



Audit
Tasmania

Proposed sale of Wilkinsons Point land

Report of the Auditor-General No. 3 of 2025-26

What was the sale and development proposal?

- State Government purchasing DEC and surrounding land from Glenorchy City Council
- Proponent developing a masterplan for the site that includes a:
 - high-performance facility
 - community multisport facility
 - commercial development



Why we did this investigation

- Received a referral about the proposed land sale in early 2025
- Assessed the referral
- Decided that it was in the public interest to progress the referral to an investigation that asked:
 - Were decisions related to the sale of the Wilkinsons Point land supported by good advice?
 - Was the proposed sale and development process well-managed?

What we expected

- A clear, transparent process to support the implementation of a complex proposal
- Good advice as defined in the State Service principles and the requirements in the Cabinet Handbook
- Departmental records relating to the process and supporting the advice, such as an options analysis, business case and implementation plan for the proposal sitting behind the advice

Limitation of scope

- Based on legal advice, DPAC's Cabinet Office could not provide access to Cabinet documents
- This meant we could not assess:
 - the quality of advice provided to Cabinet, or
 - whether State Growth's implementation of Government decisions was consistent with the parameters set by Cabinet
- The Tasmanian Auditor-General's access to information is weaker than other Australian jurisdictions

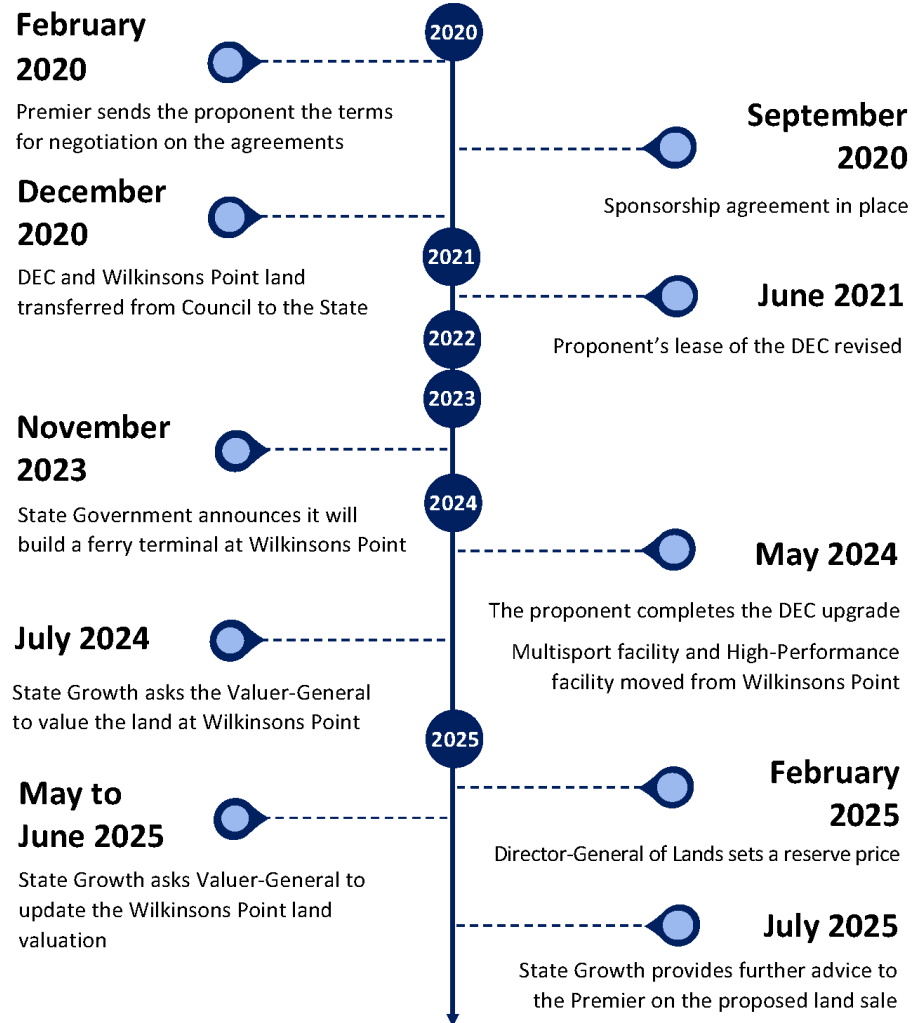
What we concluded

- State entities' processes and advice for the sale of publicly owned land was inadequate
- State entities' processes did not support the identification and effective management of risks associated with the land sale process
- As at September 2025, the land sale process was not complete.

Key findings – provision of advice

- Advice did not always communicate the essential issues for consideration, such as options for implementation and key risks
- The policy parameters changed multiple times, which impacted on advice quality
- State entities did not advise the Government whether the remaining works were in Tasmania's interests until 2025

Timeline



Key findings - process

- Key processes were not implemented or not implemented at the right time
 - There was no business case or implementation plan, which made decision-making reactive and unstructured
 - The Steering Committee was established 17 months after the decision to negotiate with the proponent
 - Conflicts of interest were not always well managed
 - The valuation report was disclosed to the proponent
 - The reserve price was set too soon

The legislated land sale process



Our recommendations

Department of Premier and Cabinet...	establishes protocols to support State entities working with Ministers in a way that aligns with the State Service Principles.	Accept in-principle March 2026
Department of State Growth...	ensures it provides comprehensive advice to Government on the benefits, costs, and risks of a Government commitment before substantially implementing it.	Supported June 2026
	with support from central agencies, develops a framework to reduce the risk of transactions of this nature to an appropriate level.	Supported June 2026
	updates its conflicts of interest policy to require conflicts of interest, or nil returns, to be a standing item in meeting agendas.	Completed