aimed for change)

- The creation of a new flagship, sustainable Tasmanian tourism product, offering

¹ Updated as a result of amended information provided 11/01/2017 – Attachment 10

adventure tourism activities radiating from a single base, and un-paralleled cultural interpretation relating to the TWWHA.

- The development of high-quality presentation of the built-heritage found on Halls Island, which is intrinsically linked to the foundation of the Walls of Jerusalem National Park.
- Through partnering with members of the Tasmanian Aboriginal communities, the development of high quality interpretation relating to the 30,000+ years of human history in the TWWHA.
- A greater involvement of members of the Tasmanian Aboriginal communities in the presentation of the TWWHA, through a direct involvement in the Halls Island project.
- Increased access to Country for local Aboriginal communities, through partnerships with the proponents.
- Increased community engagement in the cultural history of the TWWHA, through 'satellite' activities such as historical exhibitions in partnership with the Queen Victoria (QV) Museum (already underway), and the sharing of other materials relating to the history of the Walls of Jerusalem National Park.
- An increased awareness of the natural values found in the eastern areas of the TWWHA, through science-based partnerships with the QV Museum Natural Sciences department (already underway), PAWS, and other interested parties.
- Through regular presence on-the-ground, the proponents' would be increasing monitoring of activities in the eastern area of the TWWHA on behalf of PAWS. This informal role has already proved to be effective and valuable further south at Skullbone Plains, where the proponents' commercial presence has led to the detection and reporting of a number of illegal vehicle incursions, and has overall contributed in a decrease from dozens of illegal activities per season, to single events.
- Provide for ecologically sustainable recreation and engagement with the wilderness, consistent with conserving those values.
- Increase the diversity of visitor experiences available in the TWWHA.
- Increased employment (+3 FTE) in regional Tasmania, and contribute to the economic sustainability of the proponent's existing regional business activities.
- Assist in meeting the goals of the Parks 21 strategic plan.
- Through income and awareness derived from the operations, the privately-owned Halls Hut is conserved in perpetuity.
- To create 3 FTE employment positions as a result of this project, and consolidate on the long-term sustainability of the proponent's existing business.

1.5 Outputs or Products (results)

The objectives and outcomes in 1.4 are achieved.

1.6 Evaluation (how you know it worked)

1.6.1 External Benchmarking

- For the purpose of external benchmarking (eg benchmarking for licencing / lease purposes), we suggest the following quantifiable benchmarks:
- Australian Tourism Accreditation Program (ATAP) accreditation encompassing the product is achieved within 12 months of construction completion, and maintained.

The ATAP process and accreditation allows for input from external stakeholders such as PAWS should the need arise.

- ECO certification (eco-tourism level) is achieved within 12 months of construction, and 'advanced eco-tourism' level certification is achieved within three operational seasons. This process and accreditation allows for input from external stakeholders such as PAWS should the need arise.
- The development achieves 'Finalist' at the Tasmanian Tourism Awards level.
- The development maintains high-profile support from key tourism stakeholders including the Tourism Industry Council Tasmania (TICT) and Tourism Tasmania.
- The developed product includes active input and participation from members of the Tasmanian Aboriginal communities. For instance, basic interpretation of the Cultural Landscape is developed by respected Aboriginal elder(s), for use at Halls Island.
- Through an existing and developing partnership with the QV Museum, scientific knowledge, social awareness and accessibility to the cultural and natural assets of the TWWHA surrounding Halls Island is increased.
- Participation in the PAWS Green Guardian program or similar, as opportunities arise.

1.6.2 Internal benchmarking

- As would be expected, the operation will be run in conjunction with a comprehensive Business Plan. The Business Plan will include a Financial Plan (with annual budget, and three year P&L), Marketing Plan, Operations Manual, OH&S Strategy, Employee Management Plan (including access to on-going training and development) and Sustainability Plan. This over-arching Business Plan forms the basis of the benchmark accreditations such as Australian Tourism Accreditation Program (ATAP) and ECO-accreditation, feeding back into external benchmarks.

1.7 Need (why)

1.7 Need

- The proposal is an outcome of the State Government Expressions of Interests – Tourism Investment Opportunities in the Tasmanian Wilderness World Heritage Area, National Parks and Reserves process.
- A number of the outcomes generated by this proposal support the broader prescribed, required outcomes of the TWWHA Management Plan, including:
- Increased the diversity of products that is consistent with the conservation of natural and cultural values
- Increased Aboriginal participation in the presentation and interpretation of the TWWHA
- Increased understanding and presentation of the TWWHA as a Cultural Landscape
- Providing for ecologically sustainable recreation consistent with conserving the values of the TWWHA
- Increase monitoring of natural values in and around Halls Island
- Increased monitoring of activities along the eastern boundary of the TWWHA, through the commercial operations at Halls Island
- Increase the profile and value of historic heritage to local communities, relating to the Walls of Jerusalem National Park and greater TWWHA.

1.8 Timetable (when)

It is planned that successful RAA, EPBCA referral, Development Approval and Building Approval will be achieved by October 2017.

September 2017 will see a preferred architectural and construction company selected, and off-site construction commence will commence by January 2018.

On-site construction will commence by March 2018. These timeframes may be delayed by 12 months in the case of DA, EPBCA or other related and unforeseen appeals / delays.

It is important to note that this project is the first to undergo assessment under the new Tasmanian Wilderness World Heritage Area Management Plan 2016, and as such some elements of the assessment and approval process remain un-tested, and may result in unforeseen delays.

1.9 Environmental Benefits and Impacts (summary Use the MapLink report to assist here)

See Appendix - Flora and Fauna Assessment prepared by Northbarker, and 1.4 Outcomes and Objectives (which include environmental benefits). See 4.1 (RAA) for detailed assessment matrix.

Conclusion Summary (from the Northbarker report):

Our field survey has established that the island contains two threatened vegetation communities (MSP and RKP) and one threatened plant species (*P. hookeriana*). It is recommended that the locations of these values are not utilised for standing camp or helicopter pad placement. Management prescriptions should also be applied to protect these values from fire and to avoid tramping.

It is understood that the current proposal is to place the standing camp and helicopter pad footprint within the ORO and WSU communities. These non-threatened communities are likely to be resilient to a proposal of this nature and potential losses in extent are considered to be negligible. It may be possible to construct boardwalks within the other communities by using a boardwalk design with minimal footprint and shading.

Action: The proponent will adopt the above mitigation measures in full.

Environmental benefits from the proposal will include a wider knowledge of the flora and fauna in the general area, and greater access to the area for interested scientists (as facilitated by the proponents as part of annual operations). Already to date the proponents have facilitated a benchmarking survey trip with the QV Museum Launceston, in order to collect and identify invertebrates from the previously un-surveyed area.

*Worth noting is that the NVA Natural Values Assessment Report (see appendices) has indicated that there are no fire records for the area. We have personal family records from Reg Hall indicating a large fire generated a significant ember attack and subsequent fires on the island during some point in the 1960's, whilst Reg and friend Dick Reed were in-residence, in situ. This provides explanation for some of the existing fire damage on the mainland and surrounds.

1.10 Cultural and Social Benefits and Impacts (summary)

Potential Impacts:

Perceived social impacts appear to relate to the 'privatisation' of the island. The proponents will facilitate occasional access to the historic (privately owned) Halls Hut on request, when appropriate, for regular past-users, or those with a specific interest in the European cultural history of the island.

Social Benefits:

- The development of high-quality presentation of the built-heritage found on Halls Island, which is intrinsically linked to the foundation of the Walls of Jerusalem National Park.
- Through partnering with members of the Tasmanian Aboriginal communities, the development of high quality interpretation relating to the 30,000+years of human history in the TWWHA.
- A greater involvement of members of the Tasmanian Aboriginal communities in the presentation of the TWWHA, through a direct involvement in the Halls Island project.
- Increased access to Country for local Aboriginal communities, through partnerships with the proponents.
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- Through regular presence on-the-ground, the proponents' would be increasing monitoring of activities in the eastern area of the TWWHA on behalf of PAWS. This informal role has already proved to be effective and valuable further south at Skullbone Plains, where the proponents' commercial presence has led to the detection and reporting of a number of illegal vehicle incursions, and has overall contributed in a decrease from dozens of illegal activities per season, to single events.
- Provide for ecologically sustainable recreation and engagement with the wilderness, consistent with conserving those values, as per the TWWHA Management Plan.

1.11 Economic Benefits and Impacts (summary)

1.11 Economic Benefits and Impacts

- It is anticipated that the building phase of the development will result in a direct spend, within Tasmania, [REDACTED]
- Annual gross income of up to [REDACTED]
- Up to 3 full-time-equivalent (FTE) employees, with a direct benefit of \$409,500 to the local economy, per annum (based on 'recreation services employment' using REMPLAN modelling).

The project aligns with the following State and Regional Plans:

- Australian Government Tourism 2020 Plan to (i) encourage high-quality tourism

experiences, including indigenous tourism, and (ii) develop tourism infrastructure that can drive demand.

- The project meets the desired outcomes of the 2014 Reimagining the Visitor Experiences of the TWWHA Project, which was developed in partnership between the Tourism Industry Council Tasmania, PAWS, Tourism Tasmania and Cradle Coast Authority.
- The Halls Island proposal supports the goals of, and is a result of the State Government EOI for Development in the Tasmanian Wilderness World Heritage Area Expression of Interest process (2014).
- Halls Island supports a number of primary objectives of the T21 – The Tasmanian Visitor Economy Strategy 2015-2020 including investment in quality infrastructure, committing to world-leading, sensitive, low-impact commercial tourism that respects and elevates the environmental and cultural significance of the area, and champions' entrepreneurialism and demonstrates innovation in the Tasmanian Visitor Economy.

1.12 Alternatives (other ways)

Explain the other options that were considered to meet your outcome/s and cost and why they were not preferred? State why the preferred option is supported. (Attach additional information if necessary at part 1.13)

Options		Comments
Do nothing	N/A	
Eliminate	N/A	
Isolate/Substitute	N/A	
Engineer	N/A	
Administrative	N/A	
Preferred Option	To develop and operate a luxury Standing Camp on Halls Island, Lake Malbena.	

1.13 Attachments

No.	Description/Details of Attachment eg. maps, photos, reports
1	Halls Island AHT (Aboriginal Heritage Tasmania) Advice
2	NCH (DPIPWE) Advice Halls Island – Natural Values Assessment Report 4/6/2015
3	NCH (DPIPWE) Advice Halls Island – Natural Values Assessment Report 20/4/2017
4	Heritage Tasmania report 15 June 2016
5	Image 1 Proposed site plan
6	[REDACTED]
7	Halls Island Flora and Fauna Survey prepared by North Barker and associates
8	[REDACTED]
9	Helicopter flight route eagle habitat / nest assessment – NJ Mooney
10	Supplementary helicopter-usage information
11	n/a

1.14 Third Party Description and Interest in the Activity

No other parties at this stage.

Step 2 – Concept Review

At this step the activity is considered against legislation, management plans, subsidiary plans and PWS policies. PWS activities are checked to ensure they have been approved and funded. This step examines whether there are any major flaws in the activity that would make it inappropriate to continue the assessment.

2.1 Legislation and State Policies

Note: see manual for summaries of the legislation listed below. Place an 'X' in the relevant column in the table below.

Acts Is the activity compliant with the following Acts:	Compliant	Potentially Compliant	Not compliant	Act not Applicable	Details Note relevant section/s of the Act and explain why the activity complies, potentially complies or does not comply with the Act. If it is potentially compliant state what is required to make it compliant.
Core Acts (always check)					
National Parks and Reserves Management Act 2002		X			Requires RAA, DA and GofA
Crown Lands Act 1976				X	
Nature Conservation Act 2002		X			Requires RAA, DA and GofA
Threatened Species Protection Act 1995		X			Requires RAA, DA and GofA
Aboriginal Relics Act 1975		X			Requires aboriginal community agreement
Historic Cultural Heritage Act 1995		X			Hall hut is not listed on the Tasmanian Heritage Register.
Land Use Planning and Approvals Act 1993		X			DA required – Discretionary Use
Environment Protection and Biodiversity Conservation Act 1999		X			Ecological studies to inform RAA and approvals process
Work Health and Safety 2012		X			WS Plan required for construction and operations
Other Acts (check as relevant)					
Environmental Management and Pollution Control Act 1994				X	
Water Management Act 1999 / State Policy on Water Quality Management 1997				X	
Fire Service Act 1979		X			BAL assessment possibly required for standing camp structures
Forest Practices Act 1985				X	
Living Marine Resources Management Act 1995				X	
Mineral Resources				X	

Acts Is the activity compliant with the following Acts:	Compliant	Potentially Compliant	Not compliant	Act not Applicable	Details Note relevant section/s of the Act and explain why the activity complies, potentially complies or does not comply with the Act. If it is potentially compliant state what is required to make it compliant.
Development Act 1995					
Building Act 2000 Building Reg's 2004, Plumbing Reg's 2004		X			DA required – Discretionary Use B & P permits required
State Coastal Policy 1996				X	
Other: State Act . . .					

2.2 PWS Management Plans, Subsidiary Plans and Policies

List any management plan, site plan, maintenance plan or other planning document, strategy or policy relevant to the activity below.

Plan/Document Name	Compliant	Potentially Compliant	Not Compliant	Details State relevant sections and page numbers. Explain why the activity does or does not comply and any required conditions if it is potentially compliant. List any proposed changes to plans and their rationale. Ensure the activity fits with plan zoning.
TWWHA Management Plan 2016 See attached Tables 1 & 2 addressing Section 3.3.1. Section 6.8 & Section 8.2 and comments to date.		X		Section 3.3.1 Reserve Activity Assessment – Pages 81 - 82. <ul style="list-style-type: none"> Identify the World Heritage values likely to be affected by the proposal; Identify how those values might be affected; Consider direct, indirect and cumulative impacts on World Heritage values; Identify how any impacts on World Heritage values will be managed or mitigated; Consider the social and environmental benefits and impacts of the proposal; Consider appropriate monitoring and compliance measures; and Consider provision of public consultation based on the scale and nature of the proposal. Section 6.8 Commercial Tourism – Pages 149 – 150. A proposal must: <ul style="list-style-type: none"> Describe how the experience is based on the values and features of the TWWHA; Submit a case for why it should be situated within reserved land and address compatibility with existing services and infrastructure;

Plan/Document Name	Compliant	Potentially Compliant	Not Compliant	Details State relevant sections and page numbers. Explain why the activity does or does not comply and any required conditions if it is potentially compliant. List any proposed changes to plans and their rationale. Ensure the activity fits with plan zoning.
TWWHA Management Plan 2016		X		<ul style="list-style-type: none"> Describe how it will contribute to the guiding Vision and management Objectives for the TWWHA as articulated in the management plan (Section 1.7 Pages 34 – 35); Describe how potential impacts on the legitimate enjoyment and experience by others of TWWHA features and values will be managed; Describe how it will be constructed and / or operate in a manner compatible with the protection and conservation of World Heritage and other values; Incorporate environmentally sustainable operational practices and the use of environmentally 'best practice' goods and technologies; Detail any external costs resulting from the proposal including ongoing monitoring and compliance; and Demonstrate economic viability. <p>Section 8.2 Wilderness Values Pages 173 - 175.</p> <ul style="list-style-type: none"> Further description of the proposed helicopter flight path's impacts on wilderness values, aesthetic values (including characteristics of remoteness and isolation of on ground TWWHA users) and natural values (flora, fauna including results from Raptor suitable nesting habitat assessment and nest survey)
REVISED POLICY (PWS P-036) WALKING TRACK CLASSIFICATION SYSTEM		X		Detail re party sizes for T4 tracks and Routes

2.3 Reserves Standards Framework (RSF)

Current RSF Category	Self-Reliant Recreation Zone and Wilderness Zone	Aspirational RSF Category	Self-Reliant Recreation Zone and Wilderness Zone
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Does the activity conform with the Aspirational RSF category, or, if this has not been determined, the current RSF category? (Use the PWS Site Register to find RSF information)

☒ Yes ☐ No ☐ Activity not described by RSF

If No, state the proposed new category below and detail the business case for the change.

Note that stage 2 of the proposal may involve activities and physical impacts that could be inconsistent with wilderness recreational settings. This aspect has yet to be assessed.

2.4 PWS Priorities

Is the activity listed in the current PWS Strategic Plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Comment: The PWS Strategic Plan does not specifically refer to this proposal.
Is the activity listed in a Regional/Branch business plan or strategic plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Comment: The Regional/Branch business plans do not specifically refer to the merits of this proposal just undertaking assessment process.
What is the budget priority score		Comment:

2.5 Comment on Concept Review

Bearing in mind the environmental, social/cultural and economic benefits and impacts at Step 1 (parts 1.9 - 1.11), and referring to the Maplink and Natural Values Atlas reports, note whether the activity is likely to result in significant negative impacts that cannot be overcome (and therefore shouldn't be supported), or whether it can be supported with conditions. Provide a short summary in the Comment field below to assist the Regional Manager's decision below.

Comment
Refer to RM comments in attached briefing note: "Halls Island EOI-RAA" dated 3 October 2017.

2.6 Decision Point – Concept Review

Following consideration of the above matters (Step 2, parts 1 to 5) the Regional Manager judges whether the concept is supported or not. If the concept is supported it proceeds to the next assessment step (Step 3). It can also be 'parked' at this step (to move forward in the assessment at a later time). If the concept is not supported the project does not proceed and the reasons are given to the proponent.

☒ **Concept Supported** (Assessment moves to next step)

☐ **Concept Supported - Parked** (Assessment moves to next step at a later date)

☐ **Concept NOT Supported** (Activity cannot proceed further)

Why not appropriate?	Details
<input type="checkbox"/> The proposed activity conflicts with legislative or	

<p>policy requirements.</p> <p><input type="checkbox"/> The proposed activity contravenes an existing planning document or strategy.</p> <p><input type="checkbox"/> The proposed activity is likely to cause unacceptable environmental, social or economic impacts.</p> <p><input type="checkbox"/> Other</p>	
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Signed: Chris Colley 

Title: Regional Manager North

Date: 9 October 2017

Comment, explanation

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NB If the concept is supported at the end of this step this allows the activity to proceed further in the assessment process; it does *not* signify formal approval of the activity.

Step 3 – Assessment Scope

This step determines the scope of all relevant assessments and the level of documentation that will be required. It determines the level of RAA - levels 2, 3 or 4, (note: level 1 RAA's use a separate form) and it integrates with all internal (PWS) and related external assessment processes. The PWS Initiating/Contact Officer recommends and the PWS Regional Manager decides which options are selected at this step.

3.1 RAA Documentation (Select one option only)

RAA Documentation Required	Additional Information/Requirements
<input type="checkbox"/> Level 2: RAA	
<input checked="" type="checkbox"/> Level 3: RAA (L2 + surveys)	
<input type="checkbox"/> Level 4: RAA (DPEMP)	

3.2 Circulation List (RAA levels 2 to 4 only, list approved at Step 3, circulated at Step 5)

PWS Head Office (134 Macquarie St, Hobart) GPO Box 1751, Hobart 7001	<input checked="" type="checkbox"/> Visitor Services Branch, PWS <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Education & Interpretation <input type="checkbox"/> Historic Heritage <input checked="" type="checkbox"/> Operations Branch, PWS <input checked="" type="checkbox"/> Fire Management <input type="checkbox"/> Asset Services <input checked="" type="checkbox"/> Business Services Branch, PWS <input checked="" type="checkbox"/> Commercial Visitor Services (CVS) <input checked="" type="checkbox"/> Leases and Licences (non visitor)
Region (only fill out if an additional region is to comment) <input type="checkbox"/> North <input type="checkbox"/> North West <input type="checkbox"/> South	<input checked="" type="checkbox"/> Regional Manager <input checked="" type="checkbox"/> Regional RAA Coordinator <input type="checkbox"/> Other <input type="checkbox"/> _____ <input type="checkbox"/> _____
Aboriginal Heritage Tasmania GPO Box 771, Hobart 7001	<input checked="" type="checkbox"/> Aboriginal Heritage, DPIWWE
Natural and Cultural Heritage Division DPIWWE GPO Box 44 Hobart 7001	<input checked="" type="checkbox"/> PCAB (specialist review of flora, fauna, geo etc)
Advisory / Consultative Committees	<input checked="" type="checkbox"/> National Parks and Wildlife Advisory Council Committee

3.3 Additional Internal (PWS) assessments

Select (replace the checkbox with an 'X') and state any additional PWS assessments required, and their relationship to the RAA.

Additional PWS Assessment	Relationship to RAA / Further Information
<input type="checkbox"/> _____	
<input type="checkbox"/> _____	
<input type="checkbox"/> _____	

3.4 Additional External Assessments

This step determines whether additional external assessments are required beyond those conducted by the PWS. The most commonly integrated external assessments are LUPAA and EPBC but others are also possible – refer to the RAA Manual).

Development Application (under Land Use Planning and Approvals Act (LUPAA))

Municipality	Central Highlands Council
Zoning under the Council Planning Scheme	Environmental Management Zone

Under the relevant Planning Scheme the activity is: (check one option only)

LUPAA Status	Further Detail	Development Application
<input type="checkbox"/> Exempt		Not required
<input type="checkbox"/> A Permitted Use	Permitted use 'Tourist Operation' subject to the successful completion of RAA, and adoption of 'acceptable solutions' (to which this project will be compliant). No advertised DA required. See attachment #14 (Council advised that a Discretionary DA may be required if helipad and boardwalks are built in Waterway and Coastal Protection Overlay – initial Council advice above given on basic plan with not much detail)	Required
<input checked="" type="checkbox"/> A Discretionary Use	Discretionary DA may be required if helipad and boardwalks are built in Waterway and Coastal Protection Overlay	Required
<input type="checkbox"/> A Prohibited Use		Required

Environment Protection and Biodiversity Conservation Act 1999 (EPBC)

EPBC Impact: Will the activity impact on:	What is the likely impact? Is there likely to be a 'significant' impact on any matter of national environmental significance from the activity?	Referral under EPBC recommended?
World Heritage Sites (Tasmanian Wilderness, Macquarie Island)	It is not anticipated that there would be a significant impact on Outstanding Universal Values however considering the perceived impact on wilderness recreational experiences from aerial operations it was agreed with the proponent that they would refer the proposal to the Australian Government for assessment under EPBCA. This would assist in determining stakeholder and public thoughts on the issue.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Ramsar Wetlands	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Nationally Threatened Species	Listed species are present on the island. By adopting prescribed mitigation measures, potential impacts classed as negligible (see NorthBarker report).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Protected Migratory Species	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Commonwealth Marine Areas	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
National Heritage Places	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other		<input type="checkbox"/> Yes <input type="checkbox"/> No

Note that the General Manager PWS determines whether a referral under EPBC is required, actual referral occurs at Step 7.

OTHER External Assessment

State any other external assessments required, and their relationship to the RAA (e.g. Dam, beekeeping, Hydro, Mineral exploration). See manual for all potential external assessments and list them below.

Other External Assessment	Relationship to RAA / Further Information
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

3.5 Decision Point – Assessment Scope

The scope of the RAA, internal and external assessments required are as indicated above.

The signature of the RM (and the additional signature of the General Manager in some circumstances) below means the next step in the assessment can commence, it does not grant any form of approval at this point.

Signed: Chris Colley

Title: Regional Manager North

Date: 11 January 2017

Signed by PWS General Manager (only if required see RAA Manual)

Date: 11 January 2017

Explanation, further assessment of action required

Step 4 – Impact Assessment and Proposed Management

This part of the RAA records the impacts and benefits of the activity in detail. Impacts and benefits are examined under three headings — Natural Values, Cultural Values and Economic Values. Use N/A if a value is not applicable for this activity. Consider cumulative effects that may result from the activity.

4.1 Natural Values Assessment: Impacts, Benefits and Management

Natural Values (including natural assets, processes and systems)	General description and existing conditions. List values/assets of significance, surveys completed (by whom and when), specialist staff consulted and relevant ref's.	Likely impact / benefit on values / assets (natural processes and effects). Including cumulative impact on world heritage and other significant natural values.	Risk level (no controls)	List control options. Management actions to be taken to avoid or minimise any likely negative impacts, include ongoing monitoring.	Risk level (controls)	X Ref. Action Plan
1. Flora (threatened species, priority communities, critical habitats and endemic, regionally or locally significant species. RFA priority forest types, WHA flora values)	TasVeg classifications: Eucalyptus subcrenulata forest and woodland (WSU) Sphagnum peatland (MSP), Lichen lithosphere (ORO), Athrotaxis selaginoides rainforest (RKP) Highland low rainforest and scrub (RSH) present	Trampling is the primary concern (medium) among MSP's.	Med	Adopt all mitigation measures prescribed in the Avoidance of trampling (on-island) within the Flora and Fauna assessment: A. Avoid routes through MSP's, or facilitate passage across MSP's by installing raised, perforated FRP boardwalking. Risk is mitigated. B. Education and supervision during trips. C. Siting of standing camp among ORO or WSU communities. D. Create visitor exclusion zones, excluding visitors from sensitive communities MSP, RKP, and Pherosphaera hookeriana communities (see Map 6, appendices)	Negligible	4.1.1.1
		Fire threat is a second potential threat (low).	Low	Fire risk mitigation – Electric or gas heating in Standing Camp. – no open flames, Smoking only permitted in designated area.	Improved conditions	4.1.1.2

2. Fauna (Rare or Threatened species, critical habitats, endemic species, regionally or locally significant species, WHA fauna values)	An existing foot-pad is present through one of the MSP communities south west of Halls Hut.	Improved health of MSP community by installing perforated boardwalk or rock-re-enforcement as per Flora and Fauna recommendations.	Low – Med	Install boardwalk or rock re-enforcement along existing impact.	Negligible – low	4.1.1.3
	Mount Mawson Pine (Pherosphaera hookeriana)	Trampling of plant species	Low	Ensure on-island routes/tracks avoid this species. Where existing routes pass by this species (near the natural rock jetty), use short lengths of boardwalk to ensure clear walking route that avoids plant species. Education and supervision to re-enforce impact mitigation. Utilise no-access areas for visitors, see appendix Halls Island Maps, Map 6, for site plan including exclusion zones.	Negligible	4.1.1.4
	Off-island communities susceptible to trampling. E.g.: Sphagnum, marshes etc.	Trampling and route-formation	Med	Implement minimal-impact bushwalking techniques including: fan-out, sticking to hard ground on the edges of plains / forest, avoid crossing striated marshes and marshes in general. Monitor walking routes by GPS, and actively monitor and adjust walking routes annually as part of Operations Manual. These guidelines have been proven to be effective at the proponents other operations in the TWWHA, including within the self-reliant and wilderness zones.	Low	***
	See North Barker Fauna Assessment, and (PWS and Nick Mooney) Eagle Nest Survey results.	Fauna Assessment notes no impacts to threatened species are likely to result from the proposal.	Low	Ecological survey completed for Halls Island component – walking routes to be surveyed once confirmed.	Negligible to low	***
	Raptors (eg: Wedge Tail Eagle): New	Disturbance to nesting sites. Suitable habitat searched – no	Mod	None required Helicopter flights routes regularly	Low	

discovery for nesting sites on-island, or within the planned flight route	nests found	reviewed and adjusted to take account of any new nesting sites.		
Clarence Galaxias (Galaxias johnstonii) – population approximately 5km east of Halls Island	Disturbance of water course (erosion etc)	Low	Commercial trips will avoid this high plateau habitat area.	4.1.2.3
Other fauna	Humanising of local fauna	Low	Education and supervision of customers to ensure no feeding or petting of animals. Ensure all food wastes etc are properly stored.	4.1.2.4
3. Geoconservation Geology (uncommon rock types, minerals, fossils or similar, significant outcrop or landform, WHA geo values) Geomorphology (sensitive landform systems e.g. karst, dunes, rivers, marshes, estuaries coasts) Soils (rare soil types e.g. Basalt derived and hosting native vegetation, soils sensitive to disturbance eg. peats, sands, alpine soils)	Central Highlands Cenozoic Glacial Area (Site ID 2953) & Central Plateau Terrain (Site ID 2684) Western Tasmania Blanket Bogs (Site ID 2527)	Negligible Low	Camp will be installed using hand tools / battery-operated tools only. Minimal ground disturbance, no excavations or changes to water-courses. Sites are avoided. Any interaction with sites (eg helicopter pad) will involve minimal ground disturbance, perforated decking and boardwalking.	4.1.3.1 4.1.3.2
4. Landscape and viewfields (Consider impact of the proposal on viewfields into the site and from the site)	Halls Island contains an existing hut (circa 1955), a number of tracks, numerous tree-harvesting sites, a disused toilet site, a disused boat-slip, and other evidence of human use.	Low	Sympathetic building material selection, no reflective materials, muted-bush tones, minimal 12V lighting, natural materials where possible.	4.1.4.1

5. Wilderness and wild rivers (impact of proposal on Wilderness quality using modified NWI mapping, any effects on wild rivers)	NWI quality is listed as high (14- 18 / 20). NWI mapping resolution does not allow accurate reference specific to Halls Island, and it is unknown whether the long history of human habitation and structures on the island were taken into account.	with sympathetic building material selection.	Low	Restrict maximum group sizes to six customers, two guides Restrict number of commercial trips to approx. 30 per year. Sympathetic building designs and scale. Adhere to strict helicopter flight path and prescriptions.	Negligible	4.1.5.1
6. Threats (diseases such as Phytophthora and Chytrid Fungus, introduced animals and weeds)	No weed species detected on Halls Island (see Flora and Fauna Assessment). Didymo, Chytrid fungus disease, platypus mucor etc.	Orange hawkweed is listed as a potential threat to Sphagnum communities, and is known in the Derwent Bridge / Lake St Clair area. Introduction of disease threats to the area from helicopter operations, outdoor gear, fire wood.	Low Mod	Implement 'Keeping It Clean' training provided by NRM South. The final check and disinfectant process should be applied at Derwent Bridge, prior to departure for Halls Island. Incorporate into Operations Manual. As above All 'fire-wood' would be manufactured e.g. briquettes	Negligible Low	4.1.6.1
7. Estuarine or Marine (add broad descriptors of important features like fauna/flora)	N/A	N/A	N/A	N/A	N/A	N/A
8. Water quality (PEV's) (add broad descriptors of important features like fauna/flora)	Pristine water quality / CFEV values	Contamination from grey water and/or sewage. Currently the island has no toilet facilities despite history of use. The proponent will be improving this situation. Potential for fuel spills from	Mod	Installation of complete capture sewage and greywater pods. Greywater will be back- loaded with each trip, for disposal outside of the TWVHA. Sewage will be collected annually in pods and emptied off-site. No aviation fuel will be stored on site.	Low	4.1.8.1

4.2 Cultural Values Assessment: Impacts, Benefits and Management

Cultural Values (including cultural assets, processes and systems)	General description and existing conditions. Note relevant people consulted, references to documents. List any values/assets of significance. List any surveys completed by whom and when.	Likely impact on values / assets (cultural assets, landscapes and systems, including cumulative effects). Particularly assess impact on world heritage and other significant cultural values.	Risk level (no controls)	List control options Management actions to be taken to avoid or minimise any likely negative impacts, include ongoing monitoring.	Risk level (controls)	X Ref. Action Plan
1. Aboriginal heritage values (e.g. landscapes, areas, sites, artefacts, relics, resources, WHA Aboriginal values)	Advice from Aboriginal Heritage Tasmania that the immediate on island area has a low probability of Aboriginal Heritage being present. [REDACTED]	No likely impact, though positive impacts may arrive through partnerships with the Aboriginal communities and increased awareness.	No likely impact, though positive impacts may arrive through partnerships with the Aboriginal communities and increased awareness.	Engagement and involvement with the Aboriginal communities as prescribed by the AHT report (see appendix 6). Implement the AHT Unanticipated Discovery Plan should Aboriginal heritage be discovered.	Low	
2. Historic heritage values (e.g. historic places, movable heritage or relics)	Advice from DPI/PWE Natural and Cultural Heritage Division indicate the overall risk to natural values in the Walls of Jerusalem National Park is considered low.	Positive impacts include increased awareness of the European cultural history of the area, and the conservation of the historic Halls Hut.	Low	Conduct further research and promote the cultural history of the Walls of Jerusalem National Park	Negligible	4.2.2.1

* denotes aspect of RAA to be considered in Stage 2 RAA approval. Actions relating to Stage 2 proposed activities are not included in this RAA approval and conditions.

Social Values	General description and existing conditions. Describe how the area is used and how the activity is likely to change the way the area is used. Note people consulted, references to documents. List any social values/assets of significance.	Likely impact on current social values.	Risk level (no controls)	List control options Management actions to be taken to avoid or minimise any likely impacts, include ongoing monitoring.	Risk level (controls)	X Ref. Action Plan
3. Recreational values, established uses	<p>The existing, privately-owned Halls Island hut has been the main drive of visitation to the area since the 1970's. Usage is very low, and the hut log book lists a maximum of six visitor groups per season, often as low as two groups per season. Access is very difficult, with access from the east requiring additional permission to cross private land (trawtha makuminya property). Anecdotal access details from the land owners at trawtha makuminya also indicate single-digit visitation to the area, annually.</p> <p>Helicopter usage for access and servicing.</p>	<p>An improved, more formalised process for those wanting to use the private Halls Hut (which is external to this proposal).</p> <p>Reduced access to important European history on Halls Island</p>	Low	Facilitate public access to the privately owned Halls Hut when appropriate (this is again external to this proposal).	Negligible	4.2.3.1
				Increase accessibility to the history and artefacts relating to Halls Island and Reg Hall, through partnership with the Queen Victoria Museum and Art Gallery, Launceston.	Overall improvement on current access.	4.2.3.2
			Low	Minimise helicopter use, use helicopter route as described which avoids known walking routes, and all significant recreational fishing waters. Operate where possible at minimum 1000 m altitude. Pilot and guides to observe for on-ground users, and avoid. Restrict annual trip numbers to 25 peak-season trips, and 5 winter trips.	Negligible	4.2.3.3

		Cumulative effect of helicopter use and commercial operations on 'wilderness value' Refer to Attachment 10.	Low	Development site is located in an area featuring extensive history of human use, on-going use, built heritage and disturbance including prior seaplane use. Helicopter use for operations is minimised to less than 48 hours per annum (based on Attachment 10 estimates). Capped number of Halls Island sales per year (~30) and small groups sizes are applied. Point-impacts to on-ground users limited to ~2 minutes of sound.	Negligible	4.2.3.4
		Potential social impacts from interactions with other users during trips		Use adaptive management as part of the Operations Manual to avoid or bypass areas where other users are recreating. This has been proven to be effective at the proponents other operations in the TWWHA.		
4. Leases and licences	The existing hut in Halls Island is owned by the proponent, and sited under lease. No other private leases or licences exist in the area.	New infrastructure seen as exclusive use.	Mod	Negotiate new lease over all infrastructure	Low	4.2.4.1
5. Surrounding land uses	Recreation – bushwalking and fishing. Halls Island has featured private buildings and use since 1955, this proposal continues with similar activity. Trout fishing at Lake Malbena is unremarkable (compared to waters further east). Waters	Likely impacts are very low. Current usage levels of the area are at historical lows.	Low	Avoid areas where other users are recreating. Adhere to strict flight paths.	Low	4.2.5.1

4.4 Community Consultation

Stakeholders	Interest Level (low, med, high)	Concern Level (low, med, high)	How was consultation performed, and stakeholders view's on the activity	Details of further consultation required or planned, if any
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

[illegible]

Supplemental Table 1: Project specifics in relation to 6.8 Commercial Tourism, Tasmanian Wilderness World Heritage Management Plan 2016 (page 150).

The 2016 Plan outlines key criteria for commercial tourism in the TWWHA. The below table addresses these criteria:

Describe how the experience is based on the values and features of the TWWHA;	The focal point of this proposal is the interpretation and presentation of the cultural history and outstanding universal values of Halls Island and surrounds.
Submit a case for why it should be situated within reserved land and address compatibility with existing services and infrastructure;	This proposal, and the interpretation and presentation of the cultural history of Halls Island which it revolves around, is only achievable if located on Halls Island. The proposal is compatible and complimentary to the TWWHA Management Plan 2016, and guidelines for the Self-Reliant Zone.
Describe how it will contribute to the guiding Vision and management Objectives for the TWWHA as articulated in the management plan	The Halls Island proposal has been designed to support the identification, protection, conservation, and presentation of the World Heritage, National Heritage and other natural and cultural values of the TWWHA. Operations will facilitate community engagement, add to the diversity and quality of experiences in the TWWHA consistent with the conservation of natural and cultural values, and further identify, protect, conserve and restore cultural values in the TWWHA. The proposal is also compatible with the objective and aims of the Parks 21 subsidiary document.
Describe how potential impacts on the legitimate enjoyment and experience by others of TWWHA features and values will be managed	Any access to Halls Island has always been by a small number (less than ~12 per annum) of the public wishing to visit and use the privately owned Hall's Hut. The small number of regular users, as identified by the hut log book, will have access facilitated upon reasonable request. Visits to Halls Island by scientists, artists, cultural researchers, members of the Aboriginal community and others will be facilitated by the proponents. Other members of the Tasmanian community interested in access to the cultural history of Halls Island will find a significant collection relating to the hut and history at the Queen Victoria Museum and Art Gallery, Tasmania, which has been kindly donated by the proponents. Aerial access is described in the TWWHA Management Plan as 'a significant component of presentation in the TWWHA...providing opportunities to contribute to the diversity of experiences that are offered'. Site selection for the proposed helicopter landing site avoid overflights of

	<p>walking routes and trout fishing waters, unnecessary conflict with other users, and the proposed capped number of trips per year avoids cumulative impacts.</p> <p>Impacts on other general users of the TWWHA will be managed through the Operations Manual, as outlined in Sections 1 and 4.</p>
<p>Describe how it will be constructed and/or operate in a manner compatible with the protection and conservation of World Heritage and other values</p>	<p>Construction and operational guidelines have been described in sections 1 and 4.</p> <p>The proponents already operate a Standing Camp in the TWWHA, and can demonstrate that the listed impact mitigation measures, walking group ratios, and camp construction / operation measures are sustainable, and compatible and beneficial to the protection and conservation of the World Heritage and other values. In particular, the proposal will lead to:</p> <ul style="list-style-type: none"> - An increased awareness of the TWWHA, and the outstanding universal values and cultural history of the area - High quality interpretation and presentation of the TWWHA - Increased access to the TWWHA for researchers, artists and members of the Aboriginal community - All access, egress, and operations revolve around minimising interaction and impacts on other users. - Activities are compatible with the TWWHA Management Plan 2016 <p>The presentation of built heritage, such as the historic Halls Hut, is inextricably linked with its on-going conservation.</p>
<p>Incorporate environmentally sustainable operational practices and the use of environmentally 'best practice' goods and technologies</p>	<p>Best practice for this proposal include:</p> <ul style="list-style-type: none"> - Complete capture grey-water and sewage - Buildings are minimalist in scale, and require minimal fixtures to ground - Infrastructure outside of the 30m x 10m Standing Camp site is minimal - The number of trips, and customers per trip are minimal in scale (approx. 25 trips per year), and sympathetic to the location in the TWWHA - The site selection is a location with previous European human activity and built heritage, and obvious long-term disturbance.
<p>Detail any external costs resulting from the proposal including ongoing monitoring and compliance</p>	<p>See section 4</p>
<p>Demonstrate economic viability</p>	<p>See section 1.11 and 4</p>

4.5 Economic Values Assessment: Impacts, Benefits and Management

1. Economic Assessment of Options	Current Management Regime (\$)	New Management Regime (\$)
Capital Costs		
PROJECT MANAGEMENT (e.g. Salary, oncosts, expenses, travel, other)	Proponent	Proponent
PLANNING, PRE-WORKS (e.g. Advertising / meetings, consultants, documentation & certification, approvals: RAA & Regulatory)	Proponent	Proponent
WORKS/CONSTRUCTION (e.g. Materials & Supplies, labour & equipment, rehabilitation)	Proponent	Proponent
TOTAL CAPITAL COST	Proponent	
Annual Operating Costs (e.g. PWS labour, other labour, consultants, contractors materials & Supplies)	Proponent	Proponent
NET ANNUAL OPERATING COSTS	Proponent	Proponent
TOTAL COSTS (Capital and Operating)	Proponent	Proponent

2. Economic Questions

Will the project create a new asset or alter/upgrade an existing asset?	Yes
Does the project require PWS or other Government funding for infrastructure upgrades?	No
Who is / will be responsible for annual operating costs?	Proponent
What is the fund source for capital and maintenance works?	Private funding -
Is there any requirement for PWS involvement in ongoing management?	Annual site inspection
What are the implications of not implementing the project (in terms of assets and finance):	Funds to repair and maintain the existing heritage Halls Hut will not be received, and the important cultural asset will be impacted. Opportunities to meet the goals for presentation and tourism in the 2016 TWWHA Management Plan, and Parks21 Partnership will be missed.

Economic Comment (Comment on the Impacts / benefits of each option)

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Step 5 – Advice on Impact Assessment and Proposed Management

Summary of comment received.

Part of RAA Referred to:	Name and Section	Advice and Comment	Initiating Person's / Regional Response
Supplemental Table 1	PWS Planning (Hobart), Lynne Sparrow	<p><i>Impacts from trampling</i></p> <p>Photo monitoring guide prepared by NRM South provided. Particular attention made to the clear identification of trigger points at which impacts are addressed (limits of acceptable change).</p> <p><i>Impacts on Wilderness Character</i></p> <p>Helicopter use could have negative impacts on the wilderness recreational experience of many other users (e.g. especially the many visitors who use the Cynthia Bay/Lake St Clair/Pumphouse Point vicinity). Feedback comments on past proposals for helicopter access to the TWWHA have reflected significant opposition to helicopters because they disturb 'the peace and quiet' of the TWWHA experience.</p>	<p><i>Impacts from trampling</i></p> <p>Additional cultural and natural values assessments undertaken by the Proponent will be required before approval is provided for proposed walking routes off Halls Island, including Mt Oana [REDACTED] routes (Stage 2 activities).</p> <p>PWS will provide the proponent with the NRM South Photo Monitoring guidelines for inclusion within additional RAA assessments for Stage 2 activities.</p> <p><i>Wilderness Character</i></p> <ul style="list-style-type: none"> Action included in Action Plan for proponent to adhere to 'Fly Neighbourly Advice'.
Aboriginal Heritage Values	Aboriginal Heritage Tasmania, Ross Stanger	<p>[REDACTED]</p> <p>AH I would therefore advise that the proponent formally contact, engage and consult with the Aboriginal Heritage Council (AHC) and the Aboriginal community to outline the details of the proposed development and any proposed plans for activities [REDACTED]</p> <p>...Engagement and consultation with the AHC, which includes members from the Tasmanian Aboriginal community... may provide further information and advice in relation to [REDACTED] and the culturally appropriate activities that can be</p>	<p>Additional cultural and natural values assessments undertaken by the Proponent will be required before approval is provided for proposed walking routes off Halls Island, including [REDACTED] routes.</p> <p>Stage 2 actions:</p> <ul style="list-style-type: none"> proponent formally contact, engage and consult with the Aboriginal Heritage Council (AHC) and the Aboriginal community to outline the details of the proposed development and any proposed plans for activities [REDACTED]

		<p>undertaken as part of the project.</p> <p><i>Direct involvement or and collaboration with Aboriginal community</i></p> <p>...AHT would therefore advise engagement and consultation with the AHC and Aboriginal community on the development of all cultural heritage interpretation and planned access to Country projects.</p> <p>Another key objective of the TWWHA Management Plan 2016 involves the development of strategies for secure employment opportunities for Aboriginal people in the TWWHA. While not considered within the RAA, the AHC would welcome further consideration and commitments by the proponent for the establishment of collaborative relationships and partnerships with the Aboriginal community in terms of employment and training for Aboriginal people as part of this project.</p>	<p>- proponent to engage and consult with the AHC and Aboriginal community on the development of all cultural heritage interpretation and planned access to Country projects</p> <p>PWS will provide the information from AHT to the proponent so the proponent can consider all opportunities as identified by AHT for their consideration.</p>
Natural Values	PCAB, Simon Wilcox	<p><i>Proposed tracks off Halls Island</i></p> <p>Based on desktop information, it appears that the helipad and some of these proposed tracks pass through areas of listed threatened native vegetation communities and it appears that these areas were not surveyed as part of the onground assessment by Northbarker. No information has been provided in the documentation regarding the size or form of these structures, it is PCABs understanding/assumption that the tracks will be located and designed to avoid disturbance to vegetation as much as practicable and this is supported.</p> <p><i>Increased usage of Halls Island and vegetation impacts</i></p> <p>The management of the numbers proposed should be sufficient to minimise impacts (this may need to be reviewed if any future discussions on increasing visitation further). However the suggestion to utilise minimal impact bushwalking techniques for some of the proposed surrounding walks will need to be carefully assessed against vegetation values; with these type of visitor number impacts may be lessened by creating hardened tracks.</p> <p>The avoidance and mitigation measures outlined in the Northbarker flora and fauna assessment report (dated 21/1/16) are supported.</p> <p>It is recommended that it be clearly stated that no helicopter refuelling operations or fuel storage etc. is to be undertaken on site.</p>	<p><i>General</i></p> <p>Action included in Action Plan for proponent to:</p> <ul style="list-style-type: none"> • Implement all avoidance and mitigation measures outlined in the Northbarker flora and fauna assessment report; • No storage of aviation fuel or undertake any refuelling operations at Halls Island helipad or surrounding area; • Not allow any sewage, grey water, and sediment to enter lake/streams in order to protect aquatic fauna (which has high endemicity); and • Not fly within 1km line-of-sight of known eagles nests and that helicopter flights do not include a 'viewing' of the nest. <p><i>Geoconservation</i></p> <ul style="list-style-type: none"> • Action included in Action Plan for proponent to modify the proposed helipad to Halls Island walking route to avoid degradation of the patterned mire

		<p>No sewage, grey water, and sediment should be allowed to enter lake/streams in order to protect aquatic fauna (which has high endemicity).</p> <p>It is recommended that, where possible, helicopters do not fly within 1km line-of-sight of known eagles nests and specifically that tours do not include a 'viewing' of the nest.</p> <p><i>Geoconservation</i></p> <p>...the proposed walking track/route to Mt Oana would skirt a patterned mire, while the helipad and access track cross another... Such mires are considered to be of national significance from a geoconservation perspective while the flora aspect is regarded an outstanding universal value... It is recommended that minor modification to the proposed Mt Oana walking track/route and to the helipad location be made to avoid degradation of these mires.</p> <p><i>Threatened flora & fauna Halls Island</i></p> <p>...no significant vegetation-related issues for Hall's Island itself, provided the proponent agrees to adopt, in full, the recommendations and mitigation measures outlined in the northbarker flora and fauna assessment report (dated 21/11/16) for protection of the two threatened vegetation communities (Sphagnum peatland and Athrotaxis selaginoides rainforest), fire sensitive vegetation (MSP, RKP and RSH) and flora species (Pherosphaera hookeriana, Athrotaxis selaginoides, Athrotaxis cupressoides, Diselma archeri) identified as present on the island.</p> <p>It is recommended that threatened plants (Mount Mawson pines) near to the work areas should be flagged to avoid any inadvertent disturbance during construction. The island landing should be located such that these plants do not need to be removed, but if this is not practicable or safe, and any of these threatened pines need to be taken, then a permit to take under the <i>Threatened Species Protection Act 1994</i> will be required from PCAB prior to any impact.</p> <p>Staff and contractors working onsite should be made aware of the location of threatened plants and threatened native vegetation communities to ensure no inadvertent impact to these natural values.</p>	<p>Additional cultural and natural values assessments undertaken by the Proponent will be required before approval is provided for proposed walking routes off Halls Island, including Mt Oana [REDACTED] routes (Stage 2 activities).</p> <p>PWS will provide the proponent with the advice regarding geoconservation features as outlined by PCAB for inclusion within additional RAA assessments for Stage 2 activities.</p> <p><i>Threatened flora & fauna</i></p> <p>Action included in Action Plan for proponent to</p> <ul style="list-style-type: none"> Make staff and contractors working on Halls Island aware of the location of threatened plants and threatened native vegetation communities to ensure no inadvertent impact to these natural values. flag work area to avoid inadvertent disturbance of threatened plants (Mount Mawson pines) during construction; and locate the Halls Island landing such that these plants do not need to be removed, but if this is not practicable or safe, and any of these threatened pines need to be taken, then a permit to take under the <i>Threatened Species Protection Act 1994</i> will be required from PCAB prior to any impact. <p><i>Weeds & Disease</i></p> <p>Action included in Action Plan for proponent to</p> <ul style="list-style-type: none"> develop a hygiene plan developed in accordance with DPI/PWE (2015). <i>Weed</i>
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		<p>PCAB requests that onground mapping of the vegetation communities undertaken by northbarker should be provided to the NVA, if this has not already been done, to inform TASVEG mapping.</p> <p>Weeds & Disease</p> <p>PCAB recommends that as a condition of any approvals that the proponent be required to have a biosecurity hygiene plan developed (and implemented)...</p> <p>Neoprene waders are a significant biosecurity risk (e.g. didymo) and staff and visitors involved with this proposal should be required to properly clean, dry and disinfect their waders prior to accessing the area for fishing, especially if people have been fishing overseas. This also applies to any other aquatic-related equipment and clothing (e.g. kayaks and fishing gear).</p>	<p><i>and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania and should cover construction and operational phases of the project, quality control checks during construction and operations (and who will monitor compliance with agreed biosecurity measures) and a list of management actions that will be implemented (and by whom) if any weeds or other threats are identified during construction or operations. Issues/threats to consider should include plant seeds, invertebrates, aquatic alga and pathogens, plant pathogens and the like; and</i></p> <ul style="list-style-type: none"> • require staff and visitors to properly clean, dry and disinfect their waders prior to accessing the area for fishing, especially if people have been fishing overseas. This also applies to any other aquatic-related equipment and clothing (e.g. kayaks and fishing gear).
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Step 6 – Activity Plan

The Activity Plan shows the key actions required to ensure that short and long term high risk aspects of the activity are minimised or addressed and legislative requirements are met. These are actions that are critical to implement to achieve the environmental, social and economic outcomes. Use the activity reference column to cross-reference actions with the Impact Assessment and Proposed Management table – Step 4.

The Activity Plan details the critical actions that have emerged from steps 1, 4 and 5. Only list important actions not day-to-day or operational tasks. Make sure evaluation and reporting tasks (Step 10) are listed (see Step 1, part 8 for success indicators).

Activity #	Activity Details	Activity Controls	Responsible Officer	Start Date	Notes
4.1.1.1	Natural values Flora Trampling	Adopt all mitigation measures prescribed in the Avoidance of trampling (on-island) within the Flora and Fauna assessment: A. Avoid routes through MSP's, or facilitate passage across MSP's by installing raised, perforated FRP boardwalking. Risk is mitigated. B. Education and supervision during trips. C. Siting of standing camp among ORO or WSU communities. Create visitor exclusion zones, excluding visitors from sensitive communities MSP, RKP, and Pherosphaera hookeriana communities (see Map 6, appendices)			
4.1.1.2	Natural values Flora Fire mitigation	Fire risk mitigation – Electric or gas heating in Standing Camp – no open flames, Smoking only permitted in designated area.			
4.1.1.3	Natural values Flora MSP communities south west of Halls Hut	Install boardwalk or rock re-enforcement along existing impact.			
4.1.1.4	Natural values Flora	Ensure on-island routes/tracks avoid this species. Where existing routes pass by this species (near the natural rock jetty).			

	Mount Mawson Pine	use short lengths of boardwalk to ensure clear walking route that avoids plant species. Education and supervision to re-enforce impact mitigation. Utilise no-access areas for visitors, see appendix Halls Island Maps, Map 6, for site plan including exclusion zones.			
4.1.2.3	Natural values Fauna Clarence Galaxias	Commercial trips will avoid this high plateau habitat area.			
4.1.2.4	Natural values Fauna Other fauna	Education and supervision of customers to ensure no feeding or petting of animals. Ensure all food wastes etc are properly stored.			
4.1.3.1	Natural values Geoconservation Central Highlands Cenozoic Glacial Area (Site ID 2953) & Central Plateau Terrain (Site ID 2684)	Camp will be installed using hand tools / battery-operated tools only. Minimal ground disturbance, no excavations or changes to water-courses.			
4.1.3.2	Natural values Geoconservation Western Tasmania Blanket Bogs (Site ID 2527)	Sites are avoided. Any interaction with sites (eg helicopter pad) will involve minimal ground disturbance, perforated decking and boardwalking.			
4.1.4.1	Natural values Landscape & Viewfield Halls Island	Sympathetic building material selection, no reflective materials, muted-bush tones, minimal 12V lighting, natural materials where possible.			
4.1.5.1	Natural values Wilderness & wild rivers NW/ 14+	Restrict maximum group sizes of six customers, two guides Restrict number of commercial trips to 30per year. Sympathetic building designs and scale. Adhere to strict helicopter flight path and impact minimisation prescriptions in Attachment 10.			
4.1.6.1	Natural values	Implement 'Keeping It Clean' training provided by NRM South. The final check			

Threats Weeds		and disinfectant process should be applied at Derwent Bridge, prior to departure for Halls Island. Incorporate into Operations Manual.			
4.1.8.1 Natural values Water quality CFEV values		Installation of complete capture sewage and greywater pods. Greywater will be back-loaded with each trip, for disposal outside of the TWWHA. Sewage will be collected annually in pods and emptied off-site.			
4.2.2.1 Cultural Values Historic Heritage values		Conduct further research and promote the cultural history of the Walls of Jerusalem National Park			
4.2.3.1 Social values Recreational values, established uses		Facilitate public access to the privately owned Halls Hut when appropriate (this is again external to this proposal).			
4.2.3.2 Social values Recreational values, established uses		Increase accessibility to the history and artefacts relating to Halls Island and Reg Hall, through partnership with the Queen Victoria Museum and Art Gallery, Launceston.			
4.2.3.3 Social values Recreational values, established uses Helicopter use		Minimise helicopter use, use helicopter route as described which avoids known walking routes, and all significant recreational fishing waters. Restrict annual trip numbers during peak season to approx. 25 trips. Adhere to impact minimisation prescriptions in Attachment 10			
4.2.3.4 Social values Recreational values, established uses Social impacts		Use adaptive management as part of the Operations Manual to avoid or bypass areas where other users are recreating. This has been proven to be effective at the proponents other operations in the TWWHA.			
4.2.4.1 Leases & Licences		Negotiate new lease over all infrastructure			
4.2.5.1 Surrounding land uses		Avoid areas where other users are recreating.			

		Adhere to strict flight paths.		
4.3.1.1	Activity Hazards Occupational Health and Safety	A complete WH&S Management Plan will be developed for the construction phase, and operational phases of the development.		
4.3.2.1	Activity Hazards Visitor Risk	A complete WH&S Management Plan will be developed for the construction phase, and operational phases of the development.		
4.3.3.1	Activity Hazards Other – Dangerous goods, controlled waste, fire etc. Historic hut accommodation – wood fire – no toilet facilities	<p>Outside open fires are not permitted.</p> <p>Accidental fires will be extinguished immediately.</p> <p>Construction waste and general rubbish generated onsite will be contained onsite for disposal to a Council Waste Transfer Station.</p> <p>Oil / fuel spills will be prevented and will be contained and cleaned up promptly if they occur.</p> <p>Installation of complete capture sewage and greywater pods. Greywater will be back-loaded with each trip, for disposal outside of the TWWHA. Sewage will be collected annually in pods and emptied off-site.</p>		

For projects that involve a project team detail the governance structures below. For simple PWS projects just list the responsible officer.

Governance

PWS I/C

Step 7 – External Assessment

If the activity *does* require external assessment (as identified at Step 3), this takes place at this step. At this point the assessment from a PWS perspective is complete and PWS is signalling it plans to approve the Activity Plan (for a level 2-3 RAA, or a DPEMP for a Level 4 RAA) subject to any further conditions that are imposed by external assessment.

If the activity *does not* require external assessment, go direct to Step 8.

PWS will refer/recommend the referral of the proposal for assessment under the process/es below (check those that apply):

☒ LUPAA (Required)

☒ EPBC (EPBC Referral, General Manager decides whether to refer)

☐ Other _____ PWS I/C

ENDORSED
Assessed for External Assessment by:

Signed (RM): PWS RM

Date: 13 March 2018

Name: Chris Colley

Position: Regional Manager North

Note for a referral under EPBC, EPBC or a DPEMP the approval of the General Manager is also required.

Signed (GM): PWS General Manager

Name: Jason Jacobi

Date: 14/3/18

Add results of external assessments here.

Add any changes or new conditions/controls to the Activity Plan (Step 6) that are required as a result of these assessments. State which conditions have been added/modified in the Notes column and also state the assessment process that required the change/addition.

Any Further Comment:

PWS I/C

Step 8 – Draft Final Determination

☒ **Activity Approved with conditions** (Can be implemented subject to the conditions in the Activity Plan and any additional or changed conditions listed below.)

Stage 1 activities

This RAA proposal has been broken into two stages of activities. Stage 1 has been approved, whilst stage 2 activities require additional assessment and approval.

Activities approved with the following conditions include (Stage 1);

- All developments and activities on Halls Island;
- Helipad;
- Walking route between the helipad and Halls Island;
- The use of non-motorised watercraft on Lake Malbena; and
- Helicopter flight path.

The following conditions apply

Condition Title	Condition details
Wilderness Character	<p>Prepare and comply with an Operations Plan to include:</p> <p>'Fly Neighbourly Advice and identified flight path between Lake St Claire and helipad. Conditions are also to be incorporated into the lease and licence.</p> <p>Adhere to helicopter use prescriptions in Attachment 10 to minimise point-impacts</p> <p>Final building design, colours and materials to be approved by PWS prior to submitting DA.</p>
Flora & fauna	<p>Implement all avoidance and mitigation measures outlines in the NorthBaker flora and fauna assessment report;</p> <p>Prepare a Construction Environmental Management Plan (CEMP) covering the construction phase, to be approved by PWS.</p>
Flora & fauna	<p>Through the CEMP, make staff and contractors working on Halls Island aware of the location of threatened plants and threatened native vegetation communities to ensure no inadvertent impact to these natural values.</p>
Flora & fauna	<p>Flag work area to avoid inadvertent disturbance of threatened plants (Mount Mawson pines) during construction</p> <p>To be included in CEMP</p>
Flora & fauna	<p>Locate the Halls Island landing such that these plants do not need to be removed, but if this is not practicable or safe, and any of these threatened pines need to be taken, then a permit to take under the <i>Threatened Species Protection Act 1994</i> will be required from PCAB prior to any impact.</p>
Flora & fauna Helicopter use	<p>Not fly within 1km line-of-sight of known eagles nests and that helicopter flights do not include a 'viewing' of the nest. (to be included in Operations Plan)</p>

CFEV Values	<p>Not allow any sewage, grey water, and sediment to enter lake/streams in order to protect aquatic fauna (which has high endemicity)</p> <p>Specific management of sewage and grey water to be addressed in Operations Plan.</p>
Geoconservation	Modify the proposed helipad to Halls Island walking route to avoid degradation of the patterned mire
Weeds & Disease	Develop a hygiene plan developed in accordance with DPIPW (2015). <i>Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania</i> and should cover construction and operational phases of the project, quality control checks during construction and operations (and who will monitor compliance with agreed biosecurity measures) and a list of management actions that will be implemented (and by whom) if any weeds or other threats are identified during construction or operations. Issues/threats to consider should include plant seeds, invertebrates, aquatic alga and pathogens, plant pathogens and the like. Include actions in the operations plan.
Weeds & Disease	Require staff and visitors to properly clean, dry and disinfect their waders prior to accessing the area for fishing, especially if people have been fishing overseas. This also applies to any other aquatic-related equipment and clothing (e.g. kayaks and fishing gear). Include requirements in the operations plan.
Activity Hazards	Storage of aviation fuel or undertaking any helicopter refuelling operation is not permitted at the Halls Island helipad or nearby area.
Operations Plan	<p>Operations plan is to be prepared and submitted to PWS for approval prior to operations commencing. The operational plan provides workers a clear picture of their tasks and responsibilities necessary to control negative impacts and maximise benefits of the activity covering post-construction and operational phases. The operations plan should cover:</p> <ul style="list-style-type: none"> - Operating procedures and maintenance tasks required to manage risks to the environment and the safety of workers and guests (e.g. bushfire risks, tree and limb fall risks). - Guide induction and training - Approved walking tracks that can be used as part of the camps operation (e.g. guided walks) - The means of access to and from the camp. - Any camp set-up and breakdown procedures, as well as methods of transporting camping structures and equipment to and from the site. - Type, frequency and responsibility for monitoring - Frequency and responsibility of reporting

☒ **Activity Not Approved (Activity cannot be implemented)**

Why not approved	Details
<input type="checkbox"/> The proposed activity is likely to cause unacceptable environmental impacts.	
<input type="checkbox"/> The proposed activity is likely to cause unacceptable social impacts.	
<input type="checkbox"/> The proposed activity is likely to cause unacceptable economic	

<p>Impacts.</p> <p><input checked="" type="checkbox"/> Other – additional assessment required</p>	<p>Stage 2 Activities</p> <p>Activities presented within this RAA that require further assessment prior to approval include:</p> <ul style="list-style-type: none"> • proposed walking routes to Mt Oana; • [REDACTED] • any additional walking routes (excluding walking route between Helipad and Halls Island). <p>In order to undertake the assessment of stage 2 activities all walking routes to Mt Oana, [REDACTED] and any other routes to be used for commercial operations the proponent will need to identify potential impact on natural and cultural including social and recreational values and actions to control or minimise adverse impacts.</p> <p>With regard to Aboriginal heritage, the proponent must formally contact, engage and consult with the Aboriginal Heritage Council (AHC) and the Aboriginal community to outline the details of the proposed development and any proposed plans for activities including site visits; and</p> <ol style="list-style-type: none"> 1. proponent to engage and consult with the AHC and Aboriginal community on the development of all cultural heritage interpretation and planned access to Country projects.
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Any Further Comment:

PWS I/C

Authorised by:

Signed (RM): PWS RM

Date: PWS RM

Name: PWS RM

Position: PWS RM

Note for a proposal referred under EPBC or a level 4 (DPEMP) RAA the approval of the General Manager is required.

Signed (GM):

Name: PWS GM

Date: PWS GM

Step 9 – Notification and Implementation

PWS proposals: An approved RAA indicates to staff the proposal can be implemented, subject to any conditions stated in the approval at Step 8.

External proposals: the PWS provides written authority including any conditions to external proponents. Following notification and the fulfilment of any pre-conditions the activity proceeds.

Step 10 – Report and Evaluation

At completion of works a final report and evaluation of the project is completed. This is to be completed within three months of the project finishing using the table below:

Final Report and Evaluation

Report Elements	Report Details
Start Date	PWS I/C
Finish Date	PWS I/C
Estimated Cost	PWS I/C
Actual Cost	PWS I/C
Were all conditions of approval complied with? Detail and explain any variations.	PWS I/C
Were all control actions implemented successfully. Detail and explain any variations.	PWS I/C
Were the outputs (1.7) achieved?	PWS I/C
Were the outcomes (1.6) achieved or are they on track to be achieved	PWS I/C
Are any additional works or monitoring required?	PWS I/C
Further Comment	PWS I/C

Evaluation of project by Regional Manager/Branch Manager

- ☐ Project Complete
☐ Project Successful
☐ Further Action Required:

PWS I/C

Signed (RM): PWS RM

Date: PWS RM

Name: PWS RM

Position: PWS RM

Attachment 10

Halls Island – Amendments and further information in relation to helicopter use. Prepared by the Proponent 11/01/2017 for inclusion in the Halls Island RAA.

Present the below as a new attachment in appendix thank you

Attachment 10: Notes on Helicopter use and impact minimisation. (please add to the RAA as a new attachment

10.a Usage levels

Required usage levels have been designed to minimise overall use, mitigate any point-impacts to other users in the TWWHA, and in doing so protect the wilderness character of the TWWHA.

Each guided package to Halls Island requires the capacity of two helicopters in order to deliver or retrieve customers and staff. The most common helicopter used for such purposes in Tasmania are the B2/B3 Squirrel, which take 5 passengers and the pilot.

Extrapolating the above, each guided package to Halls Island operating at a capacity 6+2 ratio would require two helicopter return trips to deliver customers and staff, and a further two helicopter return trips to deliver customers and staff back to Derwent Bridge some four days later. Each return trip is approximately 24 minutes air time (12 minutes each way), which equates to a maximum required airtime of ~96 minutes per guided package (4 x 24 minutes).

The capacity to offer up to 30 guided packages per year, at 96 minutes total flight time each, results in a maximum flight usage level of 2880 minutes, or 48 hours, per annum.

10.b Point impacts

It is important to quantify the level of usage in terms of its potential effect on other users in the area, and the overall potential impact on the 'wilderness character' of the TWWHA.

To the user on the ground, each helicopter trip would produce a point-impact: a specific noise footprint and potential visual impact to those within audible / visual range of the flight path. A brief desktop study of helicopter sound-monitoring studies indicates that a discernible noise footprint is detectable within an approximate 4km lateral distance of a B2/B3 Squirrel helicopter. With the recommended manufacturer's flight speed of just over 200km/h, we can then determine that each flight would potentially create a point-impact (noise footprint and visual impact) of a maximum 2 minutes per trip, in the unlikely event that a user is *directly* under the flight path. This noise footprint when graphed is a bell-shaped curve, with maximum noise experienced when directly overhead, graduating to no noise at either end of the 4km lateral distance.

By implementing recommended FNA strategies including flying at 1000m+ altitude, using the selected flight corridor which avoids walking routes and Wilderness Zones, by following the eastern periphery of the TWWHA, and by ensuring that the pilot and passengers are to note any other users located in the TWWHA and implement avoidance measures, the likelihood of any other user experiencing more than one <2 minute point-impact is extremely unlikely, ensuring the protection of the wilderness character and integrity of the TWWHA.

10.c. Impact Mitigation Measures

The FNA (Fly Neighbourly Advice) developed for the Halls Island includes a recommended flight altitude of 1000metres+, which reduces the maximum point-impact of any noise. A desktop study of previous papers relating to helicopter use suggest that at this altitude, noise from the B2/B3 Squirrel is reduced from ~75dB, to somewhere

around 60dB. This in turn also decreases the radius of impact along the flight path, to a ~4km lateral distance.

The flight corridor itself has been designed to ensure that no walking routes are crossed, and the route itself is to the eastern periphery of the TWWHA. This positioning prevents any point-impact on Wilderness Zones in the TWWHA, or on any walking routes/tracks in the TWWHA.

Wind direction is a recommended consideration from the B2/B3 Operators Manual, when minimising noise impacts. As the regular and predominant winds in the TWWHA feature a dominant westerly influence, once again any aircraft noise is carried towards/across the eastern boundary of the TWWHA, and away from other potential users and sensitive areas such as Wilderness Zones.

For operations departing Derwent Bridge, take-offs and landings will occur in the direction of the noisiest land route (Lyell Hwy) as per the helicopter manufacturers recommendations on impact mitigation. Take-off and landings at the Halls Island end of the flight corridor will again follow manufacturers' recommendations on impact mitigation by taking-off to the right, while the natural topography of the location will enhance lateral attenuation and minimise the transmission of noise produced at take-off.

During each flight, the pilot and passengers (guides) are to note any other users located under the flight path in the TWWHA, and avoid overflying these positions on the return trip, again minimising any inadvertent direct overflight and associated point-impact on users to a single ~2 minute event or less.

10.d. Summary

In summary, careful flight-path selection combined with the documented low-usage of the area ensures that it is unlikely that other users will be over-flown by helicopter operations relating to Halls Island. In the unlikely event that this does occur, by using the Halls Island specific FNA prescriptions, the overall potential impact on wilderness values to other users will be minimised to a ~2 minute, once-off point-impact. Due to the location of the flight corridor, there are no anticipated impacts to any Wilderness Zones in the TWWHA.

Further references:

http://www.ricondoprojects.com/Heliport/D_Noise.pdf

Flight Manual AS350 B3e – 9.9 Noise Reduction

Changes to Supplementary Table 1

Supplemental Table 1: Project specifics in relation to 3.31, Required assessment through the RAA process, Tasmanian Wilderness World Heritage Management Plan 2016 (page 82).

The assessment process must identify how any impacts on World Heritage values will be managed or mitigated. At 8a Potential impacts on 'wilderness character'.

Mitigation/Management measures, please insert a single line in the RH column:

Through adopting the FNA and other minimisation strategies, any potential point-impacts (noise/visual) on other users in TWWHA within ~4km lateral distance of the flight path will be strictly limited to a once-off ~2 minute event.

Changes to Supplementary Table 2

Changes to Supplemental Table 2: Project specifics in relation to 6.8 Commercial Tourism, Tasmanian Wilderness World Heritage Management Plan 2016 (page 150).

Describe how potential impacts on the legitimate enjoyment and experience by others of TWWHA features and values will be managed. Alter paragraph four to read:

Aerial access is described in the TWWHA Management Plan as 'a significant component of presentation in the TWWHA...providing opportunities to contribute to the diversity of experiences that are offered'. It should be noted that the TWWHA management plan does not allow for aerial access to remote areas with relatively high use (such as the Western lakes around the Nineteen Lagoons), or aerial access to the Wilderness Zone. As a result, the only aerial access permitted on the eastern side of the Central Plateau is the southern area between Lake St Clair and the Pine River valley, within which Lake Malbena is located. Considering the low usage of the area, and by avoiding fly-overs of popular walking routes, flight-corridor location to the eastern edge of the TWWHA, and by adopting Fly Neighbourly practices such as +1000m altitude, social impacts of the proposal can be managed/mitigated, and restricted to once-off point-impacts of ~2 minutes or less in the unlikely case of other users being within 4km lateral distance of the flight path.

RAA amendment 1 of 3

Page 8, 1.3.3 amendment (needs to be inserted):

Helicopter use:

- Helicopter use will be required, facilitating up to a maximum 30 commercial trips (arrivals / departures) per year.

The only aerial access permitted by the TWWHA Management Plan on the eastern side of the Central Plateau is outside of areas of regular visitor use and/or Wilderness Zones, in the southern area between Lake St Clair and the Pine River valley, in which Lake Malbena is located. Social impacts and potential impacts to the wilderness values of the area are managed/mitigated by considering the (i) very low usage of the selected area by walkers, (ii) avoiding fly-overs of walking routes, (iii) the chosen flight corridor is sighted along the eastern periphery of the TWWHA, and by (iv) adopting fly-neighbourly practices such as 1000m+ cruising altitude.

Due to helicopter seating configurations (maximum 5 pers + pilot), the heli-use required to facilitate up to 30 guiding packages per year is in vicinity of 60-120 return heli-trips per annum. To put this in context, the approximate air-time required for each trip is 12 minutes each direction to/from Derwent Bridge (preferred departure point), equating to a total flight time of between 25 and 44 hours per year at capacity.

Noise and visual impacts of the helicopter flights are further mitigated by the FNA (Fly Neighbourly Advice) prescriptions attached to the RAA, which include a minimum flight altitude of +1000m where possible, a flight corridor on the eastern boundary of the TWWHA which avoids all recognised walking routes and formed camping areas, and a flight route which is located to maximise its' distance from the Wilderness Zone, and careful observation by pilot and passengers (guides) of any independent walkers, and take measures to avoid disturbance of those walkers.

It is noted that with reference to the possible impact of helicopter use to 'Wilderness Values' in the TWWHA, that the most important factor to impact is the length of any *point-impact* (noise or visual) to other users within the footprint of the flight corridor. This point-impact is estimated to be a minimal 2 minutes over any trip (see attachment 11 in appendices for further information), and through implantation of the FNA and avoidance measures, any users should only be impacted by one trip, 2 minutes in duration, in total.

See appendices for attachment 10: Notes on Helicopter use and impact minimisation for further information.

RAA amendment 2 of 3.

Page 29, 4.1.5 (needs inserting) re impact minimisation strategy, insert 'flight altitude of +1000m'

RAA amendment 3 of 3

Page 35 4.2.3 (needs inserting) re cumulative effects on recreational and wilderness values: Insert flights are carried out at altitude of +1000m where possible, and flight corridor has been chosen to avoid areas of regular use, including walking routes and camping areas.