



CITY OF HOBART

SUPPORTING INFORMATION

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION OF THE MEETING

WEDNESDAY, 22 OCTOBER 2025

AT 4.00 PM

VENUE: COUNCIL CHAMBER, TOWN HALL

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**SECTION 57 DELEGATED REPORT DISCRETIONARY
PLANNING PERMIT**

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

Type of Report:	Committee <i>The development has been assessed under the Hobart Interim Planning Scheme 2015.</i>
Delegated:	28 October 2025
Expiry Date:	28 October 2025
Application No:	PLN-HOB-2025-0405
Address:	10 Selfs Point Road, New Town, Tasmania, 7008
Proposal:	Partial Change of Use to Community Meeting and Entertainment
Applicant:	Mr Shannon Avery
Advertisement:	The application was advertised between 22 September 2025 and 6 October 2025.
Representations:	No representations were received during the statutory advertising period.
Zone:	Recreation Zone; Use Standards
Performance criteria:	Recreation Zone - Discretionary Use – 18.3.5 (P1)
Delegation:	Committee
Recommendations:	Pursuant to the <i>Hobart Interim Planning Scheme 2015</i> , the Council has approved the subject application for the reasons outlined in the officer's report and a permit containing the conditions in Attachment A.

PLN-HOB-2025-0405 10 Selfs Point Road, New Town, Tasmania, 7008 Delegated Report

Attachments: Attachment A: Conditions

REPORT

1. Proposal

- 1.1. Planning approval is sought for the Partial Change of Use to Community Meeting and Entertainment.
- 1.2. More specifically, the proposal includes:
 - Use of existing upstairs function space within rowing club for the purposes of community meetings and entertainment not directly associated with the rowing club.
 - The community meeting and entertainment use is to be separate to the operation of the New Town Bay Rowing Centre and is largely associated with the Italian Day Centre, a service which provides meals and other community support services.

2. Site Detail

- 2.1. The subject site is located to the west of Selfs Point Road, north of Queens Walk and The Brooker Highway and the east of the New Town Rivulet. The function room subject to this proposal is located on the upper storey of the existing New Town Bay Rowing Centre which is located to the north of the site.
- 2.2.

PLN-HOB-2025-0405 10 Selfs Point Road, New Town, Tasmania, 7008 Delegated Report



Figure 1: Aerial of Site. The proposal relates to the rowing shed building in the north-west corner of the site. The site also includes facilities associated with other sports and recreation (namely rugby and bridge), animal boarding and sewerage treatment.

Source: Council GIS



Figure 2: The New Town Bay Rowing Club building as seen from the car park. The function area is located within the upper storey.

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Source: Google Maps, accessed 2025.



Figure 3: Zone Map under HIPS 2015. The site is located with the Recreation Zone.

Source: Council GIS

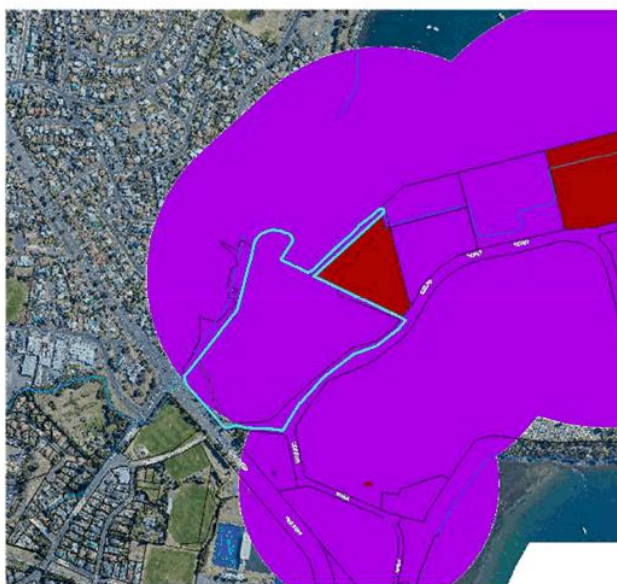


Figure 4: The site is subject to the Attenuation Code on account of its proximity to the Selfs Point Wastewater Treatment Plant.

Source: Council GIS

PLN-HOB-2025-0405 10 Selfs Point Road, New Town, Tasmania, 7008 Delegated Report

3. Background

3.1. The large site is comprised of various distinct uses recent planning approvals include;

- PLN-23-746 which approved on 1 August 2024, a Sewerage Treatment Plant Upgrade.
- PLN-20-268 which approved on 20 September 2021, Partial Demolition, Alterations and Extension.
- PLN-19-63 which approved on 5 July 2023, Partial Demolition, Alterations and Extensions to Domestic Animal Breeding, Boarding or Training.
- PLN-17-680 which approved on 6 August 2018, Lighting Upgrade (associated with rugby field).

4. Representation

4.1. No representations were received during the statutory advertising period.

5. Assessment

5.1. 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.

5.2. This site is located within the Recreation Zone; Use Standards of the *Hobart Interim Planning Scheme 2015*.

5.3. The table below summarises the existing and proposed development in accordance with the Use Table of the zone:

	Existing Development	Proposed Use
Use	Sport and Recreation	Community Meeting and Entertainment
Zone status	Permitted	Discretionary

PLN-HOB-2025-0405 10 Selfs Point Road, New Town, Tasmania, 7008 Delegated Report

- 5.4. The proposal has been assessed against:
 - 5.4.1. Recreation Zone; Use Standards
 - 5.4.2. Attenuation Code
 - 5.4.3. Parking and Access Code
- 5.5. The proposal relies on the following criteria to comply with the acceptable standards:
 - 5.5.1. Recreation Zone - Discretionary Use – 18.3.5 (P1)
- 5.6. Each of the performance criteria is assessed in Section 6 of this report.

6. Performance Criteria

- 6.1. *Recreation Zone - Discretionary Use – 18.3.5 (P1)*
- 6.2.
 - 6.2.1. Pursuant to the Use Table under 18.2, Community meeting and entertainment is a Discretionary use in the Recreation Zone.
 - 6.2.2. There is no acceptable solution under 18.3.5 (A1) which applies to discretionary uses in the Recreation Zone.
 - 6.2.3. Clause 18.3.5 (P1) provides:

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.

- 6.2.4. The proposed use is located within the upper storey of the New Town Rowing Centre building and is therefore located more than 100 metres from the nearest residential uses. Use Standards in the zone primarily apply to uses within 50 metres of a residential use. On this basis, an appropriate level of amenity is expected to be maintained, and the change of use will not be of any detriment to the existing sport and recreation use. The change of use is further expected to be compatible with the sport and recreational use of the site which will primarily be conducted on the ground floor or outdoors. The

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addition of community support services and a community meeting space to an existing recreational facility is considered to align with the performance criteria as it will encourage broader social access and interaction with the local community. Furthermore, the change of use aligns with the zone purposes statements outlined under Clause 18.1.1 of the Scheme which primarily promote a diverse range of community and social activities.

6.2.5. The proposal complies with the performance criteria.

7. Discussion

- 7.1. As discussed in Section 5 and Section 6 of this report, the proposal relies upon performance criteria to satisfy the standards and codes of the relevant planning scheme. The proposal has been assessed against the provisions of section 57 of the *Land Use Planning and Approvals Act 1993* and is considered to perform well.

8. Conclusion

- 8.1. The proposed Partial Change of Use to Community Meeting and Entertainment at 10 Selfs Point Road, New Town, Tasmania, 7008 for the reasons outlined in the officer's report is recommended for approval, subject to the conditions contained within Attachment A.

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.

Michael McClenahan

Senior Statutory 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.

PLN-HOB-2025-0405 10 Selfs Point Road, New Town, Tasmania, 7008 Delegated Report

ATTACHMENT A: CONDITIONS

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0405 - 10 SELF'S POINT RD NEW TOWN TAS 7008 - Final Planning Documents except where modified below.

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, bylaws, 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.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part 14 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here](<http://www.foodstandards.gov.au/Pages/default.aspx>)for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the Food Act 2003 . Click [here](<https://www.hobartcity.com.au/Business/Food-businesses>)for more information.

SINGLE USE PLASTICS

The City of Hobart has a 'Single-Use Plastics By-Law' in force, which applies to retailers who provide or sell food to be taken from the retailer's premises in food packaging. Retailers must not provide to a person any food packaging which is wholly or partly comprised of plastic and a single use product. Please click [here](<https://www.hobartcity.com.au/Business/Food-and-beverage-businesses/Single-use-plastics-by-law-information>)for more information.

PUBLIC HEALTH RISK

Public health risk activities (tattooing and piercing) licence. Click [here

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](<https://www.hobartcity.com.au/Business/Tattooing-and-piercing-businesses>)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](<https://www.hobartcity.com.au/City-services/Environment/Pollution-control>)for more information.

NOISE REGULATIONS

Click [here](<https://www.hobartcity.com.au/Residents/Noise>)for information with respect to noise nuisances in residential areas.

FEES AND CHARGES

Click [here](<https://www.hobartcity.com.au/Council/Fees-and-charges>) for information on the Council's fees and charges.

BEFORE YOU DIG

Click [here](<https://www.byda.com.au/>) for before you dig information.

BUILDING PERMIT

You may need building approval in accordance with the Building Act 2016 , further details are available on the [Council's website,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the Building Act 2016 . This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here.](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

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. Further details

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are available on the [Council's website,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the Building Act 2016 . This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here.](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

SPECIAL CONNECTION PERMIT

You may need a Special Connection Permit (Trade Waste) in accordance with the Plumbing Regulations 2014 and the Tasmanian Plumbing Code. Click [here](<http://www.justice.tas.gov.au/>)for more information.

**PlanBuild**
TASMANIA

PLANNING APPLICATION

Status:**Reference**

PLN-HOB-2025-0405

Address10 SELFS POINT RD NEW TOWN TAS
7008**Titles**

163941/1

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

☒ Yes - enter details below☐ No - continue to the next section

If yes, provide the name of the person you contacted

Liz Wilson. Michael McClenahan

Applicant

Name	Email	Phone	Address	Involvement
Personal Information Removed				

Owners

Name	Email Address	Address
Personal Information Removed		

Certificate(s) of Title

Selected Titles

163941/1

Total Area: 0m²**Owner Notification**

Are you the sole owner of the land?

☒ Yes - continue to the next section☐ No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

☐ Yes - enter owner details below☐ No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Enter the date that the last owner, joint or part owner was notified

Declaration

☒ I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- ☐ Yes - complete question below
- ☒ No - continue to the next section - see further information below
- ☐ Unsure

If yes, has written Crown Land consent been obtained?

- ☐ Yes - upload written consent
- ☒ No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- ☒ Yes - complete question below
- ☐ No - continue to the next section
- ☐ Unsure

If yes, has written consent been obtained from the Council General Manager?

- ☐ Yes - upload written consent
- ☒ No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- ☒ I want to change how the property is used
- ☐ I want to use the property for visitor accommodation
- ☐ I want to subdivide
- ☐ I want to undertake a new development or alteration
- ☐ I want to do a minor boundary adjustment
- ☐ I want to put up a sign(s)
- ☐ I want to demolish
- ☐ I want to do works only
- ☐ Other

If your application is to subdivide, please enter the number of proposed lots.
0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- ☐ Yes
- ☒ No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- ☐ Yes
- ☒ No
- ☐ Unsure

Is the proposed use or development permitted or discretionary?

- ☐ Permitted
- ☒ Discretionary
- ☐ Unsure if permitted or discretionary

Provide a full description of the proposed use or development

Requesting change of use for the site to 'Community Meeting and Entertainment' to allow use of the site beyond Club functions.

Will the proposed use or development involve a road reserve?

- ☐ Yes - complete the section below
- ☒ No - continue to the next section
- ☐ Unsure

If yes, enter the address(es) or locations below:
If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
0

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	11 Aug 2025	Floor Plan	Floor Plan of Function Space	Mr Shannon Avery
1	11 Aug 2025	Property Title Document	rowing centre title.pdf	Mr Shannon Avery
1	11 Aug 2025	Property Title Document	rowing centre title plan.pdf	Mr Shannon Avery

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.
Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.
Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.
If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.



GENERAL MANAGER CONSENT

Reference

GMC-HOB-2025-0038

Address

10 SELFS POINT RD NEW TOWN TAS 7008

Titles

163941/1

Applicant

Name	Email	Phone	Address	Involvement
Mr Shannon Avery	averys@hobartcity.com.au	62382956	GPO Box 503, HOBART, Tasmania, Australia, 7001	Applicant

Council Reference

Council Proposed Use or Development Description**Consent Information**

Information

I advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Council as the owner/administrator of the above land for you to make application to the Council for a planning permit for the development described above.

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.

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 Council as both landlord, land manager, or under other statutory powers (such as other legislation or Council 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 Council's Public Spaces By-Law if the proposal relates to such an area.

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

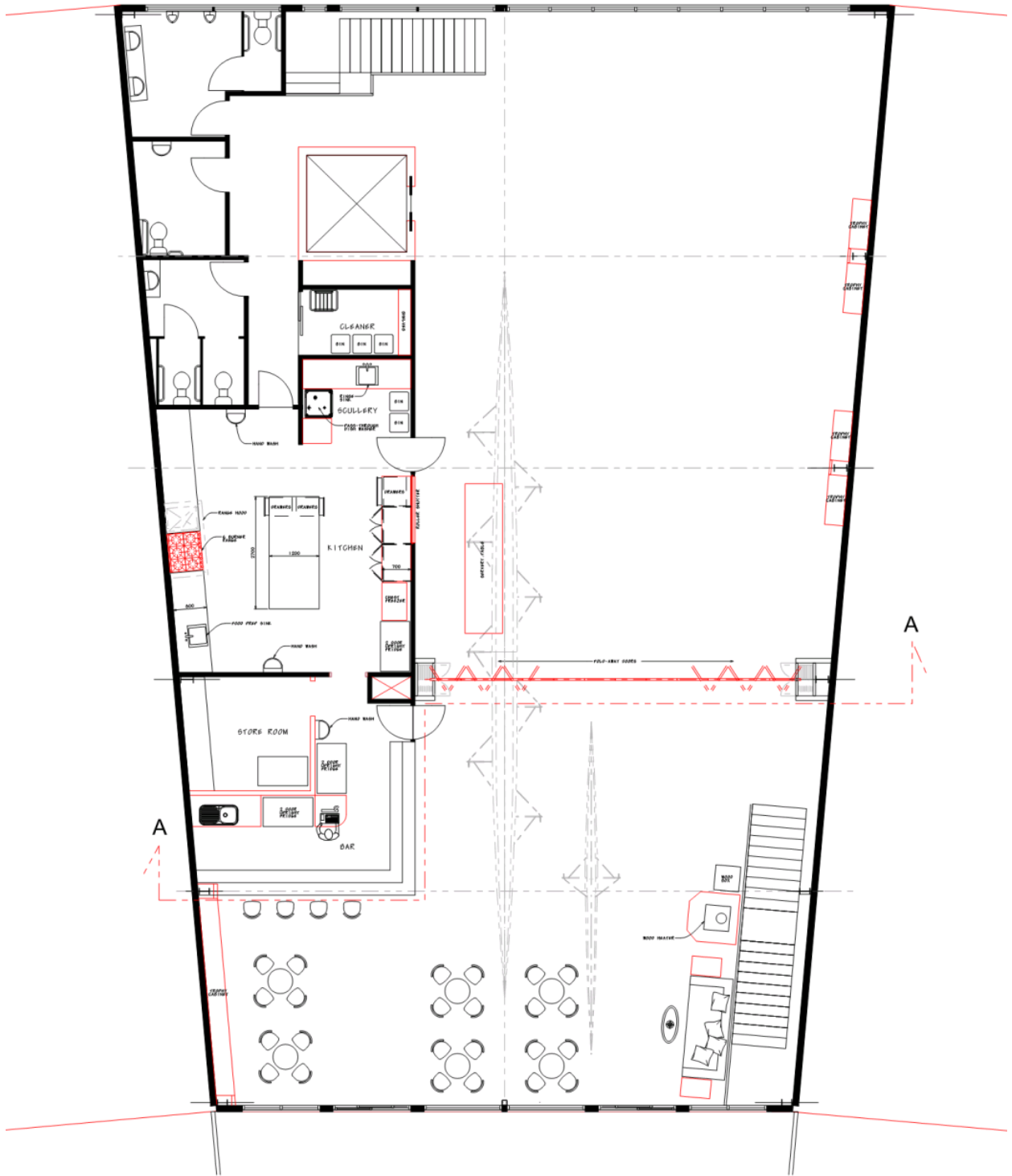
Signatory

A handwritten signature in blue ink, appearing to read "Michael Stretton".

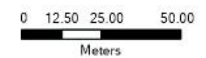
Signed: Michael Stretton**Signature applied by:** Alison Surtees**Supporting Documents**

No Documents.

Submitted on 20/08/2025





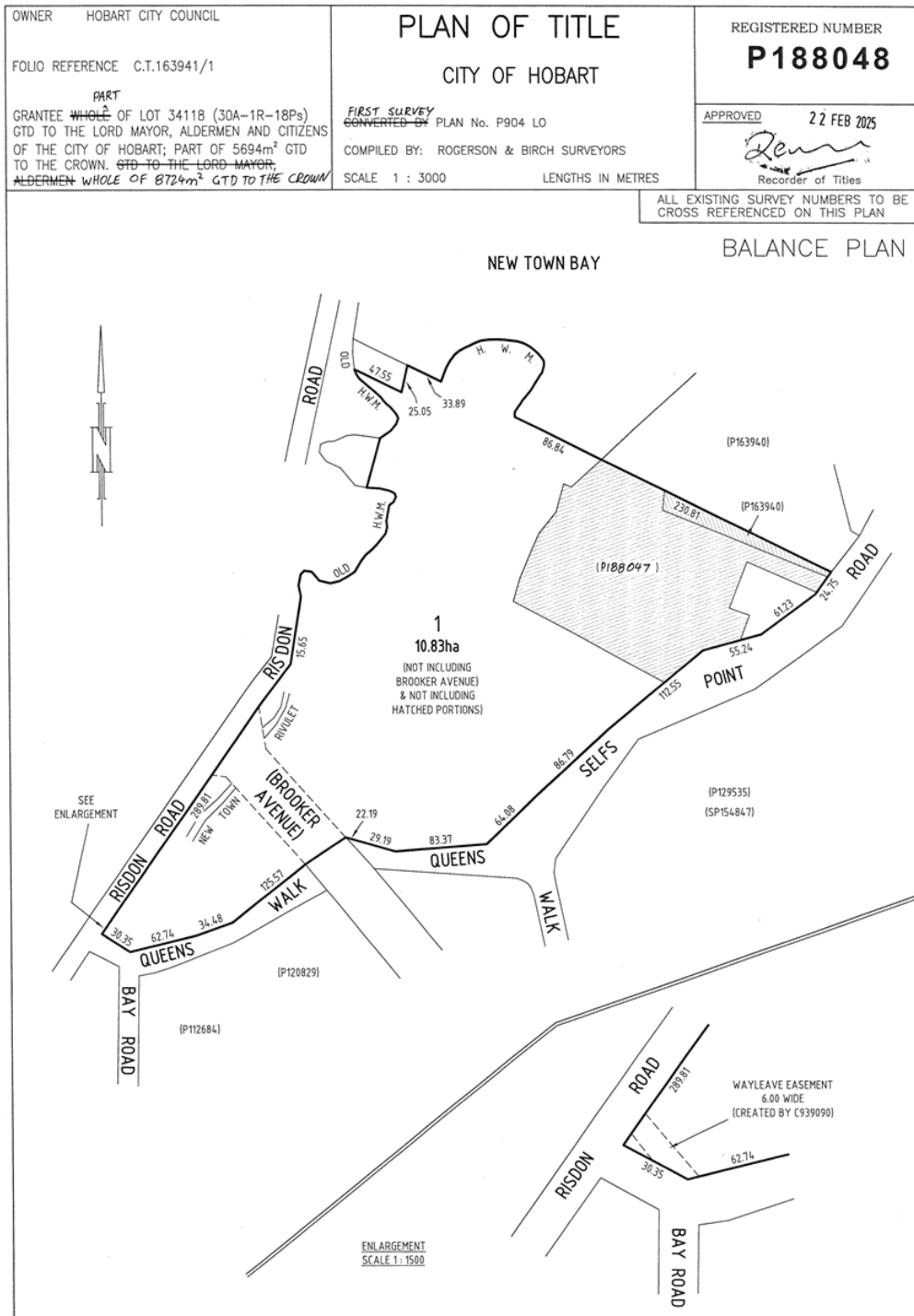




FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 188048	FOLIO 1
EDITION 1	DATE OF ISSUE 28-Feb-2025

SEARCH DATE : 11-Aug-2025

SEARCH TIME : 12.10 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 188048

Derivation : Part of Lot 34118, 30A-1R-18Ps, Gtd. to the Lord Mayor, Aldermen and Citizens of the City of Hobart, Part of 5694m2 Gtd. to the Crown and Whole of 8724m2 Gtd. to the Crown (P139845)

Prior CT 163941/1

SCHEDULE 1

C490304 TRANSFER to HOBART CITY COUNCIL Registered
02-Oct-2003 at noon

SCHEDULE 2

C490304 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

C493602 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown

C490304 Transfer Made Subject To Fencing Provision

C939090 BURDENING WAYLEAVE EASEMENT with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the land marked Wayleave Easement 6.00 wide on Plan 188048 Registered 08-Dec-2009 at noon

C520429 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 23-Apr-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



PLANNING ASSESSMENT REPORT

Type of Report:	Committee
Committee:	22 October 2025
Expiry Date:	5 November 2025
Application No:	PLN-HOB-2025-0291
Address:	11 MARINE TCE, 13 MARINE TCE BATTERY POINT TAS 7004 and Adjacent Foreshore and Area of River Derwent
Applicant:	Mr Michael Caldwell 11 Marine, Battery Point, Tasmania, Australia, 7004
Proposal:	Partial Demolition and Alterations to Existing Jetty
Representations:	Nil
Performance criteria:	Environmental Management – Side setback – D29.4.2 P1 Inundation Code – E15.7.6 P2 Historic Heritage Code – Buildings and Works Heritage Precinct BP1 – E13.8.4 P1-P9

1. Executive Summary

- 1.1. Planning approval is sought for Partial Demolition and Alterations to Existing Jetty at 11 MARINE TCE BATTERY POINT TAS 7004
- 1.2. More specifically the proposal includes:
 - Partial demolition of the existing jetty, removing the existing main straight that partially extends into 13 Marine Terrace,
 - Construction of a new angled jetty that juts out to the south west before returning to connect with the existing furthest extent of the jetty platform;
 - Demolition of and replacement fencing is proposed on the council land that interrupts the two residential Titles.
 - It is unclear how the new jetty will attach to Council land and the applicants' existing concrete deck and still enable public access, after the requested information was not clearly addressed, this will be conditioned to be provided as condition endorsement.
- 1.3. The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1. Environmental Management – Side setback – D29.4.2 P1

- 1.3.2. Inundation Code – E15.7.6 P2
- 1.3.3. Historic Heritage Code – Buildings and Works Heritage Precinct BP1 – E13.8.4 P1-P9
- 1.4. No representations were received during the statutory advertising period between 16 and 30 September 2025.
- 1.5. The proposal is recommended for approval subject to conditions.
- 1.6. The final decision is delegated to the Planning Committee.

2. Site Detail

- 2.1. The site is located on the foreshore end of a residential property at Marine Terrace, Battery Point. Surrounding uses are residential to the north, east and north-west. The River Derwent forms the rear and southern boundary. Council owned Purdon and Featherstone Reserve is located to the west of the site.
- 2.2. The jetty straddles two properties, 11 and 13 Marine Terrace. As well, these two lots are separated from the southern (submerged) portion of each lot by a rectangle of Council owned land.



Figure 1: Site Plan (Geo Cortex, 2025)

- 2.3. The existing jetty is a straight wooden construction to an end platform. The jetty partially extends into 13 Marine Terrace, although the Council licence is in favour of the owners of 11 Marine Terrace.
- 2.4. The site is located in an historic precinct of jetties and slipways and is recorded on the Tasmanian Heritage Register that extend into the River Derwent. As well there are a series of Heritage Places under Council's Heritage List, although these are limited to above High Water Mark. The site abuts the Purdon and Featherstone Reserve. The aerial image below shows the remnants of previous slipways and boat ramps around the subject site.



Figure 2: aerial view of previous boat slips in the vicinity of the subject site
(www.realestate.com.au, 2023)

- 2.5. Figure 4 below shows the extent of THC registered properties in purple, showing how these extend from High Water Mark into the River Derwent.



Figure 3: Heritage Places and THC Registered site (Geo Cortex, 2025)

- 2.6. The council land stretches between roughly low and high water marks. It contains a riprap wall under the existing jetty, with rock steps on both sides of the existing wooden jetty platform.



Figure 5: View of Council land section of jetty to be removed (viewed from foreshore in front of 13 Marine Tce) (Officer photo, 2025)

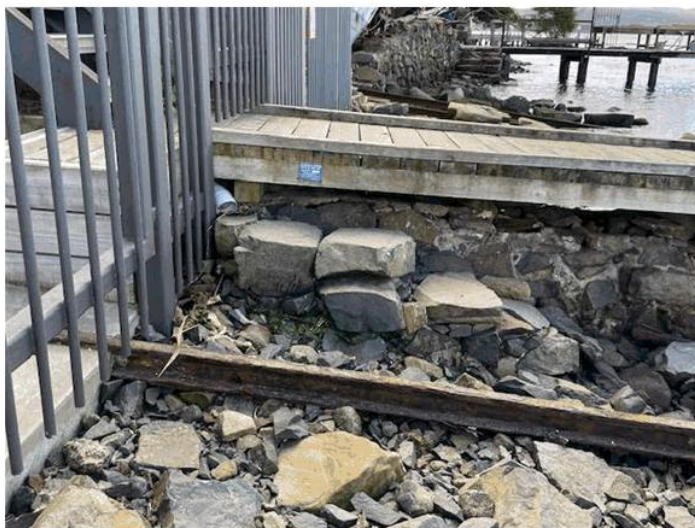


Figure 6: western side of the existing jetty over Council land (Officer photo, 2025)

- 2.7. The rock wall extends below low water mark and it is not clear what is proposed with this.



Figure 7: view of long section of jetty to be removed (Officer photo, 2025)

- 2.8. The area of Council land that is proposed for the new jetty is currently partially extended into the intertidal zone. It is not clear that the proposed jetty will be contained within this area, and not require additional filling of the intertidal zone.



Figure 8: View of rails to be retained and rocks beyond to be location of new jetty (Officer photo, 2025)

- 2.9. A further view of the proposed new jetty connection to land is provided from Council's jetty. The development area is to the left of the existing slip rails in the image below.



Figure 9: View of locaiton of new jetty to left of rails (Officer photo, 2025)

2.10.

3. Proposal

3.1. Planning approval is sought for Partial Demolition and Alterations to Existing Jetty at 11 MARINE TCE BATTERY POINT TAS 7004

3.2. More specifically the proposal is for:

- Partial demolition of the existing jetty, removing the existing main straight that partially extends into 13 Marine Terrace,
- Construction of a new angled jetty that juts out to the south west before returning to connect with the existing furthest extent of the jetty platform;
- Demolition of and replacement fencing is proposed on the council land that interrupts the two residential Titles.
- It is unclear how the new jetty will attach to Council land and the applicants' existing concrete deck and still enable public access, after the requested information was not clearly addressed, this will be conditioned to be provided as condition endorsement.

4. Background

4.1. Previous applications relevant to this site and proposal are listed below:

- PLN-921389 - 11 MARINE TERRACE - BATTERY POINT – Alterations (New Parking Deck and Alterations)

- PLN-09-00049-01 - 11 Marine Terrace - BATTERY POINT - Carport and Front Fencing
 - PLN-07-01414-01 - CT150154/1 (At rear of 11 & 13 Marine Terrace) - BATTERY POINT - Fencing
 - ENF-17-190 - 11 MARINE TERRACE BATTERY POINT TAS 7004 - Deck
 - PLN-17-584 - 11 MARINE TERRACE BATTERY POINT TAS 7004 - Deck Extension
 - ENF-17-311 - 11 MARINE TERRACE BATTERY POINT TAS 7004 - Building Notice (GM) Steps and masonry wall
 - PLN-18-627 - 11 MARINE TERRACE BATTERY POINT TAS 7004 - Partial Demolition and Alterations, Deck and Fencing
 - PAM-19-76 11 MARINE TERRACE BATTERY POINT TAS 7004
 - PAM-21-188 11 MARINE TERRACE BATTERY POINT TAS 7004

 - PLN-22-568 11 MARINE TERRACE BATTERY POINT TAS 7004 - Partial Demolition Alterations and Fencing
- 4.2. There is a complicated history of how the Council land was created, splitting the Titles of 11 and 13 Marine Terrace. Significant investigation into the status of the land adjacent to the Purdon and Featherstone Reserve occurred around 2005, when Council acquired the section of land in front of the existing railing gates.
- 4.3. Because of complications between original 1840s land grants and reclamation works by the then grantees that extended the area of land, eventually two small titles of land were transferred to council over which the existing jetty (and proposed jetty) occupy.

5. Concerns raised by representors

- 5.1. No representations were received during the statutory advertising period between 16 to 30 September 2025.

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 29.0 Environmental Management Zone - of the *Hobart Interim Planning Scheme 2015*.
- 6.3. The existing use is Pleasure boat facility (private jetty), the use is not proposed to change. The existing and proposed use is discretionary in the Environmental

Management zone. The proposed use is a discretionary use in the zone. *It is noted that the jetty is existing and is used for private (residential) use. While the use may therefore potentially be considered to be within the planning scheme's residential use class, it is considered that the definition provided for the Pleasure Boat Facility use class more specifically relates to the proposed use. The proposed use would clearly be to provide facilities for boats operated primarily for pleasure or recreation.*

6.4. The proposal has been assessed against

- 6.4.1. 29.0 Environmental Management Zone - HIPS,
- 6.4.2. C11.0 Coastal Inundation Hazard Code - HIPS,
- 6.4.3. E13.0 Historic Heritage Code - HIPS,
- 6.4.4. E16.0 Coastal Erosion Hazard Code - HIPS

6.5. The proposal relies on the following performance criteria to comply with the applicable standards:

- 6.5.1. Environmental Management – Side setback – D29.4.2 P2
- 6.5.2. Inundation Code – E15.7.6 P2
- 6.5.3. Historic Heritage Code – Buildings and Works Heritage Precinct BP1 – E13.8.4 P1-P9

6.6. Each performance criteria is assessed below:

6.7. 6.5.1. Environmental Management – Side and Rear Setback - D29.4.2 P2

6.7.1. The acceptable solution at clause D29.4.2 A2 requires development to be located within a reserve management plan or be no less than 30 metres.

6.7.2. The proposal includes construction of a new section of jetty and foreshore works that have a rear setback of approximately 3 metres.

6.7.3. The proposal does not comply with the Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.

6.7.4. The Performance Criterion at clause D29.4.2 P2 provides as follows:

Building setback from side and rear boundaries must satisfy all of the following:

- (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;
- (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:
- (i) overlooking and loss of privacy;
 - (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.

6.7.5. There are no Local Area Objectives or Desired Future Character Statements for the Zone. The proposal is for a jetty of simple utilitarian design projecting for a length of approximately 27 metres from the shore to an existing rectangular platform. The jetty will continue to be for private use appurtenant to the residential use of the site.

There is no opportunity for overlooking of another property or loss of privacy to any neighbours from the proposed jetty.



Figure 10 Existing jetty viewed from 11 Marine Tc (www.realestate.com.au, 2023)

Whilst the jetty will be an irregular shape having the angled new wing, materials, scale and design are similar to the existing and adjacent jetties in the area. It is an accepted structure in the foreshore vista.



Figure 11: View of nearby jetties (www.realestate.com.au, 2023)

	6.7.6.	The proposal generally complies with the requirements of clause 8.10.2.
6.8.		Inundation Prone Areas Code – Works Dependent of a Coastal Location - E15.7.6 P2
	6.8.1.	There is no Acceptable Solution for clause E15.7.6 A2.
	6.8.2.	The proposal includes a new jetty requiring ground disturbance for new post holes, etc.
	6.8.3.	There is no Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.
	6.8.4.	The Performance Criterion at clause E15.7.6 P2 provides as follows:
		<i>Buildings and works must satisfy all of the following:</i>
		<i>(a) need for a coastal location is demonstrated;</i>
		<i>(b) new facilities are grouped with existing facilities, where reasonably practical;</i>
		<i>(c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill;</i>
		<i>(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;</i>
		<i>(e) risk from inundation is acceptable, taking into account the nature of the development and its users.</i>
	6.8.5.	The application was referred to Council's Environmental Development Planner, who advised the following:
		Approval is sought for partial demolition of an existing jetty and reconstruction of the missing section along a different alignment.
		Part of the jetty to be demolished is at 11 Marine Terrace, part is at 13 Marine Terrace, part is on Council and part is on Crown Land. The proposed new section of jetty would be on Crown land, Council land and 11 Marine Terrace.
		<u>Inundation Prone Areas Code</u> The proposal includes development on land impacted by the inundation prone area overlay. Therefore, assessment is required against the Inundation Prone Areas Code.

	<u>E15.7.6 Development dependent on a coastal location A1/P1</u> The area of jetty within the hazard area is being replaced in a different location with no proposed extension. That is, the small extension to the jetty resulting from its realignment is not in the hazard area. Therefore, the proposal meets A1. A2/P2 There is no acceptable solution at A2. The proposal involves ground disturbance for new post holes in the hazard area. There is no definition for dredging in the planning scheme. Therefore, it is possible that these works could be considered dredging. Therefore, assessment is required against the performance criteria. The performance criteria at clause E15.7.6 P2 reads as follows: <i>Dredging or reclamation must satisfy all of the following:</i> (a) <i>be necessary to establish a new or expanded use or development or continue an existing use or development</i> (b) <i>potential for foreshore erosion or seabed instability is minimised;</i> (c) <i>impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects,</i> (d) <i>limited and acceptable impact on aquatic flora, fauna and habitat;</i> (e) <i>risk of re-suspension of potentially contaminated material is minimised;</i> (f) <i>extracted material will be adequately and appropriately disposed of, including appropriate management of any declared weeds, local environmental weeds and other contamination.</i> The proposed works for new post holes are for an existing use and development on the site. The proposal has been supported by a Marine Natural Values Assessment to determine the impacts of the proposal and recommend any necessary mitigation measures. The assessment concludes that the proposal will result in no unacceptable impacts subject to some key mitigation strategies to be employed throughout construction. A condition of approval should be included to ensure these strategies are adopted. It should also be noted that additional detailed assessment will be undertaken by the Crown as part of a separated development works approval process. The proposal meets the performance criteria P2.
	6.8.6. The proposal complies with the performance criterion.
6.9.	Historic Heritage Code –Heritage Precinct - Demolition – E13.8.1 P1
	6.9.1. There is no Acceptable Solution for clause E13.8.1.
	6.9.2. The proposal includes demolition of the existing straight section of jetty.

6.9.3.	There is no Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.	
6.9.4.	The Performance Criterion at clause E13.8.1 P1 provides as follows:	
		<i>E13.8.1 P1</i> <i>Demolition must not result in the loss of any of the following:</i> <i>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;</i> <i>(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;</i> <i>unless all of the following apply;</i> <i>(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i> <i>(ii) there are no prudent or feasible alternatives;</i> <i>(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct</i>
6.9.5.	The application was referred to Council's Cultural Heritage Officer, who advised the following:	
		This application is for demolition in part of an existing jetty and the construction of a new jetty in a new location to connect to the remaining sections of jetty. There are associated works for new gates and fences etc.



Figure 11: View of existing jetty from Perdon and Featherstone Reserve. Behind is another jetty structure which is currently under construction. (Officer photo, 2025)

Heritage Significance:

The two properties of 11 and 13 Marine Tce are listed in Table E13.1 with entry reference numbers 2007 and 2008. This is a reference to a Tasmanian Heritage Register (THR) listing which is called the Battery Point Shipping Activity Area Part 5 and Part 6 with the area of listing confined to the lower half of both addresses where it becomes a narrower land parcel as shown below as darker grey/blue shading. The Tasmanian Heritage Council is assessing this proposal against the separate significance detailed in their datasheet and listing.



Figure 12: Screen snip showing the Tasmanian Heritage Register (THR) listing for the Battery Point Shipping Activity Place Parts 5 and Part 6 as darker blue/grey shading.

The lighter grey denotes the Heritage Precinct Battery Point 1 which is described in Table E13.2 of the Historic Heritage Code of the Hobart Interim Planning Scheme 2015 as having the following significance:

This precinct is significant for reasons including:

1. *The wide variety of architectural styles and historic features ranging from entire streets of 19th century Colonial Georgian cottages, to Victorian, Edwardian and Pre and Post War examples of single and attached houses that are of historic and architectural merit, many of which demonstrate housing prior to mass car ownership.*
2. *It is primarily a residential area with a mix of large substantial homes and smaller workers cottages on separate lots, gardens, an unstructured street layout, and lot sizes that show successive re-subdivision into narrow lots that demonstrate early settlement patterns of Hobart.*
3. *The original and/or significant external detailing, finishes and materials demonstrating a high degree of integrity with a homogenous historic character.*

An assessment is only required against E13.8 Development Standards for Heritage Precincts. The provisions under E13.8.4 Buildings and Works in Heritage Precinct BP1 are not relevant or applicable.

The proposed development is not within a locally heritage listed place, only State Listed, hence why it appears in Table E13.1. Therefore, this application is not required to be assessed against E13.7 Development Standards for Heritage Places.

	Demolition is proposed and there are no Acceptable Solutions and therefore the proposal must be assessed against the Performance Criteria. E13.8.1 P1 <i>Demolition must not result in the loss of any of the following:</i> <i>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;</i> <i>(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;</i> <i>unless all of the following apply;</i> <i>(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i> <i>(ii) there are no prudent or feasible alternatives;</i> <i>(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.</i> <u>Response:</u> The demolition is for an existing straight section of jetty, fence and gate. None of these elements are identified in the statements of significance in Table E13.2 as described above. Therefore, there is no loss of heritage significance of the Heritage Precinct. Clause E13.8.1 P1 is satisfied.
	6.9.6. The proposal complies with the performance criterion.
6.10.	Historic Heritage Code – Heritage Precinct – New Works – E13.8.2 P1-P5.
	6.10.1. There is no Acceptable Solution for clause E13.8.2.
	6.10.2. The proposal includes new works in Heritage Precinct BP1.
	6.10.3. There is no Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.
	6.10.4. The Performance Criteria at clauses E13.8.2 P1-P2 provide as follows:
	<i>P1</i>

		<i>Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.</i> <i>P2</i> <i>Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.</i>
	6.10.5.	The application was referred to Council's Cultural Heritage Officer, who advised the following:
		Building and works are proposed and there are no Acceptable Solutions and therefore the proposal must be assessed against the Performance Criteria. E13.8.2 P1 <i>Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.</i> <u>Response:</u> The building and work is associated with an existing jetty as well as fencing and gates, all on the water's edge of the subject property. In consideration of what is significant about the precinct, the Scheme definition of a heritage precinct is relevant as it states: <i>means an area shown on the planning scheme maps as a heritage precinct and described in Table E13.2 as having particular historic cultural heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values.</i> Further to this, streetscape is also defined as: <i>means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setbacks of buildings and structures from the lot boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.</i> <i>For the purposes of determining streetscape with respect to a particular site, the above factors are relevant if within 100 m of the site.</i> In this scenario none of the proposed work can be viewed to any extent from Marine Terrace due to the topography and the density of built forms obscuring any significant views to the waterfront. Distant views of the existing fencing and jetty can be gleaned from the water's end of Derwent Lane at a distance of less than 100 metres. However, the visual quality of this section of the street will not be altered to any extent as the existing jetty is to be replaced with a similar element albeit in a different location

		but with a similar form and design as existing with other jetty structures behind.
		Given there is no significant change from this angle, no detriment can be measured.
		It is therefore considered that the proposal satisfies E13.8.2 P1.
		<u>Conclusion:</u> The proposal is considered to satisfy E13.8.1 P1 and E13.8.2 P1 of the Historic Heritage Code of the Scheme. No heritage conditions are required.
	6.10.6.	The proposal complies with the performance criterion.

7. Discussion

- 7.1. Planning approval is sought for Partial Demolition and Alterations to Existing Jetty at 11 MARINE TCE BATTERY POINT TAS 7004
- 7.2. The application was advertised and no representations were received.
- 7.3. The proposal has been assessed against the provisions of the *Hobart Interim Planning Scheme 2015* and whilst it does rely on performance criteria to satisfy the scheme's relevant standards and codes it is considered to perform well. As such, the proposal may be approved by Council in accordance with the provisions of section 57 of the *Land Use Planning and Approvals Act 1993*.
- 7.4. The proposal has been assessed by other Council officers, including the Council's Environmental Development Planner, Cultural Heritage Officer, Open Space Planner and Tas Heritage Council. 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 and Alterations to Existing Jetty at 11 MARINE TCE BATTERY POINT TAS 7004 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 Planning Authority Committee, in accordance with the delegations contained in its terms of reference, approves the application for Partial Demolition and Alterations to Existing Jetty at 11 MARINE TCE BATTERY POINT TAS 7004 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-HOB-2025-0291 - 11 and 13 Marine Terrace Battery Point - Final Planning Documents except where modified below.

THC - General

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 8725 dated 07 October 2025, as attached to the permit.

PLN s2 – Land Survey

Prior to the commencement of works and prior to the granting of building consent, the area of works must be surveyed by a qualified Land Surveyor to ensure that all works above low water mark are completely within the subject land and Council CT 150154/1.

PLN s3 – Updated plans

Prior to the commencement of works and prior to the granting of building consent, updated plans must be submitted to Council clearly showing the engineering design of the proposed new jetty section over Council land. The updated plans must be approved by Council's Director Strategic and Regulatory Services Network.

PLN s4 – Removal of existing jetty and works

Prior to the commencement of works and prior to the granting of building consent, demolition plans must be submitted and approved by Council's Manager of Strategic and Regulatory Services Network setting out the demolition and reclamation of the area around the existing jetty and freestone wall on the subject land and Council land including the partially submerged rocks (if applicable).

CEMP s1

An approved Demolition and Construction Environmental Management Plan must be implemented and complied with.

Prior to the commencement of works and prior to the granting of building consent, a Demolition and Construction Environmental Management Plan must be submitted and approved. The Demolition and Construction Environmental Management Plan must:

- detail the proposed demolition and construction methodology (particularly where works may have environmental impacts);
- identify all potential environmental impacts associated with the works including (as relevant) noise, odours, air pollution, water pollution, land contamination, erosion, land instability, changes to hydrology, habitat degradation and impacts upon flora and fauna; and
- include measures to adequately avoid or mitigate all identified environmental risks, following the key mitigation measures outlined in the Marine Natural Values Assessment by Marine Solutions Tasmania dated June 2025.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

Reason for Condition

To minimise the potential for environmental impacts from the demolition and construction works

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 through PlanBuild. Detailed instructions can be found [here](#).

Once approved, the Council will respond to you via PlanBuild 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.

Fees for Condition Endorsement are set out in Council's [Fees and Charges](#).

PLN ADVICE

As Council owns part of the land which the jetty and works will cross, the land owner must enter into a licence agreement with the City of Hobart Council in regard to CT 150154/1 prior to the commencement of works and prior to the granting of building consent.

COUNCIL RESERVES

This permit does not authorise any works on the adjoining Council land. Any act that causes, or is likely to cause, damage to Council's land may be in breach of Council's Public Spaces By-law and penalties may apply. A permit is required for works on Council land. The by-law is available [here](<https://www.hobartcity.com.au/files/assets/public/trimfiles/by-law-review-2018/public-spaces-by-law-no-4-of-2018-signed-and-sealed-24-july-2018.pdf>)

WEED CONTROL

Effective measures are detailed in the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004). The guidelines can be obtained from the Department of Natural Resources and Environment Tasmania [website](<https://nre.tas.gov.au/Documents/Washdown-Guidelines-Edition-1.pdf>).

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](<http://www.worksafe.tas.gov.au/safety>) 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](<https://www.hobartcity.com.au/City-services/Environment/Pollution-control>) for more information.

WASTE DISPOSAL

It is recommended that the developer liaise with the Council's City Resilience Group 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](http://www.hobartcity.com.au/Environment/Recycling_and_Waste).

BUILDING PERMIT

You may need building approval in accordance with the Building Act 2016, further details are available on the [Council's website,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and permit (high risk) work under the Building Act 2016. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here.](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

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. Further details are available on the [Council's website,](<https://www.hobartcity.com.au/Development/Building-and-plumbing>) which may assist you in understanding the relevant requirements.

A checklist has also been developed by Consumer, Building and Occupational Services (CBOS) to help property owners understand their responsibilities before, during, and after building work. It outlines the key steps in the building work approval process for notifiable (medium risk) and

permit (high risk) work under the Building Act 2016. This resource is designed to support owners in meeting their obligations and ensuring a smooth approvals process. You can access the checklist [here](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0020/470360/Fact-Sheet-checklist-owner-responsibilities-for-building-work-approvals.pdf)

FEES AND CHARGES

Click [here](<https://www.hobartcity.com.au/Council/Fees-and-charges>) for information on the Council's fees and charges.

BEFORE YOU DIG

Click [here](<https://www.byda.com.au/>) for before you dig information.



Victoria Maxwell

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: 16 October 2025



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PLN-HOB-2025-0291
THC WORKS REF: 8725
REGISTERED PLACE NO: 10691, 10690 & 10541
APPLICANT: Jim Wilson
DATE: 07 October 2025

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Battery Point Shipping Activity Places - Parts 1, 5 and 6
Proposed Works: Jetty relocation.

Under section 39(6)(a) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-HOB-2025-0291, advertised on 16/09/2025.

Should you require clarification of any matters contained in this notice, please contact Russell Dobie on 1300 850 332.

A handwritten signature in purple ink, appearing to read 'Ian Boersma'.

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

**PlanBuild**
TASMANIA

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2025-0291

Address

11 MARINE TCE BATTERY POINT TAS 7004

Titles

150155/3

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

☒ Yes - enter details below☐ No - continue to the next section

If yes, provide the name of the person you contacted

Application for General Manager Approval was submitted and granted to ake planning application

Applicant

Personal Information Removed

Owners

Personal Information Removed

Certificate(s) of Title

Selected Titles

150155/3

Total Area: 0m²

Owner Notification

Are you the sole owner of the land?

☒ Yes - continue to the next section☐ No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

☐ Yes - enter owner details below☐ No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Enter the date that the last owner, joint or part owner was notified

Declaration

☐ I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- ☒ Yes - complete question below
☐ No - continue to the next section - see further information below
☐ Unsure

If yes, has written Crown Land consent been obtained?

- ☐ Yes - upload written consent
☐ No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- ☒ Yes - complete question below
☐ No - continue to the next section
☐ Unsure

If yes, has written consent been obtained from the Council General Manager?

- ☒ Yes - upload written consent
☐ No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- ☐ I want to change how the property is used
☐ I want to use the property for visitor accommodation
☐ I want to subdivide
☒ I want to undertake a new development or alteration
☐ I want to do a minor boundary adjustment
☐ I want to put up a sign(s)
☐ I want to demolish
☐ I want to do works only
☐ Other

If your application is to subdivide, please enter the number of proposed lots.
0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- ☐ Yes
☒ No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- ☐ Yes
☒ No
☐ Unsure

Is the proposed use or development permitted or discretionary?

- ☒ Permitted
☐ Discretionary
☐ Unsure if permitted or discretionary

Provide a full description of the proposed use or development

Relocation of existing Jetty with in the property title

Will the proposed use or development involve a road reserve?

- ☐ Yes - complete the section below
- ☒ No - continue to the next section
- ☐ Unsure

If yes, enter the address(es) or locations below:
If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
63000.00

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	19 June 2025	Structural Drawings	Jetty construction details by jetty contractor	Mr Michael Caldwell
1	19 June 2025	Crown Landowner Consent	Copy of Existing Crown Licence. An application to Crown for an amendment of licence area submitted	Mr Michael Caldwell

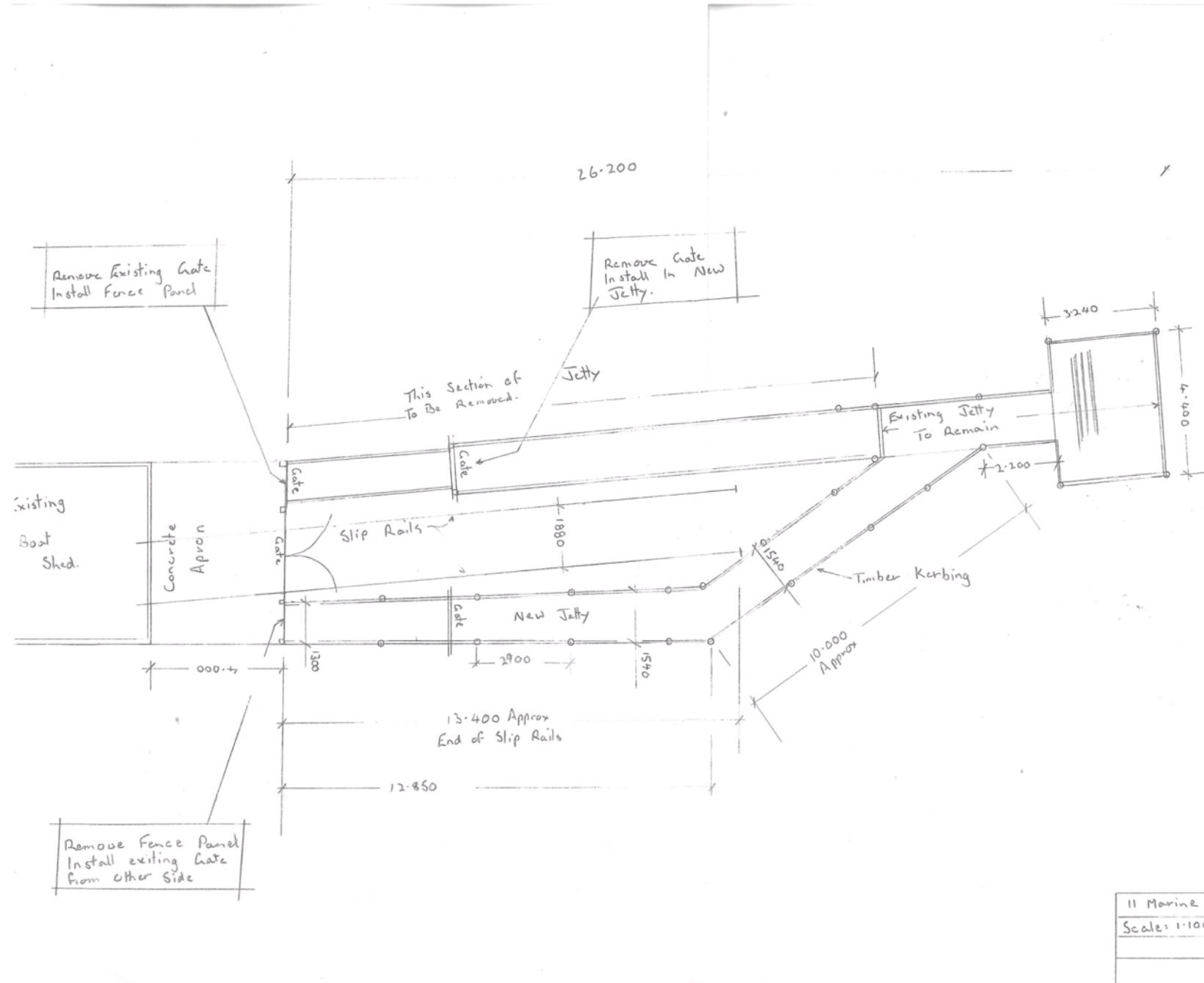
Next steps

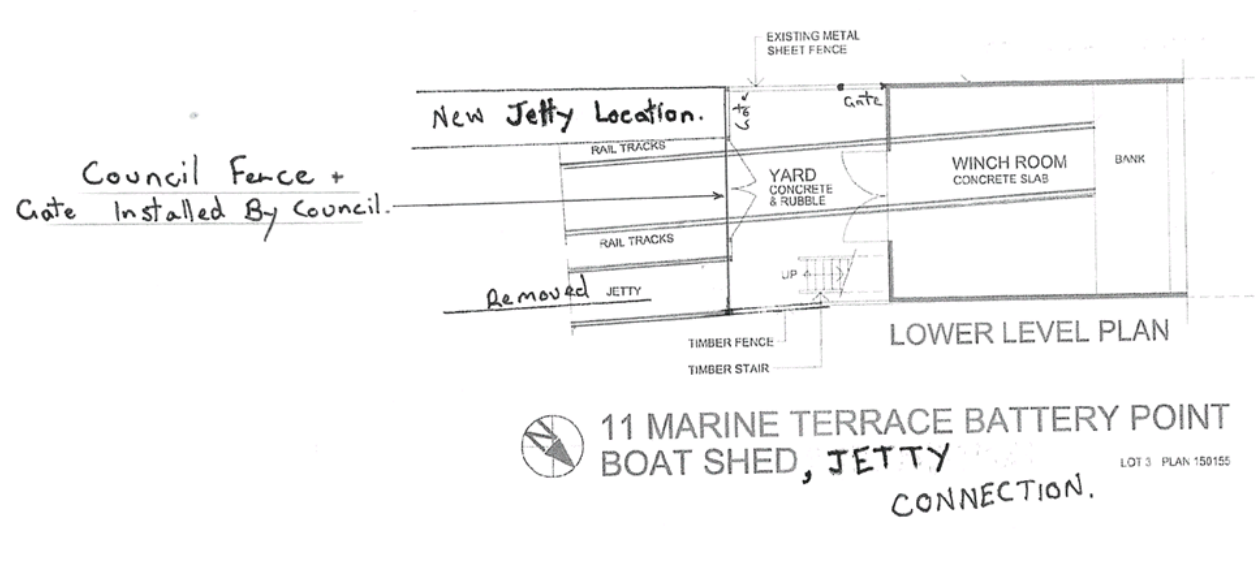
When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

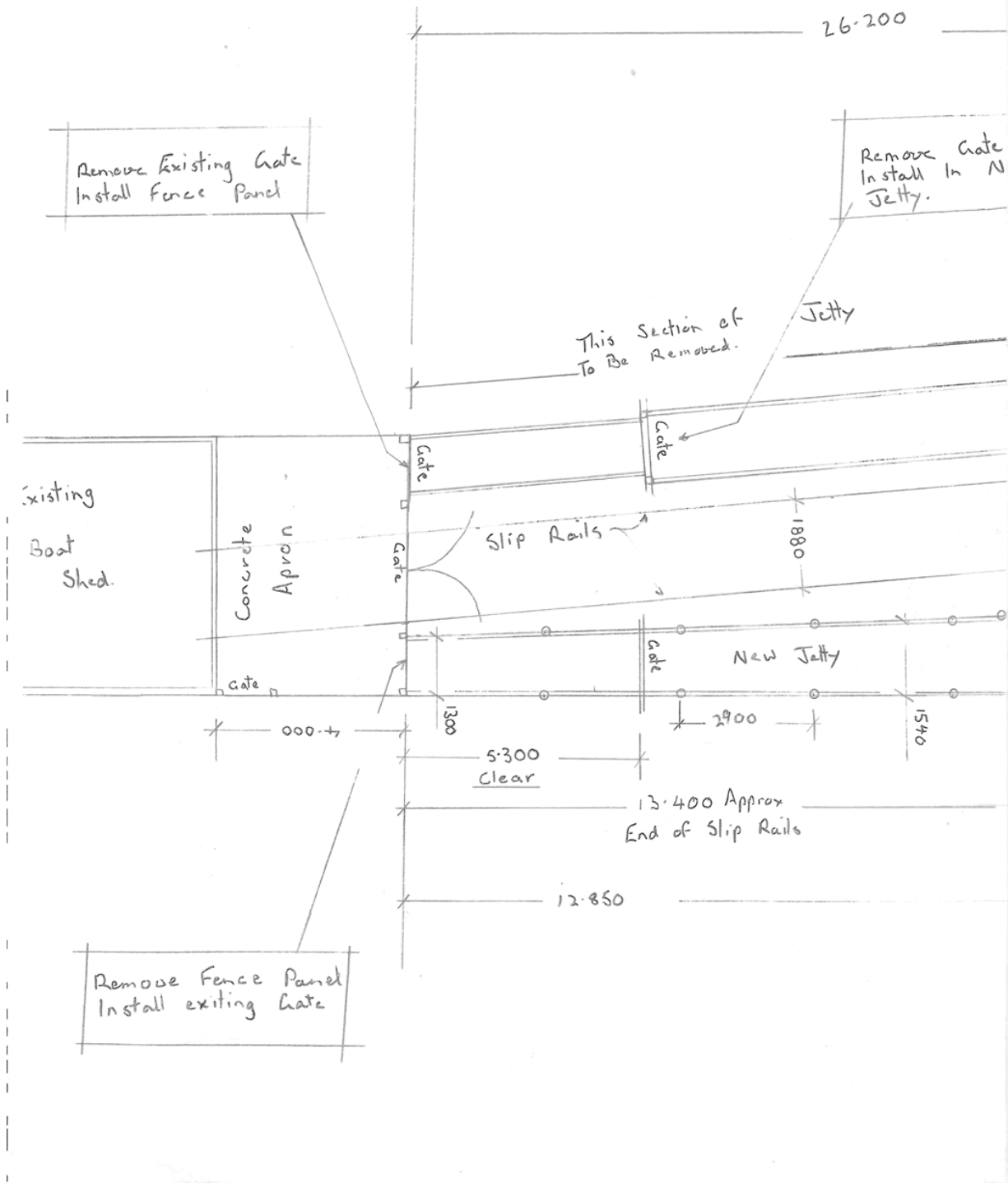
If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

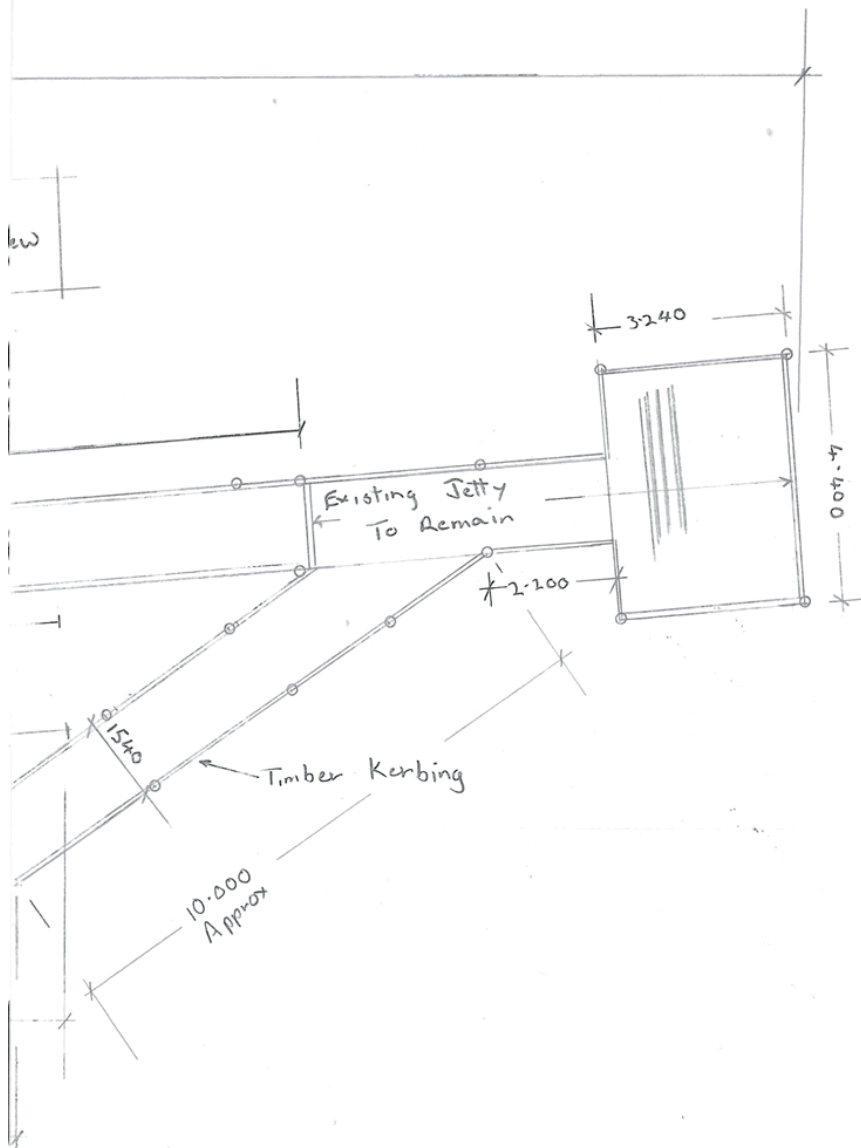




Land Connection Point.

Plan 1

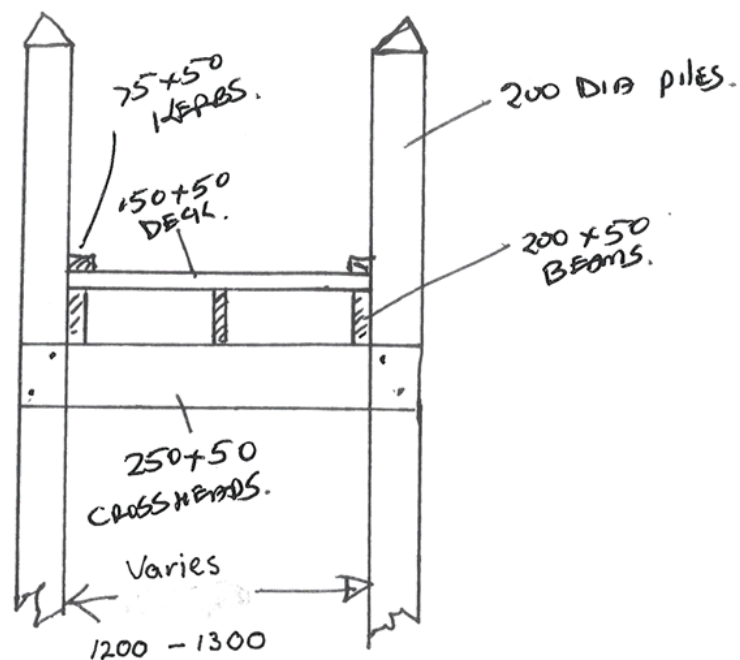




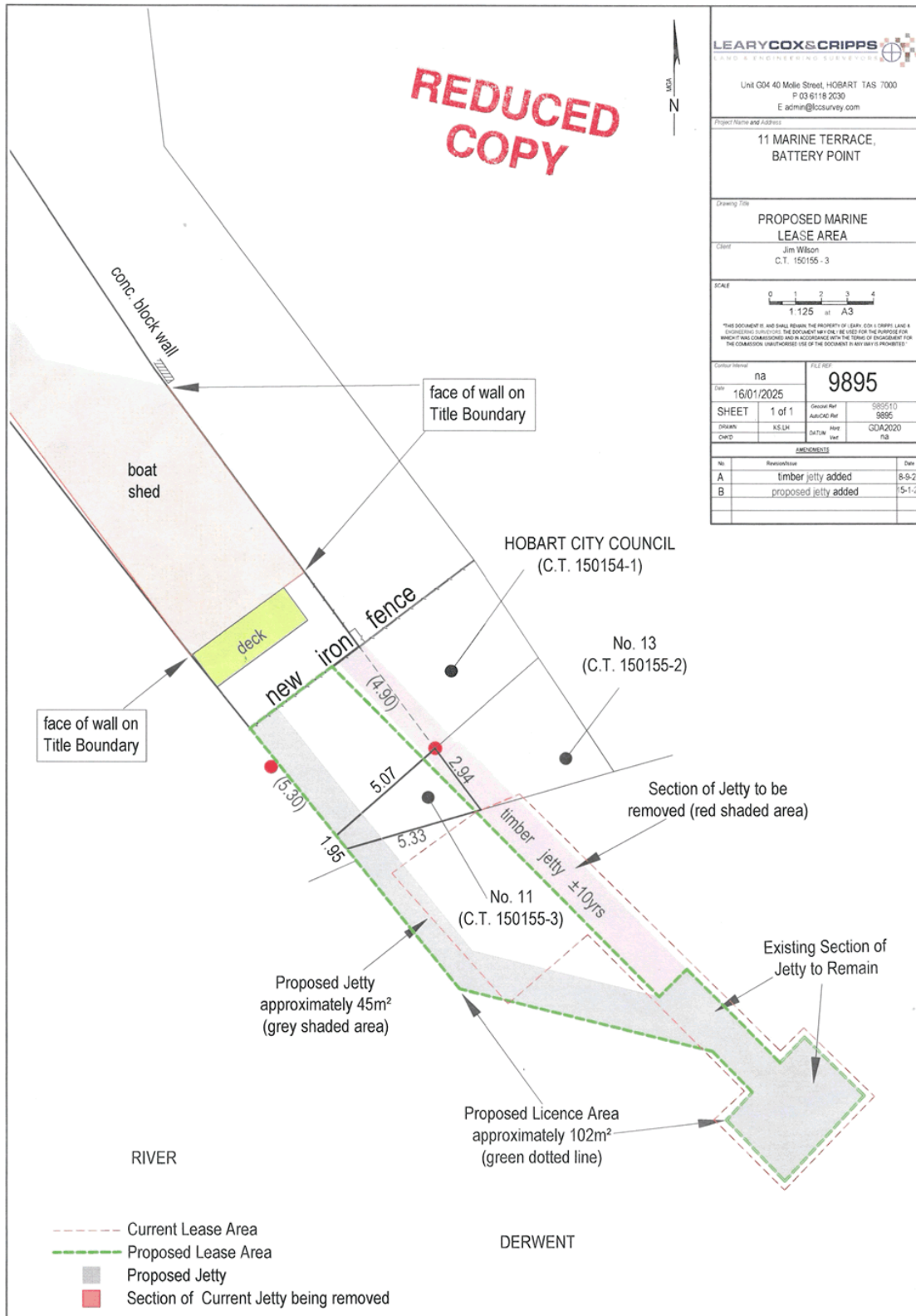
11 Marine Terrace

Scale: 1:100

Plan 2



Jetty Construction As Detailed By Dan Hunter of Hunter Diving + Marine Construction
11 Marine Tce Battery Point. Location. Plan 3.





MARINE NATURAL VALUES ASSESSMENT FOR A PROPOSED JETTY
DEVELOPMENT AT 11 MARINE TERRACE JETTY, BATTERY POINT,
TASMANIA

prepared for
Michael Caldwell
June 2025



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Version	Contributor/s	Date reviewed	Reviewed by	Notes
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Cover photo: Habitat under the jetty at 11 Marine Terrace, Battery Point (Marine Solutions, July 2025).

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Executive Summary

Marine Solutions was contracted by Michael Caldwell to conduct a Marine Natural Values Assessment for a proposed jetty relocation development at 11 Marine Terrace, Battery Point, southeast Lutruwita/Tasmania. 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. Eighteen 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 zone outside the property is composed of medium sized dolerite boulders with underlying bedrock. The biota within the intertidal zone was dominated by pacific oyster (*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 and subtidal zones.

A targeted search for the critically endangered spotted handfish (*Brachionichthys hirsutus*) found no individuals. Additionally, minimal suitable handfish habitat was observed, with only one small seagrass patch that appears to have been recently uprooted and a density of 0.08 stalked ascidians per 1 m² found within the development footprint. These stalked ascidians and seagrass are the preferred spawning substrate of the Spotted Handfish. The introduced Northern Pacific seastars, a known predator of handfish eggs, were also present within the survey area covering an area of 0.31 per 1 m²

The subtidal environment was dominated by soft sand, boulders and man-made debris including tires, plastic, fishing debris, pylons and concrete structures. Additionally, small patches of reef occurred along the shoreline.



Sediments in the area of the proposed development exceeded the ANZG DGVs (2018) for lead, arsenic, copper, zinc and mercury at the two sample sites, which was expected due to the historic contamination of the Derwent River.

In summary, the proposed development has minimal potential to adversely impact the immediate and surrounding ecological assemblages. Ecological risks can be reduced with the adoption of recommended impact mitigations.



1 Introduction

1.1 Proposal Brief

Marine Solutions was invited by Michael Caldwell to conduct a marine natural values assessment (NVA) in the vicinity of a proposed private jetty development at 11 Marine Terrace, Battery Point, Tasmania (Figure 1).

It is our understanding that the proposed development will extend from the waterfront of 11 Marine Terrace, Battery Point, Tasmania. The development includes the removal of the original jetty that is not in line with the property boundary and is partially submerged and construction of a new jetty of 45m² that extends south of the original jetty before it connects to re-build the end platform of the existing jetty (Figure 2). The following assessment has been carried out based on the approximate development footprint including an environmental buffer (700 m²).

It is emphasized that the results herein only apply to the approximate development footprint and impacted areas outlined in Figure 2 and should final development plans extend outside of these then further assessment and surveys may be necessary.



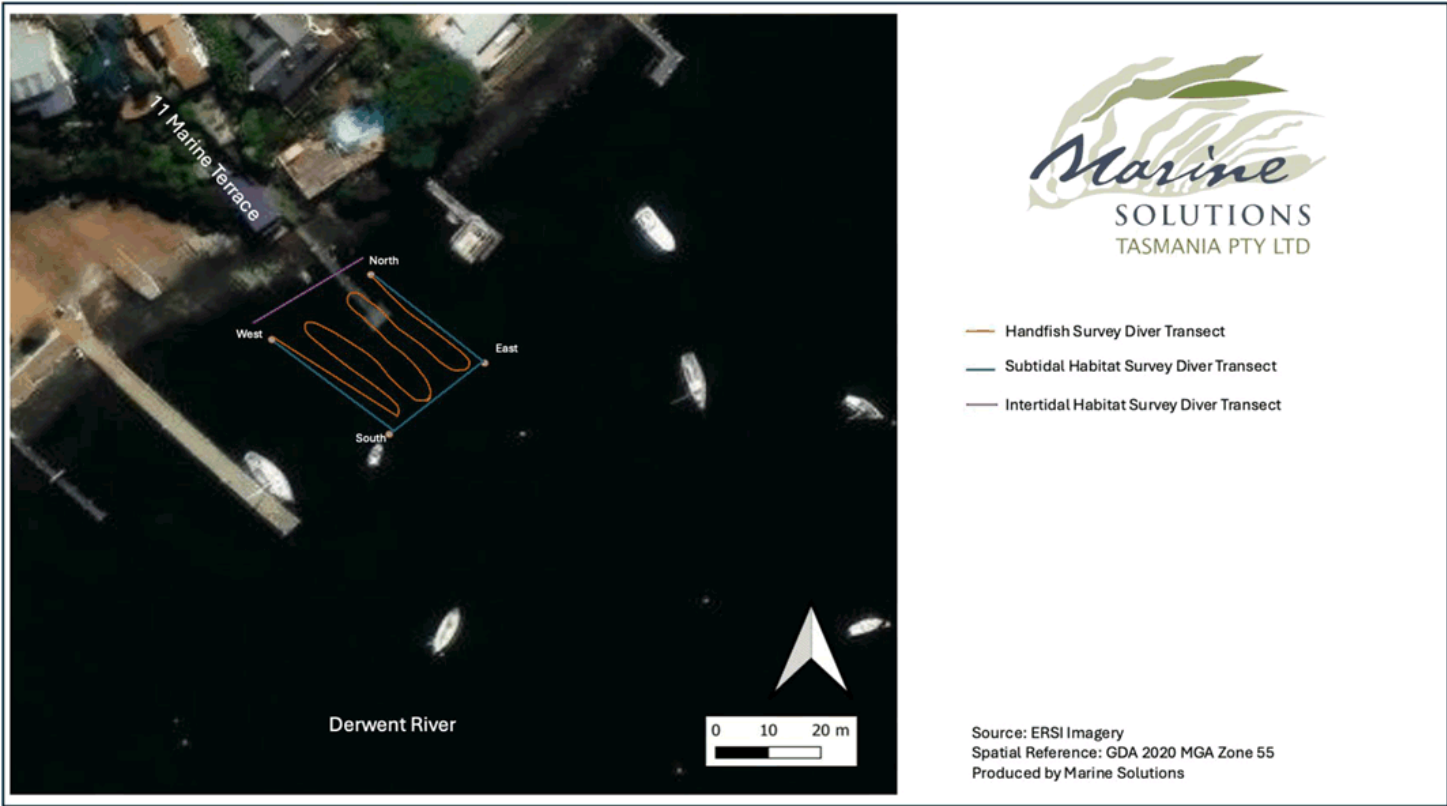


Figure 1 Map showing location of the proposed development at 11 Marine Terrace, Battery Point, Tasmania with diver transects.



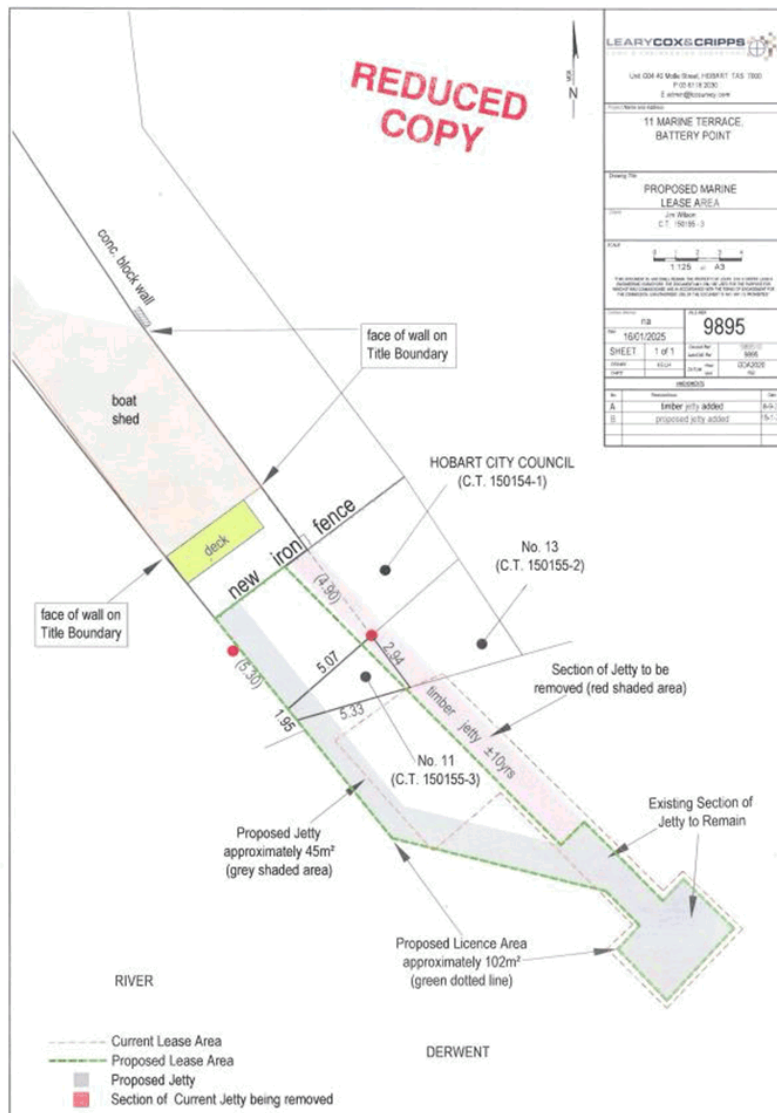


Figure 2 Preview of the jetty reconstruction plan at 11 Marine Terrace, Battery Point.



1.2 Purpose and Scope

The purpose of this report is to identify potential impacts from the proposed development with marine natural values, 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 summarization of available information regarding natural values and ecology of the area. Please note that the scope does not extend to birds or terrestrial ecology.

Specifically, the project includes the following:

- Bathymetric mapping of the seabed within the development footprint and immediate surrounds,
- Desktop review of potential sensitive receptors both within the development footprint and the Derwent River in the near vicinity, including Natural Values and Protected Matters searches,
- Characterisation of the intertidal habitat within the development area,
- Underwater habitat characterisation,
- Underwater survey for threatened and protected species:
 - Targeted underwater search for Spotted handfish (*Brachionichthys hirsutus*),
 - And intertidal search for live-bearing seastar and Derwent River seastar,
- Sediment analysis for metal contamination,
- Development of proposed impacts mitigation measures.



1.3 Study Area

The study area is located with Battery Point on the western shoreline of the Derwent Estuary (Figure 3). The region is primarily surrounded by residential houses and is adjacent to the capital city Hobart. Two marinas exist to the south of the proposed development location and the main marina, Port of Hobart, is to the north. Several existing private jettys occur along the shoreline of Battery Point.

The assessment was based on the approximate development footprint, including a 700 m² environmental buffer. These survey areas were determined in accordance with current guidelines relating to development impacts within the marine environment (NCH 2020)



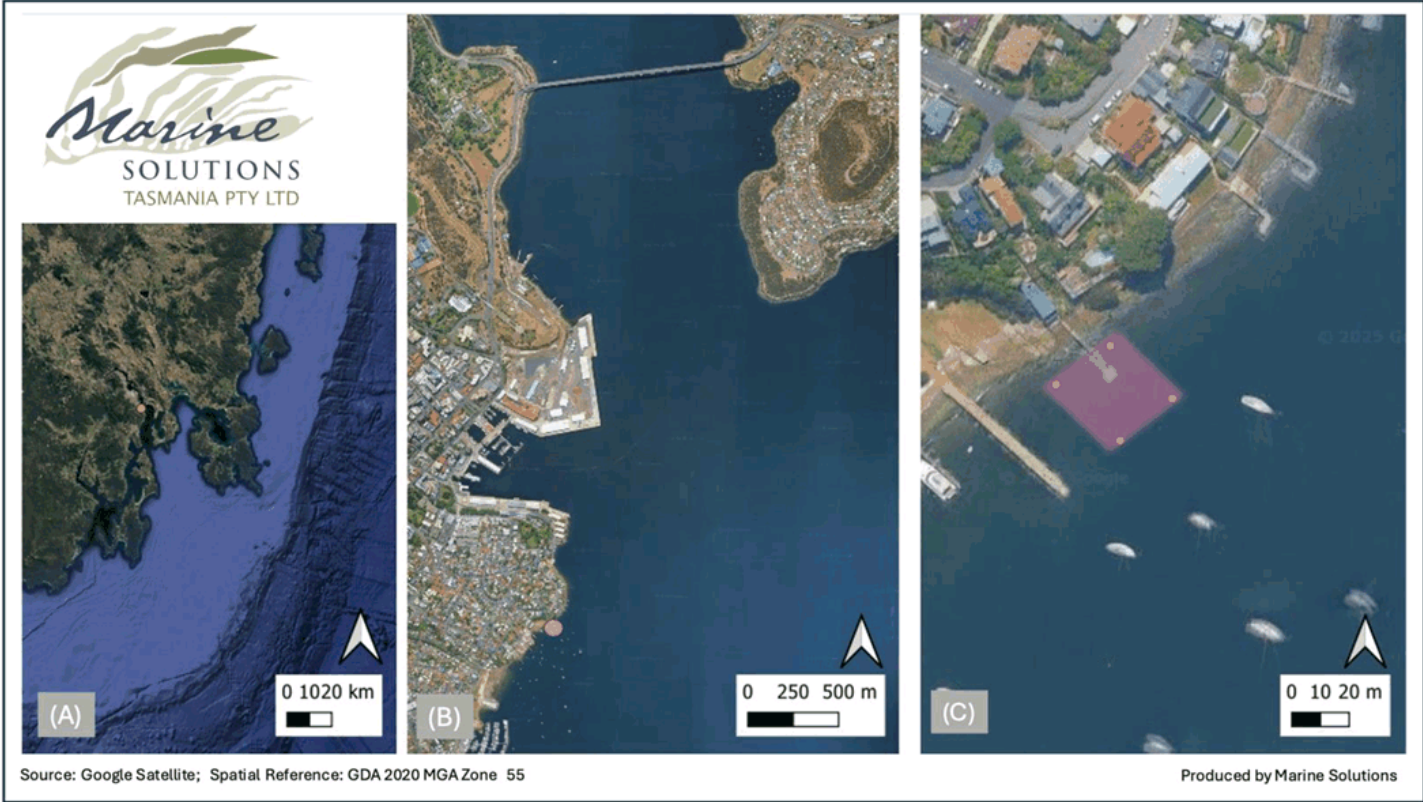


Figure 3 Map showing the location of 11 Marine Terrace, Battery Point, Tasmania. The pink marker indicates its location in image A and B. Image C also includes the approximate area of the proposed development.



2 Desktop-Based Assessment of Aquatic Sensitive Receptors

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 *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* (EPBC) (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.

2.1.1 Methods

The EPBC Protected Matters Search Tool (PMST) is a tool managed by the Department of Climate Change, Energy, Environment and Water (DCCEEW) 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. The PMST was used to identify protected matters relating the study area,



with a buffer of 500 m and 5000 m (DCCEEW 2025). The summary report is provided in Appendix 1. NRE Tas's Natural Values Atlas was then consulted to identify any verified records of threatened species occurring within the proposed development area (NRE Tas 2025).

Findings have then been used to determine species for which targeted field surveys are warranted.

2.1.2 Results

In a search of the Natural Values Atlas (NRE Tas, 2025) and EPBC Protected Matters Search Tool (PMST) (DCCEEW 2025), eighteen threatened marine species and one threatened marine community were identified as possibly occurring or known to occur within the area. There are verified records of twelve of these species within a 5000 m radius of the study area, of which three occurred within 500 m (NRE Tas, 2025) (Table 1).

On the basis of this desktop-based assessment and in line with the Guidelines for Natural Values Surveys by DPIPW (2020) it has been determined that targeted field surveys are warranted for three species: *Marginaster littoralis*, *Parvulastra vivipara* and *Brachionichthus hirsutus* (section 3.1).



Table 1 Summary of threatened and protected species, and migratory species, identified in a desktop-based assessment. 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**	Tas TSP Act Threatened Category	EPBC Act Threatened Category	EPBC Listed Migratory?
Community	<i>Macrocystis Pyrifera</i>	Giant kelp marine forests of southeast Australia	Community <i>may</i> occur within 500 m	No	<i>Not listed</i>	Endangered	n/a
Macrophyte	<i>Sirophysalis trinodis</i>	Three node seaweed (brown alga)	<i>Not EBPC listed</i>	Yes – within 5000 m	Rare	<i>Not listed</i>	No
Invertebrates	<i>Gazameda gunnii</i>	Gunns screw shell	<i>Not EBPC listed</i>	Yes – within 5000 m	Vulnerable	<i>Not listed</i>	No
	<i>Parvulastra vivipara</i>	Live-bearing seastar	Species or species habitat <i>may</i> occur within 500 m	Yes – within 5000 m	Endangered	Vulnerable	No
	<i>Marginaster littoralis</i>	Derwent River seastar	<i>Not EBPC listed</i>	Yes – within 5000 m	Critically Endangered	Endangered	No
Fish & Elasmobranchs	<i>Prototroctes maraena</i>	Australian Grayling	Species or species habitat <i>likely</i> to occur within 500 m	Within 500 m (based on range boundaries)	Vulnerable	Vulnerable	No
	<i>Brachionichthus hirsutus</i>	Spotted handfish	Species or species habitat <i>known</i> to occur within 500 m	Yes – within 500 m	Endangered	Critically Endangered	No
	<i>Thymichthys politus</i>	Red Handfish	Species or species habitat <i>may</i> occur within 500 m	No	Endangered	Critically Endangered	No
	<i>Carcharodon carcharias</i>	Great White Shark	Foraging, feeding or related behavior <i>known</i> to occur within 500 m	No	Vulnerable	Vulnerable	Yes

	Scientific Name	Common Name	Presence likelihood as per EPBC PMST *	Verified record? as per Tasmanian NVA**	Tas TSP Act Threatened Category	EPBC Act Threatened Category	EPBC Listed Migratory?
	<i>Galeorhinus galeus</i>	Eastern School Shark	Species or species habitat <i>likely</i> to occur within 500 m	No	<i>Not listed</i>	Conservation Dependent	Yes
	<i>Seriotelella brama</i>	Blue Warehou	<i>Not EPBC listed</i>	Yes – within 5000 m	<i>Not listed</i>	Conservation Dependent	No
Marine Reptile	<i>Caretta caretta</i>	Logger head turtle	Not identified by PMST	Yes – within 5000 m	Endangered	Endangered	Yes
	<i>Arctocephalus tropicalis</i>	Sub-Antarctic fur seal	Not identified by PMST	Yes – within 5000 m	Endangered	Vulnerable	No
	<i>Arctocephalus forsteri</i>	New Zealand fur seal	<i>Not EPBC- listed</i>	Yes – within 5000 m	Rare	<i>Not listed</i>	<i>Not listed</i>
	<i>Arctocephalus tropicalis – sub sp. doriferus</i>	New Zealand fur seal	<i>Not EPBC - listed</i>	Yes – within 5000 m	Rare	<i>Not listed</i>	<i>Not listed</i>
Mammals	<i>Mirounga leonina</i>	Southern elephant seal	Not identified by PMST	Yes – within 5000 m	Endangered	Vulnerable	No
	<i>Balaenoptera musculus</i>	Blue Whale	Species or species habitat <i>likely</i> to occur within 500 m	No	Endangered	Endangered	Yes
	<i>Eubalaena australis</i>	Southern right whale	Breeding <i>known</i> to occur within 500 m	Yes – within 500 m	Endangered	Endangered	Yes
	<i>Megaptera novaeangliae</i>	Humpback Whale	Foraging, feeding or related behavior <i>known</i> to occur within 500 m	No	<i>Not listed</i>	<i>Not listed</i>	Yes

* Notes presence categorization of EPBC PMST (Commonwealth of Australia 2025)

** Verified records as per Tasmanian Government Natural Values Atlas (NRE Tas 2025). Note that the NVA does not document records of migratory species that are not threatened.

2.1.2.1 Giant Kelp Forests of South East Australia

Community Background

Giant Kelp Forests of South East Australia (GKFSEA) were added to federal legislation as a threatened ecological community in August 2012. The progressive decline of these forests has been the most noticeable in Tasmanian waters and is attributed to changing oceanographic conditions, including rising sea surface temperatures and changes to the East Australian Current (DSEWPC, 2012). The key species that forms this community is Giant Kelp (*Macrocystis pyrifera*), a fast-growing species of brown macroalgae that grows on rocky reefs in cold temperate waters off south-east Australia. The vertical structure provided by Giant Kelp increases local biodiversity by creating habitat for numerous marine species (DSEWPC, 2012). There are several criteria that must be met for a community to be classified as the threatened community GKFSEA (TSSC 2012):

1. *M. pyrifera* plants that form a marine forest with a canopy forming at or below the water surface;
2. *M. pyrifera* plants growing at a depth typically greater than eight metres below sea level;
3. A rocky substratum for *M. pyrifera* plants to attach to;
4. A diversity of marine species on the seafloor, in the understorey and throughout the water column. For example, other marine flora such as seaweeds and marine fauna including fish, molluscs (sea snails), bryozoans (lace corals), polychaetes (worms), crustaceans (crabs, isopods, amphipods), echinoderms (sea urchins, seastars) and sponges;
5. Cold water with mean sea surface temperature currently known to be between 5 °C and 20 °C;
6. Locations that receive moderate wave exposure; and
7. Distribution restricted to waters off the coast of Tasmania particularly in the Bruny, Freycinet and Davey bioregions, but also the Boags and, Flinders, Otway and Franklin bioregions, the coast of South Australia in the Otway, and Coorong bioregions as far west as Margaret Bock Reef, and the coast of Victoria in the Otway, Flinders, Central Victoria and Twofold Shelf bioregions as far east as Gabo Island.



The EPBC PMST report identified that giant kelp communities may occur within 500 m of the proposed development; however, the closest identifiable giant kelp community is towards Blackman's Bay, approximately 10 km away (LISTmap, 2025). No giant kelp was observed at the location of the proposed development during field surveys. The proposed location of the development is in shallow waters <2.5 m which is not a favourable depth for giant kelp communities. Given the habitat at the location and the distance to known kelp forests, potential impacts of the proposed development to this threatened community are deemed negligible.

2.1.2.2 Three-node seaweed

The three-node seaweed (*Sirophysalis trinodis*) formerly classified as *Cystoseira trinodis*, is the only brown algae listed under the TSPA. The algal morphology consists of a few primary branches (between 2-5 cm) long and several stipes protruding from a single holdfast (between 1-4 cm) long (DIPWE, 2025). Branchlets extending from these primary branches and host the air bladders, that maintain the species buoyancy (DIPWE, 2025). These branchlets also have reproductive structures that hold eggs and male gametes. In summer, the algae floats fronds that are now fertile to the top of the water at low tide, and are visible, before they disappear again in later summer leaving just the basal holdfast (Sanderson 2000).

The three-node seaweed has been recorded in tidal pools, shallow subtidal areas and sheltered waters from a depth of 0.5 - 1.5 m (DIPWE, 2025). The Tasmanian NVA report identified that there was one observation of three-node within 5000 m of the proposed development and this observation was made in 2010 from Blackmans Bay. Targeted surveys of three-node seaweed are only required for developments within Blackmans Bay (NCH 2020). As the proposed development does not fall within these geographic bounds potential impact to this rare species is negligible.



2.1.2.3 Seastars

The Tasmanian live-bearing seastar, *Parvulastra* (formerly *Patiriella*) *vivipara*, is endemic to Tasmania and is listed as vulnerable under the EPBC Act and TSP Act 1995. The seastar is one of very few seastars that give birth to live young (viviparous). No known populations exist in the lower Derwent Estuary (TSSC 2025). Nevertheless, this species can be cryptic, and it is possible that populations exist that have not yet been discovered or reported. The EPBC PMST assessment identified that the live-bearing seastar or its habitat may occur within 500 m of the proposed development area (DCCEE 2024c). The greatest threat to the live bearing seastar is changes to habitat as they are restricted to rocky reefs in a narrow intertidal zone and prefer living under rocks near the high tide mark. They are also at risk from pollution, including eutrophication or sedimentation as well as from predation by the introduced Northern Pacific Seastar (*Asterias amurensis*). Due to its limited distribution and rarity, the likelihood of the proposed development impacting any Tasmanian live bearing seastar population is considered to be low.

The Derwent River Seastar, *Marginaster littoralis*, is a rare species of seastar 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 (Materia 1994) (DCCEE 2024d), however the Natural Values assessment identified verified records of this species occurring within 5000 m of the development site in 1969. The Derwent River Seastar is morphologically very similar to the common introduced Regular Seastar (*Patiriella regularis*), making positive identification difficult (Materia 1994).

Known threats to the Derwent River Seastar include interspecific competition and anthropogenic habitat modification/destruction (Materia 1994). Derwent River Seastar populations are severely impacted by introduced species that co-occur in super-abundance (e.g. New Zealand Porcelain Crab *Petrolisthes elongata* and the Regular Seastar) (Barrett et al 2012; Materia 1994). To our knowledge, no Derwent River seastar individuals have ever been recorded along the Battery Point foreshore. Due to its limited distribution and rarity, the likelihood of the proposed development impacting any Derwent River seastar populations is considered to be low.



A comprehensive targeted search across the intertidal and sublittoral zone within the development footprint and impacted area was conducted for both threatened species; refer to Section 3.1.

2.1.2.4 *Gazameda gunnii*

Gunn's screw shell (*Gazameda gunnii*) is a species of sea snail endemic to Australia and listed as vulnerable under the Tasmania TSP Act 1995. They live in the subtidal zone or offshore on sand and typically are 60mm in length (Grove, 2018). The Gunn's screw shell distribution is largely localised to north Tasmania (TSS, 2024a). There is one verified observation from the TSPA within 5000 m of the Gunn's screw shell made in 1950 at the Franklin Wharf. The potential impact on the vulnerable species by the proposed development is negligible. Sampling is not required for the Gunns screw shell in the Derwent River upstream of Taroona, which includes the location of the proposed development (NCH 2020).

2.1.2.5 *Australian Grayling*

Australian Grayling (*Prototroctes maraena*) is a medium-sized, slender, silver fish native to Tasmania and southeast mainland Australia. Migrating between fresh and marine waters, the Australian grayling is considered diadromous, though the majority of their lives are spent in freshwater and adults live and spawn in fresh water. Timing of spawning varies but is typically in late summer in Tasmania, with larvae transported to the sea via stream and river currents, before returning as migrating juveniles approximately 4 to 6 months later (Backhouse et al. 2008a, b.)

There are no verified records of Australian Grayling within 5000 m of the proposed development identified by Natural Values Atlas (Table 1). The most serious threat facing the Australian grayling population is habitat disturbance resulting in barriers to migration. Pollution of waterways is also considered a threat to their survival. There are no foreseen consequences of the proposed development to the migratory route of the Australian grayling and as such the proposed development is not deemed to pose a risk to the Australian grayling population.



2.1.2.6 Spotted Handfish

Spotted Handfish (*Brachionichthys hirsutus*) are endemic to south-east Tasmania. They were once locally common and widespread from the eastern coast of Tasmania to the D'Entrecasteaux Channel (Last et al. 1983) but declines in numbers, first reported in 1996, lead to concerns about their conservation (Barrett et al 1996). This resulted in the species being the first marine bony fish to be listed on the International Union of Nature Conservations (IUNC) Red List as Critically Endangered (Bruce and Last 1996). They are also listed as Critically Endangered under the Australian *Environment Protection and Biodiversity Conservation Act (1999)* and as Endangered in Tasmania, which is the highest level of concern, under the *Threatened Species Protection Act 1995*.

Reasons for declines in Spotted Handfish are probably related to historic and ongoing anthropogenic impacts to their habitats and certain characteristics of their life history. Scallop dredging from the 1800s through to the 1940s in the Derwent River and D'Entrecasteaux Channel probably impacted populations from bycatch. Urbanisation, pollution, eutrophication and infrastructure such as moorings may have also had impacts, but the species was still considered common into the 1980s. The introduction of marine pests in the late 1980s and early 1990s, such as the Northern Pacific Seastar (DCCEEW 2021b) may have impacted Spotted Handfish as the sea stars consume the Stalked Ascidians which the fish use as spawning habitat. Declines in other spawning habitat such as seagrasses and *Caulerpa sp.*, may also have contributed to reduced breeding success.

Verified records of spotted handfish (*Brachionichthys hirsutus*) were identified by Natural Values Atlas within 500 m of the proposed development (Table 1). A comprehensive targeted search was conducted by divers for spotted handfish, potential habitat and handfish egg masses in the development area; refer to section 3.2.



2.1.2.7 Red Handfish

Red Handfish (*Thymichthys politus*) are a coastal anglerfish that critically endangered endemic to south-east Tasmania. Their distribution and populations are small, limited to the coastline of south-eastern Tasmania, and known, modern, populations are limited to only two small locations (Bessel et al. 2024). 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 (DoE 2015a). They are highly cryptic, inhabiting temperate coastal reefs less than 6 m deep (though historically this extended to 20m depth), and are most often observed underneath algal canopies and in seagrass beds (Last & Gledhill, 2009; Edgar et al. 2017, Bessel et al. 2024). Red Handfish move by using their hand-like fins to crawl across the seafloor, with their diet consisting of small crustaceans and polychaete worms (Edgar et al. 1982). Red Handfish are known to have low reproductive and dispersal rates (DoE 2015a). Females produce egg masses of varying sizes made up of an estimated 30-60 eggs, all of which are connected by tubules and bound together with associated threads (DoE 2015a). Females attach their egg masses to seagrass and seaweed species including Sargassum, thin red alga, and green alga (*Caulerpa* sp.) in late October and early November. (Bruce et al. 1996; DoE 2015a).

There is no verified records of red handfish within 5000 m of the proposed developed by the Natural Values Atlas (Table 1). The small population size is a risk to the survival of the species due to inbreeding and increased sensitivity to disturbance. The biggest impact on handfish populations size is habitat disturbance or removal via urbanisation, pollution, eutrophication and infrastructure construction of marine infrastructure. The proposed development is unlikely to significantly alter any critical habitat of the red handfish as it has not been found in Battery Point prior. As the proposed development is well outside of the bounds of the known range of the red handfish the potential impact is deemed low.



2.1.2.8 Blue Warehou

The blue warehou (*Seriolella brama*) is a mid-sized species of schooling fish often found under jetties, wharves, and moored boats, at depths between 3 and 550m (Bray and Gorman, 2011). Larger juveniles congregate in bays and estuaries until they reach 30cm when they are most abundant on the continental shelf further offshore (Gavrilov and Markina 1979; Bruce et al., 2002).

The key threat to blue warehou is fishing mortality. Blue warehou were historically taken as a target species in trawl and gillnet fisheries. The management arrangements outlined in the Stock Rebuilding Strategy for this species (AFMA 2022) are primarily aimed at reducing fishing mortality to minimise the threats to the species' recovery. Environmental variability including climate change is also a recognised but little-understood threat. There are no foreseen consequences of the proposed development to the blue warehou given they are highly mobile and can avoid any construction works.

2.1.2.9 White Shark

White sharks, also known as white pointers and great white sharks, are found throughout temperate and sub-tropical waters. They are a pelagic species, primarily found inside continental shelf waters. White sharks are long-lived with low reproductive rates, and these life history characteristics are likely contributors to population declines (DCCEEW 2025a). Threats to great white sharks include commercial fishing rather than shallow coastal developments (DSEWPC 2013). Therefore, it is unlikely that the proposed development would present any risk to white sharks given that they are highly mobile and can avoid any construction works. In addition, the development is unlikely to significantly alter any critical habitat of the white shark.



2.1.2.10 Eastern School Shark

Species Background

The eastern school shark (*Galeorhinus galeus*) is primarily a deep-water demersal species found in temperate waters of southern Australia. In Tasmania, inshore bays and estuaries are important as birthing and nursery sites. Threats to school sharks include fishing and habitat degradation of nursery grounds (DCCEEW 2025b). It is unlikely that the proposed development would present any risk to school sharks given it is unlikely to significantly alter any critical habitat.

2.1.2.11 Loggerhead Turtle

Loggerhead turtles (*Caretta caretta*) are listed as Endangered and there was one verified record within 5000 m of the proposed development by the Natural Values Atlas in 2012. Like all sea turtle species, Loggerhead turtles are migratory species and spend most of their lives in the ocean, with adult females coming ashore to lay eggs in sand nests above the high tide mark typically in Eastern and Western Australia (DCCEEW 2025f). Adult turtles exhibit high site fidelity to feeding and breeding grounds (DCCEEW 2025). Loggerhead turtles have a worldwide tropical and subtropical distribution. In Australia, they occur in coral reefs, bays and estuaries in tropical and warm temperate waters off the coast of Queensland, Northern Territory, Western Australia and New South Wales (DCCEEW 2025f). Observations in Tasmania are extremely rare but may become more frequent due to climate change implications for the East Australian Current (EAC), which is extending further south and bringing warmer waters down the east coast of Tasmania. It is unlikely that the proposed development would present any risk to loggerhead turtles given it will not alter any critical nesting or breeding habitat, the species is highly unlikely to be observed in Tasmania and is also highly mobile.



2.1.2.12 Marine Mammals

Various marine mammals are known to occur in the Derwent Estuary. The Natural Values Assessment (NVA) identified verified records of threatened marine mammals within 5000 m of the proposed development, including the New Zealand fur seal (*Arctocephalus forsteri* and sub species *doriferus*) and sub-Antarctic fur seal (*Arctocephalus tropicalis*). The Southern right whales (*Eubalaena australis*) breeding is known to occur within 500 m of the proposed development.

The EPBC Protected Matters Search Tool (PMST) indicated that the blue whale (*Balaenoptera musculus*) or its habitat is likely to occur in the area (DCCEEW 2025e). The humpback whale (*Megaptera novaeangliae*) foraging and feeding behaviour is known to occur within 500 m of the proposed development.

Non-threatened but protected marine mammal species in the area may include the New Zealand fur seal (*Arctocephalus forsteri* subsp. *Doriferus*), common dolphin (*Delphinus delphis*), leopard seal (*Hydrurga leptonyx*), orca (*Orcinus orca*), and bottlenose dolphin (*Tursiops truncatus*).

The occurrence of whales and dolphins (cetaceans) in the Derwent Estuary tend to be sporadic and transitory but anecdotal evidence suggests that the frequency of their visitations may be increasing (MAST, 2020). All cetaceans are protected under the EPBC Act. Due to the shallow coastal nature of the development site there is unlikely to be any impact of the proposed development to this species. Blue and humpback whales may occur in Tasmanian waters during winter migrations but generally occur offshore. Therefore, the proposed development is not expected to impact on this species at local, regional or state-wide levels. Other species of cetacean known to be present at times in the area, including common dolphins, bottlenoses dolphin and orcas, tend to be highly transient and fast moving and therefore the proposed development is unlikely to have any notable impact on these species.

Numerous species of pinniped are known to occur in the Derwent Estuary. Observations of the New Zealand and Australian fur seal tend to be relatively common but the distribution of other more threatened and exotic species including the southern elephant, sub-Antarctic fur seal and leopard



seals do not regularly visit Tasmania. Long range foraging trips and sickness result in rare occasional short stays of these species in Tasmanian waters. The processes threatening these species of seals does not include short term and shallow coastal development. Therefore, the proposed development is not expected to impact on this species at local, regional or state-wide levels.

Threats to marine mammals include acoustic pollution, entanglement (e.g., marine debris, fishing equipment), vessel-strike injury and water quality degradation. 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 (Discussed further in section 5.1). Given the sheltered and shallow nature of the proposed location, interactions with marine mammals are unlikely.

2.2 Migratory Species

Migratory species are those animals that migrate to Australia and its external territories or pass through or over Australian waters during their annual migrations (DCCEEW 2021a).

The proposed development will not introduce any barriers to migration and therefore poses negligible risk to migratory species.

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.



five species have been declared as noxious fish under State legislation¹. These are:

- Northern Pacific sea star (*Asterias amurens*),
- European shore crab (*Carcinus maenas*),
- European fan worm (*Sabella spallanzanii*),
- Japanese Wakame (*Undaria pinnatifida*) other than in restricted zone defined in legislation,
and
- European Carp (*Cyprinus carpio*).

It should be ensured that no marine species are translocated as a result of vessel/equipment movement, by adopting a thorough cleaning protocol.

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



3 Natural Values Surveys

3.1 Intertidal Habitat

3.1.1 Methods

An intertidal survey was conducted by marine scientists on 1st July 2025. The intertidal survey included habitat and species observations and a targeted search for the Tasmanian live-bearing seastar (*Parvulastra vivipara*) and the Derwent River seastar (*Marginaster littoralis*). Quadrats (0.3m²) were placed haphazardly along the low and high tide lines where accessible across the length of the property (~18 m) (Figure 4). A total of thirteen quadrats were photographed and searched for seastars and other present species. Surveys for threatened seastars were conducted by carefully checking exposed rock, cracks and the underside of rocks before returning them to their original position. Additionally, any species observed outside the quadrats were also recorded and photographed.



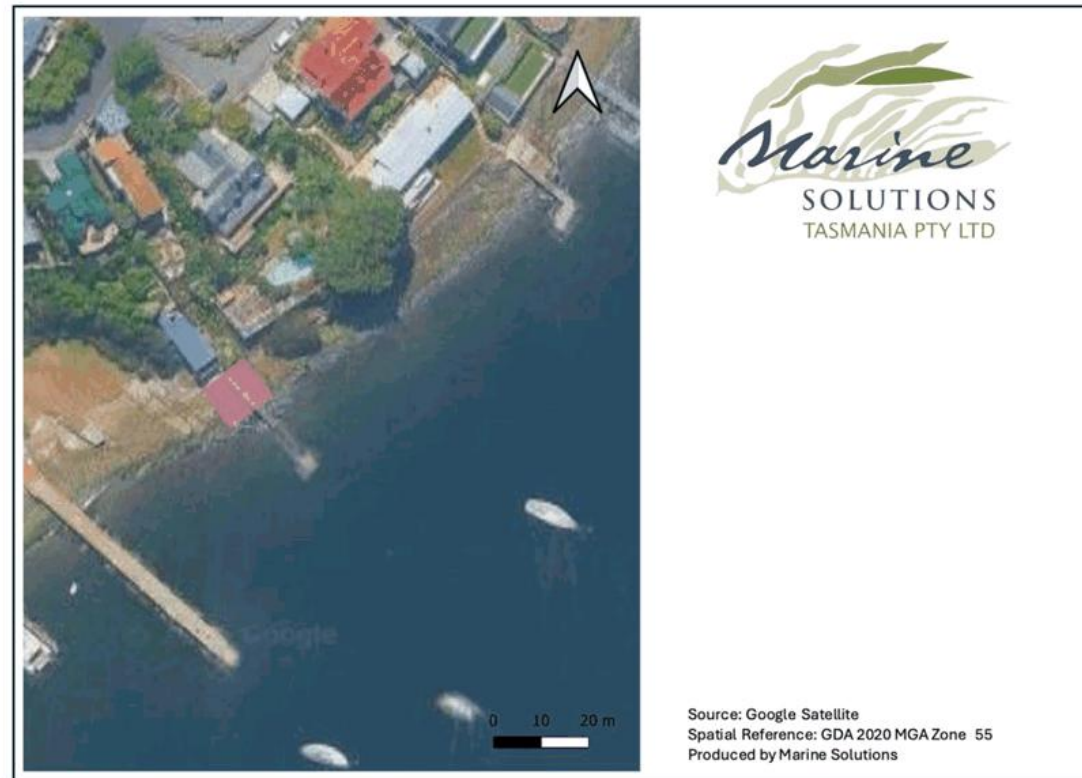


Figure 4 Search area for intertidal habitat classification and targeted sea star search.

3.1.2 Results

No seastars were observed during the targeted survey for live-bearing sea stars and Derwent River seastars. The intertidal zone consists of medium-sized dolerite boulders resting on underlying bedrock. At the southern end, these boulders form a gradual drop-off into the water, where larger submerged boulders are present. As it transitions into the subtidal zone, the size of the submerged rocks gradually decreases, shifting from large boulders to cobble and eventually to sand. The dominant species observed in the area was the pacific oyster (*Crassostrea gigas*) (Figure 5) which have colonised along the lower tidal zone (Figure 5). Other species observations include the New Zealand half crab (*Petrolisthes elongatus*), the Perons limpet (*Scutellastra peronii*) and chitons (*Plaxiphora sp*) (Figure 5). Quadrat photos are available in Appendix 4.

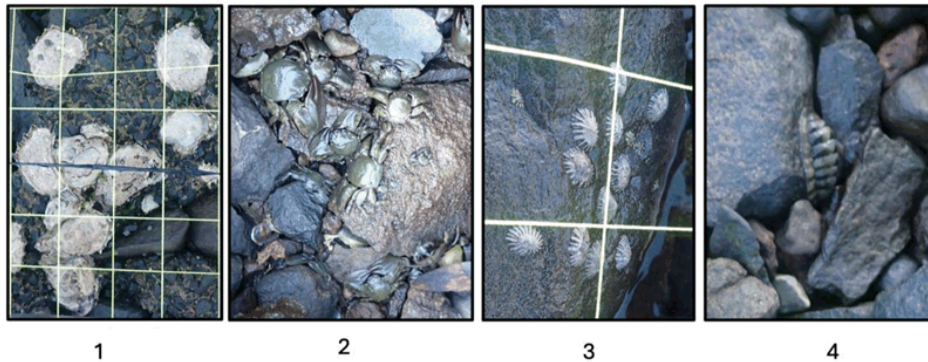


Figure 5 Images showing species observed throughout the intertidal search. Photo 1: pacific oysters (*Crassostrea gigas*), Photo 2: New Zealand half crab (*Petrolisthes elongatus*). Photo 3: perons limpet (*Scutellastra peronii*). Photo 4: chiton (*Plaxiphora sp*).

3.2 Spotted Handfish Search & Underwater Habitat Characterization

3.2.1 Methods

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 and the sublittoral zone. The targeted search was conducted by a scientific diver on the 1st of July 2025 and covered belt transects of 5 m wide over a total distance of 140 m. The diver covered an area of 700 m², which was effectively a census of the entire proposed development area plus buffer, as shown in Figure 6 below. 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, *Caulerpa* and seagrass. An additional 50 m transect perpendicular to shore, was conducted by the diver for the purpose of capturing video footage to characterise the underwater habitat. Video footage is available from Marine Solutions upon request.





Figure 6 Map showing location of spotted handfish and underwater habitat surveys.

3.2.2 Results

Close to shore, the sublittoral substrate was comprised of a combination of medium sized boulders and various pieces of old infrastructure colonised with green (*Codium sp* and *ulva sp*), brown and foliose red algae. These conditions were consistent with the subtidal habitat survey, which revealed a predominance of tires, marine debris (including propellers and fishing material), plastic, and structures like pylons and concrete, which functioned as artificial reefs. These artificial reefs attracted more ascidians than were present in surrounding areas; however, they do not provide ideal habitat for Spotted Handfish. This species prefers ascidians growing within seagrass beds to attach their eggs to and is not typically found in rocky or artificial reef habitats. Other species observed on the artificial reefs included the regular seastar (*Patiriella regularis*), urchins (*Heliocidaris erythrogramma*), Piecrust crabs (*Metacarcinus novaezelandiae*), and sponges. Images of these can be found in Appendix 5. During the surveys, a notably large Many-rayed three-fin (*Forsterygion varium*) over 20 cm in size was observed. Beyond the rigid substrate, patchy reefs and extensive sand patches were present, with only a single uprooted seagrass patch recorded. Seagrass is considered a keystone species due to its ability to support entire marine ecosystems by providing habitat, stabilizing sediment and improving water quality.

The entire submerged development footprint, including a buffer zone, was surveyed for spotted handfish and images of example habitat are presented in Figure 7. In addition, a perimeter video survey was conducted to assess the habitat structure and key species. No spotted handfish or *Caulerpa* were found within the spotted handfish survey area (Table 2). Furthermore, no suitable seagrass handfish habitat and spawning substrate was found. However, stalked ascidians were present at an average of 0.08 per 1 m². Additionally, 0.31 per 1 m² Northern Pacific Seastars (*Asterias amurensis*) were observed, which were predominantly congregated around old infrastructure and the current jetty pylons.



Table 2 Results of the spotted handfish survey including average counts of North Pacific Sea stars (NPSS) and stalked ascidians per 1 m².

Transect	Area	Handfish	Caulerpa	Seagrass	NPSS per 1 m ²	Ascidians per 1 m ²
1	690m ²	0	0	0.001%	0.31	0.08

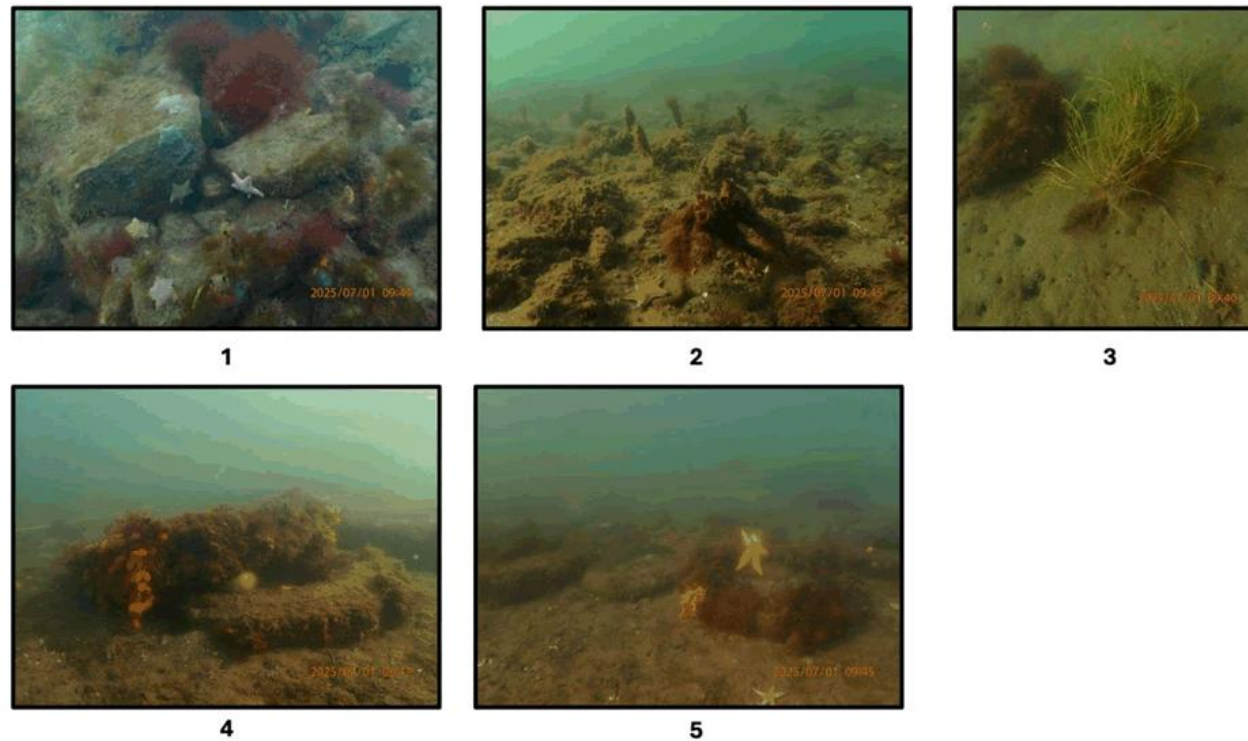


Figure 7 Photos of the habitats observed during the underwater habitat characterisation survey. Photo 1: Shallow rocky reef which high abundance of Regular seastar (*P. regularis*). Photo 2: High abundance of stalked ascidians spread throughout epiphyte covered rocky reef and sand. Photo 3: the uprooted seagrass patch observed surrounded by soft sediment habitat. Photo 4: Algae colonising on old infrastructure and a tire with an urchin (*H. erythrogramma*) and sponges. Photo 5: Tires used as habitat by Northern Pacific seastar (*A. amurensis*). Surrounding soft sediment habitat covered in epiphyte.

4 Sediment Quality

4.1 Contaminants

4.1.1 Methods

2 x sediment samples (refer to Figure 8 and Appendix 3 for locations – map and GPS coordinates, respectively) were collected for contaminant analysis of metals. Each sample was placed into laboratory-supplied glass jars and stored on ice prior to transport to Analytical Services Tasmania (AST). AST has up-to-date accreditation under the National Association of Testing Authorities (NATA), Australia.

All samples were tested for the following parameters:

- Metals (As, Cd, Co, Cr, Cu, Mn, Ni, Pb, Zn, Hg)

Laboratory results for the above parameters were then compared to the Australian and New Zealand Guidelines (ANZG) toxicant default guideline values for sediment quality (ANZG 2018). The default guideline values for sediment quality (DGVs) indicate the concentrations below which there is a low risk of unacceptable effects occurring, and should be used, with other lines of evidence, to protect aquatic ecosystems. In contrast, the 'upper' DGVs provide an indication of concentrations at which one might already expect to observe toxicity-related adverse effects.



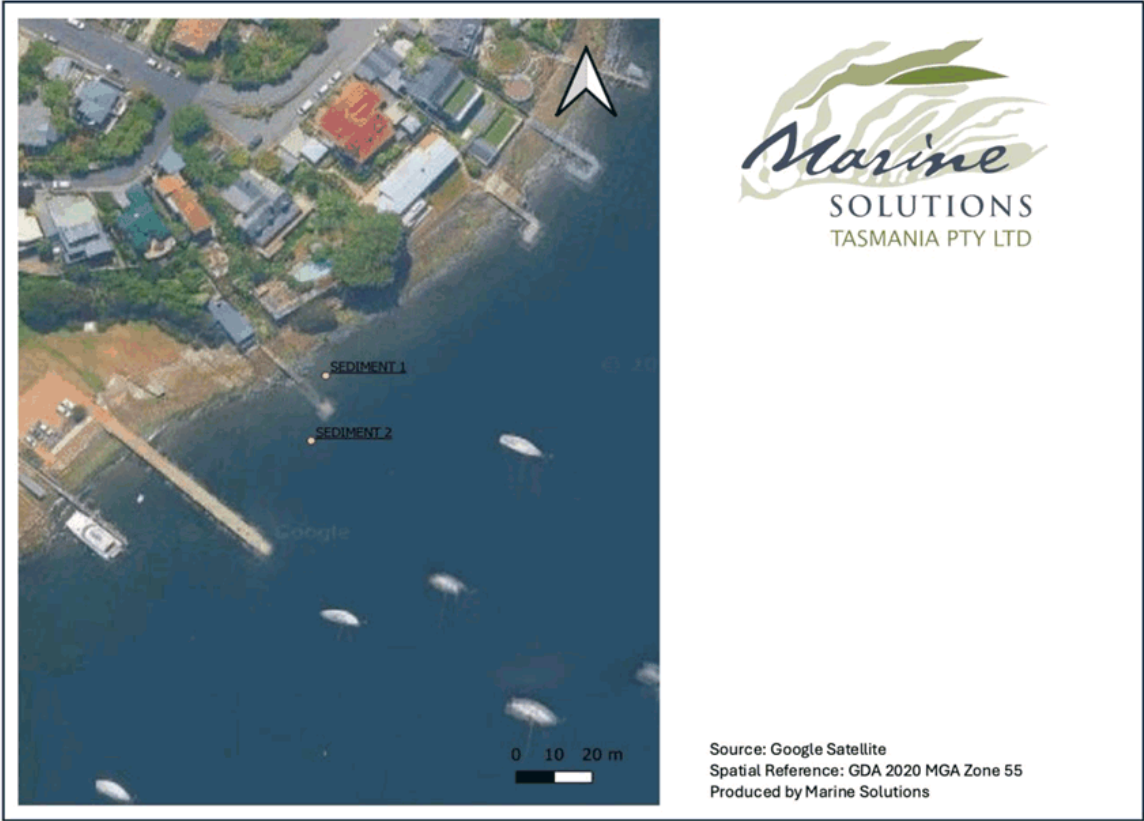


Figure 8 Sediment sampling locations.



4.1.2 Results

Results of the sediment contaminant analysis indicated that arsenic and copper exceeded the ANZG (2018) lower DGV at both sample sites whilst Lead, zinc and mercury exceeded the ANZG (2018) upper DGV at both sample sites (Table 3). All other parameters at all other sites were below the DGVs.

Table 3 Summary of results of sediment contaminant testing, compared against the ANZG Default Guideline Values trigger values where applicable. Orange highlight indicates if any DGVs have been exceeded.

		Units	ANZECC/ARMCANZ Default Guideline Values		Results	
			Lower trigger	Upper trigger	Sample 1	Sample 2
	Moisture content	%			38.3	34.1
Metals	Arsenic	mg/kg Dry weight	20	70	28	22
	Cadmium	mg/kg Dry weight	1.5	10	<0.5	<0.5
	Cobalt	mg/kg Dry weight	100**	-	10	7
	Chromium	mg/kg Dry weight	80	370	21	20
	Copper	mg/kg Dry weight	65	270	176	107
	Manganese	mg/kg Dry weight	500*	-	126	111
	Nickel	mg/kg Dry weight	21	52	16	12
	Lead	mg/kg Dry weight	50	220	252	225
	Zinc	mg/kg Dry weight	200	410	525	460
	Mercury (inorganic)	mg/kg Dry weight	0.15	1	22.3	7.73

* No ANZECC trigger values given for this element, so this information is derived from the EPA (2012)

*** No ANZECC trigger values given for this element, so this information is derived from the NEPM (2011)

4.2 Bathymetry

4.3 Methods

Seabed bathymetry was mapped on the 1 July 2025 across the proposed development footprint and environmental buffer zone using a GARMIN echoMAP enabled mid-band sounder with a multi-channel CHIRP chart plotter, logging GPS positions and water depth each second. The depths were measured to the nearest tenth of a meter, and tidally and barometrically corrected for Chart Datum and Australian Height Datum. The resultant file was interpolated using GIS software Surfer 11.0, creating a bathymetric profile of the area.

4.4 Results

Seabed bathymetry across the survey area (Figure 9) shows a relatively gradual increasing depth with distance from the shore and is likely influenced predominantly by sediment deposition and low wave energy. Depths were approximately 4 m below chart datum beyond 20 m from the jetty. The shallowest side is northwest of the jetty at <0.5 m below chart datum within approximate 10 m of the shoreline. The redevelopment proposal would build the jetty in water that is < 2.5 m deep below chart datum.



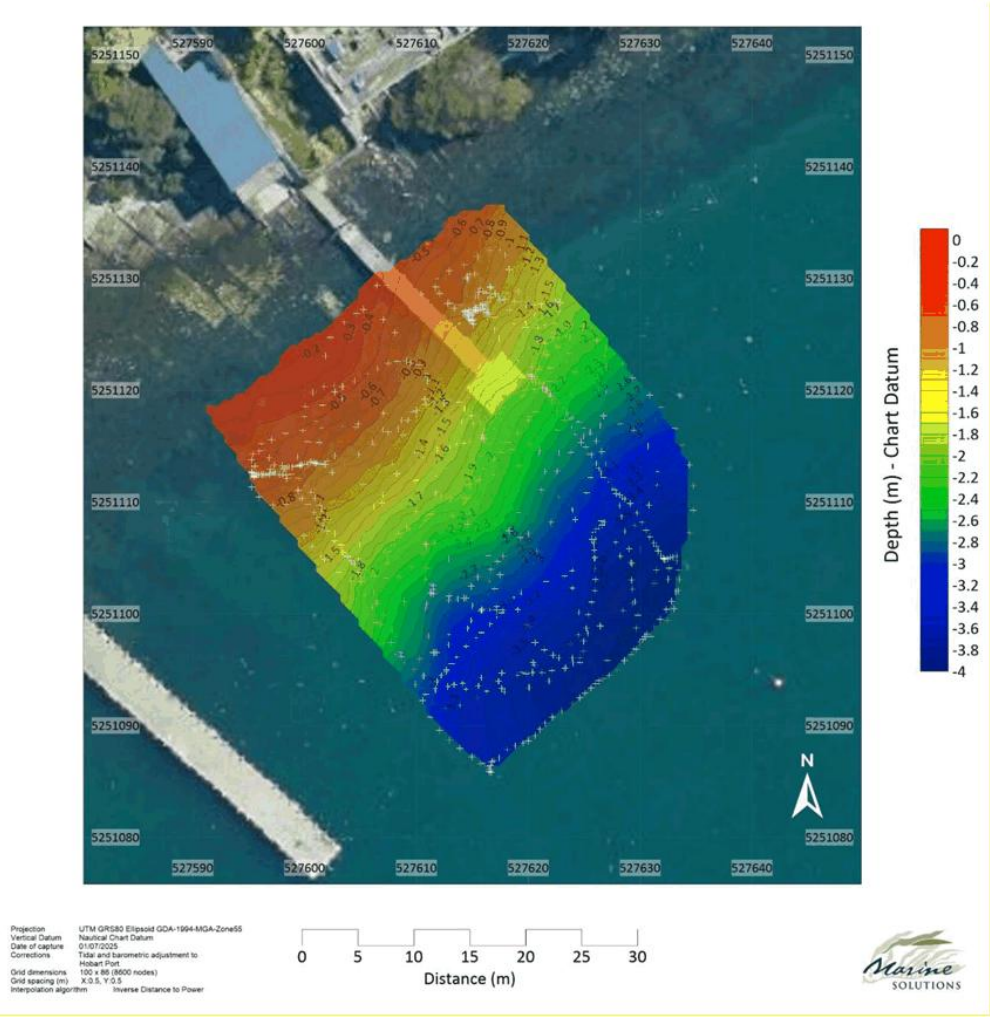


Figure 9 Bathymetric contour map of the proposed development footprint including an environmental buffer zone at 11 Marine terrace. The map is tidally and barometrically corrected to Chart Datum.



5 Recommendations & Conclusions

The scope of this report extends only to the marine environment. Relevant experts (e.g. terrestrial, avian) should be consulted to ensure there are no unacceptable impacts to sensitive receptors that are outside the scope of this report.

Based on 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 Marine Mammals

Marine mammals may be present periodically in the vicinity of the proposed development and as discussed in Section 2.1.2.12, acoustic disturbance during construction may particularly affect marine mammals that rely on acoustic cues for social and reproductive behaviours (Erbe 2018).

Key mitigation:

It is recommended that standard operating procedures outlined in Underwater Piling Noise Guidelines (Government of South Australia, 2012) be adopted during construction works (e.g. piling) that may produce underwater impulse sound to minimize potential impacts on threatened marine mammals. The guidelines states 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.



5.2 Invasive Species

Key mitigation:

Introduction of marine pests are not thought to be a high consideration for this development. However, should marine construction equipment be sourced from outside the Derwent River system, 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.

5.3 Sediment displacement

Arsenic, copper and lead exceeded the ANZG (2018) lower DGV at both sample sites. Lead, zinc and mercury exceeded the ANZG (2018) upper DGV at both sample sites. The Derwent River is known to be highly contaminated, largely due to historical industrial activities within the Derwent catchment therefore these results are expected.

Key mitigation:

It is recommended that construction avoid any unnecessary disturbance of the benthos. Any construction phase which is likely to result in sediment being disturbed or agitated should implement the use of sediment controls such as silt curtains. Containing sediment plumes within the footprint of the development will avoid unnecessary localised impacts to marine flora, fauna, habitats and water quality. Additionally, the use of pile casings around each pile will assist in isolating the area during pile driving and prevent contaminated sediments from mixing with the ambient environment.



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7 Appendices

Appendix 1. EPBC Protected Matters 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 Places	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
	Great Barrier Reef Marine Park	0	0	0	0	N/A
	Commonwealth Marine Area	0	0	0	0	N/A
	Listed Threatened Ecological Communities	4	1	3	1	Section 2.1
	Listed Threatened Species	68	9	62	8	Section 2.1
	Listed Migratory Species	32	5	32	5	Section 2.2
	Nuclear actions	Not listed by PMST – none known.				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	7	7	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
	Habitat critical to survival of marine turtles	0	0	0	0	N/A
Extra Information	State and Territory Reserves	14	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	0	4	0	N/A
	Key Ecological Features	0	0	0	0	N/A
	Biologically Important Areas	5	1	5	1	N/A
	Bioregional Assessments	0	0	0	0	N/A
	Geological and Bioregional Assessments	0	0	0	0	N/A

Appendix 2. Operational Summary

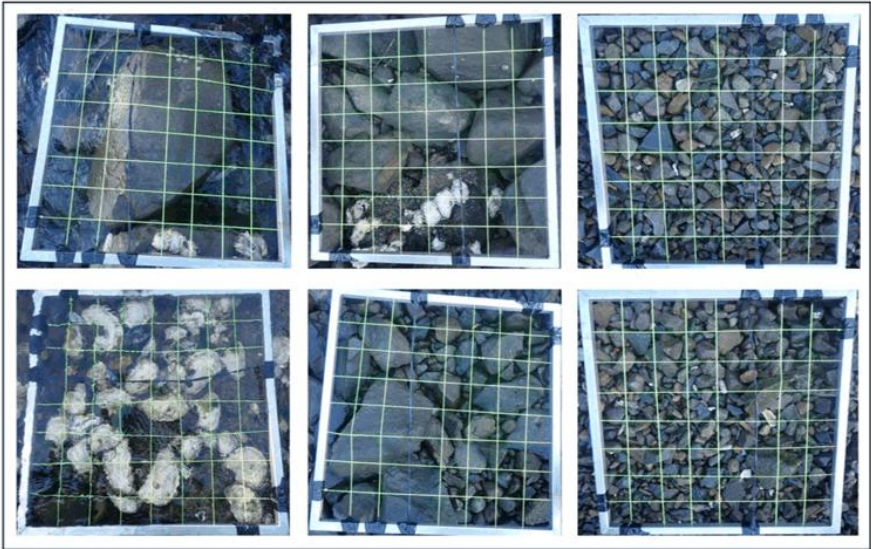
Date	Personnel	Time (start)	Time (end)	Cloud	Rain	Swell	Wind	Tide	Works conducted
1/07/2025	J. Watling G. Williams	9:00	11:00	5	N/A	Calm	Calm	Low rising	- Habitat survey - Handfish survey - Sediment sampling - Intertidal Survey

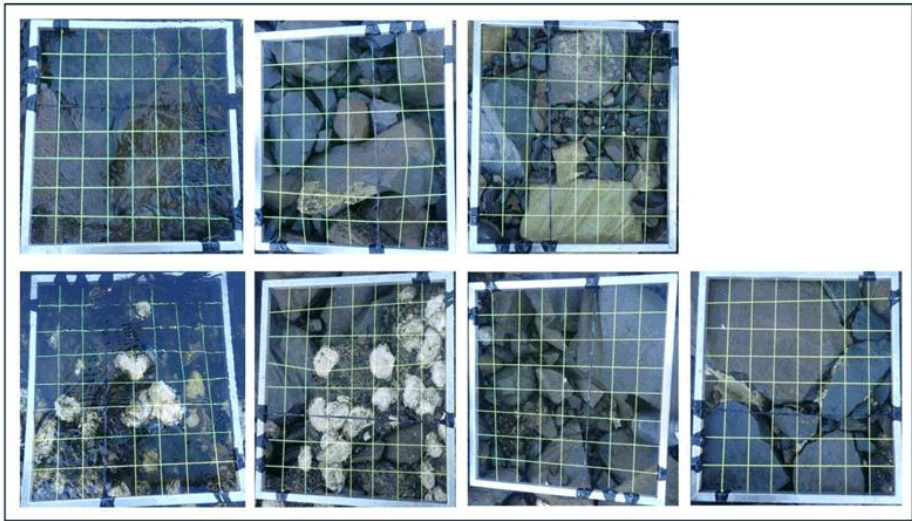
Appendix 3. GPS Positions of sampling locations

Name	Zone	Easting	Northing	Notes
Sediment 1	55G	527617.42	5251130.04	
Sediment 2	55G	527613.50	5251111.07	



Appendix 4. Intertidal Quadrats





Appendix 5. Species and Habitat Photos

**1****2****3****4**

Figure 10 Photo 1: Piecrust crab (*Metacarcinus novaezelandiae*). Photo 2: Many-rayed threefin (*Forsterygion varium*) recorded at >20cm. Photo 3: Sponge surrounded by red algae. Photo 4: North Pacific seastar (*Asterias amurensis*) in typical cobble and sand mix habitat next to boulders present within the proposed development footprint.

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Statement of Historical Archaeological Potential and Archaeological Impact Assessment

Jetty Works
11 Marine Terrace, BATTERY POINT, TASMANIA

Brad Williams
Historical Archaeologist

For Mr. Jim Wilson

September 2025

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1. Introduction and executive summary

This report has been commissioned by Mr. Jim Wilson in response to a request for further information from the Tasmanian Heritage Council (THC) as part of the replacement of an existing jetty in the Derwent River adjacent to 11 Marine Terrace, Battery Point. Specifically, the requested information was as follows:

Please provide a statement of archaeological potential, authored by a suitably qualified archaeologist, in relation to all ground disturbance required for the proposed works, including any removal of existing jetty posts. Areas of archaeological potential include both land and submarine portions of the registered place.

The subject site is contained within the area registered on the Tasmanian Heritage Register known as *Battery Point Shipping Activity Places – Part 5* (THR ID# 10691) as defined by Central Plan Registry plan 6784.

Accordingly, the brief for this project was to provide a statement of historical archaeological potential (SoHAP) for the area proposed for the works (the *subject site*). If archaeological potential is identified, then to undertake an archaeological impact assessment and method statement. Accordingly, this document has been prepared with regard to the Tasmanian Heritage Council's Practice Note 2 – *Managing Historical Archaeological Significance in the Works Application Process*¹, and the Tasmanian Heritage Council's *Guidelines for Historical Archaeological Research on Registered Places*².

¹ <http://www.heritage.tas.gov.au/media/pdf/2%20Practice%20note%20-%20Archaeology.pdf>

² <http://www.heritage.tas.gov.au/media/pdf/Archae%20ResGlines%20%20FINAL%20-%20June%202009.pdf>



Figure 1.1 – A recent aerial image of the subject site. Adapted from www.thelist.tas.gov.au



Figure 1.2 – Cadastral parcels surrounding the subject site. Adapted from www.thelist.tas.gov.au

It is concluded that the subject site generally has little or no archaeological potential, limited only to the concept of land reclamation that was a peripheral part of a more intensive nearby shipyard. The nature of that reclamation is not conducive to the preservation of archaeological remains. The in-situ rails and remnant slip/winch track is most likely to be associated with later domestic boat haulage or later small-scale shipyard use, rather than the more significant early shipyard activities nearby.

It is concluded that the development is unlikely to result on any adverse archaeological impact.

2. Archaeological methodology

Further to the THC's Practice Note 2 and Research Guidelines (as cited above), this statement of archaeological potential is derived from a process which identifies the potential of the site to yield archaeological remains, the significance of any remains, and their potential to yield meaningful information about the site, and which might contribute to relevant key archaeological and historical themes. The following briefly outlines the methodology followed:

Determining general archaeological potential: Through a desktop analysis of historical data and secondary sources, as well as non-invasive site observations, an understanding of the evolution of the site has been gained which has allowed an assessment of the archaeological potential (however significant) of any part of the site - resulting in substantiated predictions of the likelihood of finding *something* upon any particular part of the site.

This has been done by analysing primary source material, summarizing the developmental history of the site and developing a chronological narrative detailing an overview of the history of all known features to have ever existed on the site. Where possible, developmental overlays have been developed from historic maps, plans, photographs and other visual documentation. This overlay has been supported by other observations providing supplementary information, and also includes processes such as demolition and disturbance which may have removed or destroyed potential remains – and may have diminished the archaeological potential.

Assessing the significance and potential of any likely archaeological resources to yield meaningful information: Upon understanding the archaeological potential through desktop and site analysis, the next step was to understand its relationship to any aspect of the identified significance of the place – e.g. do the remains have the potential to demonstrate an aspect of the significance of the site or related key historic theme? The potential for any of the archaeological remains to demonstrate important aspects of the history of the site, whether in a state, regional or thematic context, is to be considered.

Understanding possible impact of development and formulation of management strategies: Based on any identified archaeological potential and significance of the site, consideration will be given as to whether the proposed development will impact upon any likely archaeological remains and if necessary broad management strategies will be proposed to manage any impact.

Table 1 (below) demonstrates the steps of this assessment:

Methodology for formulation of the statement of archaeological potential		
	If 'no'	If 'yes'
1. Archaeological potential. Are you likely to find something if you dig here? (i.e. a <u>Statement of Archaeological Potential</u>).	Further action may not be required, although a contingency plan may be required for unexpected finds.	The significance of the archaeological potential should be investigated.
2. Significance. Could anything you find here greatly contribute to our understanding of the site or related significant theme?	Further action may not be required.	The likely integrity of the archaeological remains should be investigated.
3. Integrity. Are any archaeological remains likely to be intact?	Further action may not be required, although a contingency plan is required for unexpected integrity.	The likelihood of significant archaeological remains is confirmed.
4. Impact Will proposed works impact upon the significant archaeological remains? i.e. an <u>Archaeological Impact Assessment</u> .	Further action may not be required, although a contingency plan may be required for unexpected impacts.	An <u>Archaeological Method Statement</u> will be required to detail how impact will be managed/mitigated.

3. Historical background of the subject site

3.1. Source material

For this initial assessment of archaeological potential, the depiction of the physical history of the site will be the main consideration – with other aspects of site history (i.e. social histories, economic history, associations *et. al.*) likely to be more useful in any post-investigation analysis of findings (i.e. artifact assessment), therefore beyond the scope of the current document. Similarly, the history of other townscape developments is beyond the scope of the current document however may be useful in further detailed analysis of future archaeological findings.

The following overview of the known physical development history of the site aims to aid in the prediction of the likely archaeological remains. This does not represent a comprehensive site history, and has been limited to a history of the physical development of the site as relevant to the archaeological resource.

Primary sources

Broadly, the primary sources consulted in the development of the statement of archaeological potential include:

- Lands Tasmania – Land Data Branch, historic map collection (held by the Tasmanian Archive and Heritage Office) and aerial photo index (available via DPIPWE ArcGIS system)
- Tasmanian Archive and Heritage Office historic map series (PH, AB317 & CSO series).
- National Archives of Australia Railway survey series (P1330).
- State Library of New South Wales historic map series (CB series).

A brief understanding of possible disturbance history was gained both through examination of secondary sources (below) and searches of underground asset registers through the BYDA system.

Secondary sources

No specific secondary source documents were found of relevance to the subject site, although the following works give are useful in understanding the wider shipbuilding and maritime activities undertaken nearby and adjacent to the subject site and the wider Hobart waterfront area:

- Solomon, R. (1976): *Urbanisation: The Evolution of an Australian Capital*.
Angus and Robertson Publishers.

- Mays, N. (2014): *Spirited, Skilled and Determined. The Boat and Ship Builders of Battery Point 1835-1935.*
Published by the author.
- HDLC. Pty. Ltd. (2008): *Battery Point Slipways Conservation Management Plan.*
Hobart City Council).

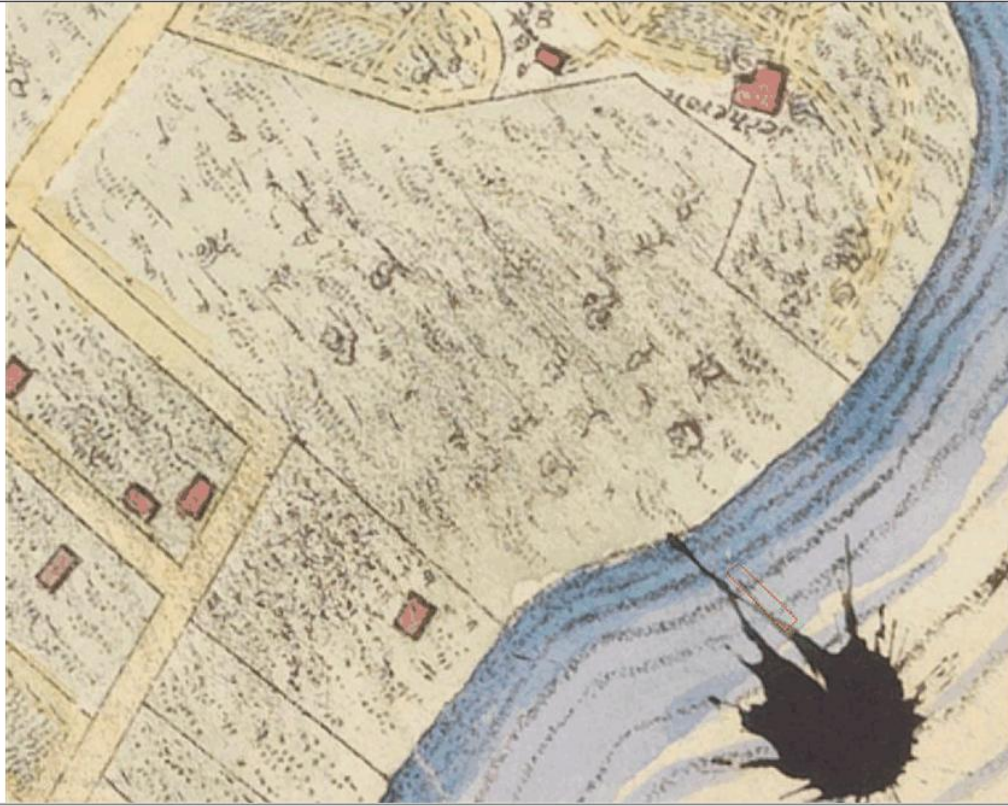
3.2. Analysis of historical sources

As per the archaeological methodology detailed in Section 2, the initial assessment of archaeological potential relies on an understanding of the physical development of the subject site, in order to gain an understanding of the location and types of structures and activities previously undertaken on the site, as well as other site formation processes such as deposition, fill, disturbance etc.

The following survey plans were drawn from various collections and were georeferenced across a wider area in order to gain a 'best-fit' overlay using the current street grid as well as extant buildings from that period as reference points and to depict the subject sites with a good degree of accuracy in relation to historic features. Commentary as to the expected accuracy of each plan is discussed in the individual assessment of each subject site. Historical imagery in the form of photographs and artworks are also used to build the physical development history. The following survey plans were used in this assessment:

The following tables depict the subject site and specifically considers the possible archaeological resources on the subject site, as informed by georeferencing against each of the survey plans cited above (where relevant).

Figure 3.1 – 1836 Hughes map, State Library of New South Wales, FL3.718508.



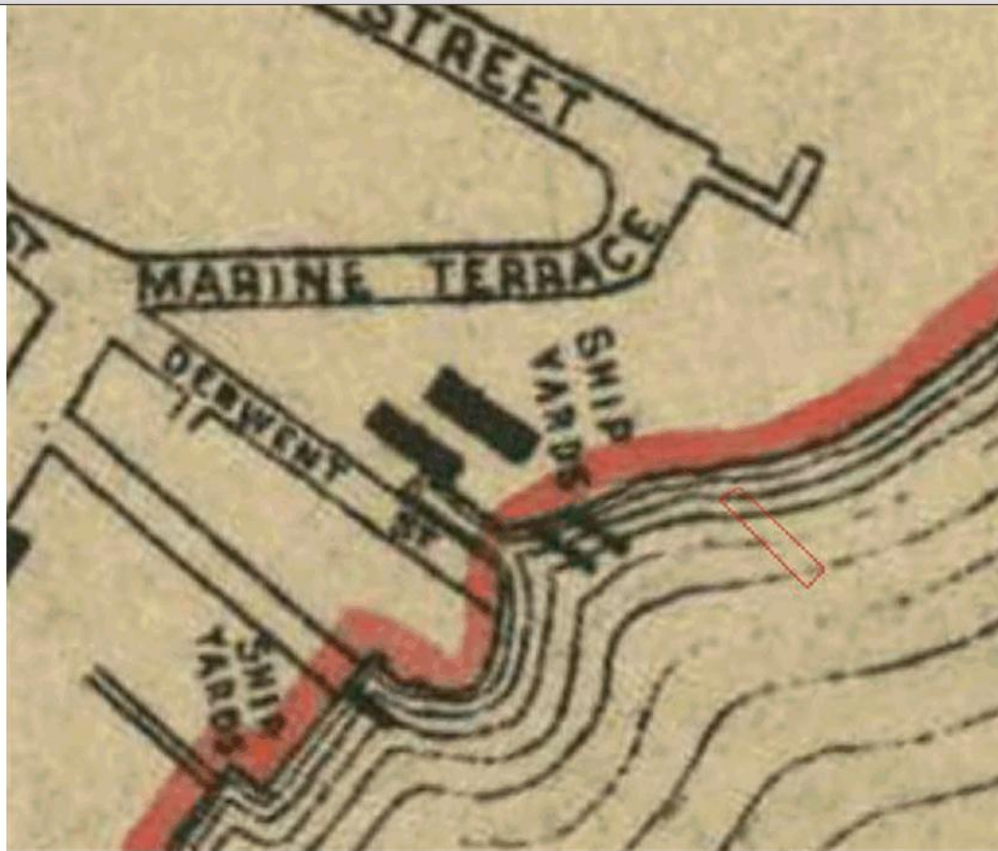
Hughes' 1836 map of Hobart and surrounds shows the early development of the Battery Point area. Whilst this survey plan is not highly accurate in terms of precise building locations and footprints, is comparatively accurate in depicting general areas of development and the street grid. This shows the subject site within the Derwent River (probably the inter-tidal zone). William Sorrell's 90-acre allotment, from which Battery Point is derived, had been subdivided in the preceding decade and urbanisation of Battery Point had not yet occurred.

Figure 3.2 - 1845 Sprent survey, Libraries Tasmania (AB317).



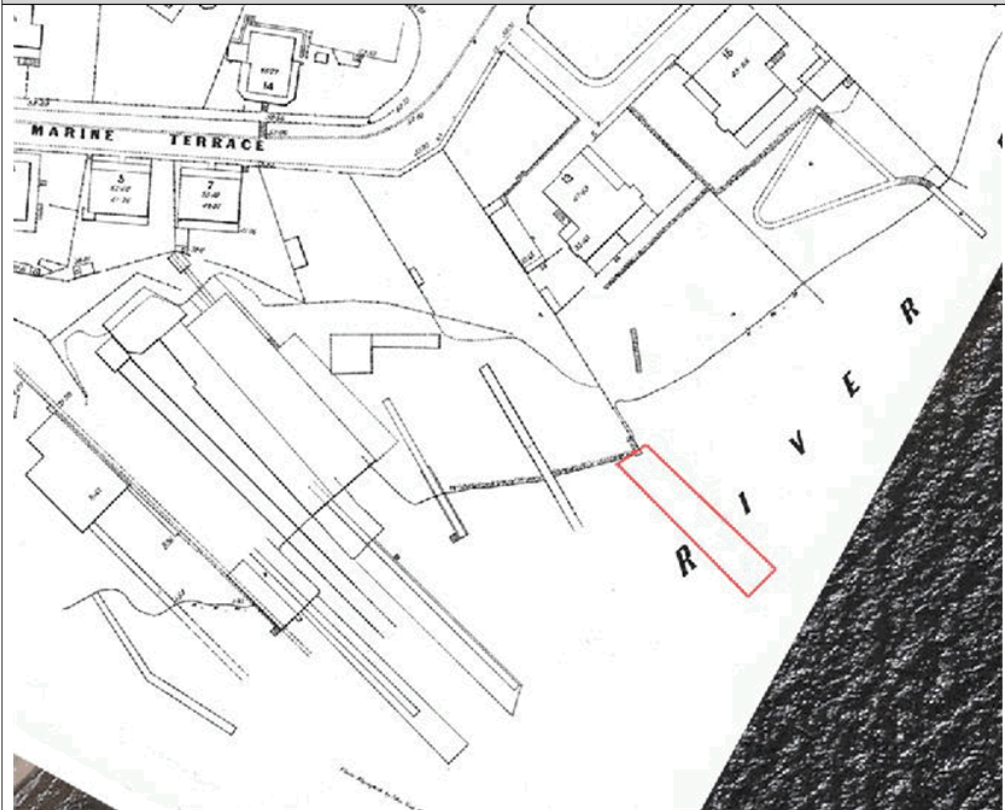
Sprent's 1845 map of Hobart and surrounds is considered to be one of the most accurate depictions of the layout of early Hobart buildings and the street grid, although it is limited to buildings (and parts of buildings) which were visible from public vantage points. Nonetheless, this survey shows the further subdivision of the former larger allotments of Battery Point and depicts the line of Marine Terrace and Mona Street with smaller allotments fronting those streets (probably as later notations). The subject site is within the Derwent River with a part depicted as within the intertidal zone.

Figure 3.5 – Hobart Map 106, c1890, Lands Tasmania.



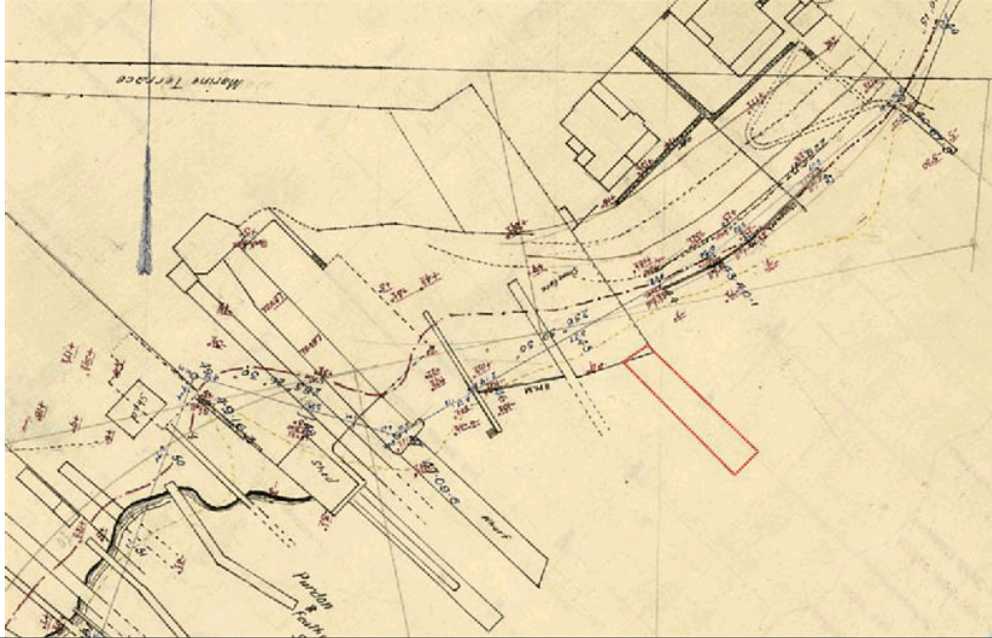
Following the suburbanisation of the surrounding Battery Point area largely a result of the subdivision of the Kermode Estate, by 1890 the streets surrounding the subject site have been formalised. Adjacent to the subject site, the first generation of shipyards have been established, although there is still no development within the subject site.

Figure 3.6 - 1908 Metropolitan Drainage Board maps (Sheet 35, Libraries Tasmania TL.MAP 881.11).



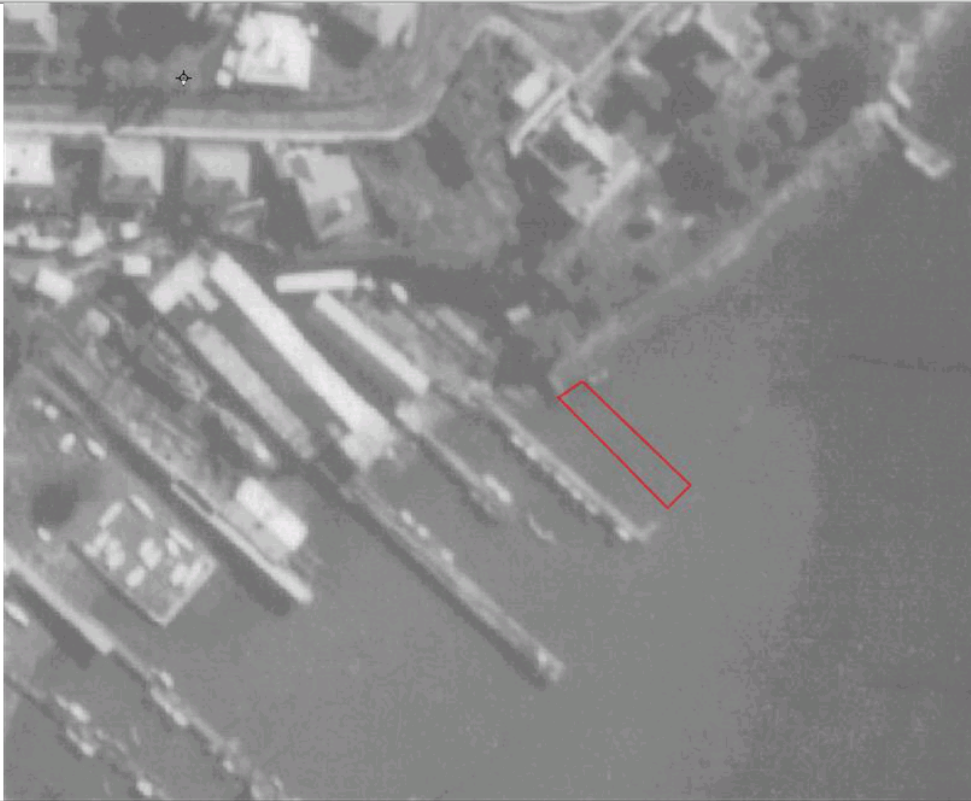
The 1908 Metropolitan Drainage Board survey of Hobart (State Library of Tasmania) shows that by that time the surrounds of the subject site had been subdivided and it appears that some reclamation had occurred on the foreshore, probably associated with the adjacent shipyards. The land portion of what is now 11 Marine Terrace appears to be associated with the wider shipyards area. A series of piers and slipways had been established to the south (probably also shown in less detail on the 1890 map) however the subject site is still devoid of any development, however what may be a retaining wall is depicted on the northern edge.

Figure 3.7 – 1922 Huon Railway survey, National Archives of Australia, P1330:9536 (record 7812488-1).



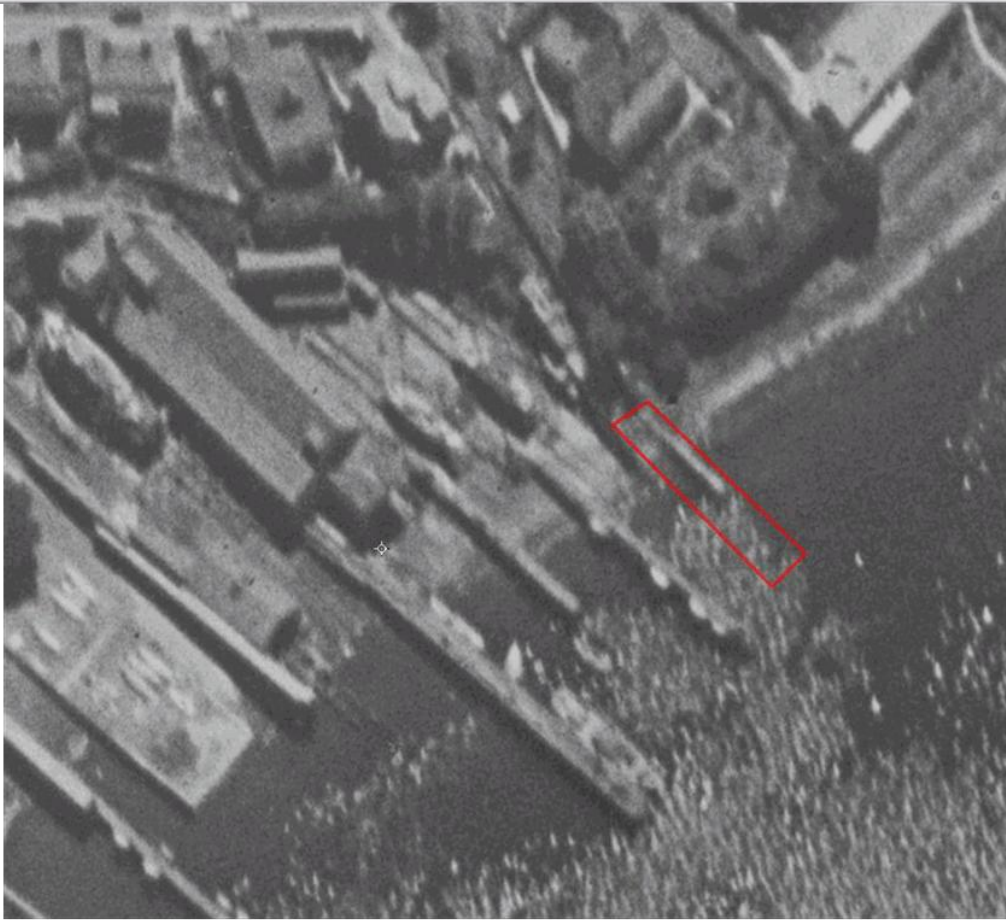
The 1922 Huon Railway survey shows the subject site and possible retaining wall on the northern portion in the same form as per the 1908 survey. Intensive slips and ship building yards are shown to the south, however the subject site is still devoid of any development.

Figure 3.8 – 1946 aerial photograph survey, DPIPWE 1946 Hobart Run 1, 10893.



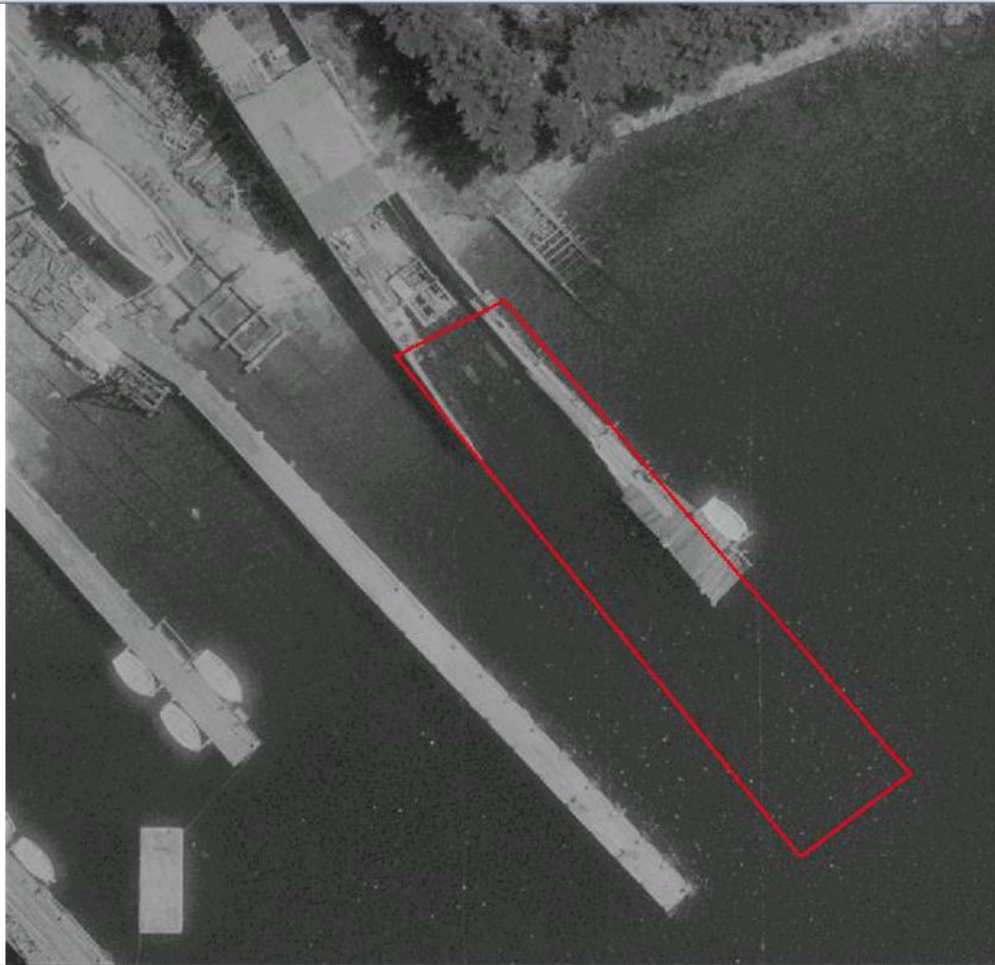
The 1946 aerial photograph of the area still shows the subject site devoid of development. Again, adjacent shipbuilding/slipyard activity appears to be intensive.

Figure 3.9 – 1957 aerial photograph survey. Lands Tasmania 0326-121.



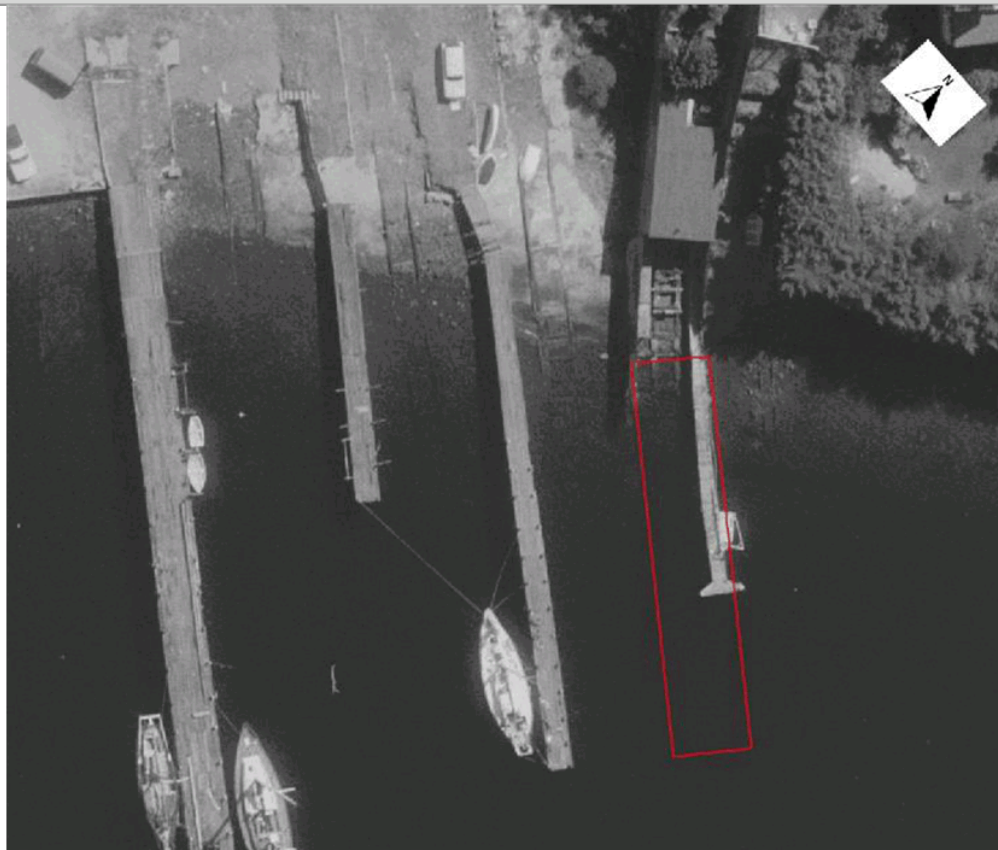
The 1957 aerial photograph of the area shows that a jetty had been established in the line of that existing (albeit shorter) and that the existing residence on the Marine Terrace frontage of the site had been built. It is unclear whether this jetty was related to shipping activities or a private jetty for the new residence. Again, adjacent shipbuilding/slipyard activity appears to be intensive.

Figure 3.10 – 1973 aerial photograph. Lands Tasmania 0635-120.



By 1973 ship-related activity appears to have been established on the site, with sheds built close to the river edge, the earlier jetty extended and a slip installed in the centre of the water frontage of the site. Note that the projection of the adjacent Purdon and Featherstone slip to the west is unlikely to intersect the subject site.

Figure 3.11 – 1984 aerial photograph. Lands Tasmania 0995-124.



The 1984 aerial photograph shows a similar arrangement to that of 1973, with the jetty having been modified by that time and the continuation of shipping activity on the shore side of the subject site.

From the above historical overview of the environs of the subject site, the following can be summarised:

- The subject site has always been within the Derwent River or inter-tidal zone, probably pushed more towards inter-tidal with the reclamation of land in the last half of the c19th.
- Subdivision surrounding and including the subject site to an urban form occurred during the 1860s and surrounding domestic development occurred from that time, however the site itself was not developed until the mid-c20th.

- What was to become the Purdon and Featherstone shipyards/slipway was developed adjacent to the subject site in the 1860s and operated for over a century. The subject site appears to have never had a direct working association with those yards, or if so that was not until around 1970.

4. Site observations

The above historical overview shows that the first apparent major cultural activity on the subject site was the small area of foreshore reclamation that appears to have occurred during the late c19th or early c20th. This reclamation appears to extend just to the northern edge of the subject site.

The foreshore reclamation area consists of a very inconsistent fill of boulders and cobblestones, which have been roughly bound (probably at a later time) by a thick concrete render. A small jetty of mid-c20th origins (but with later modifications) projects off this area with a mortared rubble infill on the land end. Overall, this reclamation is unremarkable and probably represents an evolving area of fill that would have been maintained, filled and modified during its 130+ year life. The nature of the fill, being coarse rubble, is not conducive to the survival of any archaeological deposition and there is no substantial built infrastructure in this area.

There is a pair of rails extending from the shed to the water with a central (displaced) winch (slip) track. These are likely to be contemporary with, or later than the c1970 boatshed adjacent and are not considered to be of any particular merit. Whilst these may be of historical interest to the evolution of this site, their archaeological significance or potential is limited.

Observation within the inter-tidal zone does not reveal any item of archaeological merit, however the deeper water was not observed as part of this assessment. A natural Values Assessment report was reviewed as part of this project, which notes the 'old infrastructure' close to the shore and does not note any such infrastructure further offshore. Although not the focus of that assessment, the presence of any major submerged infrastructure is likely to have been noted as that may provide habitat for species which were the subject of the survey.³

Overall, site observations concluded that the area of reclamation and any infrastructure associated with that later c20th shed are not of any historical nor archaeological interest. These merely represent a typical example of opportunistic foreshore access not uncommon around the waterfront. Historically these do not appear to have any association with the adjacent (and likely archaeologically significant) former Purdon and Featherstone shipyard, or if there was an association that was during a later period of operation (i.e. c1970 or after).

³ Marine Solutions Tasmania Pty. Ltd. *Marine NVA for 11 Marine Terrace, Battery Point*. June 2025.

Overall, site observations do not indicate any obvious significant archaeological potential within the subject site.

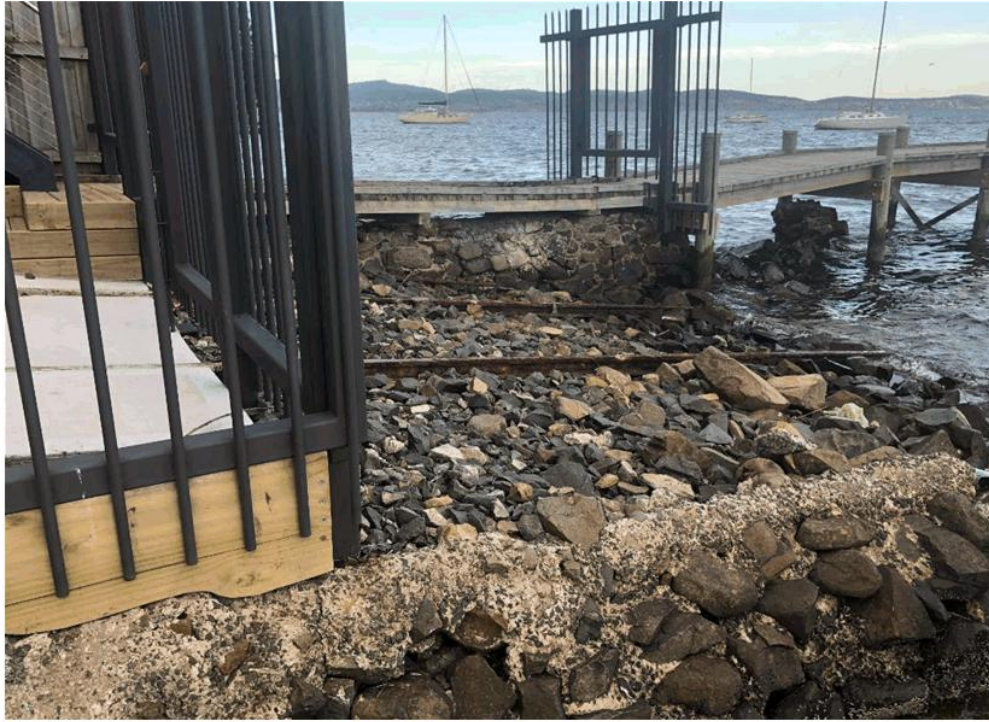


Figure 4.1 – Detail of the nature of the reclamation fill. Note the slip rails.

5. Archaeological potential of the subject site

The Tasmanian Heritage Register datasheet for *Battery Point Shipping Activity – Part 5* includes 11 Marine Terrace. The statements of significance as articulated on that datasheet include:

A) The place is important to the course or pattern of Tasmania's history.

The Battery Point Shipping Activity Places - Part 5 at 11 Marine Terrace, is of historic cultural heritage significance for its ability to demonstrate the development of the shipbuilding industry of the area in the nineteenth century. The area is significant for its representation of the slipyard activity and shipbuilding at Battery Point.

C) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

The subsurface deposits of the Battery Point Shipping Activity Places - Part 5 are artefacts in the archaeological sense of being the tangible products of human behavior. As such they have the potential to yield information that will contribute to a greater understanding of Tasmania's history. This site has the potential to explore sequences of construction and the shipbuilding industry during the 19th century, and changes in technology. Such tangible evidence has the potential to create new knowledge and to expand on existing knowledge. The potential information from this site may also contribute to wider research frameworks within or outside Australia.

The datasheet attributes that significance to association with the Purdon and Featherstone shipyards. The research undertaken here as presented in Section 3 has determined that most of the subject site was never a part of those shipyards, despite being the direct neighbor, or if there was any association this was during a later period (i.e. c1970 or later) when the earliest shipping activities began on that part of the shore. The only possible association appears to be the possible peripheral use of the rough rubble reclaimed area at the edge of the shipyards directly on the shore frontage of 11 Marine Terrace, which may have occurred as an informal or opportunistic arrangement. This reclamation appears to have occurred between 1890 and 1908, therefore does not represent the earlier phase of the nearby shipyard activities. All early depictions of the Purdon and Featherstone shipyards place major infrastructure off this part of the subject site and there is nothing to suggest that any intensive shipyard activity occurred on the subject until the later phases of peripheral shipyard use. The 1920s-60s depictions of the reclaimed area (i.e. the time of Purdon and Featherstone's peak operations) do not indicate any infrastructure in that area (except for a c1950s jetty, which may have merely been for domestic use), accordingly the archaeological potential is considered to be low.

As stated above, the in-situ rails and slip mechanism are more likely to be associated with the later c20th domestic boatshed use, or later smaller-scale shipyard use of the site and not the more significant Purdon and Featherstone activities nearby.

It is concluded that the subject site has low archaeological potential. The only archaeological significance attributed to the subject site is the notion of land reclamation peripheral to more intensive nearby shipyard activities.

6. Archaeological impact assessment

It is proposed to demolish the shore-end of the existing jetty, with retention of the seaward end, and to redirect the shore end further south-west to meet the retained portion. The rationale of this modification is to resolve the fact that part of the existing structure occupies submerged land owned by 13 Marine Terrace. The documentation relied upon this assessment is that which is included in DA PLN-HOB-2025-0291 as submitted with the application.

The potential impact to any archaeological remains would be limited to the removal of the sections of existing jetty, piling for the new jetty, and removal of some rubble structure on the shore-end of the existing jetty. As per the assessment in Section 4, it is not considered that the subject site has any high degree of archaeological potential and it is concluded that the proposal **is unlikely to result in any adverse archaeological impact.**

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Our ref: 25/1851

25 July 2025

Mr James Wilson
Tas Vestments Pty Ltd
11 Marine Terrace
BATTERY POINT TAS 7004

E: jim.multi@yahoo.com.au
jen@arencoholdings.com.au

Dear Mr Wilson,

**LODGEMENT OF PLANNING APPLICATION
JETTY RELOCATION
MARINE TERRACE, BATTERY POINT**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jesse Walker".

Jesse Walker
Unit Manager (Assessments)

Instrument of Revocation and Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act") and, acting pursuant to section 52(1E) of the Act, I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister administering the *Crown Lands Act 1976*, by instrument dated 9 November 2023.

SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 29 day of July, 2024



Jason Jacobi
DIRECTOR-GENERAL OF LANDS



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 150155	FOLIO 2
EDITION 2	DATE OF ISSUE 06-Jun-2017

SEARCH DATE : 19-Jun-2025

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

City of HOBART
Lot 2 on Plan 150155
Being the land described in Conveyance No. 66/4951
Excepting thereout Part of Lot 1 (25.4m2) P150154
Derivation : Part of 90 Acres Located to W. Sorell
Prior CT 47358/2

SCHEDULE 1

M631266 TRANSFER to HUTCHEON HOLDINGS PTY LTD Registered
06-Jun-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E93051 MORTGAGE to Commonwealth Bank of Australia
Registered 06-Jun-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDED OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER GUY STEPHEN MONTAGUE GREEN PATRICIA MARY HOSKING	PLAN OF TITLE CITY OF HOBART LOCATION FIRST SURVEY PLAN No. 13/22 DO COMPILED BY DAVID B MILLER SCALE NIL LENGTHS IN METRES	REGISTERED NUMBER P150155 APPROVED 17 AUG 2007 <i>Alice Kawa</i> Recorder of Titles
FOLIO REFERENCE 47358/2 & 47358/3 GRANTEE PART OF 90A-OR-OP LOC. TO WILLIAM SORELL.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"

LOT 2
PART OF LOT 1 (25.4m²) P150154.

LOT 3
PART OF LOT 1 (26.3m²) P150154.

BALANCE PLAN

MONA STREET

CLARKE AVENUE

MARINE

TERRACE

RIVER
DERWENT

2. 546m²
(NOT INCL
WATCH PORTION)

3. 581m²
(NOT INCL
WATCH PORTION)

2. 546m²

3. 581m²

PART OF 2.

PART OF 3.

SEE ENLARGEMENT

ENLARGEMENT

(TRAC 644) L.O.

(TRAC 322) L.O.

(P150270)

(P150155)

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
150154	1
EDITION	DATE OF ISSUE
1	19-Sep-2007

SEARCH DATE : 19-Jun-2025

SEARCH TIME : 03.03 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 150154

Derivation : Part of 90 Acres Located to W. Sorell

Prior CTs 47358/2 and 47358/3

SCHEDULE 1C765834 C765837 HOBART CITY COUNCIL Registered 19-Sep-2007
at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER GUY STEPHEN MONTAGUE GREEN PATRICIA MARY HOSKING		PLAN OF SURVEY BY SURVEYOR DAVID B MILLER		REGISTERED NUMBER P150154
FOLIO REFERENCE 47358/2 & 47358/3		LOCATION CITY OF HOBART		APPROVED EFFECTIVE FROM 17 AUG 2007
GRANTEE PART OF 90A-OR-OP LOC. TO WILLIAM SORELL		SCALE 1: 100 LENGTHS IN METRES		<i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114 (5225-52)	LAST UPI No. 2119602, GCK19	LAST PLAN D 47358 No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

ACTING MANAGER SURVEYING SERVICES	
<i>David M. O'Connell</i> COUNCIL DELEGATE	14/2/2007 DATE

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
150155		3
EDITION	DATE OF ISSUE	
5	24-Aug-2021	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

DESCRIPTION OF LAND

City of HOBART
Lot 3 on Plan 150155
Being the land described in Conveyance No. 68/2070
Excepting thereout Part of Lot 1 (26.3m2) P150154
Derivation : Part of 90 Acres Located to W Sorell
Derived from Statement No. Y.15,821
Prior CT 47358/3

SCHEDULE 1

M565458 & E163380 TRANSFER to JAMES SUTTER WILSON
Registered 29-Mar-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

11 Marine Terrace
Battery Point

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

26 June 2025

Mr Stewart Hutcheon
Director
Hutcheon Holdings Pty Ltd
13 Marine Terrace
BATTERY POINT TAS 7004

Dear Stewart,

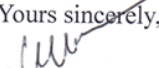
NOTICE OF PROPOSED WORKS – DEVELOPMENT APPLICATION

I write to advise that I am in the process of submitting to the Hobart City Council a Development Application which relates to my jetty.

As you are aware there is a small triangular section of the constructed jetty which currently sits on part of your title at 13 Marine Terrace. The proposed works and the precise area of your land which is affected by those works are shown in the plan annexed to this letter.

I am advised that because the works affect part of your title (as shown on the plan) I am required to provide a formal notice to you as the property owner of the intention to proceed with the Development Application with respect to the subject work. Accordingly I ask that you treat this letter as a formal notice. Further details can be found in the Development Application which will be advertised and you will receive as an adjoining owner a separate notice from Council.

Yours sincerely,


Jim Wilson



Licence

[DPIPWE Ref: 021189]

Date 4 JANUARY 2019

The Honourable Guy Barnett MP

(being and in his capacity as the Minister administering the *Crown Lands Act*
1976 (Tas))
(Licensor)

and

Tas Vestments Pty Ltd (ACN 052 408 492)
(Licensee)

and

The person or entity (if any) named in Item 1
(Guarantor)

THE CROWN SOLICITOR OF TASMANIA
Executive Building
15 Murray Street Hobart Tasmania 7000
GPO Box 825 Hobart Tasmania 7001
Telephone: (03) 6165 3650
Facsimile: (03) 6173 0265
File Ref: 009682-18
Doc Ref: sandr535.docx

Licence

Details and recitals

Date: 4 JANUARY 2019

Parties:

Name	The Honourable Guy Barnett MP (being and in his capacity as the Minister administering the <i>Crown Lands Act 1976</i> (Tas))
Short form name	Licensor
Notice details	C/- Department of Primary Industries, Parks, Water and Environment, GPO Box 44, Hobart, Tasmania 7001 Telephone: (03) 6169 9015 Email: Not stated Attention: Secretary, Department of Primary Industries, Parks, Water and Environment
Name	Tas Vestments Pty Ltd
ACN/ARBN/ABN	052 408 492
Short form name	Licensee
Notice details	PO Box 832, Morningside, Queensland 4170 Telephone: (07) 3890 1213 Email: jen@arencoholdings.com.au Attention: Not applicable
Name	The person or entity (if any) named in Item 1
Short form name	Guarantor
Notice details	Refer Item 1

Recitals:

- A. Pursuant to the provisions of the Act, the Licensor as Minister may licence Crown land to any person on such terms as the Licensor thinks fit.
- B. The Licensor acting under the powers conferred by the Act (and in particular the Section of the Act) has agreed to grant the Licensee a licence of the Licensed Area in accordance with this Licence and the Act.
- C. The Licensee has agreed to accept a licence of the Licensed Area in accordance with this Licence and the Act.

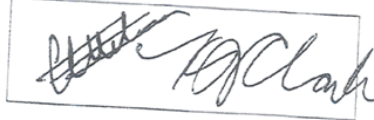
Information Table

Item 1 Page 1:	Guarantor's details
Name: ACN/ARBN/ABN: Notice details:	Not Applicable.
Item 2 (clause 1.1): Licensed Area	
All that area of Crown land situated at 11 Marine Terrace, Battery Point in Tasmania identified by Property Identification Number 5599286 being approximately 80m ² shown outlined in red on the Plan.	
Item 3 (clause 1.1): Improvements	
Jetty and slipway on the Licensed Area as owned by the Licensee.	
Item 4 (clause 1.1): Commencement Date	
1 September, 2018.	
Item 5 (clause 1.1): Expiry Date	
31 August, 2043.	
Item 6 (clause 1.1): Term	
The period of twenty five (25) years.	
Item 7 (clause 3): Licence Fee	
\$1,440.00.00 per annum as adjusted in accordance with the Special terms and conditions.	
Item 8 (clause 3.1): Fixed Licence Fee	
Not Applicable.	

Signing

Signing by Licensor

Signed as a deed for The Crown in Right of Tasmania (acting through the Minister administering the Crown Lands Act 1976 (Tas)) by the person named below in the presence of the witness named below:

Signature:
→*Print
name:

KATHRYN JANET CLARK

Witness
signature:
→*Position
and
Position
Number:MANAGER, CROWN LAND SERVICES
707556*Witness
print
name and
position:ASHLEY MCQUEEN
SENIOR CROWN LAND OFFICERPlease
complete:Acting pursuant to an instrument of
DELEGATION

dated

21st NOVEMBER 2018

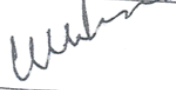
*Use BLOCK LETTERS

*Witness
print address:8134 MARQUARIE ST
HOBART TAS 7000

Signing by Licensee

Executed as a deed by **Tas Vestments Pty Ltd** (ACN 052 408 492) in accordance with section 127(1) of the *Corporations Act 2001* (Cwlth):

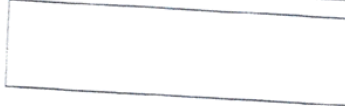
Signature: →



Signature: →

*Print
name and
office
held:

James Sutter Wilson
Sole Director and Sole Company Secretary

*Print
name and
office
held:

*Use BLOCK LETTERS

Note: In the case of a company that has only one director and one secretary, show the office held as
'SOLE DIRECTOR AND SOLE COMPANY SECRETARY'

MAP OF SUBJECT AREA
LOCALITY: 11 MARINE TERRACE, BATTERY POINT

PLAN IS FOR ILLUSTRATION
PURPOSES ONLY

-  Licence Area
-  Hobart City Council Title
-  Wilson Title to High Water Mark

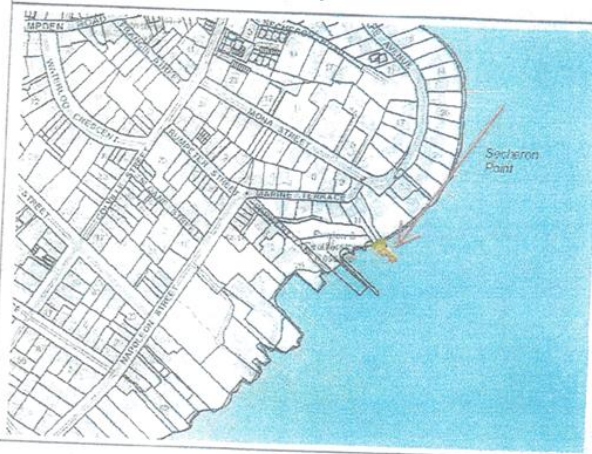
Locality Point 

File No: LM-LM-CW-021189

Area: $\pm 80m^2$

PID: 5599286

Licensee: Tas Vestments Pty Ltd

Locality Plan

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	CVO-HOB-2025-0046	Change of Use to Visitor Accommodation	366 MURRAY ST NORTH HOBART TAS 7000	\$0.00	13/11/2025	Director	07/10/2025	21/10/2025
2	CVO-HOB-2025-0064	Change of Use to Visitor Accommodation	17 AMANDA CR SANDY BAY TAS 7005	\$0.00	11/12/2025	Director	03/10/2025	17/10/2025
3	PLN-HOB-2024-0339	Partial Demolition, Alterations, Outbuildings and Extension to Driveway	28 OLDHAM AV NEW TOWN TAS 7008	\$50,000.00	15/10/2025	Director	23/09/2025	07/10/2025
4	PLN-HOB-2024-0621	Demolition, New Building for Visitor Accommodation and Hotel Industry (Bar), and Associated Infrastructure Works	63 DAVEY ST HOBART TAS 7000	\$4,975,000.00	4/11/2025	Committee (Major Development)	25/09/2025	09/10/2025
5	PLN-HOB-2024-0657	Alterations to Access and Driveway	UNIT 1 43 GIBLIN ST LENAH VALLEY TAS 7008	\$10,000.00	1/12/2025	Director	03/10/2025	17/10/2025
6	PLN-HOB-2025-0177	Partial Demolition, Alterations and Extension (Hotel)	41 SALAMANCA PL BATTERY POINT TAS 7004	\$30,000,000.00	21/11/2025	Committee (Major Development)	10/10/2025	27/10/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
7	PLN-HOB-2025-0225	Alterations (Retaining wall)	21 ALWYN RD LENAH VALLEY TAS 7008	\$30,000.00	6/10/2025	Determined	17/09/2025	01/10/2025
8	PLN-HOB-2025-0229	Alterations and Fencing	76 LORD ST SANDY BAY TAS 7005	\$5,000.00	20/10/2025	Director	23/09/2025	07/10/2025
9	PLN-HOB-2025-0245	Subdivision (One New Lot)	23 CARR ST NORTH HOBART TAS 7000	\$0.00	11/11/2025	Director	10/10/2025	27/10/2025
10	PLN-HOB-2025-0291	Partial Demolition and Alterations to Existing Jetty	11 MARINE TCE BATTERY POINT TAS 7004	\$63,000.00	5/11/2025	Committee (Council Land)	16/09/2025	30/09/2025
11	PLN-HOB-2025-0299	Partial Demolition, Alterations, Extension, Alterations to Parking, and Partial Change of Use to Business and Professional Services and Signage	207 MURRAY ST HOBART TAS 7000	\$400,000.00	16/10/2025	Director	18/09/2025	02/10/2025
12	PLN-HOB-2025-0338	Partial Demolition, Alterations, Extension and Outbuilding	66 HAMILTON ST WEST HOBART TAS 7000	\$500,000.00	27/10/2025	Director	23/09/2025	07/10/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
13	PLN-HOB-2025-0358	Alterations (Deck), Swimming Pool and Landscaping	3 WOODLYN CT SOUTH HOBART TAS 7004	\$100,000.00	8/10/2025	Determined	19/09/2025	03/10/2025
14	PLN-HOB-2025-0361	Partial Demolition and Alterations	131-133 LIVERPOOL ST HOBART TAS 7000	\$45,000.00	8/11/2025	Director	09/10/2025	24/10/2025
15	PLN-HOB-2025-0383	Partial Demolition, New Garage, Alterations to Access and Fencing	24 BEDDOME ST SANDY BAY TAS 7005	\$350,000.00	28/10/2025	Director	24/09/2025	08/10/2025
16	PLN-HOB-2025-0385	Partial Demolition, Alterations and Extension	89 LANSLOWNE CR WEST HOBART TAS 7000	\$150,000.00	29/10/2025	Director	26/09/2025	10/10/2025
17	PLN-HOB-2025-0405	Partial Change of Use to Community Meeting and Entertainment	10 SELFS POINT RD NEW TOWN TAS 7008	\$0.00	28/10/2025	Committee (Council Land)	22/09/2025	06/10/2025
18	PLN-HOB-2025-0406	Alterations (Screens)	35 ALEXANDER ST SANDY BAY TAS 7005	\$500.00	10/11/2025	Director	03/10/2025	17/10/2025
19	PLN-HOB-2025-0408	Alterations (Carport)	6 ADELAIDE ST SOUTH HOBART TAS 7004	\$72,000.00	21/10/2025	Director	25/09/2025	09/10/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
20	PLN-HOB-2025-0422	Alterations and Signage	14 GOULBURN ST HOBART TAS 7000	\$20,000.00	18/10/2025	Determined	17/09/2025	01/10/2025
21	PLN-HOB-2025-0431	Partial Demolition, Alterations, Partial Change of Use to Food Services and Signage	SUITE 2 30 CROSS ST NEW TOWN TAS 7008	\$30,000.00	18/10/2025	Determined	18/09/2025	02/10/2025
22	PLN-HOB-2025-0438	Partial Demolition, Alterations, Landscaping and Alterations to Parking	224 NEW TOWN RD NEW TOWN TAS 7008	\$1,250,000.00	11/10/2025	Director	30/09/2025	14/10/2025
23	PLN-HOB-2025-0440	Front Fencing	177 NEW TOWN RD NEW TOWN TAS 7008	\$4,500.00	13/10/2025	Director	23/09/2025	07/10/2025
24	PLN-HOB-2025-0444	Partial Demolition, Alterations and Extension	111 PRINCES ST SANDY BAY TAS 7005	\$600,000.00	18/10/2025	Director	18/09/2025	02/10/2025
25	PLN-HOB-2025-0451	Dwelling	2 ACUSHLA CT SANDY BAY TAS 7005	\$950,000.00	6/11/2025	Director	30/09/2025	14/10/2025
26	PLN-HOB-2025-0454	Change of Use to Resource Processing (Brewery) and Hotel Industry (Bar)	10 EVANS ST HOBART TAS 7000	\$0.00	30/10/2025	Director	01/10/2025	15/10/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
27	PLN-HOB-2025-0457	Partial Demolition and Alterations	26 ELPHINSTONE RD MOUNT STUART TAS 7000	\$100,000.00	27/10/2025	Determined	22/09/2025	06/10/2025
28	PLN-HOB-2025-0463	Partial Demolition and Alterations	27 STOKE ST NEW TOWN TAS 7008	\$150,000.00	20/10/2025	Director	19/09/2025	03/10/2025
29	PLN-HOB-2025-0466	Partial Demolition, Alterations and Signage	17A CASTRAY ESP BATTERY POINT TAS 7004	\$10,000.00	27/10/2025	Director	01/10/2025	15/10/2025
30	PLN-HOB-2025-0481	Partial Demolition, New Front Fencing and Arbor	28 CLARKE AV BATTERY POINT TAS 7004	\$10,000.00	3/11/2025	Director	10/10/2025	27/10/2025
31	PLN-HOB-2025-0487	Partial Demolition and New Garage, Carport and Secondary Residence	181A NEW TOWN RD NEW TOWN TAS 7008	\$95,000.00	4/11/2025	Director	03/10/2025	17/10/2025
32	PLN-HOB-2025-0488	Front Fencing	8 FRENCH ST SANDY BAY TAS 7005	\$4,500.00	14/10/2025	Director	26/09/2025	10/10/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2025-0119	New Buildings (Education and Occasional Care)	50 OLINDA GR MOUNT NELSON TAS 7007	\$850,000.00	Approved	08/10/2025
2	PLN-HOB-2025-0205	Partial Demolition, Alterations and Landscaping	64 NAPOLEON ST BATTERY POINT TAS 7004	\$9,999.00	Approved	25/09/2025
3	PLN-HOB-2025-0218	Partial Demolition, Alterations and Extension	321-323A ELIZABETH ST NORTH HOBART TAS 7000	\$100,000.00	Approved	17/09/2025
4	PLN-HOB-2025-0225	Alterations (Retaining wall)	21 ALWYN RD LENAH VALLEY TAS 7008	\$30,000.00	Approved	03/10/2025
5	PLN-HOB-2025-0236	Partial Demolition, Alterations, Extensions and New Building for Hospital Services (Intensive Residential Parenting Unit) and Car Park	12 ST JOHNS AV NEW TOWN TAS 7008	\$5,000,000.00	Approved	16/09/2025
6	PLN-HOB-2025-0268	Partial Demolition, Landscaping, Alterations to Driveway and Front Fencing	98 FOREST RD WEST HOBART TAS 7000	\$30,000.00	Approved	18/09/2025
7	PLN-HOB-2025-0287	Partial Demolition, Alterations and Extension	44 WATERWORKS RD DYNMYRNE TAS 7005	\$700,000.00	Approved	23/09/2025
8	PLN-HOB-2025-0327	Signage	11 SWAN ST NORTH HOBART TAS 7000	\$300.00	Approved	08/10/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
9	PLN-HOB-2025-0335	Partial Demolition and Alterations (Deck)	258 BROOKER AV NORTH HOBART TAS 7000	\$200,000.00	Approved	18/09/2025
10	PLN-HOB-2025-0358	Alterations (Deck), Swimming Pool, and Landscaping	3 WOODLYN CT SOUTH HOBART TAS 7004	\$100,000.00	Approved	08/10/2025
11	PLN-HOB-2025-0372	Partial Demolition, Alterations and Extension	38 QUAYLE ST SANDY BAY TAS 7005	\$450,000.00	Approved	19/09/2025
12	PLN-HOB-2025-0378	Partial Change of Use to Sport and Recreation and Signage	48 KING ST SANDY BAY TAS 7005	\$112,204.48	Approved	23/09/2025
13	PLN-HOB-2025-0379	Partial Demolition and Alterations	1 LAMBERT AV SANDY BAY TAS 7005	\$40,000.00	Approved	19/09/2025
14	PLN-HOB-2025-0382	Partial Demolition, Alterations and Signage	38 ELIZABETH ST HOBART TAS 7000	\$125,000.00	Approved	25/09/2025
15	PLN-HOB-2025-0398	Partial Demolition, Alterations and Extension	42 COLVILLE ST BATTERY POINT TAS 7004	\$100,000.00	Approved	30/09/2025
16	PLN-HOB-2025-0400	Partial Change of Use to General Retail and Hire	131 NEW TOWN RD NEW TOWN TAS 7008	\$0.00	Approved	08/10/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
17	PLN-HOB-2025-0402	Partial Demolition and Change of Use to Two Multiple Dwellings (One existing and One new)	185 WATERWORKS RD DYNMYRNE TAS 7005	\$500,000.00	Approved	25/09/2025
18	PLN-HOB-2025-0403	Partial Demolition and Alterations (Retrospective approval for replaced windows)	71 MURRAY ST HOBART TAS 7000	\$4,400.00	Approved	18/09/2025
19	PLN-HOB-2025-0409	Partial Demolition, Alterations and Extension	52 AUGUSTA RD LENAH VALLEY TAS 7008	\$280,000.00	Approved	16/09/2025
20	PLN-HOB-2025-0411	Alterations (Lift Shaft)	53 NICHOLAS DR SANDY BAY TAS 7005	\$100,000.00	Approved	18/09/2025
21	PLN-HOB-2025-0422	Alterations and Signage	14 GOULBURN ST HOBART TAS 7000	\$20,000.00	Approved	03/10/2025
22	PLN-HOB-2025-0426	Partial Demolition, Alterations and Extension	100 DOYLE AV LENAH VALLEY TAS 7008	\$70,000.00	Approved	09/10/2025
23	PLN-HOB-2025-0430	Alterations (Carport Enclosure and Deck Extension)	UNIT 13 97 WOODCUTTERS RD TOLMANS HILL TAS 7007	\$37,750.00	Approved	23/09/2025
24	PLN-HOB-2025-0431	Partial Demolition, Alterations, Partial Change of Use to Food Services, and Signage	SUITE 2 30 CROSS ST NEW TOWN TAS 7008	\$30,000.00	Approved	03/10/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
25	PLN-HOB-2025-0440	Front Fencing	177 NEW TOWN RD NEW TOWN TAS 7008	\$4,500.00	Approved	09/10/2025
26	PLN-HOB-2025-0444	Partial Demolition, Alterations and Extension	111 PRINCES ST SANDY BAY TAS 7005	\$600,000.00	Approved	03/10/2025
27	PLN-HOB-2025-0461	Alterations (Roofed Patio) and Carport	14 MANING AV SANDY BAY TAS 7005	\$26,000.00	Approved	09/10/2025
28	PLN-HOB-2025-0463	Partial Demolition and Alterations	27 STOKE ST NEW TOWN TAS 7008	\$150,000.00	Approved	08/10/2025
29	PLN-HOB-2025-0480	Partial Demolition and Alterations	UNIT 6 2 MANSELL CT SANDY BAY TAS 7005	\$40,000.00	Approved	25/09/2025