



CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 9 October 2024
at 4.00 pm
Council Chamber, Town Hall



City of **HOBART**

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

People	We care about people – our community, our customers and colleagues.
Teamwork	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
Focus and Direction	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
Creativity and Innovation	We embrace new approaches and continuously improve to achieve better outcomes for our community.
Accountability	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

APOLOGIES AND LEAVE OF ABSENCE

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**Planning Authority Committee Meeting (Open Portion) held Wednesday,
9 October 2024 at 4.00 pm in the Council Chamber, Town Hall.**

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

APPOINTED MEMBERS

Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Cr Dr Sherlock
Councillor W F Harvey
Councillor R Posselt
Councillor B Lohberger
Councillor G Kitsos

Apologies:

Leave of Absence: Nil.

NOMINEE MEMBERS

Alderman M Zucco
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor W Coats

1. ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Authority Committee meeting held on [Wednesday, 25 September 2024](#), are submitted for confirming as an accurate record.

3. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the Committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Committee has resolved to deal with.

5. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the Committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 1 MARIEVILLE ESPLANADE, SANDY BAY - PARTIAL DEMOLITION, FLOATING PONTOON, ALTERATIONS TO BOAT RAMP AND ASSOCIATED WORKS PLN-2024-0325 - FILE REF: F24/88334

Address:	1 Marieville Esplanade, Sandy Bay
Proposal:	Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works
Expiry Date:	15 October 2024
Extension of Time:	Not applicable
Author:	Dan Burke

RECOMMENDATION

Pursuant to the Hobart Interim Planning Scheme 2015, the Council approve the application for Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works at 1 Marieville Esplanade, Sandy Bay and the adjacent area of the River Derwent for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-24-325 - 5 MARIEVILLE ESPLANADE SANDY BAY TAS 7005 - Final Planning Documents except where modified below.

ENV 2 - Environmental Planning - Soil Water Management Plan

Prior to the issue of any approval under the *Building Act 2016* or the commencement of work (whichever occurs first), a soil and water management plan (SWMP) must be submitted and approved as a condition endorsement. The SWMP must be prepared by a suitably qualified expert and must:

1. specify sediment and erosion control measures sufficient to prevent sediment or other pollutants from leaving the site, during both the construction phase and post-construction; and

2. be consistent with the *Soil and Water Management on Building and Construction Sites* fact sheets (Derwent Estuary Program).

The approved control measures in the SWMP must be installed prior to any disturbance of any soil or vegetation, be regularly inspected and maintained during the construction/demolition period to prevent soil and other materials entering the local stormwater system, waterways, roadways or adjoining properties. The approved control measures must remain in place until such time as all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the City of Hobart.

All works must be undertaken in accordance with the approved SWMP.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

CONDITION ENDORSEMENT

If any condition requires that further documents are submitted and approved, you will need to submit the relevant documentation to satisfy the condition via the Condition Endorsement Submission via the PlanBuild online portal

Once approved, the Council will respond to you via email that the condition has been endorsed (satisfied).

Where building approval is also required, it is recommended that documentation for condition endorsement be submitted well before submitting documentation for building approval. Failure to address condition endorsement requirements prior to submitting for building approval may result in unexpected delays.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

REDUNDANT CROSSOVERS

Redundant crossovers are required to be reinstated under the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

WORK PLACE HEALTH AND SAFETY

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.





Further information regarding waste disposal can also be found on the Council's [website](#)

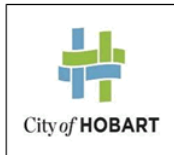
FEES AND CHARGES

Click here for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click here for dial before you dig information.

- Attachment A: PLN-2024-0325 - 1 MARIEVILLE  ESP SANDY BAY
TAS 7005 - Committee Report 
- Attachment B: PLN-24-325 - 1 MARIEVILLE ESPLANADE SANDY
BAY TAS 7005 - Attachment B – CPC Agenda
Documents  



PLANNING ASSESSMENT REPORT

Type of Report:	Committee
Committee:	9 October 2024
Expiry Date:	15 October 2024
Application No:	PLN-HOB-2024-0325
Address:	1 MARIEVILLE ESP SANDY BAY TAS 7005 ADJACENT AREA OF RIVER DERWENT, HOBART
Applicant:	Khishendran Mahendran 287 Macquarie Street, Hobart, 7000, Tas, Australia
Proposal:	Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works
Representations:	Zero (0)
Performance criteria:	Open Space Zone Use Standards; Environmental Management Zone Use Standards; Development Standards

1. Executive Summary

- 1.1. Planning approval is sought for Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works at 1 Marieville Esplanade, Sandy Bay and the adjacent area of the River Derwent
- 1.2. More specifically the proposal includes:
 - Construction of a new floating pontoon at south-western end of the 'spit' which extends from Marieville Esplanade for use by the Sea Scouts.
 - The works will include demolition to existing jetty, footpath concrete and rails, and re-shaping of existing rock armour
 - New concrete over existing boat ramp.
 - Addition of pontoon comprised of 9.5m x 1.5m aluminium gangway and 8.0m x 4.0m floating pontoon and pile system.
 - Associated removal or relocation of rocks and creation of rock batter and armour.
- 1.3. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1. Open Space Zone – Discretionary Use

- 1.3.2. Environmental Management Zone – Use Standards for Reserved Land
- 1.3.3. Environmental Management Zone - Setback
- 1.4. No representations were received during the statutory advertising period between 3 September 2024 and 17 September 2024.
- 1.5. The proposal is recommended for approval subject to conditions.
- 1.6. The final decision is delegated to the Planning Committee because the proposed works are located on Council-owned land at 1 Marieville Esplanade, Sandy Bay.

2. Site Detail

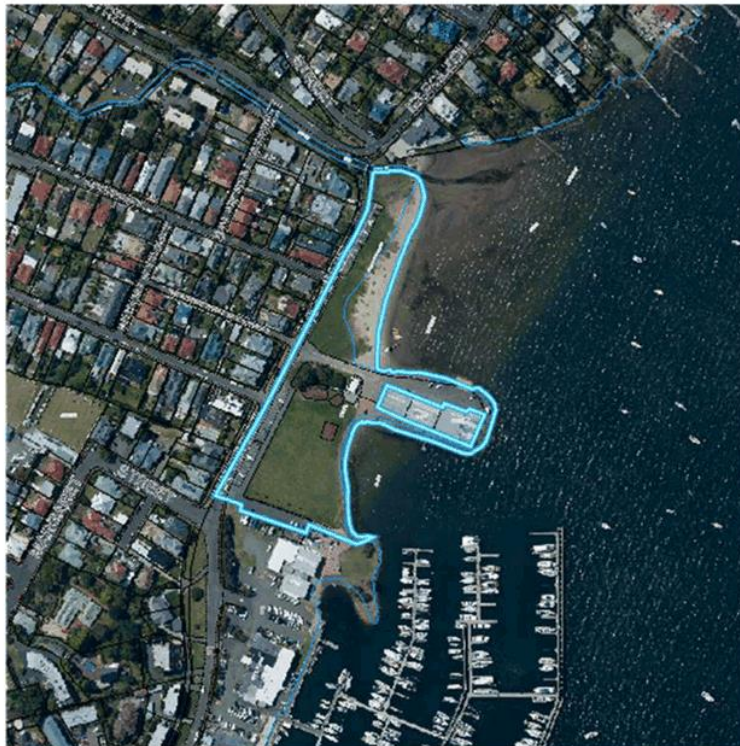


Image 1: The subject site is located to the east of Marieville Esplanade, Short Beach and Playground, approximately 500 metres north of Sandy Bay Road (SOURCE: Geocortex Council GIS 2024).

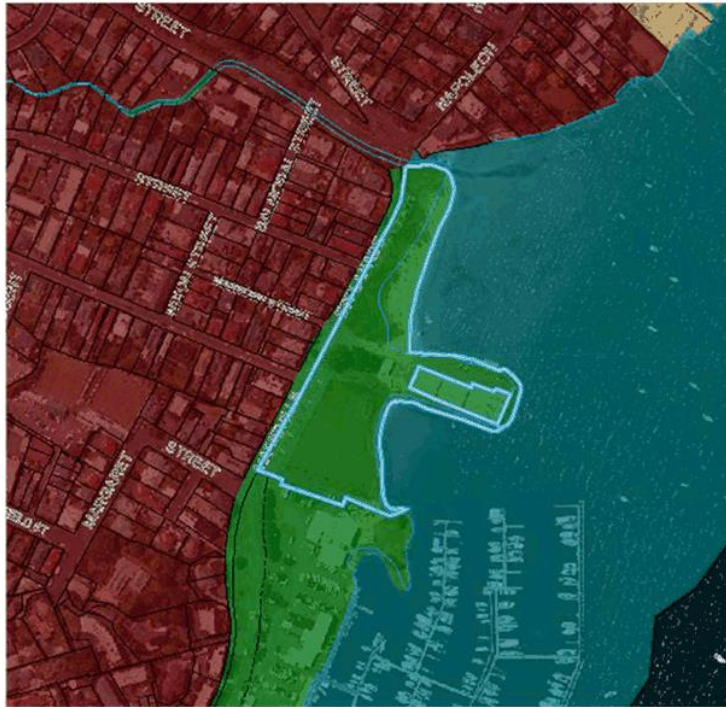


Image 2: The subject site is primarily located within the Open Space Zone, with the pontoon itself predominantly located in the Environmental Management Zone (SOURCE: Geocortex Council GIS 2024).



Image 3: The site as seen from near the intersection between Marieville Esplanade and Marsden Street (SOURCE: Geocortex Council GIS 2024).

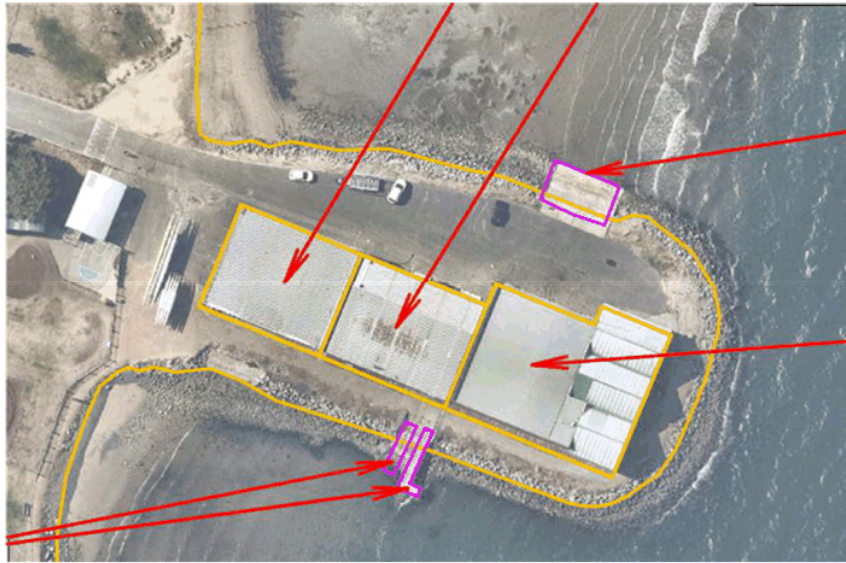


Image 4: The proposed works are to the south of the existing rowing sheds (SOURCE: Geocortex Council GIS 2024).

3. Proposal

- 3.1. Planning approval is sought for Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works at 1 Marieville Esplanade, Sandy Bay and the adjacent area of the River Derwent
- 3.2. More specifically the proposal includes:
 - Construction of a new floating pontoon at south-western end of the 'spit' which extends from Marieville Esplanade for use by the Sea Scouts.
 - The works will include demolition to existing jetty, footpath concrete and rails, and re-shaping of existing rock armour
 - New concrete over existing boat ramp.
 - Addition of pontoon comprised of 9.5m x 1.5m aluminium gangway and 8.0m x 4.0m floating pontoon and pile system.
 - Associated removal or relocation of rocks and creation of rock batter and armour.

4. Background

- 4.1. Planning Permit PLN-24-214 was granted 17 July 2021 and approved a *Floating pontoon* on the north-eastern side of the spit.

- 4.2. Planning Permit PLN-23-702 was granted 10 April 2024 and approved *Partial Demolition and Alterations to Launching Ramp*.
- 4.3. Planning Permit PLN-19-176 was granted 18 November 2019 and approved *Carpark upgrade and associated stormwater works*.

5. Concerns raised by representors

- 5.1. No representations were received during the statutory advertising period between 3 September 2024 and 17 September 2024.

6. Assessment

- 6.1. The *Hobart Interim Planning Scheme 2015* is a performance-based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria.
- 6.2. This site is located within the Open Space Zone and Environmental Management Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3. The existing use is Passive Recreation and the proposal Sports and Recreation. The existing use is a No Permit Required use in the zone. The proposed use is a Discretionary use in the zone.
- 6.4. The proposal has been assessed against:
 - 6.4.1. Part D - 19.0 Open Space Zone
 - 6.4.2. Part D - 29.0 Environmental Management Zone
 - 6.4.3. Part E - 11.0 Water and Coastal Protection Quality Code
 - 6.4.4. Part E - 15.0 Inundation Prone Areas Code
- 6.5. The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1. Open Space Zone – *Discretionary Use* - D 19.3.5 P1
 - 6.5.2. Environmental Management Zone – *Use Standards for Reserved Land* - D29.3.1 P1, *Setback* – D29.4.2 P2
- 6.6. Each performance criteria is assessed below:
- 6.7. Discretionary Use – D19.3.5 P1
 - 6.7.1. There is no acceptable solution at clause D 19.3.5 A1.

- 6.7.2. The proposal relates to a discretionary use under clause 19.2.
- 6.7.3. There is no acceptable solution; therefore, assessment against the performance criteria is relied upon.
- 6.7.4. The relevant performance criteria at clause D19.3.5 provides as follows:
- Discretionary use must complement and enhance the use of the land for recreational purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.*
- 6.7.5. The proposed pontoon is assessed as complementing and enhancing the use of the land for recreational purposes by providing for additional facilities through which watercraft activities, specifically rowing and sailing can be safely undertaken in the area.
- 6.7.6. The proposal complies with the performance criteria.
- 6.8. Use Standards for Reserved Land – D29.3.1 P1
- 6.8.1. The acceptable solution A1 at clause D29.3.1 requires that the use is undertaken in accordance with a reserve management plan.
- 6.8.2. The proposed use has no supporting reserve management plan.
- 6.8.3. The proposal does not comply with the acceptable solution; assessment against the performance criterion is relied upon.
- 6.8.4. The performance criteria P1 at clause D29.3.1 provides as follows:
- Use must satisfy all of the following:*
- (a) be complementary to the use of the reserved land;*
 - (b) be consistent with any applicable objectives for management of reserved land provided by the National Parks and Reserves Management Act 2002;*
 - (c) not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent.*
- 6.8.5. The application includes a Natural Values Assessment which primarily indicates that there will be no unreasonable impact to the natural values of the site through the course of construction. The proposed use is complimentary to the existing use and is not considered an intensification and will therefore not adversely affect amenity and will facilitate the continued enjoyment of the River Derwent. With respect to the *National Parks and Reserves Management Act 2002* the proposal will be part of a Public Reserve

which is not detailed in Schedule 1 of this Act. The proposal is assessed as not having an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, or other emissions.

6.8.6. The proposal complies with the performance criteria.

6.9. Development Dependent on a Coastal Location –E15.7.6 P1

6.9.1. The acceptable solution at clause 15.7.6 A1 requires that an extension to an existing jetty must be no more than 20% of the size of the facility existing at the effective date.

6.9.2. The proposal does not include an extension to an existing jetty.

6.9.3. The proposal does not comply with the acceptable solution; therefore, assessment against the performance criterion is relied upon.

6.9.4. The performance criteria P1 at clause E15.7.6 provide as follows:

Buildings and works must satisfy all of the following:

(a) need for a coastal location is demonstrated;

(b) new facilities are grouped with existing facilities, where reasonably practical;

(c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;

(d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events;

(e) risk from inundation is acceptable, taking into account the nature of the development and its users.

6.9.5. The proposal was referred to Council's Environmental Development Planner who has provided the following assessment:

The proposed development is to provide access to and from the water for vessels so requires a coastal location.

There are multiple jetties, pontoons and marinas in the area.

The development would respond to the local topography and cut and fill would be limited to that necessary to facilitate and protect the development.

No waste generation is expected.

The development has been designed for a marine location and a range of tides and would have acceptable inundation risk.

The proposal is considered consistent with E15.7.6 P1.

6.9.6. The proposal complies with the performance criteria.

7. Discussion

- 7.1. Planning approval is sought for Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works at 1 Marieville Esplanade, Sandy Bay and the adjacent area of the River Derwent.
- 7.2. The application was advertised and no representations were received.
- 7.3. The proposal has been assessed against the relevant provisions of the *Hobart Interim Planning Scheme 2015* and is considered to perform well.
- 7.4. The proposal has been assessed by other Council officers, including the Council's Development Engineer, Stormwater Engineer, Environmental Development Planner and Open Space Officer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5. The proposal is recommended for approval.

8. Conclusion

- 8.1. The proposed Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works at 1 Marieville Esplanade, Sandy Bay and the adjacent area of the River Derwent, satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the Hobart Interim Planning Scheme 2015, the Council approve the application for Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works at 1 Marieville Esplanade, Sandy Bay and the adjacent area of the River Derwent for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

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DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

A handwritten signature in black ink, appearing to read 'Dan Burke', is positioned above the printed name.

Dan Burke

Development Appraisal Planner

As a signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 01 October 2024

Attachments(s):

Attachment B – CPC Agenda Documents

1st DERWENT SEA SCOUTS
5 MARIEVILLE ESPLANADE, SANDY BAY
MARINE INFRASTRUCTURE UPGRADES

DRAWING LIST:

1924 - SK01	DRAWING LIST, LOCATION PLAN & NOTES
1924 - SK02	CADASTRAL, LEASE & LICENCE PLAN
1924 - SK03	EXISTING ARRANGEMENT PLAN
1924 - SK04	PROPOSED GENERAL ARRANGEMENT PLAN
1924 - SK05	SECTION DETAILS

GENERAL NOTES:

1. UNLESS NOTED OTHERWISE ON A PARTICULAR DRAWING THESE NOTES APPLY TO ALL DRAWINGS IN THIS SET.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL REDUCED LEVELS ARE METERS TO AUSTRALIAN HEIGHT DATUM (AHD) UNO.
4. ALL CADASTRAL PARCELS DETAILS, PROPERTY BOUNDARIES AND OVERLAY INFORMATION ARE TAKEN FROM LISTmap.
5. ALL LEASE AND LICENCE DETAILS TAKEN FROM LISTmap.



LOCATION PLAN
1:10000

FOR APPROVAL

REV	Rev No	Revision Note	Date	Checked	Approved
A	1	FOR IN HOUSE REVIEW	13/06/24	MS	MS
B	2	FOR DA APPROVAL	19/06/24	MS	MS
C					
D					
E					
F					
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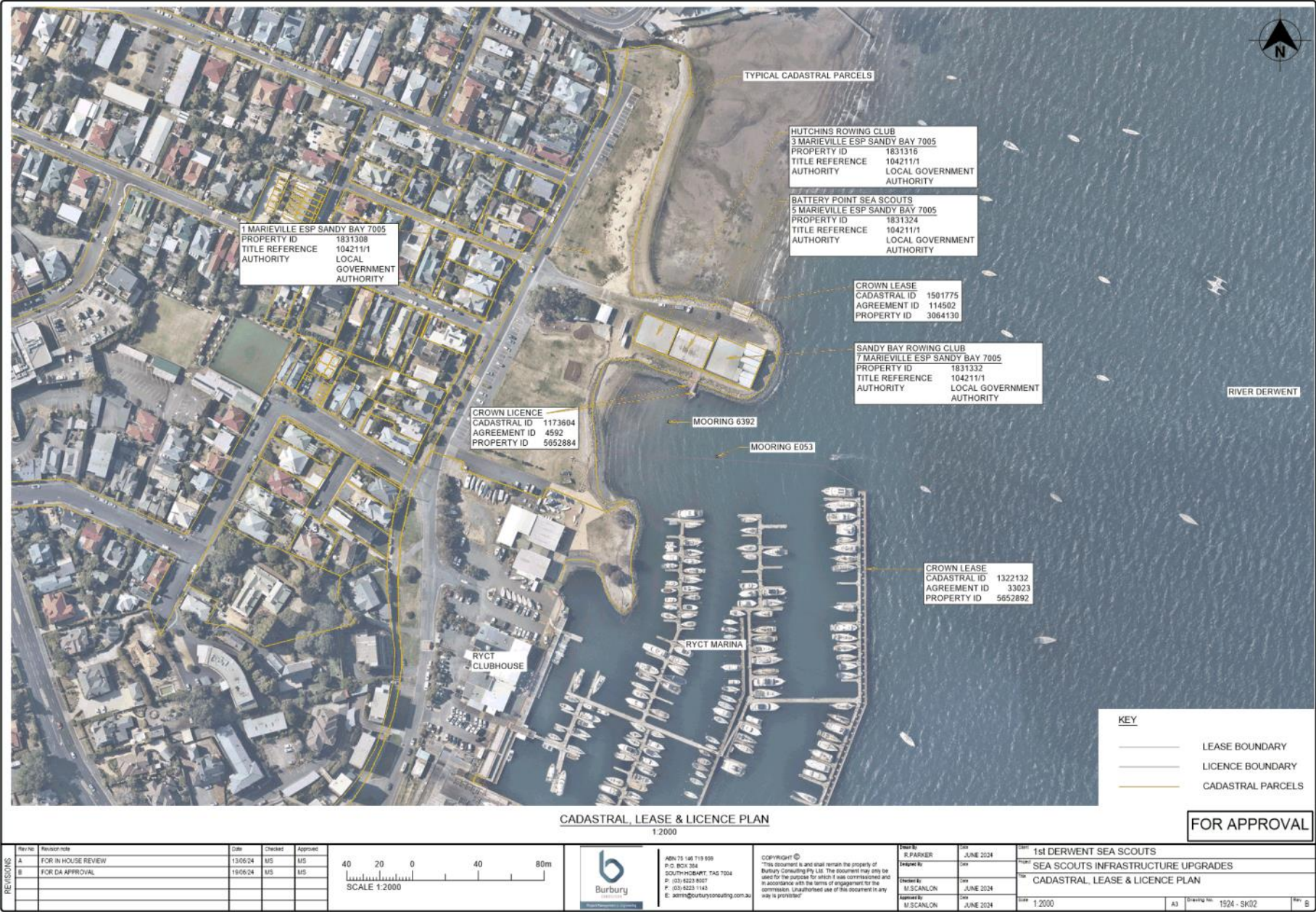
Burbury

CONSULTING

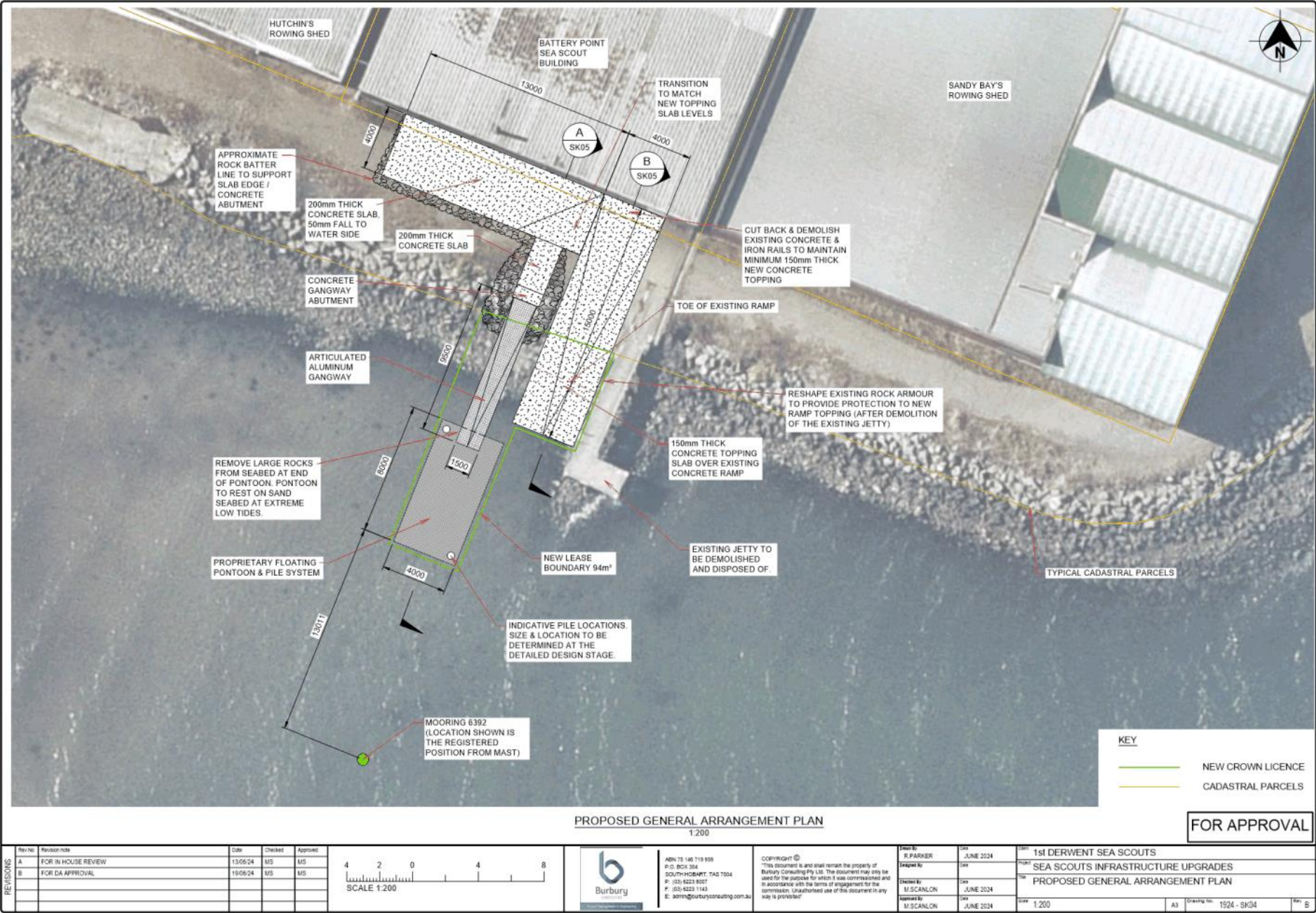
ABN 75 149 719 959
P O BOX 384
SOUTH HOBBART TAS 7504
P (03) 6223 5557
F (03) 6223 1142
E sarah@burburyconsulting.com.au

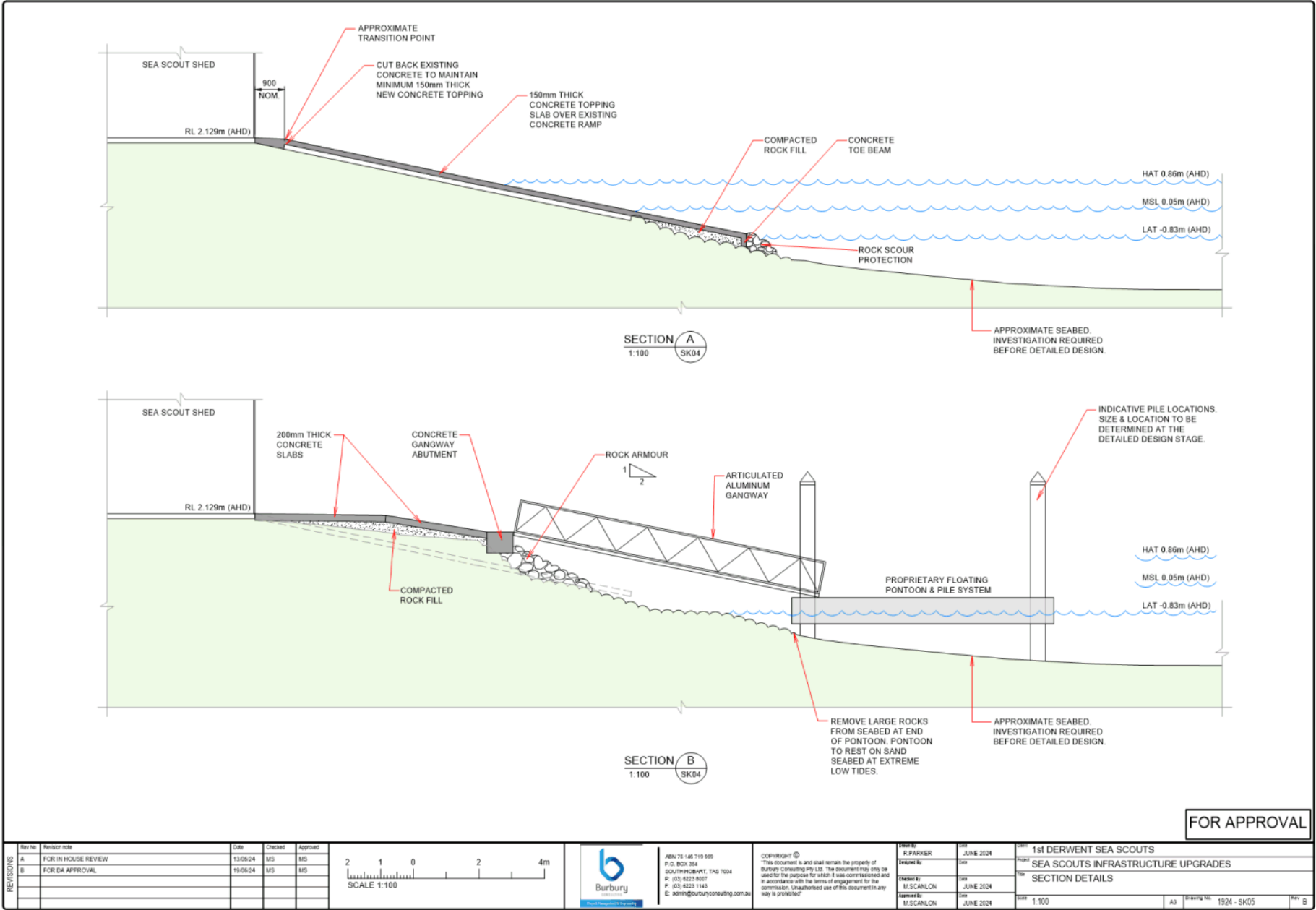
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Drawn By: R.PARKER	Rev: JUNE 2024	Sheet: 1st DERWENT SEA SCOUTS
Checked By: M.SCANLON	Rev: JUNE 2024	SEA SCOUTS INFRASTRUCTURE UPGRADES
Approved By: M.SCANLON	Rev: JUNE 2024	DRAWING LIST, LOCATION PLAN & NOTES
Scale: 1:10000	Sheet: A3	Drawing No: 1924 - SK01
Rev: B		











2/07/2024

Hobart City Council

16 Elizabeth Street
Hobart Tasmania 7001

Attention: General Manager & Development Services (Planning),

Development Application- 1st Derwent Sea Scouts, Marieville Esplanade – Boat Ramp upgrades - Request for consent for Development Application

Burbury Consulting has been engaged by 1st Derwent Sea Scouts to assist them in the Development Application for a replacement of jetty and installation of new floating pontoon.

The accompanying Development Application (DA) and associated documentation and drawings for the proposed floating pontoon has been prepared to meet the requirements of Hobart Interim Planning Scheme 2015.

Please find enclosed the prepared DA package for review and consent.

Included in the DA package are the following documents;

- Covering letter (this document).
- A signed consent letter from proponents for Burbury Consulting to act as their agent;
- Project DA Drawings (including maps and location plans);
- Crown Consent Letter (awaiting Parks and Wildlife response)
- Application for a Planning Permit to Hobart Council –being completed and submitted online through HCC portal;
- DA Supporting Information Letter.
- Title details of adjacent property.

Please contact, Burbury Consulting if you require any further information to process the DA

If you have any queries, please do not hesitate to call or contact me.

Yours faithfully

Khishendran Mahendran
Project Manager
Burbury Consulting Pty Ltd

▲ CIVIL ▲ STRUCTURAL ▲ MARITIME ▲ PROJECT MANAGEMENT

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1st Derwent Sea Scouts
3 Marieville Esplanade
Hobart, 7005

To whom it may concern,

The 1st Derwent Sea Scouts are proposing to complete works at their property and have engaged Burbury Consulting (BC) to act as their agent to prepare a Development Application (DA) for a proposed refurbishment of an existing boat ramp at their site at Marieville Esplanade

In my capacity as the property owner, I have given BC, through Mark Scanlon or Khishendran Mahendran, permission to act on our behalf with the submission of the proposed documentation for the request consent from Crown Land – Property Services and for the DA to Hobart City Council

Yours Sincerely



Klaus Felsche

Group Leader

1st Derwent Sea Scout Group

Hobart, Tasmania, Australia

Phone: +61 (0) 412 100484

Email: gl.derwent@scoutstas.org.au

Website: <http://bit.ly/1stDerwent>



We thank the people, now and before, who cared for the land from mountain to shore. Here together we will discover and grow. We will care for each other and country wherever we go. The culture of this land we respect and embrace. We're grateful to be Scouting in this place.



Signed: _____

Date: 28 May 2024

(Regulation 36) 42

43

2273
Miss Rigby
B5402

29th May, 1975

The Secretary,
Scout Association of Aust. (Tasmanian Branch)
107 Murray Street,
HOBART. 7000

Dear Sir,

Temporary Licence - Jetty and Slipway
City of Hobart

I refer to your letter of 3rd December 1974, and attach for safekeeping your copy of the amended Temporary Licence document.

It should be noted that this document may be required to be produced in any future dealings with the land.

Yours faithfully,

CCAB.
Acting Director of Lands

Encl.

AR

B.5402

FORM XLVIII
TASMANIA

(Regulation 36) 42

*The Crown Lands Act 1935***TEMPORARY LICENCE TO TAKE POSSESSION OF CROWN LAND**

IN consideration of the payment of the sum of \$10.00.....this licence is issued to.....Australian Boy Scouts Association (Tasmanian Branch)..... of107 Murray Street, Hobart,..... under section 101 of the Crown Lands Act 1935, to take possession of the land herein described forJetty and Slipway.....purposes only, for.....months ~~from~~ to 30.9.75....., subject to the regulations and to any special conditions endorsed on the back hereof and also subject to resumption on three months notice, without claim to compensation for improvements, which may be removed by the Licensee before, but not after, the expiration of term of this licence.

Land District of.....Parish of

Town of City of Hobart.....Lot Section

Area:

as shown outlined in red on the attached plan.

Dated this 29th.....day of.....May.....one thousand nine hundred and.....75.....SIGNED by Acting THE DIRECTOR OF LANDS for andon behalf of THE COMMISSIONER OF CROWN LANDS. CCRB msADN
22/5**EXTRACTS FROM THE ACT AND REGULATIONS AS TO
CONDITIONS FOR LICENCE**

Regulations—

36.—(5) A temporary licence shall be in accordance with form XLVIII.

(6) Every temporary licence shall be deemed to be subject to the following conditions:—

- (a) That the Commissioner may cancel the licence upon giving to the licensee, three months' notice in writing, of his intention so to do; and
 - (b) That, upon the expiration or cancellation of the licence, the licensee shall clear and re-condition the land to which the licence relates to the satisfaction of the Commissioner, and that if he fails or refuses so to do, the Commissioner may cause the necessary work to be executed at the cost of the licensee.
- (7) Any expenses incurred by the Commissioner in clearing and re-conditioning any land in pursuance of paragraph (b) of clause 6 may be recovered by the Commissioner from the licensee by action in any court of competent jurisdiction.

36A.—(1) No holder of a temporary licence shall, in respect of land held by him under such licence—

- (a) construct any structure thereon unless he is the holder of a registration plate issued under this regulation; or
 - (b) fail to affix and keep affixed to the exterior of every structure erected thereon the registration plate relating thereto in such a manner as to be clearly visible at all times.
- (3) Where the holder of a temporary licence who has not been issued with a registration plate by the Director of Lands, wishes to construct any structure on land held by him under such licence, he may apply, in writing, to the Director of Lands for the issue of a registration plate with respect to that structure.
- (4) Upon demolition of any structure, the holder of the temporary licence of the land on which the structure was erected shall return the registration plate to the Director of Lands.

Licensee Not to Part With, or Sub-let, the Land Comprised in His Licence

Regulation—

37. A licence under this Division shall cease to have effect if the licensee—

- (a) Parts with the possession of the land in respect of which the licence is issued; or
- (b) Sub-lets such land or any part thereof.

Transfer of Licence

Regulation—

38.—(1) No licence under this Division shall be transferred by the holder thereof to any other person without the prior consent, in writing, of the Commissioner.

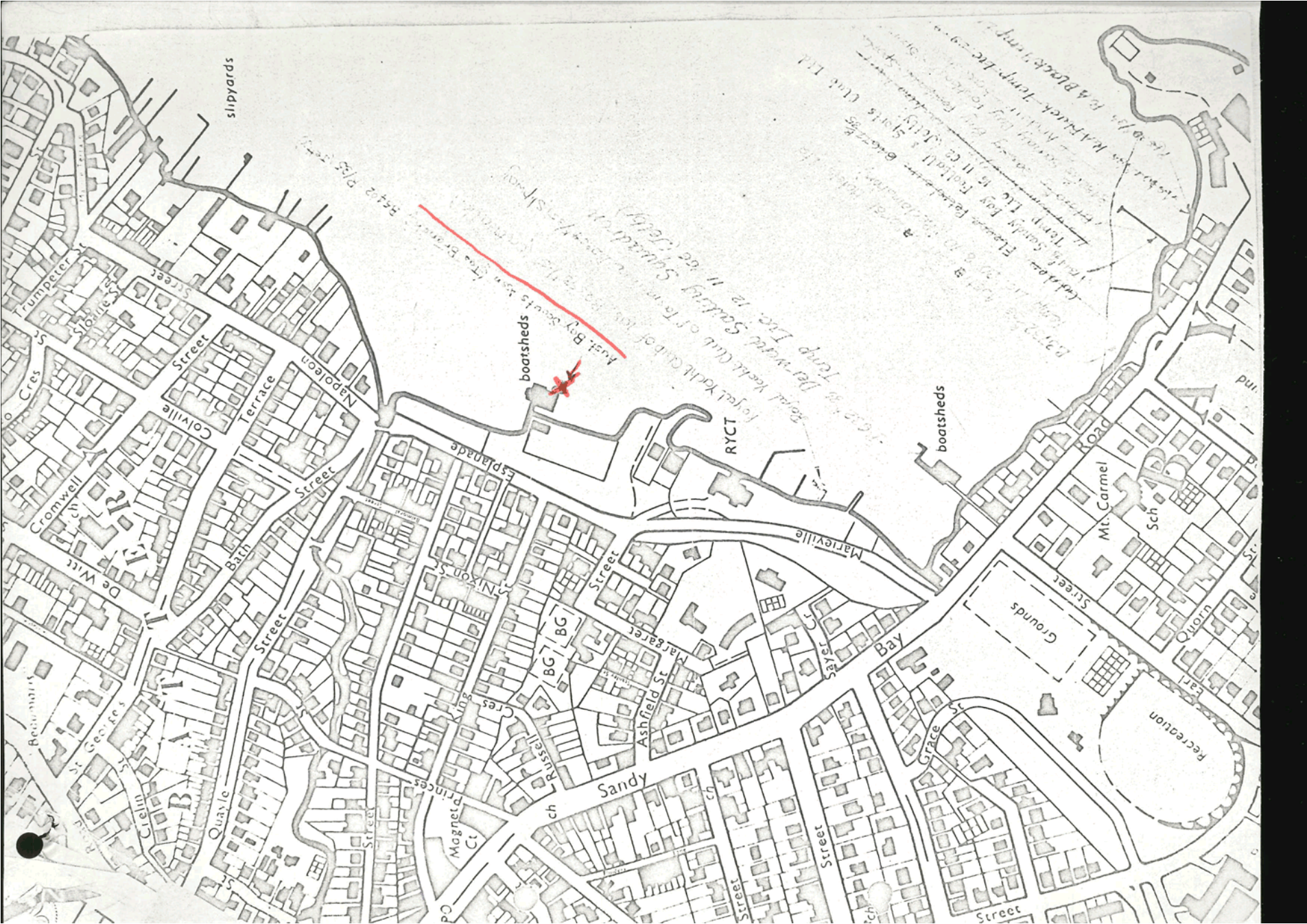
(2) A transfer of a temporary licence shall be in accordance with Form XL.

(3) The fee payable in respect of the transfer of a temporary licence shall be in accordance with the appropriate fee prescribed in Part II of Appendix II.

Section—

107.—(2) No person shall fail or refuse without reasonable excuse to produce his licence when lawfully required so to do.

95956





2/07/2024

Dear Planning Officer,

**1st Derwent Sea Scouts – Boat Ramp Refurbishment & Pontoon
DA supporting Information letter****1. Introduction**

The following supporting information forms part of the Development Application (DA) for the proposed 1st Derwent Sea Scouts boat ramp refurbishment project. It details the proposed works and provides and assessment of the proposal against the relevant provisions of the Hobart Interim Planning Scheme 2015.

The proposal is for the refurbishment of the existing fixed jetty due to its degradation and dilapidation. A new floating pontoon is to improve and provide safe means of launch and retrieval of small sail boats and other water craft for the members of the 1st Derwent Sea Scout.

The proposed infrastructure and extension of the floating jetty has been designed to be a low impact development, matching existing infrastructure footprint as closely as possible; resulting in only localised disturbance that will be managed in line with current best practice standard for design and construction.

2. Development Site

The proposed project is located along the foreshore in of the Sea Scouts building at 5 Marieville Esplanade. The proposed footprint of the project extends from the existing shed at the site and extends into the waterway approximately in line with existing concrete jetty which will be demolished as part of the project. The project footprint area is located on Crown Land residing in front of the respective property, noting there are two existing Crown Licences in place at the site.

The Existing concrete jetty has reached the end of its life and is currently a hazard to users of the boat ramp. This concrete jetty will be demolished as part of the project.

An existing ramp exists at the site but does not provide serviceability to launch and retrieve vessels at lowest tides. As part of the project the ramp will be overlaid with a topping slab and extended nominally 2.5m.

A new floating 8m x 4m pontoon accessed by an aluminium gangway is proposed to the north of the jetty which will tie into new concrete slab along the extents of the shed frontage.

An existing Crown Licence (Agreement 4592) is currently in place at the development site

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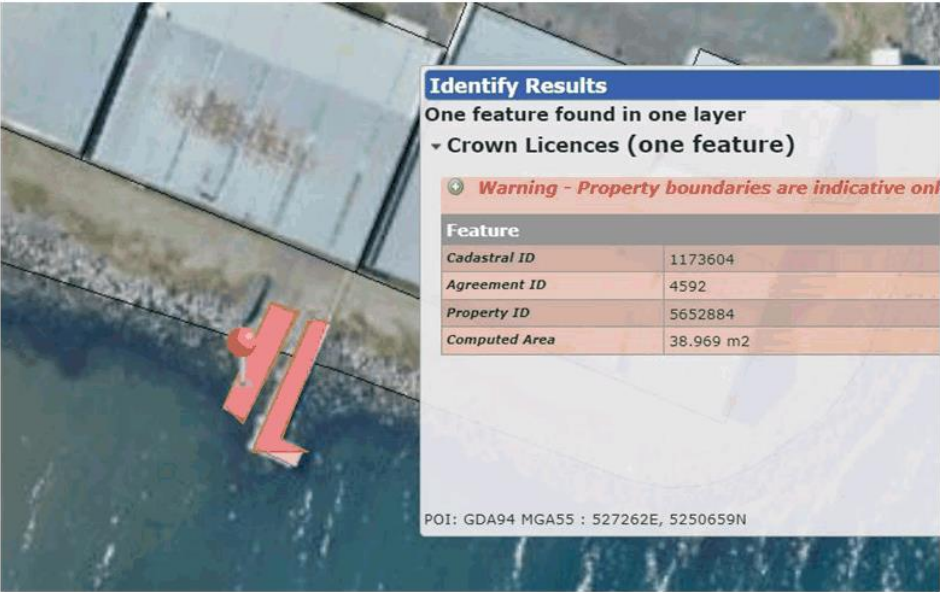
Burbury Consulting Pty Ltd 1
ABN 75 146 719 959



Figure 1: Location of Site



Figure 2: Existing License Details





The attached Development Drawings highlights these property boundaries and outlines the proposed works. Please find attached proposed Development application package including the following documents:

- Application form for crown lands work and development application – this have been submitted to PWS;
- A signed consent letter from the proponent for Burbury Consulting to acts as their agent –1st Derwent Sea Scouts;
- Development application Drawings;
- Application for a planning permit to Hobart Council
- Development application supporting information letter (this document);
- Title of property; and
- Covering letter

3. Development Proposal

The proposed refurbishment will consist of the following key works:

- Demolition and disposal of existing concrete jetty (currently dilapidated and hazard)
- Re shaping of existing armour rock to provide protection to (within footprint of existing jetty)
- Overlaying and extension of existing concrete boat ramp including a nominal extension of 2.5m
- New 8m x 4m floating pontoon accessed from new concrete abutment via aluminium gangway
- New slab adjacent to building

The works are intended to upgrade the existing dilapidated facility to current standards and provide safe means of launch and retrieval of small sail boats and other water craft for the 100+ members of the 1st Derwent Sea Scouts.

The general arrangement and layout of the proposed refurbishment works is detailed in the attached DA Drawings

The development will require an amendment of the existing Crown Land License (or a new separate licence) to facilitate the proposed new pontoon. The proposed additional license area is approximately 50m². As part of the license agreement process an application to licence Crown Land has been submitted.

4. Zoning and Overlays

The land is subject to the proposal is zoned:

- 19.0 Open Space – Hobart Interim Planning Scheme 2015 (landside concrete slab)
- 29.0 Environmental Management – Hobart Interim Planning Scheme 2015 (new floating pontoon and concrete ramp)

5. Applicable Codes and Standards

The below Table 1 indicates the applicable sections of the interim planning scheme code and how they have been satisfied by either consideration of this supporting information letter or applicable documentation. If Codes are not identified below, they are to be considered not applicable.



Table 1: Applicable sections of the planning Code and compliance

Applicable CODE Clause	Discussion / Conclusion	Compliance Confirmed
E15.0 Coastal Inundation Hazzard Area	<p>The landside and abutment work for the proposed project is highlighted as a medium risk area for coastal inundation. The proposal abutment height is to match existing height of 2.129m AHD. This is above the level of 1.9m AHD as described in Table E15.1 for a modelled 1% Annual Exceedance Probability of the year 2050.</p> <p>The structures are non-habitable and maintain an existing use of the site and facility.</p> <p>The proposal satisfied all applicable development standard of the Code.</p>	YES

6. Construction Methodology

The proposed construction works for the project will be completed by a contractor, whom will have experience with marine construction particularly within sensitive marine environments and applying appropriate safety measures and documentation required. The majority of new works can be constructed off site reducing the construction works on land and in the waterway.

The on-site construction will generally involve the following tasks:

- Mobilisation of floating barge with excavator for the demolition and disposal of existing concrete jetty
- Reshaping of existing armour rock to provide protection to new jetty footprint
- Mobilise piling rig to drive piles for supporting the floating pontoon
- Barge will be temporarily located with anchoring points whilst piles are driven as required;
- Piles will be driven to the required founding depths and are cut off to approximately 1m above high-water mark;
- Temporary fences will be used to enclose the work areas;
- Overlaying new concrete slab, abutment and ramp
- Pontoon and gangway will be fabricated off site and towed to site as required.
- Pontoon to be connected to driven piles and installation of gangway to new abutment.
- Site clean-up and demobilisation;



7. Summary

The above assessment demonstrate that the proposed development is able to satisfy the Scheme requirements. The proposal is considered appropriate and does not result in any land use conflicts.

Having regards to the above, the application is considered consistent with the requirement of the Hobart Interim Planning Scheme 2015, consequently this proposed development should be deemed acceptable.

If you have any queries or would like to discuss the above further let me know.

Yours faithfully

Khishendran Mahendran

Project Engineer

Burbury Consulting Pty Ltd

kmahendran@burburyconsulting.com.au



NATURAL VALUES ASSESSMENT FOR 1ST DERWENT SEA SCOUTS PROPOSED JETTY EXTENSION

prepared for
Burbury Consulting
July 2024



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Version	Contributor/s	Date reviewed	Reviewed by	Notes
1	E. Johnson	1/07/2024	A. Erskine	

Cover photo: The Derwent Sea Scout's existing boat ramp and jetty (Marine Solutions, 2024).

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Executive Summary

Marine Solutions conducted a marine natural values assessment for proposed upgrades to the 1st Derwent Sea Scouts' existing jetty and boat ramp facility at 3 Marieville Esplanade, Sandy Bay.

The assessment included a desktop review of marine natural values, utilising government tools including the Natural Values Atlas and the EPBC Protected Matters Search Tool. Twenty-one threatened and protected marine species and one threatened ecological community were identified as possibly occurring or known to occur in the area. The desktop review was followed by field survey investigations and targeted, species-specific searches for threatened and protected marine species and communities.

The intertidal environment was dominated by medium to large boulders interspersed with smaller cobbles. The intertidal zone was largely devoid of algae with high densities of the introduced Northern Pacific seastars (*Asterias amurensis*), New Zealand common cushion stars (*Patiriella regularis*) and Pacific oysters (*Crassostrea gigas*). No threatened sea-stars (Derwent River seastar *Marginaster littoralis* and Tasmanian live-bearing seastar *Parvulastra vivipara*) were found during targeted searches conducted in the intertidal or subtidal zones.

A targeted search for the critically endangered spotted handfish (*Brachionichthys hirsutus*) found no handfish individuals or suitable handfish habitat. High densities of the introduced Northern Pacific seastars, a known predator of handfish eggs, were also present in moderate densities throughout the monitoring area.

In summary, the proposed development has the potential to impact the immediate and surrounding ecological assemblages. Ecological risks can be reduced with the adoption of recommended impact mitigations. A summary of proposed mitigations is provided in Table 1.



Table 1. A summary of the potential impacts and recommended mitigations for the proposed development.

	Potential Impacts	Recommended mitigations
Intertidal Environment	Although no threatened sea stars were found during targeted searches, there should be no unnecessary disturbance of the intertidal environment as best practice environmental management.	Minimise activities along the foreshore during construction and design any structures to span over areas of the intertidal zone.
Underwater Habitat	The underwater survey consisted primarily of unconsolidated fine sediment with larger boulders closer to shore.	Physical disturbance of the substrate during construction should be kept to a minimum to avoid unnecessary localised mortalities of marine flora and fauna and avoid resuspension of sediments which may impact on surrounding habitats. If boulders have to be moved during piling, they should be relocated as close as possible to their original position.
Marine Mammals	Acoustic impacts as a result of piling during construction pose a risk to marine mammals which may be present in the surrounding waters.	As a measure of prudence, the area should be monitored for the presence of marine mammals during construction operations and mitigation approaches for noise-generating activities are recommended.
Biosecurity	The translocation of introduced marine pests poses a threat to the natural values of the proposed development area and any new areas where localised site material is relocated.	Existing protocols (<i>Living Marine Resources Act 1995</i>) should be followed to ensure no marine species are translocated.

1 Introduction

Marine Solutions were engaged by Mark Scanlon from Burbury Consulting to conduct a marine natural values assessment (NVA) in regard to the proposed upgrades to the 1st Derwent Sea Scouts' existing jetty and boat ramp facility at 3 Marieville Esplanade, Sandy Bay.

It is our understanding that the proposed development will overlay the existing boat ramp, the dilapidated jetty will be demolished, and a new floating pontoon along with associated piles, gangway, and abutment works, will be installed. Additionally, the riprap on the eastern side of the ramp will be reshaped to provide protection from the wind and sea breeze (Figure 1).



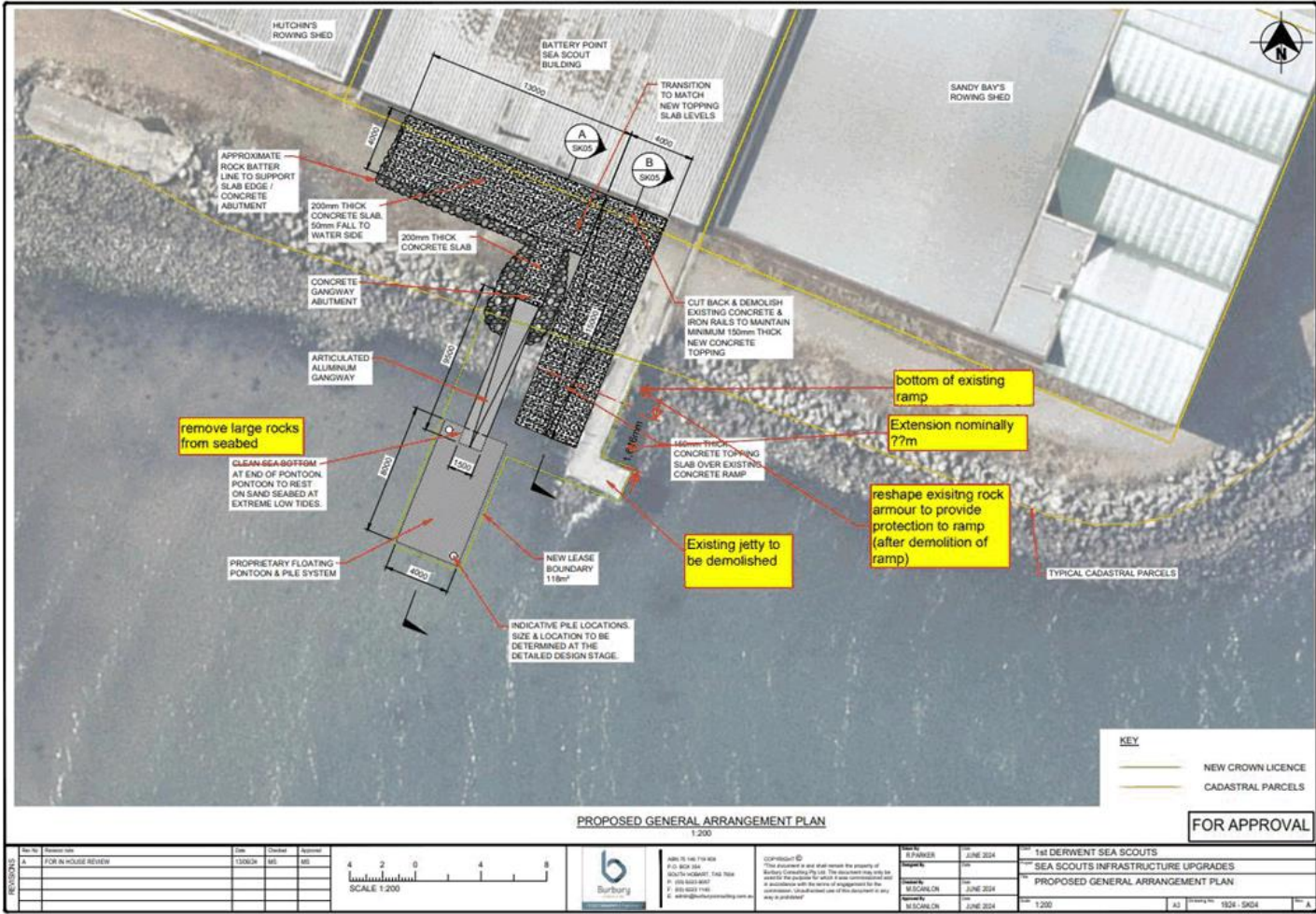


Figure 1. Construction plans for the proposed boat ramp and jetty upgrades, Sandy Bay, Tasmania (image provided by Burbury Consulting).

1.1 Purpose & Scope

The purpose of this report is to identify potential interactions between the proposed development and marine natural values such as threatened and protected species and communities found in the area, and to identify appropriate mitigations where applicable.

The scope of this report extends to a detailed summary of available information regarding natural values and ecology of the area. Please note that the scope does not extend to terrestrial ecology.

Specifically, the project includes the following:

- Desktop review of potential threatened species and sensitive receptors within the development footprint and in the near vicinity
- Characterisation of the intertidal habitat within the development area
- Underwater habitat characterisation
- Underwater survey for threatened and protected species

1.2 Background

The 1st Derwent Sea Scout Group boat ramp and jetty is situated in the Derwent River in Sandy Bay. The boat ramp is located near the Derwent Sailing Squadron's marina, between Hutchin's and Sandy Bay's rowing sheds.

The Derwent River has a history of being exposed to several environmental pollutions, the primary one being the discharge of heavy metals from the Electrolytic Zinc Company, Nyrstar zinc smelter. In 1916, the zinc smelter was established at Risdon. The industrial practice at the zinc smelter led to large amounts of heavy metals being discharged into the Derwent River. In the last 30 years, there has been a significant decrease in zinc concentrations however, heavy metal concentrations in the water, sediment and shellfish of the Derwent estuary are still among the highest in Australia and exceed national guidelines for zinc, mercury, lead, cadmium, copper and arsenic (DEP, n.d.; DEP, 2009).



2 Desktop-Based Assessment

2.1 Protected Matters Summary

The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* Protected Matters Search Tool (PMST) is a tool managed by the Department of Agriculture, Water and the Environment to help determine whether Matters of National Environmental Significance (MNES) or other matters protected by the *EPBC Act* are likely to occur in a given area of interest (Commonwealth of Australia 2024 a&b) (Appendix 2). The PMST was used to identify protected matters relating the study area, with a buffer of 500 m and 5000 m. The full report is available upon request from Marine Solutions. Marine threatened, protected and invasive species are discussed in further detail in Section 2.2 below.

2.2 Aquatic Flora and Fauna

2.2.1 Threatened and Protected Species/Ecological Communities

There are a number of marine species listed as threatened that may occur in the vicinity of the proposed development. Threatened species are protected under the *Threatened Species Protection (TSP) Act 1995* (Tasmanian state legislation) and/or the *EPBC Act* (Australian Government legislation).

Under the *TSP Act*, no listed species is allowed to be collected, disturbed, damaged or destroyed without a permit. Under the *EPBC Act*, any action with significant impact on a listed threatened species and/or community is prohibited without approval (Section 18 and 18A).

In addition to threatened species legislation, the *Fisheries (General and Fees) Regulations 2006* under the *Living Marine Resources Management Act 1995* (LMRMA) prohibits the taking/possession of a number of marine species, including Syngnathids (seahorses, seadragons and pipehorses), handfish, threefin blennies, limpets/false limpets of three superfamilies, and five species of shark. Additional species are protected by the schedules of the *Wildlife (General) Regulations 2010* (Regulations under the *Nature Conservation Act 2002*), under which a person must not take, buy, sell or have possession



of any protected wildlife or any product of any protected wildlife without a permit. Threatened species that could potentially occur within the vicinity of the study area are discussed in greater detail in this section.

In a search of the Natural Values Atlas (NRE Tas, 2024a) and EPBC PMST (Commonwealth of Australia 2024 a&b), 21 threatened marine species and one threatened marine community were identified as possibly occurring in the area or known to occur in the area (Table 2). Verified records of three threatened species within a 500 m radius of the study area were found (NRE Tas, 2024a) (Table 2).



Table 2. Summary of threatened marine/estuarine species identified in a search of the EPBC PMST and Tasmanian Natural Values Atlas (500 m and 5,000 buffer zones). Note that the scope does not extend to terrestrial or avian biota.

	Scientific Name	Common Name	Presence likelihood as per EPBC PMST *	Verified record? as per Tasmanian NVA**	EPBC Listed Migratory?	EPBC Threatened Category	TSP Threatened Category
Community	N/A	Giant Kelp Marine Forests of South East Australia	Community <i>may</i> occur within 500 m	No	No	Endangered	<i>Not listed</i>
Flora	<i>Sirophysalis trinodis</i>	Three-node seaweed	-	Yes (within 5,000 m)	No	<i>Not listed</i>	Rare
Invertebrates	<i>Parvulastra vivipara</i>	Tasmanian live-bearing seastar	Species or species habitat <i>may</i> occur within 500 m	Yes (within 5,000 m)	No	Vulnerable	Endangered
	<i>Marginaster littoralis</i>	Derwent River seastar	Species or species habitat <i>likely</i> to occur within 5,000 m	Yes (within 5,000 m)	No	Critically Endangered	Endangered
	<i>Gazameda gunnii</i>	Gunn's screw shell	-	Yes (within 5,000 m)	No	<i>Not listed</i>	Vulnerable
Fish & Elasmobranchs	<i>Prototroctes maraena</i>	Australian Grayling	Species or species habitat <i>likely</i> to occur within 500 m	No	No	Vulnerable	Vulnerable
	<i>Seriotelella brama</i>	Blue Warehou	Species or species habitat <i>known</i> to occur within 5,000 m	Yes (within 5,000 m)	No	Conservation Dependent	<i>Not listed</i>
	<i>Thunnus maccoyii</i>	Southern Bluefin Tuna	Species or species habitat <i>likely</i> to occur within 500 m	No	No	Conservation Dependent	<i>Not listed</i>



Scientific Name	Common Name	Presence likelihood as per EPBC PMST *	Verified record? as per Tasmanian NVA**	EPBC Listed Migratory?	EPBC Threatened Category	TSP Threatened Category
<i>Brachionichthys hirsutus</i>	Spotted Handfish	Species or species habitat <i>known</i> to occur within 500 m	Yes (within 500 m)	No	Critically Endangered	Endangered
<i>Thymichthys politus</i>	Red Handfish	Species or species habitat <i>may</i> occur within 500 m	No	No	Critically Endangered	Endangered
<i>Carcharodon carcharias</i>	Great White Shark	Species or species habitat <i>known</i> to occur within 500 m	No	Yes	Vulnerable	Vulnerable
<i>Galeorhinus galeus</i>	School Shark	Species or species habitat <i>likely</i> to occur within 500 m	No	No	Conservation Dependent	<i>Not listed</i>
<i>Lamna nasus</i>	Porbeagle, Mackerel Shark	Species or species habitat <i>likely</i> to occur within 500 m	<i>Not documented in NVA</i>	Yes	<i>Not listed</i>	<i>Not listed</i>
<i>Balaenoptera musculus</i>	Blue Whale	Species or species habitat <i>likely</i> to occur within 500 m	No	Yes	Endangered	Endangered
<i>Caperea marginata</i>	Pygmy Right Whale	Foraging, feeding or related behaviour <i>may</i> occur within 5,000 m	<i>Not documented in NVA</i>	Yes	<i>Not listed</i>	<i>Not listed</i>
<i>Eubalaena australis</i>	Southern Right Whale	Breeding <i>known</i> to occur within 500 m	Yes (within 500 m)	Yes	Endangered	Endangered
<i>Lagenorhynchus obscurus</i>	Dusky Dolphin	Species or species habitat <i>may</i> occur within 5,000 m	<i>Not documented in NVA</i>	Yes	<i>Not listed</i>	<i>Not listed</i>

Mammals



Scientific Name	Common Name	Presence likelihood as per EPBC PMST *	Verified record? as per Tasmanian NVA**	EPBC Listed Migratory?	EPBC Threatened Category	TSP Threatened Category
<i>Megaptera novaeangliae</i>	Humpback Whale	Foraging, feeding or related behaviour known to occur within 500 m	Yes (within 500 m)	Yes	<i>Not listed</i>	Endangered
<i>Arctocephalus pusillus</i>	Australian Fur-seal	Species or species habitat <i>may</i> occur within 500 m	No	No	<i>Not listed</i>	<i>Not listed</i>
<i>Arctocephalus forsteri</i>	New Zealand Fur-seal	Species or species habitat <i>may</i> occur within 500 m	Yes (within 5,000 m)	No	<i>Not listed</i>	Rare
<i>Arctocephalus tropicalis</i>	Sub-Antarctic Fur-seal	-	Yes (within 5,000 m)	No	Endangered	Endangered
<i>Mirounga leonina</i>	Southern Elephant Seal	-	Yes (within 5,000 m)	No	Vulnerable	Endangered

* Notes presence categorization of EPBC PMST (Commonwealth of Australia 2024)

** Verified records as per Tasmanian Government Natural Values Atlas (NRE Tas 2024a). Note that the NVA does not document records of migratory species that are not threatened.



2.2.2 Threatened Invertebrates

2.2.2.1 Derwent River Sea Star

The Derwent River Sea Star *Marginaster littoralis* is a rare species of sea star that occurs in the shallow rocky intertidal habitat within a restricted geographic range in the Derwent Estuary. Its total recorded range is less than 1 ha (Dartnall 1970; Materia 1994). *M. littoralis* is morphologically very similar to the common introduced sea star *Patiriella regularis*, making positive identification difficult (Materia 1994).

Known threats to *M. littoralis* include interspecific competition and anthropogenic habitat modification/destruction (Materia 1994). *M. littoralis* populations are severely impacted by introduced species that co-occur in super-abundance (e.g. New Zealand Porcelain Crab *Petrolisthes elongata* and the Regular Sea star *Patiriella regularis*) (Materia 1994). Furthermore, it has been hypothesised that the current lack of *M. littoralis* observations may be attributable to possible hybridisation with *P. regularis*, resulting in genetic swamping (Materia 1994). Targeted surveys in 1993 and 2010 failed to find this species, and it is highly probable that the Derwent River seastar is now extinct (O'hara et al. 2019).

2.2.2.2 Tasmanian Live-Bearing Sea Star

The Live-Bearing Sea Star *Parvulastra vivipara* (formerly *Patiriella vivipara*) is a small (~15mm diameter) pentagonal orange sea star endemic to south-east Tasmania. The population is severely fragmented; thirteen distinct, small and isolated sub-populations are known, however at least two of these are thought to have become locally extinct (Prestedge 2001). Recognised threats to the species include competition with and predation by the introduced sea star *Asterias amurensis*, and habitat modification and destruction (e.g. sewage discharge, urban encroachment).

In accordance with the guidelines for Natural Values surveys, if the desktop assessment indicates the potential presence of one or more listed threatened seastar species within the impact area, a targeted search for these species should be carried out.



2.2.3 Threatened Fish

Threatened fish species identified in the desktop study, aside from handfish, are migratory or highly mobile and can avoid unpleasant stimuli. Consequently, the development is not expected to impact these threatened species.

2.2.3.1 Spotted Handfish

The Spotted handfish's (*Brachionichthys hirsutus*) current known distribution is restricted to sand, silt and shell-grit environments of the Lower Derwent Estuary between approximately 2 and 30 m depth, south of the Tasman Bridge (Spotted Handfish Recovery Team 2002; Bruce *et al* 1998).

The breeding season for spotted handfish is mid-July to mid-November. They are reliant on spawning substrate for attachment of eggs, preferring stalked ascidians *Sycozoa* sp., but also utilise sponges and seagrass (Bruce *et al* 1998; Spotted Handfish Recovery Team 2002). Availability of suitable spawning substrata is considered critical to their reproductive success (Pogonoski *et al* 2002). After laying the egg mass, the female guards the eggs until they hatch (6 - 7 weeks). The Spotted Handfish does not have a larval dispersal phase; juvenile hatchlings are thought to settle in the immediate vicinity of the hatch-site (Bruce *et al* 1997).

The species has suffered from a serious decline in distribution and abundance coinciding with the introduction of the Northern Pacific Sea Star (Whitehead 2008; Pogonoski *et al* 2002; Bruce *et al* 1999). Remaining individuals today exist in fragmented sub-populations within the species' historic range (Last and Gledhill 2009). The main processes threatening Spotted Handfish are loss of spawning substrata and fishing practices that degrade handfish habitat (Spotted Handfish Recovery Team 2002). The handfish's high site fidelity, limited dispersal capabilities, and reliance on suitable spawning substrata makes them particularly susceptible to localised disturbances. The natural values assessment revealed a verified record of a spotted handfish within 500 meters of the development footprint, prompting the need for a targeted handfish search (NRE Tas, 2024a).



2.2.3.2 Red Handfish

Red handfish (*Thymichthys politus*) are endemic to south-east Tasmania. Their distribution and populations are small and limited to the coastline of SE Tasmania, although known sightings are limited to very few locations. Given the low number of mature individuals and the extremely limited distribution of the species, areas supporting known populations represent critical habitat to the survival of the species (Commonwealth of Australia, 2015). Their preferred habitat is on top of rocks, amongst macro-algae, in sandy areas between rocks and the reef-sand interface and on sediments with weed clumps near reefs, with a depth distribution ranging from 1 to 20 m (Commonwealth of Australia, 2015).

Any development activity which disturbs the benthic substrate may have impacts on any undetected handfish populations in the direct development footprint or surrounding environment due to physical habitat disturbance, smothering of eggs and spawning substrata (i.e., seagrass beds) and possible resuspension of pollutants and/or nutrients and subsequent water quality issues.

The EPBC PMST assessment identified that the species or suitable species habitat may occur within the area of the proposed development; however, there are no verified records of red handfish within the vicinity. Survey requirements for Red handfish are currently limited to Fredrick Henry Bay, and the entirety of Norfolk Bay.

2.2.4 Threatened Marine Mammals

Cetaceans (whales and dolphins) and pinnipeds (seals) are known to occur near the proposed development site periodically. Blue whales (*Baleanoptera musculus*) and humpback whales (*Megaptera novaeangliae*) may occur in Tasmanian waters during winter migrations, but generally occur offshore. Southern right whales (*Eubalaena australis*) also migrate along coastal routes and may occur near shore. Southern elephant seals (*Mirounga leonina*) are known to occur in Tasmanian waters; however, sightings are rare and only of wandering vagrant individuals. Threats to marine mammals include acoustic pollution, entanglement (e.g., marine debris, fishing equipment), vessel-strike injury and water quality degradation. Marine mammals, particularly cetaceans, use acoustic



signals for detecting prey, navigating and communication. Acoustic pollution can significantly impact these species directly through auditory injury, masking of important natural sounds, inducing behavioural changes or inducing stress. Impacts on larvae or prey species may also indirectly affect marine mammals (Erbe 2012). A visual inspection of the area for marine mammals should be conducted prior to and during construction works. If observed, works involving underwater acoustic impacts should cease until the marine mammals are away from the area. Given the sheltered and shallow nature of the proposed location, interactions with marine mammals are unlikely.

2.3 Invasive Species

Marine pests are introduced into Australian waters and translocated by a variety of vectors (e.g. ballast water, biofouling, aquaculture operations, and ocean current movements). Once introduced, they often thrive as they may lack predators and/or competitors in their new environment (Whitehead 2008). Pests can have a significant impact on human health, fisheries and aquaculture, infrastructure, tourism, biodiversity and ecosystem health.

Seven species have been declared as pests under State legislation¹. These are:

- Northern Pacific sea star (*A. amurensis*),
- European shore crab (*Carcinus maenas*),
- European fan worm (*Sabella spallanzanii*),
- Japanese Wakame (*Undaria pinnatifida*),
- Black striped mussel (*Mytilopsis sallei*),
- European Carp (*Cyprinus carpio*), and
- Green algae (*Caulerpa taxifolia*).

¹ Fisheries (General and Fees) Regulations 1996, Part 20: Noxious fish, outlined in the Living Marine Resources Management Act 1995



Many more are recognised as pests by the National Introduced Marine Pest Information System (NIMPIS) (Commonwealth of Australia 2021; NRE Tas (2024b)).

The introduction of marine pests is not considered to be an issue for this development. However, should marine construction equipment be sourced from outside the Derwent River, or be leaving the system to travel elsewhere at the completion of work, a management system for cleaning including any ballast tanks and hull fittings should be introduced to mitigate the risk of spreading any introduced species. Existing state legislation provides controls by which to prevent the translocation of marine pest species.

3 Intertidal Survey

3.1 Method

An intertidal survey was conducted by marine scientists on June 24 2024, with the purpose of characterizing the intertidal habitat within the development area and conducting a targeted search for the Tasmanian live-bearing seastar (*Parvulastra vivipara*) and the Derwent River seastar (*Marginaster littoralis*). A detailed search was conducted along both sides of the existing jetty, covering a total distance of approximately 30 m along the mean high tide and mean low tide marks (Figure 2). The search involved carefully examining exposed rocks, cracks, and the underside of rocks, with each rock being returned to its original position after inspection. The intertidal survey was supplemented with two divers surveying the sublittoral zone, providing a comprehensive assessment of the intertidal ecosystem.





1st Derwent Sea Scouts Boat Ramp & Jetty

Basemap: ESRI Imagery
Coordinate Reference System: GDA2020 / MGA Zone 55

- - - Tracked transect in targeted handfish search
- Area covered in the intertidal survey

Figure 2. Map displaying the area covered in the intertidal survey and targeted handfish search.

3.2 Results

The entire intertidal area was composed of medium to large boulders interspersed with smaller cobbles. The mean high tide mark featured sparse populations of barnacles, limpets, tube worms (*Galeolaria sp.*) and mottled shore crabs (*Cyclograpsus granulosus*). The mean low tide mark was inhabited by chitons, Northern Pacific seastars (*Asterias amurensis*), New Zealand half crabs (*Petrolisthes elongatus*) and a moderate to high density of Pacific oysters (*Crassostrea gigas*) and New Zealand common cushion stars (*Patiriella regularis*). The sublittoral zone featured high densities of New Zealand common cushion stars (*Patiriella regularis*) and red algae. All species observed in the intertidal and subtidal regions are listed in Appendix 3. No threatened seastars (Derwent River seastar *Marginaster littoralis* or Tasmanian live-bearing seastar *Parvulastra vivipara*) were found during the targeted search.



Figure 3. Typical intertidal zone adjacent to the 1st Derwent Sea Scouts' boat ramp and jetty.

4 Targeted Handfish Search & Underwater Habitat Characterisation

4.1 Method

A targeted search for spotted handfish (*Brachionichthys hirsutus*) was conducted in the vicinity of the proposed development along with general observations of the surrounding habitat. The targeted search was conducted by scientific divers on June 24 2024 and included a search by paired divers, covering roaming belt transects that extended offshore (Figure 2). Divers covered an area of approximately 850 m² which was effectively a census of the entire proposed development area plus buffer. As per survey guidelines during the search for handfish, numbers of Northern Pacific seastar (*Asterias amurensis*), a known predator of handfish eggs, were recorded along with the presence of any suitable handfish spawning habitat structure such as ascidians and seagrass. High quality video footage was collected using a full-HD OM SYSTEM Tough TG-7 camera in an Ikelite Ultra Compact Housing. Video footage is available from Marine Solutions upon request.

4.2 Results

No spotted handfish or suitable handfish habitat was found within the development footprint, and within the buffer zone. Northern Pacific seastars (*Asterias amurensis*) were observed in high densities (40+ individuals) within the monitoring area. The substrate was comprised of unconsolidated fine sediment with lots of bioturbation. New Zealand common cushion stars (*Patiriella regularis*) were also found in high densities along the seafloor, as well as under and on the existing jetty. Scattered throughout the surveyed area were pieces of debris such as a car tyre, pipe, and pieces of metal.

Closer to the shore, medium to large-sized boulders were scattered among shell fragments. Further out, the seabed transitioned into bare, unconsolidated fine sand. The end of the boat ramp was composed of cobbles and small boulders colonized by New Zealand common cushion stars (*Patiriella regularis*) and Northern Pacific seastars (*Asterias amurensis*). The jetty was colonized by Pacific oysters



(*Crassostrea gigas*), New Zealand common cushion stars (*Patiriella regularis*), and tube worms (*Galeolaria* sp.). A complete list of all species observed in the underwater and intertidal surveys can be found in Appendix 3.

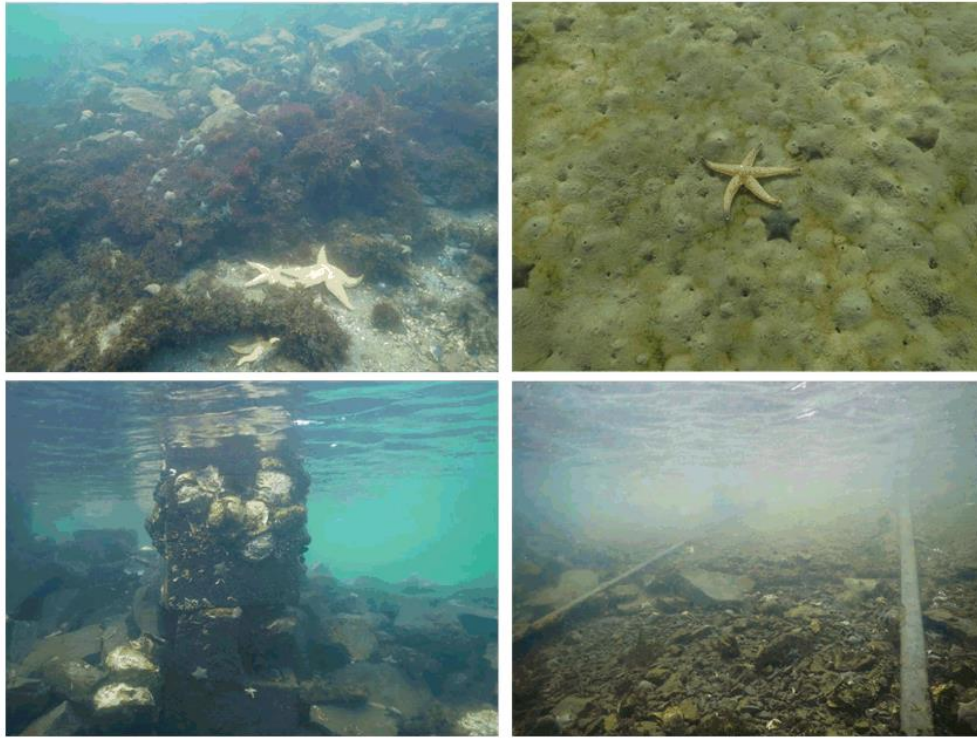


Figure 4. General habitat types identified from underwater survey, including: **Top left** - medium to large-sized boulders colonized primarily by *Patiriella regularis*. **Top right** - *Asterias amurensis* on unconsolidated fine sediment. **Bottom left** - The colonization of *Crassostrea gigas* and *Patiriella regularis* on the existing jetty. **Bottom right** - The base of the existing boat ramp.

5 Recommendations & Conclusions

Based on the desktop and field findings, the following impact mitigations have been proposed for species and habitats that were identified as relevant to the proposed development area.

5.1 Seastars

No threatened sea stars were found during the intertidal survey. Populations are unlikely to be impacted by the proposed development, however unnecessary disturbance of the benthos should be adopted as best practice environmental management.

Both threatened seastar species are at risk from direct impacts (e.g. habitat trampling and disturbance), therefore, should the proposed development require access to the wider intertidal zone outside the development survey areas during or post-construction, there may be some risk to any undetected populations and considerations to minimize impacts should be made.

As a measure of prudence, and in consideration of proximity to known populations of Derwent River and live-bearing sea stars (in the Derwent Estuary) we recommend, where possible, minimising activities along the foreshore during construction and designing any structures to span over areas of intertidal rather than disturbing the substrate with pilings or footings.

5.2 Marine Mammals

Marine mammals may be present periodically in the vicinity of the proposed development and as discussed in Section 2.2.4, acoustic disturbance during construction may particularly affect marine mammals that rely on acoustic cues for social and reproductive behaviours.

It is therefore recommended that a 300 m radius exclusion zone should be applied around the construction site. This zone should be monitored for marine mammals prior to and during construction activities. Should any marine mammals be sighted within the exclusion zone, construction works should be halted until such time that no marine mammal has been sighted for



30 minutes. A slow start-up of construction works is recommended to avoid causing unnecessary shock to animals and to allow them to vacate the area.

5.3 Sediment

Given the history of the Derwent River's exposure to various environmental pollutants, including heavy metals, it is recommended to use a silt screen for any works that may cause sediment resuspension. Additionally, it is advisable to conduct piling work in calm conditions, during an outgoing tide, and/or with an offshore wind. Timing pile-driving activities to occur during favorable weather conditions can significantly reduce the impact of sediment plumes on the environment.

5.4 Biosecurity

Due to the high number of introduced species in the proposed development area, any large rocks removed from the seabed should be properly disposed of and not relocated to any water catchment outside of the Derwent River. This precaution is necessary to prevent the translocation of these species.

Similarly, machinery, including vessels which have been used in waters other than the Derwent Estuary should be washed thoroughly with fresh water to remove any sediment. Machinery and vessels which have the potential to transport waterborne viruses or pest species should be disinfected and allowed to dry prior to being used on site.

Existing protocols (*Living Marine Resources Act 1995*) should be followed to ensure no marine species are translocated. Construction equipment should be sourced from within the Derwent Estuary.



6 References

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tasmanian-biosecurity-compendium/biosecurity-matter-listings/declared-pests-diseases#Fish&AquaticAnimals%E2%80%8B%3Cbr%3E

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7 Appendices

Appendix 1. Operational Summary

Date	Personnel	Time (start)	Time (end)	Cloud	Rain	Swell	Wind	Tide	Works conducted
24/06/2024	A. Erskine, E. Johnson, A. King	09:30	11:00	6/8	0	0	WNW	Incoming (high at 11:54)	Habitat survey, intertidal survey, targeted handfish survey.



Appendix 2. EPBC Act PMST findings summary

Summary of the *EPBC Act* PMST findings within 5,000 m and 500 m of the project.

	Item	5 km buffer		500 m buffer		Cross-reference Section of this report
		# ID'd by PMST	Incl. # aquatic matters	# ID'd by PMST	Incl. # aquatic matters	
Matters of National Environmental Significance	World Heritage Properties	1	0	0	0	N/A
	National Heritage Places	2	0	0	0	N/A
	Wetlands of International Importance	1	1	0	0	N/A
	Listed Threatened Ecological Communities	4	1	3	1	Section 2.2.1
	Listed Threatened Species	70	11	63	9	Section 2.2.1
	Listed Migratory Species	35	7	33	5	N/A
	Nuclear actions	Not listed by PMST – none known.				N/A
	Great Barrier Reef Marine Park	0	0	0	0	N/A
	Commonwealth Marine Area	0	0	0	0	N/A
	Water resources	Not listed by PMST – none known.				N/A
Other Matters Protected by EPBCA	Commonwealth Land	24	0	6	0	N/A
	Commonwealth Heritage Places	4	0	3	0	N/A
	Listed Marine Species	53	15	53	15	N/A
	Whales and Other Cetaceans	9	9	7	7	N/A
	Critical Habitats	0	0	0	0	N/A
	Commonwealth Reserves Terrestrial	0	0	0	0	N/A
	Commonwealth Reserves Marine	0	0	0	0	N/A
Extra Information	Habitat critical to survival of marine turtles	0	0	0	0	N/A
	State and Territory Reserves	13	0	0	0	N/A
	Regional Forest Agreements	1	0	1	0	N/A
	Nationally Important Wetlands	0	0	0	0	N/A
	EPBC Act Referrals	16	3	3	0	N/A
	Key Ecological Features	0	0	0	0	N/A
	Biologically Important Areas	6	1	5	0	N/A
	Bioregional Assessments	0	0	0	0	N/A
	Geological and Bioregional Assessments	0	0	0	0	N/A

Appendix 3. Species List

The table below shows all species observed in the intertidal and underwater survey on 24/06/24.

	Common Name	Scientific Name	Status notes*
Algae & Seagrass	Red algae		
	Green Algae	<i>Codium sp.</i> <i>Ulva spp.</i>	
Invertebrates	Arthropods	Barnacle	<i>Elminius sp.</i>
		Mottled shore crab	<i>Cyclograpsus granulatus</i>
		New Zealand half crab	<i>Petrolisthes elongatus</i> Introduced
	Molluscs	Limpets	<i>Siphonaria diemenensis</i> Protected
		Serpent-skin chiton	<i>Sypharochiton pelliserpentis</i>
		Pacific Oysters	<i>Crassostrea gigas</i> Introduced
	Echinoderms	New Zealand common cushion star	<i>Patiriella regularis</i> Introduced
		Northern Pacific seastar	<i>Asterias amurensis</i> Introduced
	Vertebrates	Banded Stingaree	<i>Urolophus cruciatus</i>

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 104211	FOLIO 1
EDITION 2	DATE OF ISSUE 11-May-2015

SEARCH DATE : 08-Jul-2024

SEARCH TIME : 01.56 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 104211

Derivation : Part of Lots 31995,38883 & 38884 Gtd to The Lord
Mayor Aldermen & Citizens of the City of Hobart

Prior CT 102828/1

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D144550 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement on Plan 104211 (Subject to Provisions) Registered 11-May-2015 at noon

B93641 ADHESION ORDER under Section 477A of the Local Government Act 1962 Registered 02-Dec-1992 at noon

C21526 LEASE to The Royal Yacht Club of Tasmania of a leasehold estate for the term of 99 years from 1-Apr-1955 (of the land marked A.B.C.D. on P104211). Registered 24-Nov-1997 at 12.01 PM
Leasehold Title(s) issued: 31049/1

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

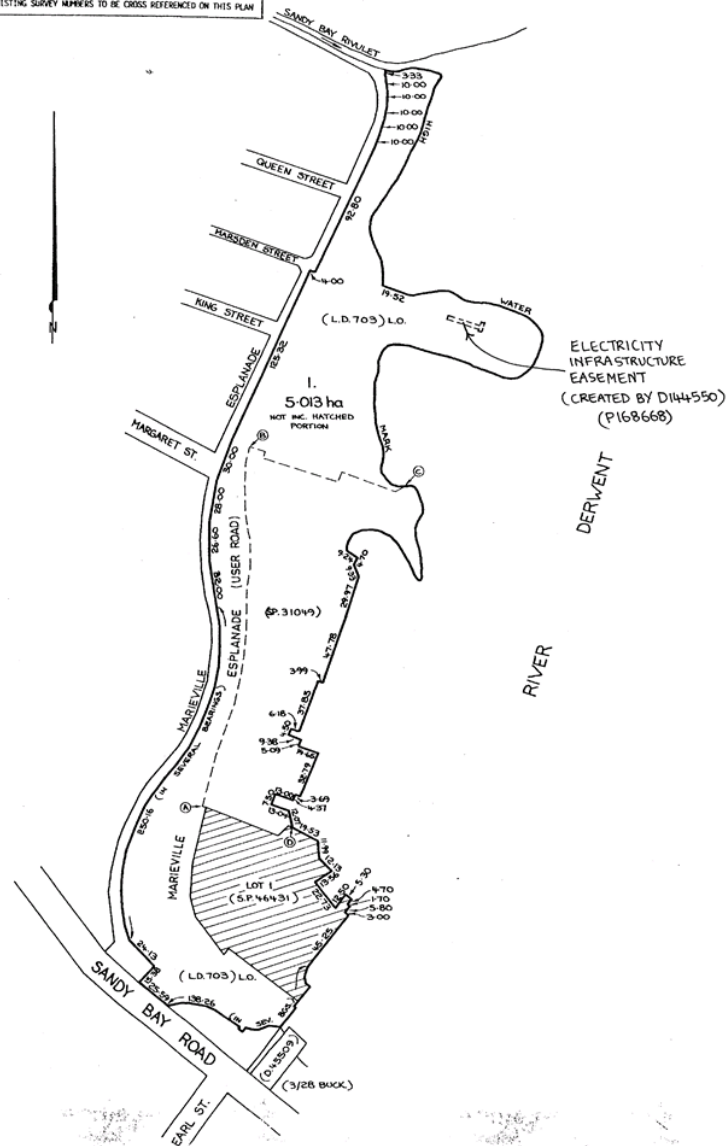
Issued Pursuant to the Land Titles Act 1980



Owner	PLAN OF TITLE of land situated in the	REGISTERED NUMBER P.104211
Title Reference C.T. 102828/1	CITY OF HOBART	Approved 24 NOV 1997
Grantee	COMPILED FROM SCALE 1: 2000 MEASUREMENTS IN METRES	Recorder of Titles

TADWP 114 CODE NO. (52855)	LAST TADWP UPF NO. 2319545	LAST SURVEY PLAN NO. P.102828
-------------------------------	-------------------------------	----------------------------------

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Planning #303424

Property

5 MARIEVILLE ESPLANADE SANDY BAY TAS 7005

**People****Applicant ***

Burbury Consulting
Khishendran Mahendran
287 Macquarie Street
HOBART TAS 7000
0421883337
kmahendran@burburyconsulting.com.au

Owner *

1st Derwent Sea Scout Group
Klaus Flesche
5 MARIEVILLE ESPLANADE
SANDY BAY TAS 7005
0412100484
1stderwent.a@gmail.com

Entered By

KHISHENDRAN MAHENDRAN
287 MACQUARIE STREET
HOBART TAS 7000
0421 883 337
kmahendran@burburyconsulting.com.au

Use

Other

Details

Have you obtained pre application advice?

☒ No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. Please note: the City of Hobart has adopted a differential rating for properties used for short stay visitor accommodation, which will apply to your property if you obtain a planning permit for visitor accommodation. For further information on the differential rating please review the frequently asked questions on our website or contact our Rates Unit on 03 6238 2787. *

☒ No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below. *

☒ No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)? *

Recreation and Sports

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *

Replacement of existing concrete jetty and install floating pontoon jetty

Estimated cost of development *

95000.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

Carparking on Site

Total parking spaces

Existing parking spaces

N/A

☒ Other (no selection chosen)

Other Details

Does the application include signage? *

☒ No

How many signs, please enter 0 if there are none involved in this application? *

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ No

Documents**Required Documents**

Title (Folio text and Plan and FolioText & Plan -104211-1.pdf
Schedule of Easements) *

Plans (proposed, existing) * 2024-06-19_For DA Approval.pdf

Covering Letter 1924 - RPT - HCC covering letter.pdf

Supporting Documents

Planning Report 1924 - RPT - supporting information letter.pdf

Flora and Fauna Report 2024_07 Derwent Sea Scout Jetty Extension_v1.pdf

Owner consent letter 1924 CLS Consent letter 1st Derwent Sea Scouts Signed.pdf

Crown Licence Sea Scouts - Amended licence 1974 - Marieville Esplanade Boat Ramp.pdf



Enquiries to: City Life
Phone: (03) 6238 2711
Email: coh@hobartcity.com.au

26 July 2024

KHISHENDRAN MAHENDRAN
287 MACQUARIE STREET
HOBART TAS 7000

mailto: kmahendran@burburyconsulting.com.au

Dear Sir/Madam

**5 MARIEVILLE ESPLANADE, SANDY BAY - GMC-REPLACEMENT OF EXISTING
CONCRETE JETTY AND INSTALL FLOATING PONTOON JETTY NOTICE OF LAND
OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-24-40**

Site Address:

1 & 5 Marieville Esplanade and Adjacent Area of River Derwent

Description of Proposal:

Partial Demolition, Floating Pontoon, Alterations to Boat Ramp and Associated Works

Applicant Name:

Khishendran Mahendran

PLN (if applicable):

PLN-24-325

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

Hobart Town Hall
50 Macquarie Street
Hobart TAS 7000

Hobart Council Centre
16 Elizabeth Street
Hobart TAS 7000

City of Hobart
GPO Box 503
Hobart TAS 7001

T 03 6238 2711
F 03 6234 7109
E coh@hobartcity.com.au
W hobartcity.com.au

CityofHobartOfficial
ABN 39 055 343 428
Hobart City Council

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully



(Michael Stretton)
CHIEF EXECUTIVE OFFICER

Relevant documents/plans:

SK01 to SK05 from Burberry Consulting

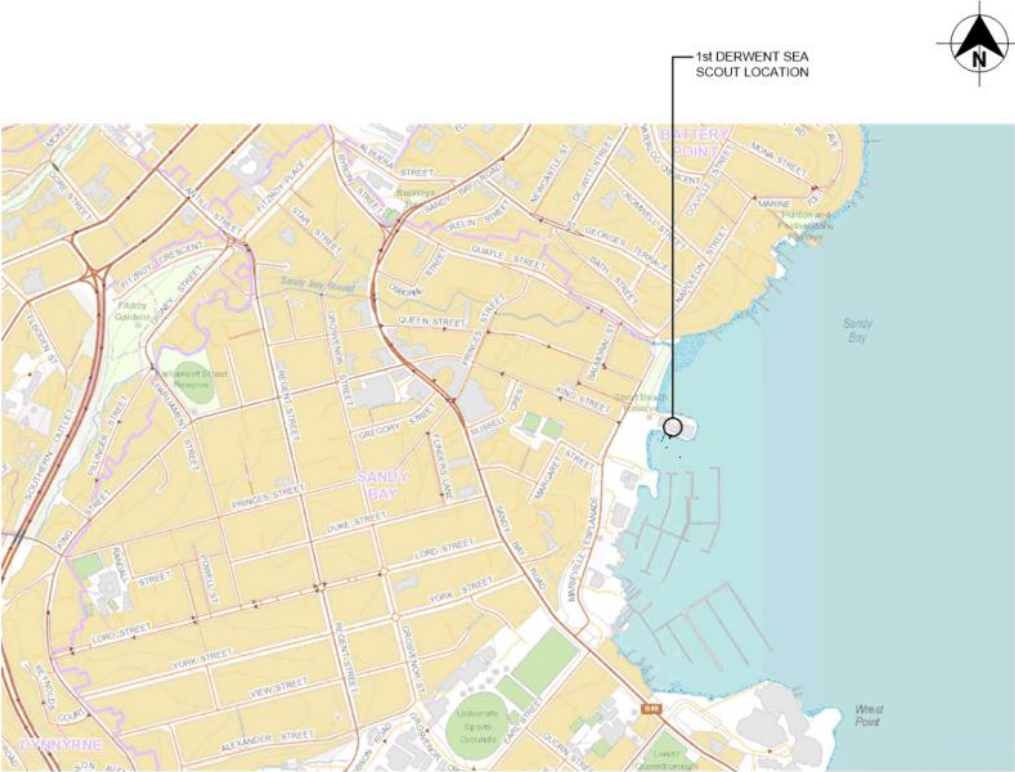
1st DERWENT SEA SCOUTS
5 MARIEVILLE ESPLANADE, SANDY BAY
MARINE INFRASTRUCTURE UPGRADES

DRAWING LIST:

1924 - SK01	DRAWING LIST, LOCATION PLAN & NOTES
1924 - SK02	CADASTRAL, LEASE & LICENCE PLAN
1924 - SK03	EXISTING ARRANGEMENT PLAN
1924 - SK04	PROPOSED GENERAL ARRANGEMENT PLAN
1924 - SK05	SECTION DETAILS

GENERAL NOTES:

1. UNLESS NOTED OTHERWISE ON A PARTICULAR DRAWING THESE NOTES APPLY TO ALL DRAWINGS IN THIS SET.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL REDUCED LEVELS ARE METERS TO AUSTRALIAN HEIGHT DATUM (AHD) UNO.
4. ALL CADASTRAL PARCELS DETAILS, PROPERTY BOUNDARIES AND OVERLAY INFORMATION ARE TAKEN FROM LISTmap.
5. ALL LEASE AND LICENCE DETAILS TAKEN FROM LISTmap.



LOCATION PLAN
1:10000

FOR APPROVAL

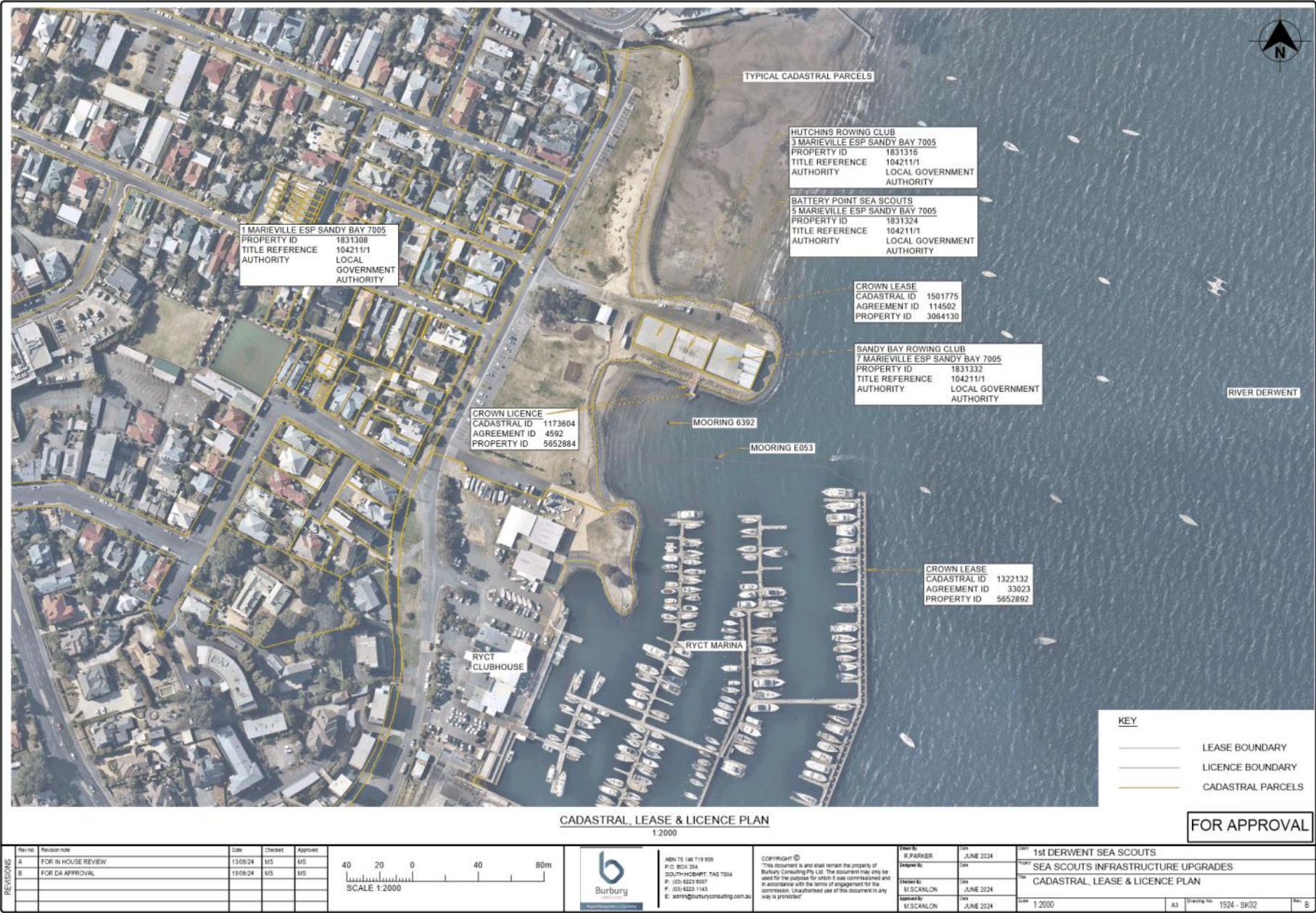
REV	Rev No	Revision Note	Date	Checked	Approved
A	1	FOR IN HOUSE REVIEW	13/06/24	MS	MS
B	2	FOR DA APPROVAL	19/06/24	MS	MS
C					
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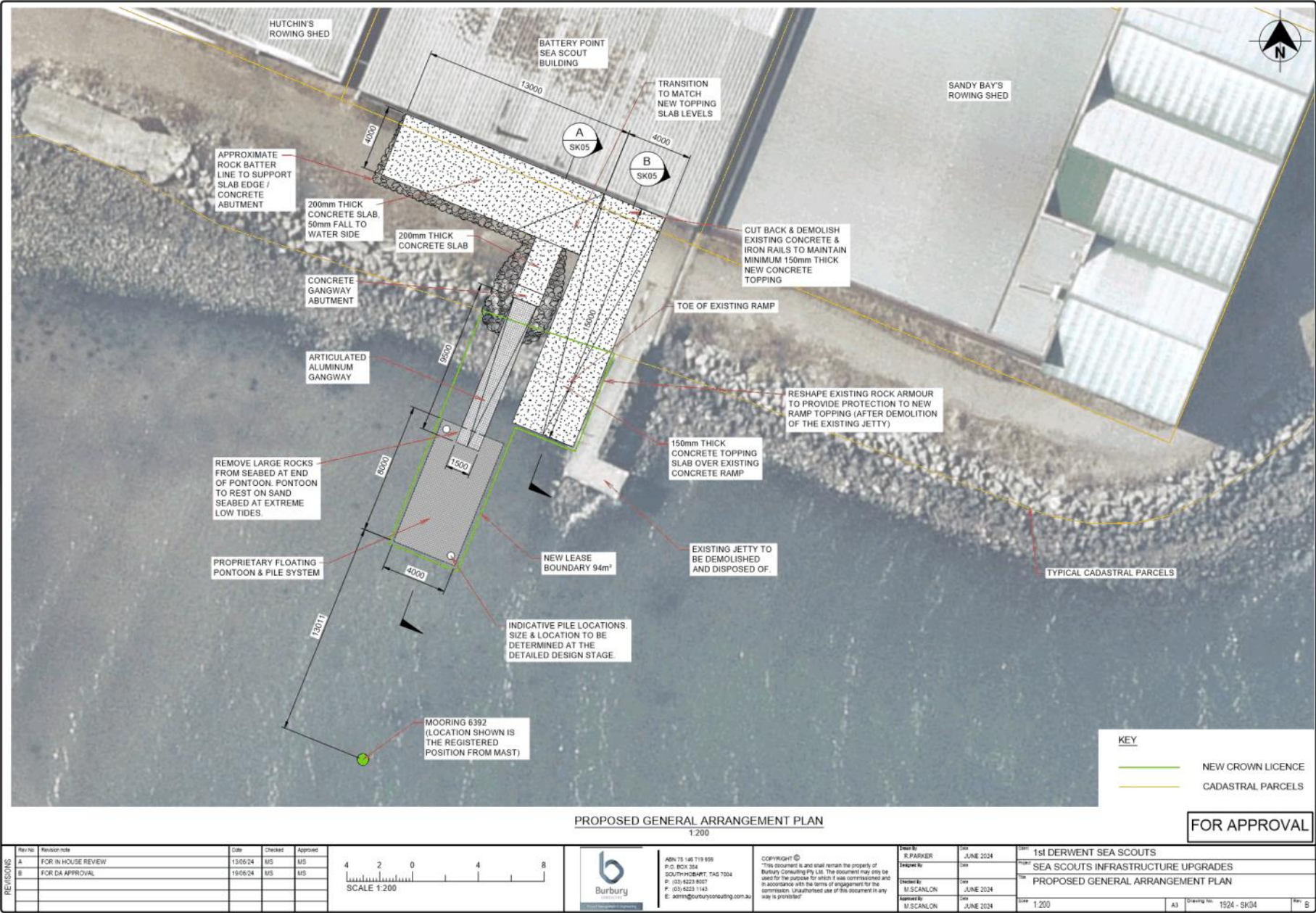
ADN 75 149 719 959
P.O. BOX 384
SOUTH HEBURN, TAS 7504
P: (03) 6223 5057
F: (03) 6223 1142
E: sarah@burburyconsulting.com.au

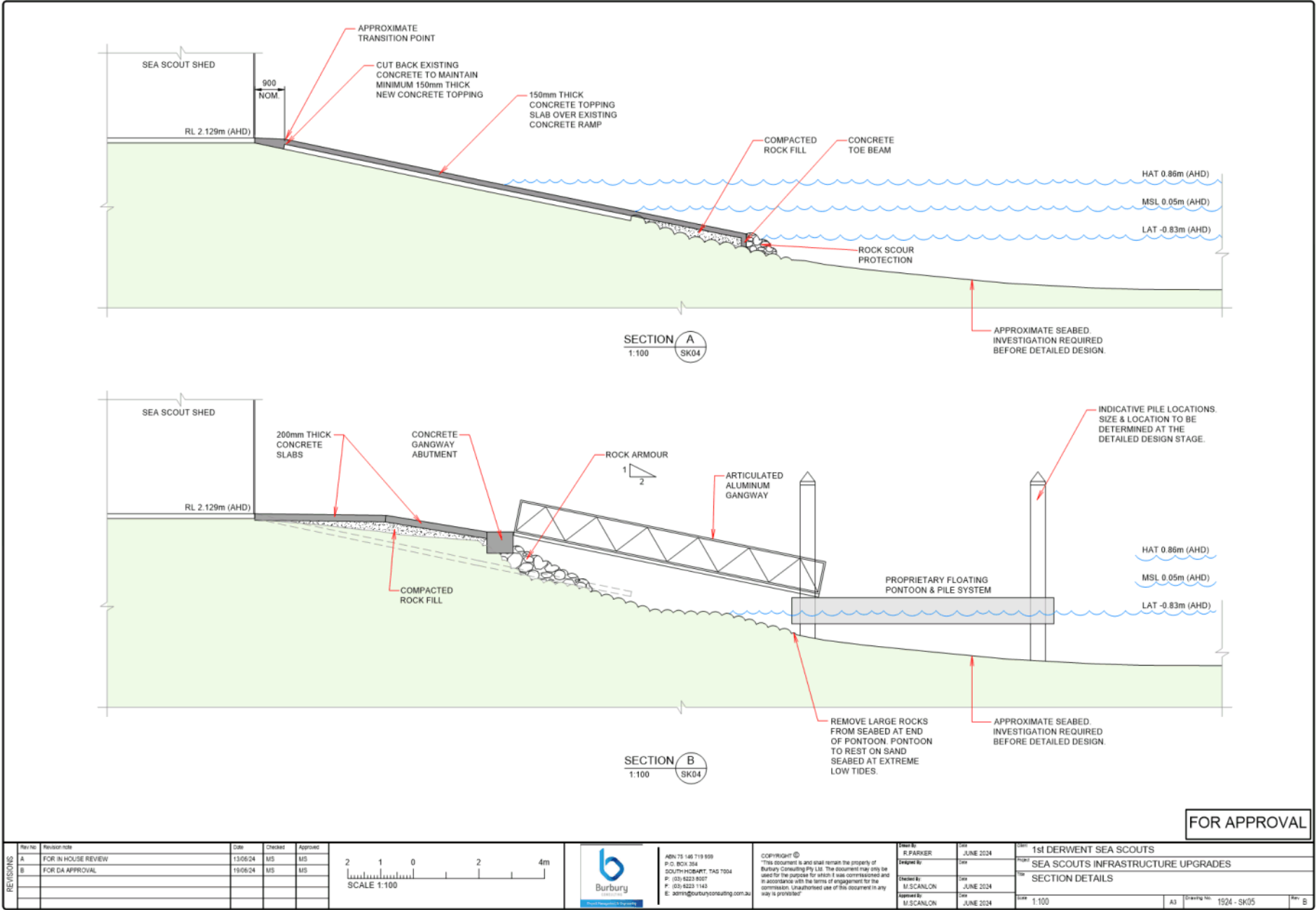
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Drawn By: R.PARKER	Rev: JUNE 2024	Sheet: 1st DERWENT SEA SCOUTS
Checked By: M.SCANLON	Rev: JUNE 2024	Sheet: SEA SCOUTS INFRASTRUCTURE UPGRADES
Approved By: M.SCANLON	Rev: JUNE 2024	Sheet: DRAWING LIST, LOCATION PLAN & NOTES
Scale: 1:10000	Sheet: A3	Drawing No: 1924 - SK01
Rev: B		









8 REPORTS

8.1 Delegated Decision Report (Planning) File Ref: F24/88014

Memorandum of the Director City Futures of 4 October 2024 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Delegated Decision Report (Planning)

Attached is the delegated planning decisions report for the period 17 September 2024 to 1 October 2024.

RECOMMENDATION

That the information contained in the 'Delegated Decision Report (Planning)' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
DIRECTOR CITY FUTURES

Date: 4 October 2024

File Reference: F24/88014

Attachment A: Delegated Decisions Report (Planning) ↓ 

Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
PLN-HOB-2023-0589	Alterations (Deck)	84 LORD ST SANDY BAY TAS 7005	\$0.00	Approved	25/09/2024
PLN-HOB-2023-0690	Subdivision (One New Lot)	649B NELSON RD MOUNT NELSON TAS 7007	\$0.00	Approved	20/09/2024
PLN-HOB-2024-0104	Partial Demolition, Alterations and Extension	29 MANING AV SANDY BAY TAS 7005	\$500,000.00	Approved	9/09/2024
PLN-HOB-2024-0119	Partial Demolition, Alterations and Extensions	19 DEVONSHIRE SQ WEST HOBART TAS 7000	\$200,000.00	Approved	9/09/2024
PLN-HOB-2024-0167	Change of use to Visitor Accommodation	2 HENNEBRY ST SOUTH HOBART TAS 7004	\$20,000.00	Approved	12/09/2024
PLN-HOB-2024-0251	Partial Demolition, Alterations, and Change of Use to Multiple Dwelling (One Existing, One New)	6 HOOPER CR MOUNT STUART TAS 7000	\$650,000.00	Approved	24/09/2024
PLN-HOB-2024-0255	Partial Demolition, Alterations, Pergola, and Front Fencing	10 BOA VISTA RD NEW TOWN TAS 7008	\$20,000.00	Approved	6/09/2024
PLN-HOB-2024-0280	Demolition, New Building for Bulky Goods Sales and Business and Professional Services, and Associated Works within the adjacent road reserve	156 NEW TOWN RD NEW TOWN TAS 7008	\$2,500,000.00	Approved	18/09/2024

Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
PLN-HOB-2024-0294	Subdivision (Boundary Adjustment) (Including the lots at 2 & 4 Midwood Street)	6 MIDWOOD ST NEW TOWN TAS 7008	\$0.0000	Approved	25/09/2024
PLN-HOB-2024-0298	Alterations - Solar Panels	52 LOCHNER ST WEST HOBART TAS 7000	\$12,000.00	Approved	9/09/2024
PLN-HOB-2024-0333	Partial Demolition, Alterations and Extension	7 COMMERCIAL RD NORTH HOBART TAS 7000	\$650,000.00	Approved	30/09/2024
PLN-HOB-2024-0335	Partial Demolition, Alterations and Extension	21 HOOPER CR MOUNT STUART TAS 7000	\$480,000.00	Approved	19/09/2024
PLN-HOB-2024-0341	Alterations (Solar Panels)	18 CARLTON ST NEW TOWN TAS 7008	\$45,000.00	Approved	4/09/2024
PLN-HOB-2024-0348	Partial Demolition, Alterations, Extension, Deck, Swimming Pool, and Boatshed including Ancillary Dwelling	13 MARINE TCE BATTERY POINT TAS 7004	\$1,000,000.00	Approved	6/09/2024
PLN-HOB-2024-0350	Two Multiple Dwellings	4 WESTINWOOD RD LENAH VALLEY TAS 7008	\$350,000.00	Approved	20/09/2024
PLN-HOB-2024-0355	Partial Change of Use to Sports and Recreation (Pilates Studio) and Signage	237-245 ELIZABETH ST HOBART TAS 7000	\$150,000.00	Approved	12/09/2024

Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
PLN-HOB-2024-0362	Alterations (Solar Panels)	UNIT 2 5 FITZROY PL SANDY BAY TAS 7005	\$12,000.00	Approved	5/09/2024
PLN-HOB-2024-0363	Partial Change of Use to Visitor Accommodation	105-107 MOLLE ST HOBART TAS 7000	\$30,000.00	Approved	16/09/2024
PLN-HOB-2024-0370	Alterations	UNIT 1 117 LANSDOWNE CR WEST HOBART TAS 7000	\$8,000.00	Approved	6/09/2024
PLN-HOB-2024-0373	Partial Demolition, Alterations and Deck	8 SOUTH ST BATTERY POINT TAS 7004	\$30,000.00	Approved	9/09/2024
PLN-HOB-2024-0374	Partial Demolition, Alterations, New Decks and Frontage Fence	24 MERCER ST NEW TOWN TAS 7008	\$150,000.00	Approved	26/09/2024
PLN-HOB-2024-0380	Change of Use to Visitor Accommodation	12-14A NEWDEGATE ST NORTH HOBART TAS 7000	\$0.00	Approved	9/09/2024
PLN-HOB-2024-0381	Partial Demolition and Garage	3A ILFRACOMBE CR SANDY BAY TAS 7005	\$50,000.00	Approved	18/09/2024
PLN-HOB-2024-0386	Alterations (Roof over deck)	41 WELLESLEY ST SOUTH HOBART TAS 7004	\$21,973.00	Approved	9/09/2024
PLN-HOB-2024-0387	Partial Demolition and Garage	82 ARTHUR ST WEST HOBART TAS 7000	\$60,000.00	Approved	17/09/2024
PLN-HOB-2024-0388	Change of Use to Visitor Accommodation	UNIT 2 8 BINNEY CT SANDY BAY TAS 7005	\$3,000.00	Approved	18/09/2024

Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
PLN-HOB-2024-0390	Alterations (Solar Panels)	6 FITZROY PL SANDY BAY TAS 7005	\$10,150.00	Approved	16/09/2024
PLN-HOB-2024-0391	Change of Use to Hotel Industry	147-167 LIVERPOOL ST HOBART TAS 7000	\$5,000.00	Approved	24/09/2024
PLN-HOB-2024-0402	Outbuilding (Garage)	30 TURNIP FIELDS RD SOUTH HOBART TAS 7004	\$69,997.00	Approved	23/09/2024
PLN-HOB-2024-0409	Partial Demolition and Alteration to Boundary Wall	1 PATRICK ST HOBART TAS 7000	\$24,860.00	Approved	30/09/2024
PLN-HOB-2024-0420	Subdivision (Boundary Adjustment)	750 SANDY BAY RD SANDY BAY TAS 7005	\$5,000.00	Approved	16/09/2024
PLN-HOB-2024-0436	Partial Demolition, Alterations and Additions	9 MAWHERA AV SANDY BAY TAS 7005	\$150,000.00	Approved	23/09/2024
PLN-HOB-2024-0438	Minor Boundary Adjustment	207 MURRAY ST HOBART TAS 7000	\$5,000.00	Approved	12/09/2024
PLN-HOB-2024-0439	Alterations (convert deck to bedroom)	120-122 MURRAY ST HOBART TAS 7000	\$3,000.00	Approved	26/09/2024
PLN-HOB-2024-0442	Signage	54 ELIZABETH ST HOBART TAS 7000	\$10,000.00	Approved	24/09/2024
PLN-HOB-2024-0455	Partial Demolition and Alterations	56 DOYLE AV LENAH VALLEY TAS 7008	\$25,000.00	Approved	26/09/2024

Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
PLN-HOB-2024-0463	Minor Boundary Adjustment	40 BELLEVUE PDE NEW TOWN TAS 7008	\$5,000.00	Approved	30/09/2024

8.2 Planning - Advertised Applications Report
File Ref: F24/88043

Memorandum of the Director City Futures of 4 October 2024 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

Planning - Advertised Applications Report

Attached is the advertised applications list for the period 17 September 2024 to 1 October 2024.

RECOMMENDATION

That the information contained in the 'Planning – Advertised Applications Report' be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
DIRECTOR CITY FUTURES

Date: 4 October 2024
File Reference: F24/88043

Attachment A: Planning - Advertised Applications Report ↓

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	PLN-HOB-2024-035	30 Marieville Esp	BATTERY POINT	Partial Demolition, Alterations, Deck, Outbuilding and Altrations to Car Parking	\$ 100,000.00	11/10/2024	Director	24/09/2024	8/10/2024
2	PLN-HOB-2024-040	44 St Georges Tce	BATTERY POINT	Partial Demolition, Alterations, Extension and Deck	\$ 500,000.00	16/10/2024	Director	26/09/2024	10/10/2024
3	PLN-HOB-2024-049	33/1 Castray Esp	BATTERY POINT	Signage	\$ 5,000.00	5/11/2024	Director	27/09/2024	11/10/2024
4	PLN-HOB-2024-020	2 Davey St	HOBART	Partial Demolition and Alterations	\$ 300,000.00	15/10/2024	Director	18/09/2024	2/10/2024
5	PLN-HOB-2024-020	147 Bathurst St	HOBART	Hobart - Partial Demolition, Alterations, Signage and Change of Use to Bulky Goods Sales (Car Hire)	\$ 200,000.00	17/10/2024	Director	20/09/2024	4/10/2024
6	PLN-HOB-2024-040	22-26 Elizabeth St	HOBART	Signage	\$ 1,000.00	23/10/2024	Director	27/09/2024	11/10/2024
7	PLN-HOB-2024-044	36 Argyle St and Adjacent Rd Reserve	HOBART	Alterations and Partial Change of Use to Visitor Accommodation (Serviced Apartments)	\$ -	7/11/2024	Director	1/10/2024	15/10/2024
8	PLN-HOB-2024-014	391 Lenah Valley Rd	LENAH VALEY	Dwelling and Visitor Accommodation	\$ 400,000.00	1/11/2024	Director	27/09/2024	11/10/2024

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
9	PLN-HOB-2024-042	6 Pickard St	LENAH VALEY	Partial Demolition, Alterations, Extension (Outbuilding)	\$ 40,000.00	18/10/2024	Director	27/09/2024	11/10/2024
10	PLN-HOB-2024-046	209-211 Lenah Valley Rd & 207 Lenah Valley Rd,	LENAH VALEY	Alterations (Wastewater Treatment Plant)	\$ 4,400,000.00	1/11/2024	Director	30/09/2024	14/10/2024
11	PLN-HOB-2024-035	Unit 3 11A Daly Rd	LENAH VALEY	Alterations and Extension	\$ 25,000.00	15/10/2024	Director	17/09/2024	1/10/2024
12	PLN-HOB-2023-072	20 Westinwood Dr	LENAH VALEY	Three Multiple Dwellings	\$ 1,000,000.00	18/10/2024	Director	23/09/2024	7/10/2024
13	PLN-HOB-2024-043	Unit 3 474B Nelson Rd	MOUNT NELSON	Outbuilding	\$ 20,000.00	21/10/2024	Director	17/09/2024	1/10/2024
14	PLN-HOB-2024-036	310 Nelson Rd	MOUNT NELSON	Partial Demolition, Alterations, and Alterations to Car Parking	\$ 592,000.00	24/10/2024	Director	19/09/2024	3/10/2024
15	PLN-HOB-2024-033	11 Ribbon Gum Ct	MOUNT NELSON	Dwelling	\$ 553,970.00	30/10/2024	Director	27/09/2024	11/10/2024
16	PLN-HOB-2024-030	286 Park St	NORTH HOBART	Partial Demolition, Alterations and Extension	\$ 100,000.00	16/10/2024	Director	18/09/2024	2/10/2024
17	PLN-HOB-2024-045	51 Princes St	SANDY BAY	Partial Demolition, and Alterations (Fencing)	\$ 1,500.00	22/10/2024	Director	24/09/2024	8/10/2024

No	Application	Street	Suburb	Development	Works Value	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
18	PLN-HOB-2024-045	42 Queen St	SANDY BAY	Alterations (Solar Panels)	\$ 2,964.00	5/11/2024	Director	1/10/2024	15/10/2024
19	PLN-HOB-2024-033	141 Strickland Av	SOUTH HOBART	Outbuilding	\$ 80,000.00	10/10/2024	Director	19/09/2024	3/10/2024
20	PLN-HOB-2024-037	14 Weld St	SOUTH HOBART	Alterations (Mural)	\$ 3,000.00	13/10/2024	Director	24/09/2024	8/10/2024
21	PLN-HOB-2024-036	11 Thelma Dr	WEST HOBART	New Dwelling	\$ 550,000.00	25/10/2024	Director	23/09/2024	7/10/2024
22	PLN-HOB-2024-019	37 Hill St	WEST HOBART	Partial Demolition, Alterations and Extension	\$ 60,000.00	18/10/2024	Director	27/09/2024	11/10/2024

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

The Chief Executive Officer reports:-

"In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 29(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairman is not to allow discussion or debate on either the question or the response."

9.1 Draft Coastal Policy
File Ref: F24/88426; 13-1-10

Memorandum of the Director City Futures of 4 October 2024.

That the information be received and noted.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: LORD MAYOR
DEPUTY LORD MAYOR
ELECTED MEMBERS**

DRAFT COASTAL POLICY

Meeting: Planning Authority Committee

Meeting date: 25 September 2024

Raised by: Councillor Harvey

Question:

Is the Council having any input into the draft Coastal Policy?

Response:

A submission is being prepared and will be circulated to Elected Members once completed.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
DIRECTOR CITY FUTURES

Date: 4 October 2024
File Reference: F24/88426; 13-1-10

10. QUESTIONS WITHOUT NOTICE

Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2015*.
File Ref: 13-1-10

- (1) A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.
- (2) In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
- (3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.
- (4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.
- (5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.
- (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.
- (7) The chairperson of a meeting may require a councillor to put a question without notice in writing.

11. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Minutes of a Closed Meeting
- Possible legal action that may involve the Council
- Closed Questions Without Notice

The following items were discussed: -

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Planning Authority Items – Consideration of Items with Deputations
Item No. 5	Responses to Questions Without Notice
Item No. 5.1	Macquarie Point Stadium - Conditions Approval - Time to Draft LG(MP)R 15(4)(b)
Item No. 6	Questions Without Notice