

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number

PA2025267

Assess No:

A6000

PID No:

6074799

|                               |             |  |             |  |               |  |
|-------------------------------|-------------|--|-------------|--|---------------|--|
| <b>Applicant Name:</b>        | Reuben Kent |  |             |  |               |  |
| <b>Applicant Contact Name</b> |             |  |             |  |               |  |
| <b>Postal Address:</b>        |             |  |             |  |               |  |
| <b>Contact Phone:</b>         | <b>Home</b> |  | <b>Work</b> |  | <b>Mobile</b> |  |
| <b>Email Address:</b>         |             |  |             |  |               |  |

## Planning Application Lodgement Checklist

**The following documents have been submitted to support the consideration of this application:**

1. A current copy of the property title text, folio plan and schedule of easements x
2. A completed application form including a detailed description of the proposal x
3. A complete plan set: x
  - a) Floor plans x
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) x
  - c) Site Plan showing: x
    - Orientation
    - All title boundaries
    - Location of buildings and structure (both existing and proposed)
    - Setbacks from all boundaries
    - Native vegetation to be removed
    - Onsite services, connections and drainage details (including sewer, water and stormwater)
    - Cut and/or Fill
    - Car parking and access details (including construction material of all trafficable areas)
    - Fence details
    - Contours
4. Other:

*If submitting plans in over the counter please ensure they are A3.  
All plans must be to scale.*

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## APPLICANT DETAILS

|                        |             |
|------------------------|-------------|
| <b>Applicant Name:</b> | Reuben Kent |
|------------------------|-------------|

**Note:** Full name(s) of person(s) or company making the application and postal address for correspondence.

## LAND DETAILS

|   |                       |
|---|-----------------------|
| <b>Owner/Authority Name:</b><br>(as per certificate of title) | Reuben Llewellyn Kent |
|---|-----------------------|

|                            |                           |
|----------------------------|---------------------------|
| <b>Location / Address:</b> | 50 Rosevears Drive Lanena |
|----------------------------|---------------------------|

|                         |  |
|-------------------------|--|
| <b>Title Reference:</b> | Property Identification Number (PID) or Title Reference: 6074799<br>Title Reference: 22015/1 |
|-------------------------|--|

|                 |  |
|-----------------|--|
| <b>Zone(s):</b> | Environmental Management Zone (EMZ), Low Density Residential Zone (LDRZ) |
|-----------------|--|

|                                  |                   |
|----------------------------------|-------------------|
| <b>Existing Development/Use:</b> | Waterfront Access |
|----------------------------------|-------------------|

|                                 |   |
|---------------------------------|---|
| <b>Existing Developed Area:</b> | Small concrete boat ramp and seawall built by previous owner of 50 Rosevears Drive Lanena – Approximately 30 years ago. In excellent condition. |
|---------------------------------|---|

|   |  |
|---|--|
| <b>Are any of the components in this Application seeking retrospective approval?</b><br>E.g. Use and/or development that has commenced without a Planning Permit. | YES <input type="checkbox"/><br>NO <input checked="" type="checkbox"/> |
|---|--|

(If yes please specify the relevant components):

## DEVELOPMENT APPLICATION DETAILS

|                      |   |   |                                      |                                 |
|----------------------|---|---|--------------------------------------|---------------------------------|
| <b>Proposed Use:</b> | Residential: <input checked="" type="checkbox"/>  | Visitor Accommodation: <input type="checkbox"/> | Commercial: <input type="checkbox"/> | Other: <input type="checkbox"/> |
|                      | <p>Description of Use:</p> <p>The proposal is for the installation of a private Pleasure Boat Facility to support residential recreational use associated with the dwelling at 50 Rosevears Drive, Lanena (CT 22015/1).</p> <p>The development will include:</p> <ul style="list-style-type: none"> <li>A timber gangway extending from the riverbank/esplanade area;</li> <li>A floating pontoon anchored within the tidal zone of the Tamar River;</li> <li>Access across Low Density Residential Zone (LDRZ) land to the Environmental Management Zone (EMZ) where the jetty structure is located.</li> </ul> <p>The structure will facilitate:</p> <ul style="list-style-type: none"> <li>Low-impact private boating and water access;</li> <li>Recreational use by the landowner and immediate family;</li> <li>Continued informal access and boat launching from the site, consistent with long-standing residential use.</li> </ul> <p>This is not a commercial or public facility and is not intended to generate visitor traffic or business activity.</p> |   |                                      |                                 |

|                          |  |                                      |                                       |                                 |
|--------------------------|--|--------------------------------------|---------------------------------------|---------------------------------|
| <b>Development Type:</b> | Building work: <input checked="" type="checkbox"/> | Demolition: <input type="checkbox"/> | Subdivision: <input type="checkbox"/> | Other: <input type="checkbox"/> |
|--------------------------|--|--------------------------------------|---------------------------------------|---------------------------------|

|  |  |
|--|--|
|  | <p><b>Description of development:</b></p> <p>The proposal involves the construction and installation of a private Pleasure Boat Facility for recreational use by the owners of 50 Rosevears Drive, Lanena (CT 22015/1). The development comprises:</p> <ul style="list-style-type: none"> <li>• A timber gangway approximately 30m in length, extending from the foreshore over the intertidal zone;</li> <li>• A floating pontoon approximately ~2.5 meters long × 3.6 meters wide.</li> <li>• A concrete landing pad and minor landscaping works at the gangway's landward end to provide safe access;</li> <li>• Pedestrian access to the jetty via a maintained footpath from the existing dwelling, crossing land zoned Low Density Residential before reaching the Environmental Management Zone.</li> </ul> <p>The structure will be constructed of durable marine-grade materials to minimise maintenance and environmental impact. No dredging, rock excavation, or vegetation clearance is required, and all works will occur above or within the tidal zone.</p> <p>The facility is intended solely for private residential recreational use (e.g. small boat launching, fishing, kayak access) and is not associated with commercial activity.</p> <p>The development is designed to complement the longstanding use and maintenance of the foreshore area by the property's current and former owners over several decades.</p> <p><b>Low Density Residential Zone Response</b></p> <p>All marine components are located entirely within the Environmental Management Zone (EMZ). The only interaction with the Low Density Residential Zone (LDRZ) is for the pedestrian access corridor from the dwelling to the foreshore, using a lawn area. This access:</p> <ul style="list-style-type: none"> <li>• Involves no vegetation clearance,</li> <li>• Does not require any new built form or permanent alteration of the landscape,</li> <li>• Will retain the character and function of the residential allotment.</li> <li>• Note: The impact on the LDRZ is minimal and limited to low-footprint residential access. No works or development are proposed within the LDRZ itself beyond that necessary for private passage to the foreshore.</li> </ul> <p><b>C7 – Natural Assets Code Response</b></p> <p>The proposal satisfies the performance criteria of C7.6.1 P1 and represents a low-impact development within the waterway buffer. It is designed to minimise disturbance, protect the natural character of the coastal edge, and maintain the ecological function of the area. The use is residential in nature and does not result in degradation of riparian vegetation, hydrology, or habitat.</p> <ul style="list-style-type: none"> <li>• The development will result in negligible vegetation disturbance; no tree or shrub clearing is required.</li> <li>• The structure is limited in size and consists of a narrow gangway and floating pontoon, minimising surface disturbance and shadowing.</li> <li>• All works will be constructed using marine-appropriate materials and methods to avoid erosion or leaching.</li> <li>• No channeling, excavation, or water redirection is proposed.</li> <li>• Access will be by foot only, with no vehicular infrastructure or pathways required.</li> <li>• The proposal is consistent with low-impact, passive recreation and does not involve intensification of use.</li> <li>• The location and design reflect a preference for environmental sensitivity and visual compatibility with the foreshore.</li> </ul> <p><b>Coastal Inundation Hazard Code Response</b></p> |
|--|--|

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|  |  |
|--|--|
|  | <p>The proposal satisfies C15.5.1 P1 through low-impact design, flood resilience, and non-reliance on services or built protections.</p> <ul style="list-style-type: none"> <li>• The jetty is a non-habitable, passive-use recreational structure, used at the discretion of the landowner and not occupied during hazardous conditions.</li> <li>• Construction will use marine-grade materials and pile-driven fixings, suitable for tidal fluctuation and wave activity.</li> <li>• No fill, embankments, or water-blocking structures are proposed, ensuring no interruption to coastal processes or flood flow.</li> <li>• The pontoon is floating and designed to rise and fall with tides, and the gangway is structurally isolated from land-level inundation impacts.</li> <li>• No mitigation works are required beyond the proposed site.</li> <li>• Emergency services will not be relied upon under typical usage scenarios, as the site poses no increased hazard risk to neighbouring land or infrastructure.</li> </ul> |
|--|--|

|   |   |            |
|---|---|------------|
| <b>New or Additional Area:</b>                                  | Jetty, gangway and pontoon as described above.  |            |
| <b>Estimated construction cost of the proposed development:</b> | Installation costs \$30,000, Constructed from durable marine materials as specified in dwg package. |            |
| <b>Building Materials:</b>                                      | Wall Type: NA   | Colour: NA |
|   | Roof Type: NA   | Colour: NA |

Application Number: «Application Number»

## VISITOR ACCOMMODATION

N/A

|                                      |    |                                       |    |
|--------------------------------------|----|---------------------------------------|----|
| Gross Floor Area to be used per lot: | NA | Number of Bedrooms to be used:        | NA |
| Number of Carparking Spaces:         | NA | Maximum Number of Visitors at a time: |    |

## SUBDIVISION

N/A

Subdivision creating additional lots ☐Boundary adjustment with no additional lots created ☐

|  |  |                             |  |
|--|--|-----------------------------|--|
| Number of Lots (existing) :  |  | Number of Lots (proposed) : |  |
| Description:   |  |                             |  |
| If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference: |  |                             |  |
| 1.   |  |                             |  |
| 2.   |  |                             |  |
| 3.   |  |                             |  |

## COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

N/A

|                     |                  |  |    |  |
|---------------------|------------------|--|----|--|
| Hours of Operation: | Monday / Friday: |  | To |  |
|                     | Saturday:        |  | To |  |
|                     | Sunday:          |  | To |  |

|                       |  |
|-----------------------|--|
| Existing Car Parking: |  |
| Proposed Car Parking: |  |

|                                    |  |
|------------------------------------|--|
| Number of Employees:<br>(Existing) |  |
| Number of Employees:<br>(Proposed) |  |

|  |  |
|--|--|
| Type of Machinery installed:                   |  |
| Details of trade waste and method of disposal: |  |

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## APPLICANT DECLARATION

**Owner:**

*As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Reuben Llewellyn Kent

Name (print)

RL Kent

Signed

28/08/2025

Date

**Applicant:****(if not the owner)**

*As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,*

Reuben Llewellyn Kent

Name (print)

RL Kent

Signed

28/08/2025

Date

*Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.*

**Crown  
Consent****(if required)**

Danielle Poirier, Acting Deputy Secretary

Name (print)

D Poirier

Signed

19/01/2026

Date

**Chief  
Executive  
Officer****(if required)**

Name (print)

Signed

Date

*If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.*

**Right of Way Owner:**

*As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.*

Reuben Llewellyn Kent

Name (print)

RL Kent

Signed

28/08/2025

Date



## Department of Natural Resources and Environment Tasmania

GPO Box 1751, Hobart, TAS 7001 Australia  
Ph 1300 TAS PARKS / 1300 827 727  
[www.parks.tas.gov.au](http://www.parks.tas.gov.au)



Enquiries: Tanya McLachlan-Troup  
Phone: 03 6777 2206  
Email: [PlanningNorth@parks.tas.gov.au](mailto:PlanningNorth@parks.tas.gov.au)  
Our ref: RAA 25/2989

Reuben Kent  
50 Rosevears Drive,  
Lanena TAS 7275

Email: [reubenkent@hotmail.com](mailto:reubenkent@hotmail.com)

### **LODGEMENT OF PLANNING APPLICATION BY REUBEN KENT ON LAND ADJACENT TO 50 ROSEVEARS DRIVE, LANENA, CONSENT TO LODGE DEVELOPMENT APPLICATION WITHIN TAMAR CONSERVATION AREA**

Dear Mr Kent,

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, 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 and reserved 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* or the *National Parks and Reserves Management Act 2002* 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 or reserved land.

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

Yours sincerely

Danielle Poirier  
Acting Deputy Secretary  
19 January 2026



## AUTHORITY FOR ACTS OR OMISSIONS ON RESERVED LAND

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**Granted in relation to:** Tamar Conservation Area – 50 Rosevears Drive, Lanena

**Granted to:** Reuben Kent ('the proponent'), including all employees and contractors and their employees, while undertaking works in relation to or for the purposes of construction of a jetty, gangway and pontoon at the project site within the named reserve.

**Authority or approval valid:** from midnight 23 December 2025 to midnight 23 December 2026.

This authority may be cancelled by notice in writing from the Director of National Parks and Wildlife in accordance with Regulation 30 of the National Parks and Reserves Management Regulations 2019.

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### Details of authority

Pursuant to Regulation 28 of the National Parks and Reserves Management Regulations 2019 ('the Regulations') and subject to the conditions listed below, an authority is granted for each of the following acts or omissions that would otherwise constitute an offence under the specified provisions of the Regulations:

#### Restrictions relating to reserved land

**R 5(2)(c)** - on any reserved land interfere with, dig up, cut up, collect or remove any sand, gravel, clay, rock or mineral or any timber, firewood, humus or other natural substance.

**R 5(4)(c)** - on any reserved land, destroy, damage, alter, tamper with, or deface any building, fence, gate, fireplace, notice, sign, or other work erected or placed on that reserved land.

**R 5(5)** - on any reserved land, erect, place or modify any building or structure, other than a tent that is intended for use while camping.

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## Conditions

### General

1. All persons undertaking works at this site must be provided with a copy of this Authority. A copy must be available on site and produced by the proponent (or representative), as required by an authorised officer.
2. A daily register must be maintained by the proponent of all persons working at the project site and in respect of the works they are undertaking. A copy of the register is to be produced by the proponent to an authorised officer as required.
3. Conduct all works in accordance with the attached Aboriginal Heritage Tasmania Unanticipated Discovery Plan.
4. PWS Field Centre must be notified at least 10 business days prior to the commencement of the works at the project site, and within 5 business days of completion of works.

Tamar Field Centre ph. 03 6724 7790, email [Tamar@parks.tas.gov.au](mailto:Tamar@parks.tas.gov.au)



5. The proponent must report any breaches of this authority conditions as soon as practicable and no later than 24 hours of becoming aware of the breach to the Tamar Field Centre Ranger in Charge – Adam Smith M: 0409 506 029 E: [Tamar@parks.tas.gov.au](mailto:Tamar@parks.tas.gov.au). The report may be initially verbal; however, written notification must be provided within 48 hours of becoming aware of the breach. The written notification must provide details including, but not limited, to:
- a) breach of condition
  - b) date, time
  - c) cause of breach
  - d) likely environmental harm caused, and
  - e) Action taken or to be taken, compliant with relevant legislation, to minimize environmental impact or breach of conditions

## **Acts otherwise prohibited under the National Parks and Reserves Management Regulations 2019:**

### **Regulation 5(2)(c), R5(4)(c), and 5(5)**

6. Construct the development in accordance with the submitted development plans, titled “Proposed pier”, Revision 1.0, prepared by Reuben Kent, dated 18/04/2025.
7. A license is to be obtained from the Parks and Wildlife Service (Property Services) to encompass all aspects of the proposed and existing development located within reserve land (proposed jetty and existing seawall / slipway) and is to be applied for prior to commencement of on ground works.
8. The interfering with, digging up, collecting, or removing any sand, gravel, clay, rock or mineral or any humus or other natural substance is only permitted where reasonably associated with the works specified in the development plans titled “Proposed pier”, Revision 1.0, prepared by Reuben Kent, dated 18/04/2025.
- a) Best practice for sediment and erosion management is to be employed during any excavation works, including the use of sediment fencing for any stockpiles.
  - b) Best practice for the management of Acid Sulfate Soils is to be employed during all excavation works, in accordance with [National Acid Sulfate Soils Guidance](#) and the [Tasmanian Acid Sulfate Soil Management Guidelines](#).
  - c) Where excess material is required to be removed from the reserve, it is to be removed and disposed of in accordance with best practice guidelines.
9. The use of vehicles and machinery on areas in the Reserve is only permitted for activities reasonably associated with the proposed construction works.
10. Prior to entering the Reserve, any vehicles or machinery must be cleaned in accordance with the hygiene protocols for vehicles and heavy machinery (pp. 20-29) of the Keeping it Clean Manual.

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Signed by: Jayne Cooper, Regional Operations Manager – Northern Region pursuant to an Instrument of Delegation executed by the Director of National Parks and Wildlife in accordance with section 89 of the *National Parks and Reserves Management Act 2002* and dated 21 December 2019.

Date: 23 December 2025

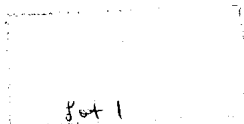
Authority for Acts or Omissions on Reserved Land



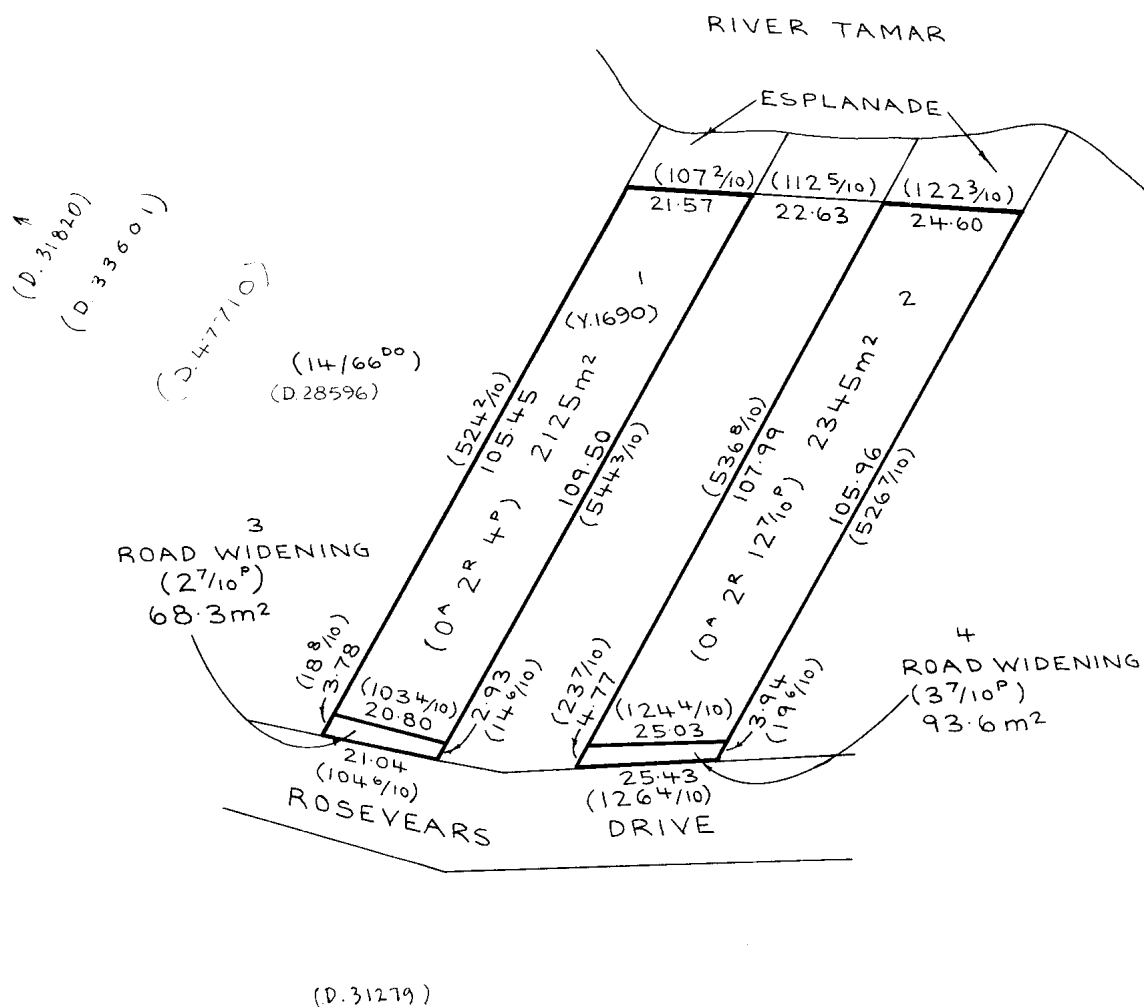
|  |  |                                     |
|--|--|-------------------------------------|
| APPROVED <del>FROM</del> 15 DEC 1983                   | CONVERSION<br>PLAN                       | REGISTERED NUMBER<br><b>D.22015</b> |
| ACTING<br>DEPUTY <i>J. Brade</i><br>RECORDER OF TITLES |  |                                     |
| FILE<br>NUMBER Y.1690                                  | GRANTEE PART OF 716-0-0, DANIEL CUMMINS. |                                     |
|  |  | MS. 14-12-83                        |

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF EXETER  
LAND DISTRICT OF  
PARISH OF  
LENGTHS ARE IN METRES, NOT TO SCALE.  
LENGTHS IN BRACKETS IN LINKS FEET & INCHES



D.22015



# Engineering Compliance Summary

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Jetty Installation at 50 Rosevears Drive, Lanena TAS

Prepared by: Reuben Kent

Date: 06 May 2025

Project: Private Jetty Construction at No 50, Rosevears Drive in Intertidal Zone of River Tamar

## 1. Project Overview

The project involves installation of a timber-and-steel jetty, including:

- Floating pontoon (epoxy-coated marine plywood)
- Galvanised steel gangway
- Treated pine deck and handrails
- Treated hardwood timber piles

## 2. Standards Compliance Checklist

| Standard            | Title  | Scope  | Compliance |
|---------------------|--|--|------------|
| AS 1657:2018        | Fixed Platforms, Walkways, Stairways & Ladders | Handrail height, walkway access, corrosion-resistant materials | ✓ Yes      |
| AS 2159             | Piling – Design and Installation               | Pile design and embedment                                      | ✓ Yes      |
| AS 4997:2005        | Design of Maritime Structures                  | Marine durability, modular components,                         | ✓ Yes      |
| AS 3962:2020        | Design of Marinas                              | Pontoon connections, small craft access, floating platform use | ✓ Yes      |
| AS 4792 & AS 2312.2 | Corrosion Protection Systems                   | Galvanising & painting for marine steel                        | ✓ Yes      |

## Appendix – External Finishings Summary

Proposed Jetty – 50 Rosevears Drive, Lanena

**Applicant:** Reuben Kent    **Phone:** 0423 606 265    **Email:** reubenkent@hotmail.com

### 1. Materials and Colours

| Component     | Material                     | Finish / Colour   | Visual Intent   |
|---------------|------------------------------|---|---|
| Gangway Frame | Galvanised steel truss       | Natural matte galvanised finish   | Low-reflective, industrial marine standard  |
| Decking       | Marine-grade treated pine    | Natural, weathered grey   | Neutral tone that blends with foreshore   |
| Handrails     | Painted timber               | Low-sheen white   | Matches traditional marine safety structures  |
| Pontoon       | Epoxy-coated marine plywood  | <b>Main hull</b> – Low sheen - white<br><b>Deck</b> – Low sheen - Anti slip - Cream | Ensure floating structure is clearly visible, and traffic area clearly marked. Grit added to foot traffic area to ensure safe when wet.<br><br>Minimizes contrast with water and riverbank. |
| Fixings       | Galvanised / stainless steel | Unpainted, marine standard  | Minimal visibility and high durability  |

### 2. Design Considerations

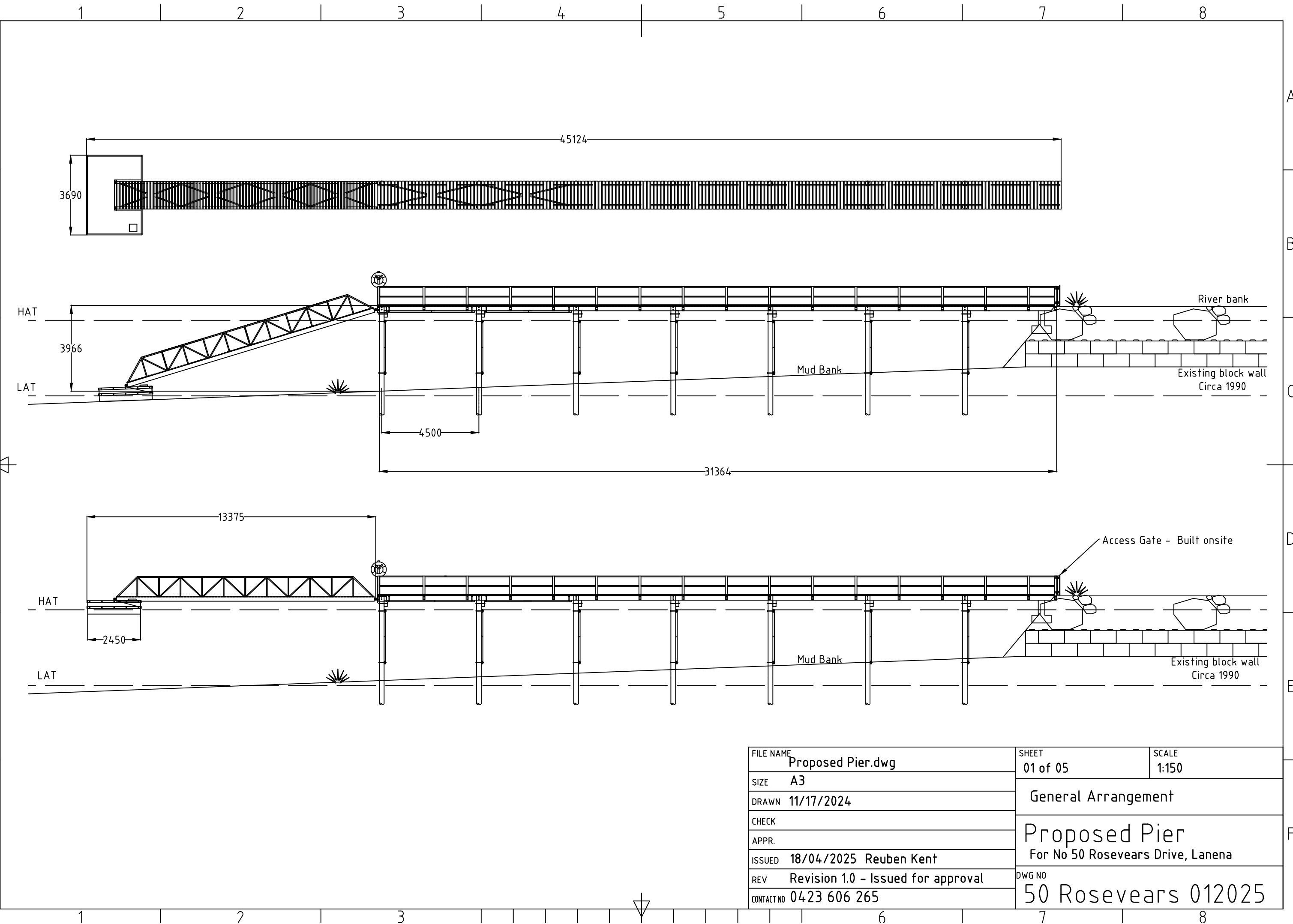
- All finishes will be low-sheen or matte, avoiding glare and visual prominence.
- No reflective surfaces, bright colours, plastics, or non-natural tones will be used with the exception of a single lifebuoy located at the end of the jetty.
- Timber components will be left to naturally grey, creating a consistent, weathered appearance.
- The pontoon will be finished using traditional marine colors.

### 3. Environmental & Visual Integration

The finishings and palette have been selected specifically to:

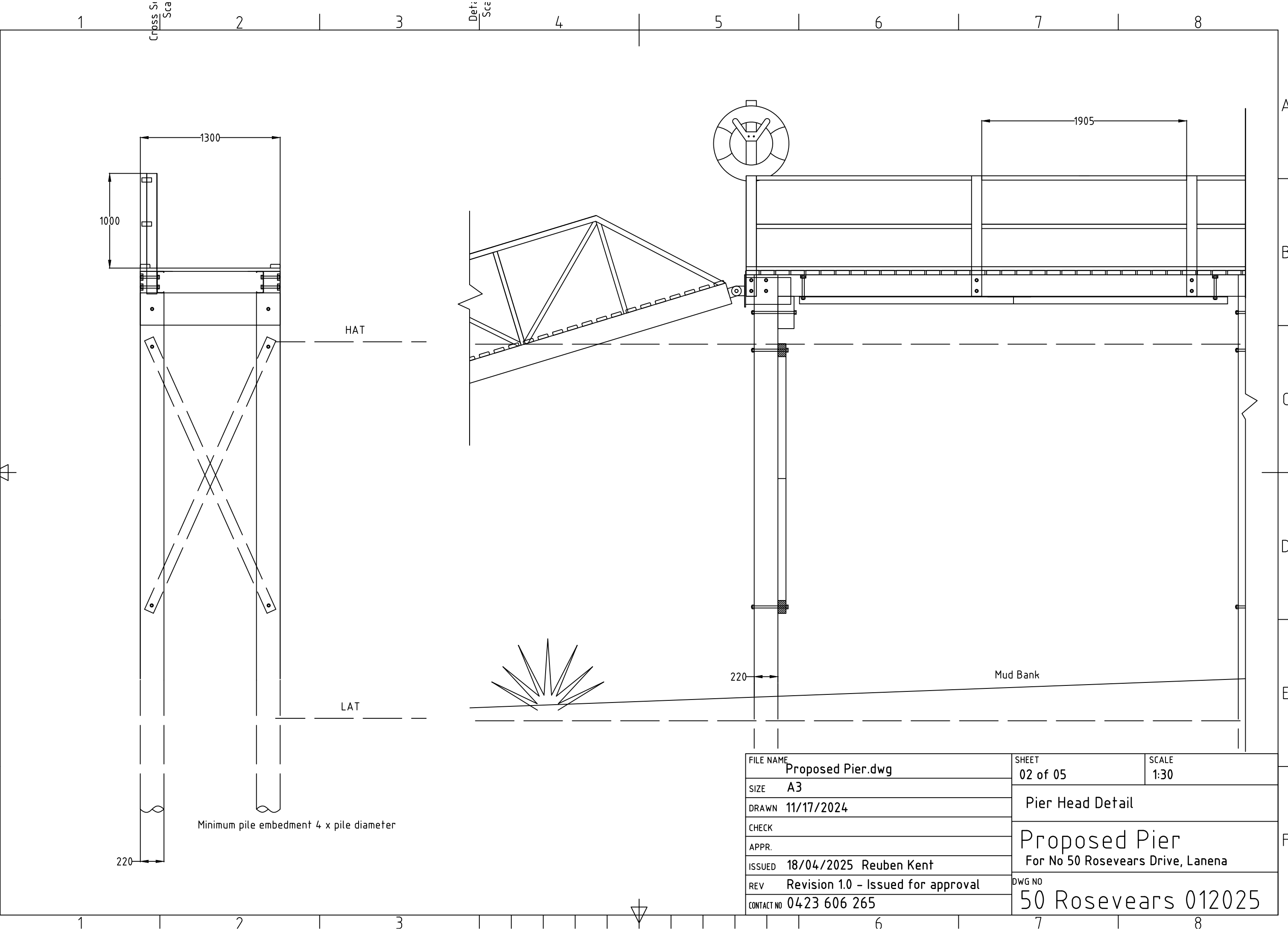
- Maintain the low-impact, natural aesthetic of the foreshore;
- Align with other historic and traditional jetties in the area;
- Blend with the vegetation, water, and geological tones of the Tamar estuary;
- Reduce the visual impact of the structure when viewed from neighbouring properties or across the water.

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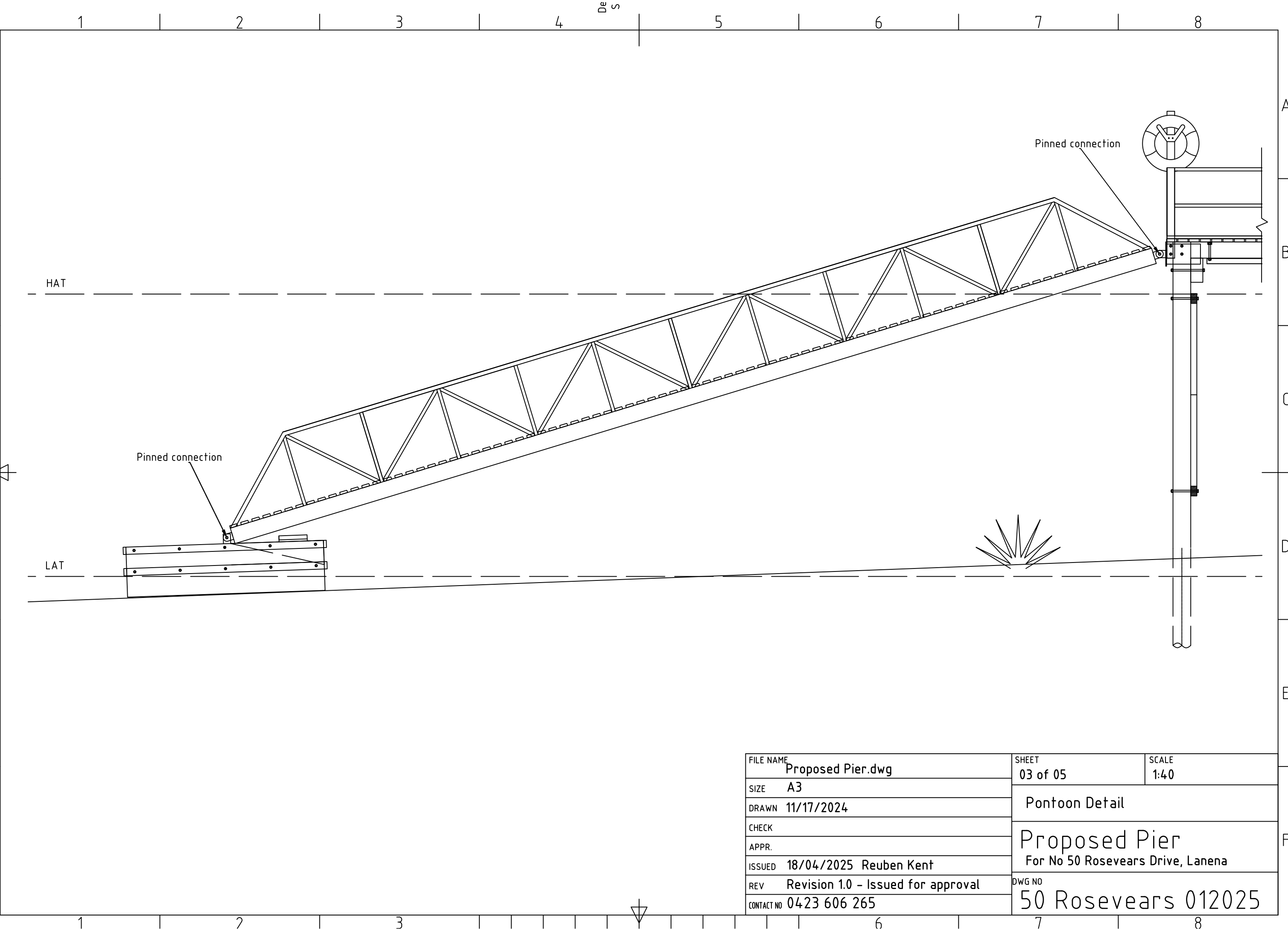
|            |                                    |                                   |          |       |       |
|------------|------------------------------------|-----------------------------------|----------|-------|-------|
| FILE NAME  | Proposed Pier.dwg                  | SHEET                             | 01 of 05 | SCALE | 1:150 |
| SIZE       | A3                                 | General Arrangement               |          |       |       |
| DRAWN      | 11/17/2024                         | Proposed Pier                     |          |       |       |
| CHECK      |                                    | For No 50 Rosevears Drive, Lanena |          |       |       |
| APPR.      |                                    | DWG NO                            |          |       |       |
| ISSUED     | 18/04/2025 Reuben Kent             | 50 Rosevears 012025               |          |       |       |
| REV        | Revision 1.0 - Issued for approval |                                   |          |       |       |
| CONTACT NO | 0423 606 265                       |                                   |          |       |       |



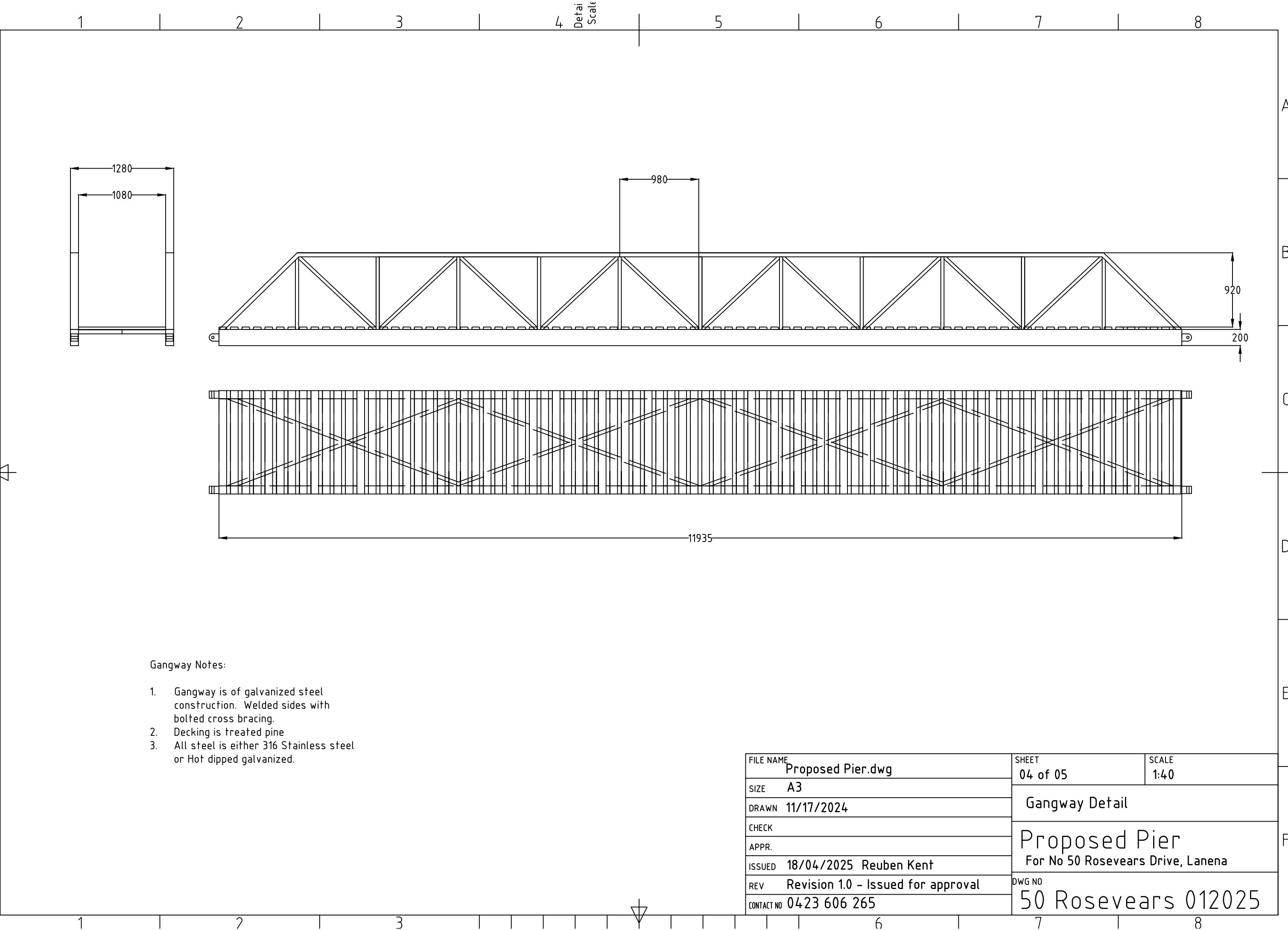


|            |                                    |                                   |
|------------|------------------------------------|-----------------------------------|
| FILE NAME  | Proposed Pier.dwg                  |                                   |
| SIZE       | A3                                 | SHEET 02 of 05                    |
| DRAWN      | 11/17/2024                         | SCALE 1:30                        |
| CHECK      |                                    | Pier Head Detail                  |
| APPR.      |                                    | Proposed Pier                     |
| ISSUED     | 18/04/2025 Reuben Kent             | For No 50 Rosevears Drive, Lanena |
| REV        | Revision 1.0 - Issued for approval | DWG NO                            |
| CONTACT NO | 0423 606 265                       | 50 Rosevears 012025               |



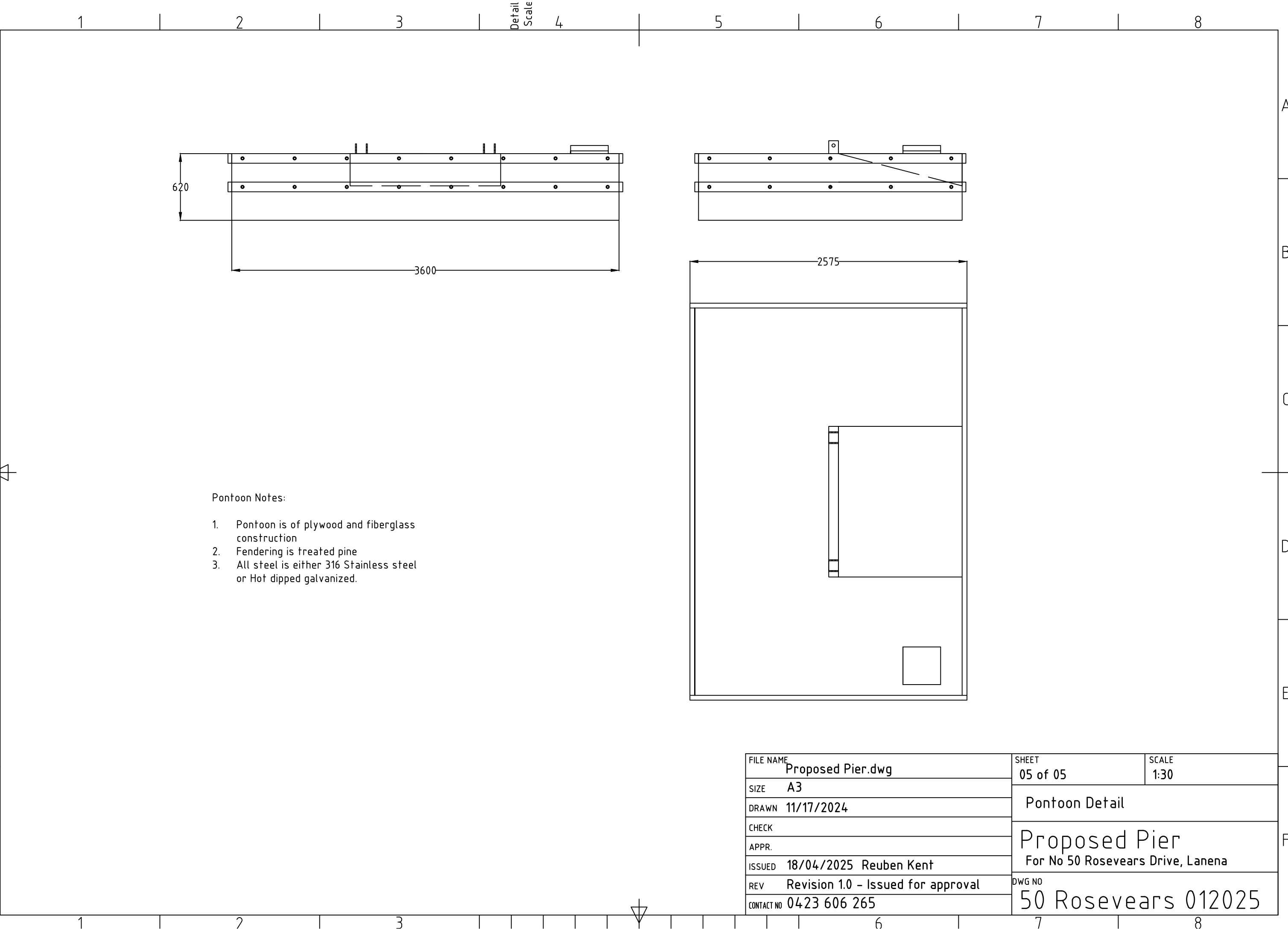


|            |                                    |  |          |       |      |
|------------|------------------------------------|--|----------|-------|------|
| FILE NAME  | Proposed Pier.dwg                  | SHEET  | 03 of 05 | SCALE | 1:40 |
| SIZE       | A3                                 | Pontoon Detail                                     |          |       |      |
| DRAWN      | 11/17/2024                         |  |          |       |      |
| CHECK      |                                    | Proposed Pier<br>For No 50 Rosevears Drive, Lanena |          |       |      |
| APPR.      |                                    |  |          |       |      |
| ISSUED     | 18/04/2025 Reuben Kent             | DWG NO<br>50 Rosevears 012025                      |          |       |      |
| REV        | Revision 1.0 - Issued for approval |  |          |       |      |
| CONTACT NO | 0423 606 265                       |  |          |       |      |



- Gangway Notes:
- 1. Gangway is of galvanized steel construction. Welded sides with bolted cross bracing.
  - 2. Decking is treated pine
  - 3. All steel is either 316 Stainless steel or Hot dipped galvanized.

|            |                                    |  |                     |       |      |
|------------|------------------------------------|--|---------------------|-------|------|
| FILE NAME  | Proposed Pier.dwg                  | SHEET  | 04 of 05            | SCALE | 1:40 |
| SIZE       | A3                                 | Gangway Detail                                     |                     |       |      |
| DRAWN      | 11/17/2024                         |  |                     |       |      |
| CHECK      |                                    |  |                     |       |      |
| APPR.      |                                    | Proposed Pier<br>For No 50 Rosevears Drive, Lanena |                     |       |      |
| ISSUED     | 18/04/2025 Reuben Kent             |  |                     |       |      |
| REV        | Revision 1.0 - Issued for approval | DWG NO   | 50 Rosevears 012025 |       |      |
| CONTACT NO | 0423 606 265                       |  |                     |       |      |



|            |                                    |  |          |       |      |
|------------|------------------------------------|--|----------|-------|------|
| FILE NAME  | Proposed Pier.dwg                  | SHEET  | 05 of 05 | SCALE | 1:30 |
| SIZE       | A3                                 | Pontoon Detail                                     |          |       |      |
| DRAWN      | 11/17/2024                         |  |          |       |      |
| CHECK      |                                    | Proposed Pier<br>For No 50 Rosevears Drive, Lanena |          |       |      |
| APPR.      |                                    |  |          |       |      |
| ISSUED     | 18/04/2025 Reuben Kent             | DWG NO<br>50 Rosevears 012025                      |          |       |      |
| REV        | Revision 1.0 - Issued for approval |  |          |       |      |
| CONTACT NO | 0423 606 265                       |  |          |       |      |



# Reserve Activity Assessment Proposal Description

Use this form to sufficiently define the proposal for assessment by PWS & record amendments to the proposal as required.


|                    |   |         |     |
|--------------------|---|---------|-----|
| Proposal Name      | 50 Rosevears Drive, Lanena, Tas   |         |     |
| Proposal Number    | PWS File No: file number 24/2988<br>Property Identification Number (PID) or Title Reference: 6074799<br>Title Reference: 22015/1<br>This application refers to the intertidal zone of the River Tamar at number 50 Rosevears Drive. |         |     |
| Proposal Proponent | Reuben Kent   |         |     |
| Date               | 01/06/2025  | Version | 1.1 |

## 1. Proposal description

### 1.1 Contact Details

|                                  |   |              |                |
|----------------------------------|---|--------------|----------------|
| Name of proponent (legal entity) | Reuben Kent                             |              |                |
| Name of proponent (trading name) | NA – Private applicant                  |              |                |
| Registered address of proponent  | 50 Rosevears Drive, Lanena, Tas         |              |                |
| Postal address of proponent      | As above                                |              |                |
| Email address of proponent       | reubenkent@hotmail.com                  | Phone Number | +61 0423606265 |
| ABN number                       | NA – Residential application            |              |                |
| ACN number                       | NA – Private applicant                  |              |                |
| PWS Contact Officer              | Sharon Rodriguez Robles                 |              |                |
| PWS Contact Officer Email        | Sharon.RodriguezRobles@parks.tas.gov.au |              |                |

### 1.2 Location

|                      |   |
|----------------------|---|
| Location of proposal | Tamar River intertidal zone - 50 Rosevears Drive, Lanena, Tas<br> |
|----------------------|---|

|                  |                 |
|------------------|-----------------|
|                  |                 |
| PWS Region       | Northern Region |
| PWS Field Centre | Tamar FC        |

| Reserve Name  | Tenure        | Grid Ref (GDA94) |          |
|---------------|---------------|------------------|----------|
|               |               | Easting          | Northing |
| Tamar estuary | Tamar estuary | 498162E          | 5426219N |

Located in World Heritage Area (WHA)?

☐ No ☐ Yes, WHA: \_\_\_\_\_.

### 1.3 Summary description

The proposed works consist of the installation of a private jetty extending from the shoreline at 50 Rosevears Drive, Lanena, into the River Tamar. The scope includes the following key quantitative elements:

Footprint Area: Approximately 60 m<sup>2</sup> total, including jetty deck (~40 m<sup>2</sup>), gangway (~14 m<sup>2</sup>), and floating pontoon (~9 m<sup>2</sup>).

**Vegetation Clearance:** Nil – no vegetation removal is required. All work will be conducted within the intertidal zone and from existing cleared land.

#### Structures:

- **Jetty Deck:** ~30 meters long × 1.3 meters wide, timber deck supported on treated hardwood piles.
- **Gangway:** ~11 meters long × 1.3 meters wide, galvanised steel truss with treated pine decking.
- **Floating Pontoon:** ~2.5 meters long × 3.6 meters wide, constructed from epoxy/fibreglass-coated marine plywood.
- **Carpark Capacity:** N/A – no parking area construction is proposed.
- **Water Tanks:** N/A – no tanks are included in this scope.

**Access Track or Road:** None to be constructed. All materials and equipment will be staged from the shoreline of the property using existing access, and installation will occur via small vessel and floating pontoon/barge.

**Spray/Treatment Area:** None proposed – no pesticide or herbicide application is included in the works.

### 1.4 Objectives

The primary objective of this proposal is to construct a private jetty and associated gangway and pontoon at 50 Rosevears Drive to provide safe, reliable, and practical access to the River Tamar, particularly during low tide conditions. The outcomes and benefits include:

**Improved Access:** Enable direct and safe water access for small boats from the property in a wide range of tidal conditions, including low tide, where natural shoreline access is limited.

**Increased Usability:** Provide a stable and permanent launching and berthing point for recreational marine use without reliance on shared or public facilities.

**Minimised Environmental Impact:** Deliver a lightweight, manually installed structure that avoids the use of heavy machinery and minimises disturbance to the intertidal zone.

**Reversibility and Low Visual Impact:** Utilise a proven, unobtrusive design (mirroring the long-established jetty at No. 32 Rosevears Drive) with minimal visual and ecological impact on the foreshore.

**Enhanced Safety:** Incorporate compliant handrails, non-slip decking, and secure construction techniques to improve user safety and long-term structural integrity.

This proposal addresses the problem of limited foreshore access due to steep banks and mudflat exposure at low tide and leverages the opportunity to establish a practical and environmentally sensitive marine access point for the property owner.

## 1.5 Outputs

The following physical products and functional outcomes will be delivered as a result of the proposed works:

### **New Jetty Structure:**

A fixed timber-deck jetty approximately 30 meters long and 1.3 meters wide, supported by treated hardwood piles and cross-bracing, providing stable access from the shoreline to the gangway.

### **Access Gangway:**

A 11-meter long, 1.3-meter-wide galvanised steel truss gangway with treated pine decking, designed to accommodate tidal variation and provide a safe transition between the fixed jetty and floating pontoon.

### **Floating Pontoon:**

A 2.5-meter × 3.6-meter epoxy/fibreglass-coated marine plywood pontoon for secure berthing of small recreational vessels in a variety of tidal conditions.

### **Environmentally Sensitive Installation:**

A low-impact construction process using hand tools and floating equipment to minimise disruption to the intertidal zone and avoid the use of heavy machinery.

### **Private Marine Access Facility:**

A completed marine access point that enables the property owner to launch, berth, and retrieve small boats directly from their property, reducing reliance on public facilities.

## 1.6 Proposal need

The need for this proposal arises from the property owner's lack of practical and safe access to the River Tamar due to the site's natural shoreline conditions—namely mudflat exposure and steep bank gradient at low tide. The proposed jetty and pontoon are essential for enabling regular access to the river for recreational boating, small craft berthing, and maintenance purposes.

### **Planning Grounds:**

- The proposal aligns with historical and local precedent, replicating the established and well-maintained private jetty at No. 32 Rosevears Drive.
- The proposed design is consistent with the visual and functional character of the area's waterfront development.
- It satisfies private property marine access needs without introducing additional demand on public infrastructure.

**Urgency:**

- Commencement of works by Jan 2026 is critical to avoid construction delays caused by prevailing north-westerly winds and increased river disturbance typically experienced from July to November.
- All prefabrication is already underway, and materials are staged for immediate deployment, allowing prompt and efficient execution once permits are granted.

**Consequences of Non-Delivery:**

- Continued lack of safe and functional marine access for the property owner.
- Lost opportunity to complete construction during optimal seasonal conditions, potentially leading to delays of 6–8 months.
- Possible deterioration of prefabricated components due to prolonged storage and exposure.

## 1.7 Funding

|  |   |
|--|---|
| Cost of the proposal   | Installation costs \$30,000                 |
| Cost of ongoing maintenance  | Annual estimate over 30 yr: <\$500 per year |
| Cost of decommissioning to a nominated land use & entity responsible for management? | \$10,000                                    |
| Source of funding  | Private – Owner funded                      |
| State government involvement in ongoing management                                   | NA – other than permit administration       |
| Entity responsible for annual maintenance costs                                      | Owner / Permit holder                       |

## 1.8 Relationship to other proposals or existing infrastructure

The proposed jetty, gangway, and pontoon at 50 Rosevears Drive are not part of any larger development and are independent of other proposals currently under consideration.

**Relationship to Existing Infrastructure:**

- The structure is similar in design and scale to the well-established private jetty at No. 32 Rosevears Drive, which has existed for over 30 years and other local facilities. The proposed jetty uses the same materials, construction methods, and visual profile to maintain continuity with local waterfront infrastructure.
- The proposed structure will be positioned entirely within the boundaries of No. 50 Rosevears Drive and will not connect to or interfere with any public jetties, shared accessways, stormwater outfalls, or utility services.
- No modifications to public land, roads, or marine infrastructure are required.
- All access for construction and long-term use will be via the applicant's private waterfront.

**Compatibility:**

- The proposal is consistent with the historical and current land use in the area, where similar small-scale private marine access structures are in place.
- It complements existing low-impact waterfront activity and does not introduce new burdens on public infrastructure, services, or utilities.

## 1.9 Proposal timeline

12-months construction window from permit application.

30-year design life based on durability of materials – with option of extension via life extension works.

## 1.10 Alternatives considered

Several alternatives were evaluated in developing the proposal to ensure the selected solution best met the functional objectives, minimised environmental impact, and was appropriate for the location:

**Alternative Locations on the Property:**

Other potential jetty locations along the foreshore of 50 Rosevears Drive were considered. However, the selected site at the northern end of the river frontage offers:

- The most direct access to deeper water,
- Existing access via a seawall for material handling,
- Minimal vegetation or obstruction, and
- The shortest structure length needed to reach navigable water, thereby reducing footprint and cost.

**Use of Public or Shared Infrastructure:**

- Relying on nearby public boat ramps or jetties was evaluated but rejected due to:
- Inconvenience and distance from the property,
- Limited availability during peak periods, and
- Inability to support private berthing or daily small vessel operations.

**Fully Removable/Seasonal Structures:**

- A temporary, demountable structure was considered but found unsuitable because:
- Regular installation and removal would be impractical and labour-intensive,
- Seasonal use would not meet year-round access needs,
- Floating-only options would still require a fixed access point, duplicating environmental impact.

**Reduced-Scale Design:**

To limit the environmental footprint and material use, the structure was designed to match the scale and configuration of the proven and well-maintained jetty at No. 32 Rosevears Drive. No additional berthing arms or platforms are included, and timber and gangway spans were minimised where possible.

**Environmental Adjustments:**

No significant environmental impacts were identified, but several measures were included in the final proposal to further reduce impact:

- Manual pile installation (no heavy machinery),
- Minimal excavation,
- Use of corrosion-resistant and marine-grade materials, and
- Timing construction to coincide with low-disturbance periods and favourable tides.



## 1.11 Public interest and community consultation

The proposed jetty at 50 Rosevears Drive is a small-scale, private marine access structure designed to serve the needs of a single residential property. As such, it has limited public interface or broader community impact. Nevertheless, public interest and local amenity considerations have been addressed in the following ways:

### Consistency with Surrounding Use:

The structure is of a similar scale, style, and materials to existing private jetties along the River Tamar foreshore, particularly the long-standing jetty at No. 32 Rosevears Drive. As such, the visual and environmental character of the area is maintained.

### Minimal Public Obstruction:

The jetty is positioned entirely within the frontage of No. 50 Rosevears Drive and does not obstruct any existing public access, right-of-way, or navigation channel. All construction access is from private land, with no impact on neighbouring properties or public land.

### Low Visual and Environmental Impact:

The design incorporates timber handrails, galvanised components, and low-profile materials to ensure minimal visual intrusion. The use of manual tools and floating installation platforms reduces noise, emissions, and ground disturbance.

### Community Consultation:

Informal engagement with adjacent neighbours has occurred during the proposal planning process. No objections or concerns have been raised to date. The project proponent remains open to further engagement if required by council or state permitting processes.

### Public Safety and Compliance:

The structure will be built to relevant Australian Standards (e.g., AS1657-2018) to ensure safety for users and reduce risks to the broader public environment.

## 2. Detailed description

The proposal involves the construction of a private jetty, access gangway, and floating pontoon at the foreshore boundary of 50 Rosevears Drive, Lanena, Tasmania. The objective is to provide year-round access to the River Tamar for small private vessels from the property, where shoreline access is otherwise limited by steep gradients and tidal mudflat exposure.

### Site Plan and Layout

- The jetty will extend into the River Tamar in a **northeasterly direction** from the natural shoreline.
- All components will be installed within the property's frontage, with no encroachment into neighbouring titles.
- A sketch plan and a photomontage of the installed structure in context are provided as Figures 2, 3, and 4 of the original proposal (Works\_&\_Development\_Application - Installation of Jetty). A detailed engineering drawing is supplied in the accompanying document titled: No 50 Rosevears Drive - Proposed Jetty

### Quantitative Description

- **Size and footprint:** See section 1.3 Summary description
- **New Land Disturbance Area:** < 5 m<sup>2</sup> (limited to pile hole locations in intertidal zone)
- **Tracks/Roads Constructed:** None. No permanent or temporary road construction is proposed.

- **Heavy Equipment Usage:** None. All works will be completed using hand tools, small vessels, and floating pontoons.

#### Construction Method and Environmental Controls

- All pile holes will be hand-dug at low tide using manual post hole diggers.
- Piles will be overbored slightly and installed with a cement grout mix for secure embedment into mudstone.
- Deck sections and gangway will be floated into position using a small barge and installed at high tide.
- Floating pontoon will be installed last and secured to the gangway pivot and pile grid.
- Fasteners will be stainless steel or galvanised; all timber will be treated for rot resistance and graded for structural use.
- The works will avoid vegetation removal, use existing cleared access, and require no disturbance to adjacent landholders or public infrastructure.

#### Intended Users

- Intended solely for use by the property owner and guests for private recreational boating.
- Anticipated usage: intermittent, seasonal, and low-volume – no commercial or high-frequency traffic is proposed.

#### Drainage, Tanks, Roads, and Utilities

- No new drainage infrastructure, water tanks, roads, or service utilities are required as part of this proposal.
- There is no need for car parking beyond the existing residential driveway.

#### Design Rationale

- Design mirrors a proven, existing jetty at No. 32 Rosevears Drive, which has stood successfully for over 30 years.
- The size and shape were chosen to minimise footprint while ensuring adequate tidal access for berthing.
- Materials and construction techniques were selected for marine durability, ease of installation, and minimal ecological disturbance.

#### Further Work Required

- Awaiting permit approval before initiating site works.
- All prefabrication is currently underway and can be completed before the June 2024 targeted start date.
- No further geotechnical, environmental, or engineering studies are currently required based on the low-impact nature of the proposal and use of established methods.

### 3. Referrals required

| Other Act                           | Description  |
|-------------------------------------|--|
| <i>Aboriginal Heritage Act 1975</i> | <p><b>Aboriginal Heritage Tasmania (AHT)</b> has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed Tamar River Jetty- 50 Rosevears Drive, Lanena.</p> <p><b>There are no registered Aboriginal heritage sites within the proposed works location;</b> however, it should be noted that the area has never been comprehensively assessed before and there does remain a risk of undetected Aboriginal heritage being present. Coastal areas are known to be culturally rich with Aboriginal heritage recorded in both disturbed and undisturbed contexts, so please keep this in mind when conducting works.</p> <p>Please be aware that all Aboriginal heritage is protected under the Aboriginal Heritage Act 1975. If at any time during works you</p> |

|  |  |
|--|--|
|  | <p>suspect Aboriginal heritage, cease works immediately and contact AHT for advice.</p> <p>Accordingly, AHT advise that the works should be guided by the attached Unanticipated Discovery Plan (UDP). Prior to works commencing, all personnel should be briefed about, and understand the process described in the UDP. All works personnel should be made aware that additional unrecorded Aboriginal heritage may occur within the area.</p>   |
| <p><i>Land Use Planning and Approvals Act 1993</i></p>         | <p><b>Land Use Planning and Approvals Act 1993 – Planning Consistency</b></p> <p>The proposed works are consistent with the relevant provisions of the West Tamar Council Interim Planning Scheme 2013, particularly those relating to development within the Environmental Management Zone and Waterfront Overlay, which govern marine access structures such as private jetties and pontoons.</p> <p><b>Council Correspondence and Planning Pathway:</b></p> <ul style="list-style-type: none"> <li>• Informal pre-lodgement consultation was undertaken with West Tamar Council's Planning Department.</li> <li>• Based on this consultation and the nature of the proposed works: <ul style="list-style-type: none"> <li>○ No Development Application (DA) is currently required from Council, as the structure is consistent with minor works typically approved under Crown land lease/licence arrangements.</li> <li>○ No Building or Plumbing Application is required for the jetty, gangway, or pontoon structure at this stage.</li> <li>○ If Council requires formal consent in the future, a separate DA package can be prepared, including this proposal, site plan, and structural drawings.</li> </ul> </li> </ul> <p><b>Supporting Evidence:</b></p> <ul style="list-style-type: none"> <li>• Refer to Section 9 of the submitted Crown Works and Development Application, where it is confirmed:</li> </ul> <p><i>"Are there any Council requirements? No (X)"</i></p> <p><i>"Is Crown consent to a Development Application required? No (X)"</i></p> <p><b>Approvals Pathway:</b></p> <ul style="list-style-type: none"> <li>• Primary assessment and approval is expected to be through Parks and Wildlife Service (PWS) under the Crown Lands Act 1976.</li> <li>• Should planning approval be triggered or requested later by Council, the proponent is prepared to engage in the formal LUPAA process, supported by existing documentation and a precedent structure at No. 32 Rosevears Drive.</li> </ul> |
| <p><i>Tasmanian Threatened Species Protection Act 1995</i></p> | <p>The proposed works will take place entirely within a previously cleared intertidal zone that does not contain any mapped threatened flora or fauna habitat under the Natural Values Atlas (NVA).</p> <p>No known threatened species or ecological communities are expected to be impacted.</p>  |

|  |  |
|--|--|
|  | <p>Works involve minimal physical disturbance (e.g. hand-dug pile holes, no vegetation clearing), and are timed to avoid key ecological activity periods (e.g. breeding or migratory windows).</p> <p>If any listed species are unexpectedly encountered during construction, work will cease, and advice will be sought from the Department of Natural Resources and Environment Tasmania (NRE Tas).</p>  |
| <p><i>Environmental Protection and Biodiversity Conservation Act 1999 (Matters of National Environmental Significance)</i></p> | <p><b>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</b></p> <p>Based on the scale, location, and method of the proposed works, it is unlikely that the proposal will trigger a significant residual impact on any Matters of National Environmental Significance (MNES) under the EPBC Act.</p> <p><b>Assessment of MNES Risk:</b></p> <p>World Heritage Properties / National Heritage Places: The proposal is not located within or adjacent to any World Heritage or National Heritage site.</p> <p><b>Listed Threatened Species and Ecological Communities:</b> The proposed jetty and pontoon are located within a previously disturbed and developed intertidal zone. No clearing of native vegetation is proposed, and the footprint is limited, with no machinery required.</p> <p><b>Migratory Species and Marine Environment:</b> The River Tamar is a tidal waterway, but the small scale, temporary nature of works, and use of floating and hand-installed elements significantly reduce any risk to migratory species or aquatic habitat.</p> <p><b>Commonwealth Marine Area / Wetlands / Nuclear Matters:</b> Not applicable to this proposal.</p> <p><b>Consultation:</b></p> <p>No formal consultation has been initiated with the Department of Agriculture, Water and the Environment regarding a referral under the EPBC Act.</p> <p>The proponent understands their obligations under the Act and is prepared to submit a self-assessment or formal referral if advised to do so during the Crown or State assessment process.</p> |
| <p>Other Acts for which permits may be required</p>  | <p>In addition to the Crown Lands Act 1976 and other primary legislation addressed elsewhere in this application, the following Acts have been considered in the context of the proposed jetty and pontoon installation at 50 Rosevears Drive:</p> <p><b>Living Marine Resources Management Act 1995</b></p>   |

|  |  |
|--|--|
|  | <p>The structure does not involve commercial fishing, aquaculture, or dredging activity, and is not anticipated to interfere with marine habitat or fish passage.</p> <p>No permit is expected to be required under this Act.</p> <p><b>Water Management Act 1999</b></p> <ul style="list-style-type: none"> <li>• No fresh water extraction, drainage diversion, or contamination risk is involved.</li> <li>• Works are located entirely within tidal waters and will not alter any watercourses.</li> </ul> <p><b>Marine and Safety Authority Act 1997 (MAST)</b></p> <ul style="list-style-type: none"> <li>• As the proposal involves a new structure extending into navigable waters, a notification or permit may be required under MAST regulations.</li> <li>• The proponent will liaise with Marine and Safety Tasmania to confirm any requirements for lighting, signage, or vessel navigation safety.</li> </ul> |
|--|--|

## 4. Attachments

| No. | Attachment title   |
|-----|--|
| 1   | Works_&_Development_Application - Installation of Jetty (Submitted May 2024) |
| 2   | No 50 Rosevears Drive - Proposed Jetty (Submitted May 2025)                  |
| 3   | No 50 Rosevears Drive - Jetty Compliance Summary (Submitted May 2025)        |

## 5. Applicant declaration

I declare that:

- The information provided is true and correct to the best of my knowledge.
- I understand that a failure to provide sufficient information may result in the application being refused or not able to be processed.
- I understand that all information provided may be disclosed publicly in accordance with the *Right to Information Act 2009*.
- I accept that information provided may be shared and disclosed to other public sectors where necessary for the purposes of storage and use and will be managed in accordance with the *Personal Information Protection Act 2004*.

|                       |  |      |            |
|-----------------------|--|------|------------|
| Name                  | Reuben Kent  |      |            |
| Position of Signatory | Property owner of No 50 Rosevears Drive, Lanena & proposal designer. (Marine Engineer) |      |            |
| Signature             |  | Date | 01/06/2025 |

INTERNAL USE ONLY

6. Adequacy Review –

- ☐ Proposal description deficient
- ☐ Proposal description acceptable for assessment

| Deficiency | Further information required |
|------------|------------------------------|
|            |                              |
|            |                              |

Comment:

Checked by:


|                       |  |      |  |
|-----------------------|--|------|--|
| Name                  |  |      |  |
| Position of Signatory |  |      |  |
| Signature             |  | Date |  |

**RE: Land ownership inquiry - 50 Rosevears Drive**

Jacinta - Shields Heritage &lt;jmfrench@shieldsheritage.com&gt;

Wed 21/06/2023 8:03 AM

To: Reuben Kent &lt;reubenkent@hotmail.com&gt;

 1 attachments (459 KB)  
scan\_20230621090342.pdf;

I have paid the searching agent  
I attach my tax invoice and a copy of my trust ledger for your records

My enquiries that Anthony Francis Curwen Matson died 1 February 2003 BUT that there is no record of Probate of his Will being obtained  
This means the chain of executors is broken and his executors do not become the executors of the estate of the late William Hunt.  
That means there is no one currently entitled to transfer the title to the land in question

This concludes my current instructions  
Jacinta French  
Partner  
Shields Heritage  
Barristers and Solicitors  
53 Cameron Street Launceston TAS

E [jmfrench@shieldsheritage.com](mailto:jmfrench@shieldsheritage.com)

Maximum size of attachments for emails to this address is 25MB

T 03 63 375777

A PO Box 187 Launceston TAS 7250

\*\*\*\*\*

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**From:** Reuben Kent <reubenkent@hotmail.com>  
**Sent:** Tuesday, 20 June 2023 12:30 PM  
**To:** Jacinta - Shields Heritage <jmfrench@shieldsheritage.com>  
**Subject:** Re: Land ownership inquiry - 50 Rosevears Drive

Hi Jacinta,

Thanks for this please proceed.

Cheers,  
Reuben

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---

**From:** Jacinta - Shields Heritage <[jmfrench@shieldsheritage.com](mailto:jmfrench@shieldsheritage.com)>  
**Sent:** Monday, June 19, 2023 3:45:03 PM  
**To:** Reuben Kent <[reubenkent@hotmail.com](mailto:reubenkent@hotmail.com)>  
**Subject:** RE: Land ownership inquiry - 50 Rosevears Drive

Reuben

I have finally received the attached account from our searching agent  
Please confirm I can pay this from the funds you paid to us as a deposit on costs  
Jacinta French  
Partner  
Shields Heritage  
Barristers and Solicitors  
53 Cameron Street Launceston TAS

E [jmfrench@shieldsheritage.com](mailto:jmfrench@shieldsheritage.com)

Maximum size of attachments for emails to this address is 25MB

T 03 63 375777

A PO Box 187 Launceston TAS 7250

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**From:** Shields Heritage <[shields@shieldsheritage.com](mailto:shields@shieldsheritage.com)>  
**Sent:** Thursday, 4 May 2023 3:47 PM  
**To:** Jacinta - Shields Heritage <[jmfrench@shieldsheritage.com](mailto:jmfrench@shieldsheritage.com)>  
**Subject:** FW: Land ownership inquiry - 50 Roservears Drive

---

**From:** Reuben Kent <[reubenkent@hotmail.com](mailto:reubenkent@hotmail.com)>  
**Sent:** Thursday, 4 May 2023 3:25 PM  
**To:** Shields Heritage <[shields@shieldsheritage.com](mailto:shields@shieldsheritage.com)>  
**Subject:** Land ownership inquiry - 50 Roservears Drive

Dear Jacinta,

Thanks for your time on the phone today. Please see attached the title for no 50 Rosevears Drive (CT-22015-1). We are trying to establish ownership of the land between No 50 and the Tamar River. Ultimately we would like to have use of this land. If it is privately owned and use is not possible then the property would lose its appeal to us.

I am also forwarding you the below correspondence between myself and the Lands Titles office.

From our conversation on the phone today, it seems like you would be able to help with the matter.

My first question is if we are to ask for an extension on our Due Diligence Clause then how long should we request to get to the bottom of this?

Regards,  
Reuben

---

**From:** Jenkins, Damien <[Damien.Jenkins@nre.tas.gov.au](mailto:Damien.Jenkins@nre.tas.gov.au)>  
**Sent:** Tuesday, 2 May 2023 4:13 PM  
**To:** [reubenkent@hotmail.com](mailto:reubenkent@hotmail.com) <[reubenkent@hotmail.com](mailto:reubenkent@hotmail.com)>  
**Subject:** FW: Land ownership inquiry - 50 Roservears Drive



Hi Reuben

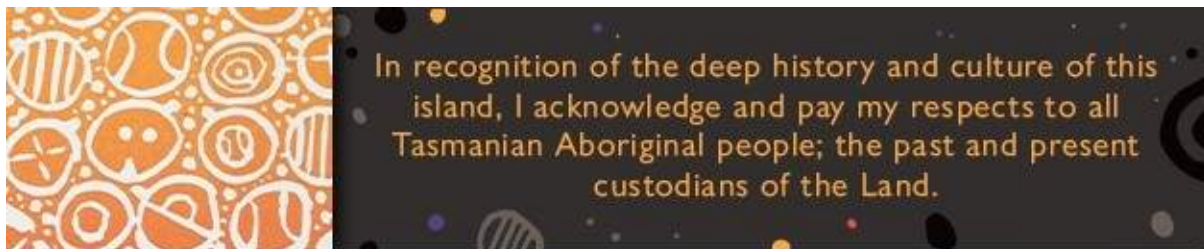
I'm forwarding the below email to you now. It contains deed references (which I've highlighted in yellow), which you will use as an entry point to this 'chain of deeds'. I've attached copies of these deeds as well. I've also attached deed 59/0504, which was provided to me by my colleague, but I don't know its relevance.

The will (highlighted in red) will be obtained from State Archives and I'll supply you a copy.

Regards



Damien Jenkins | Administrative Officer  
Land Titles Office | Heritage and **Land Tasmania**  
Environment, Heritage and Land  
**Department of Natural Resources and Environment Tasmania**  
134 Macquarie Street Hobart TAS 7000  
GPO Box 44 Hobart TAS 7001  
T: (03) 6165 3049  
E: [damien.jenkins@nre.tas.gov.au](mailto:damien.jenkins@nre.tas.gov.au)  
W: [www.nre.tas.gov.au](http://www.nre.tas.gov.au)



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If the transmission contains advice, the advice is based on instructions in relation to, and is provided to the addressee in connection with, the matter mentioned above. Responsibility is not accepted for reliance upon it by any other person or for any other purpose.

---

**From:** Daniels, Damien <[Damien.Daniels@nre.tas.gov.au](mailto:Damien.Daniels@nre.tas.gov.au)>  
**Sent:** Thursday, 27 April 2023 8:48 AM  
**To:** Jenkins, Damien <[Damien.Jenkins@nre.tas.gov.au](mailto:Damien.Jenkins@nre.tas.gov.au)>  
**Cc:** Titles Enquiries <[Titles.Enquiries@nre.tas.gov.au](mailto:Titles.Enquiries@nre.tas.gov.au)>  
**Subject:** RE: Land ownership inquiry - 50 Roservears Drive

Hi Dame

Couple of things I found to help on your way.

It appear from conv 30/9055 & 56/58DO that this land was conveyed from the Estate of WS Hunt.

There may be a will 38/920 as per 30/9055.

WS Hunt's land appears to be conveyance 10/4633. This is the whole of the 716A-1R-0P Grant to Daniel Cummins which goes to the River Tamar.

Could chance that this is the conveyance the land is in but searching will need to be done to confirm.

cheers



Damien Daniels | Senior Technical Officer  
Plan Services | Land Titles Office  
Heritage and Land Tasmania  
**Department of Natural Resources and Environment Tasmania**  
GPO Box 541, Hobart, TAS 7001  
T: (03) 6165 4444  
E: [Damien.Daniels@nre.tas.gov.au](mailto:Damien.Daniels@nre.tas.gov.au)  
W: [www.nre.tas.gov.au/land-tasmania/land-titles-office](http://www.nre.tas.gov.au/land-tasmania/land-titles-office)

**Delegate**

Community & Public Sector Union  
State Public Services Federation

 **(03) 6234 1708**



**Proud to be Public**  
**Proud to be Union.**

157 Collins St, Hobart TAS 7000

Suite 104, 287 Charles St, Launceston TAS 7250



In recognition of the deep history and culture of this island, I acknowledge and pay my respects to all Tasmanian Aboriginal people; the past and present custodians of the land.

**From:** Titles Enquiries <[Titles.Enquiries@nre.tas.gov.au](mailto:Titles.Enquiries@nre.tas.gov.au)>

**Sent:** Wednesday, 26 April 2023 5:05 PM

**To:** Daniels, Damien <[Damien.Daniels@nre.tas.gov.au](mailto:Damien.Daniels@nre.tas.gov.au)>

**Subject:** FW: Land ownership inquiry - 50 Roservears Drive

Hi Dame

Please see the email below. I see that this is at the end of title 22015/1, which stemmed from Gen Law.

I wont be in on Thursday, and may not be in on Friday either, so I probably wont get a chance to come and pick your brain about this in office.

Do you have any charts etc you can look at to see if this land at the end of the title is/was Gen Law, or granted under torrens? Anything you can tell me?

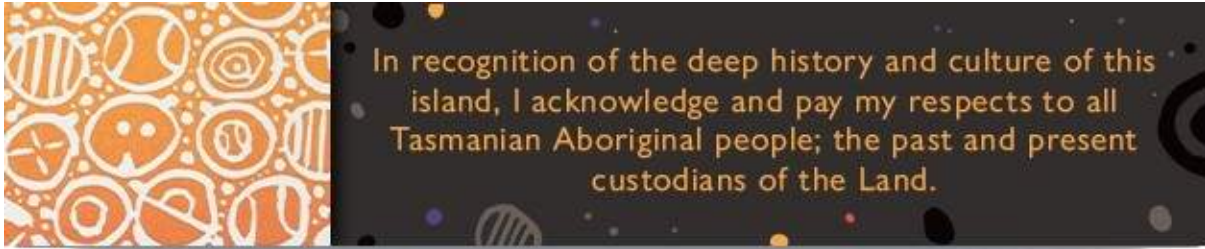
Thanks mate ☺

Regards



Damien Jenkins | Administrative Officer  
Land Titles Office | Heritage and **Land Tasmania**  
Environment, Heritage and Land  
**Department of Natural Resources and Environment Tasmania**  
134 Macquarie Street Hobart TAS 7000  
GPO Box 44 Hobart TAS 7001  
T: (03) 6165 3049  
E: [damien.jenkins@nre.tas.gov.au](mailto:damien.jenkins@nre.tas.gov.au)

W: [www.nre.tas.gov.au](http://www.nre.tas.gov.au)



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---

**From:** Reuben Kent <[reubenkent@hotmail.com](mailto:reubenkent@hotmail.com)>  
**Sent:** Wednesday, 26 April 2023 4:21 PM  
**To:** Titles Enquiries <[Titles.Enquiries@nre.tas.gov.au](mailto:Titles.Enquiries@nre.tas.gov.au)>  
**Cc:** Amber Mc Connell <[ambermc1992@msn.com](mailto:ambermc1992@msn.com)>  
**Subject:** Land ownership inquiry - 50 Roservears Drive

You don't often get email from [reubenkent@hotmail.com](mailto:reubenkent@hotmail.com). [Learn why this is important](#)

Dear Robin,

Thanks for your time on the phone this afternoon. Are you please able to help establish the ownership of the small parcel of land in the highlighted section of the attached image. It is the waterfront section at number 50 Roservears Drive, Lanena.

My wife and I have a current contract for the sale for the property and would like to submit a permit for the use of the land. However Property Services is not currently able to establish ownership and referred us to your office.

Kind regards,  
Reuben Kent

---

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# E. R. HENRY, WHERRETT & BENJAMIN

Barristers & Solicitors

SCOTT W. LAW, B.COM., LLB.  
DAVID M. REES, B.A., LLB.

YOUR REFERENCE

A.B.N. 54 809 189 312

VICTORIA CHAMBERS  
9 VICTORIA STREET  
HOBART, TASMANIA 7000  
AUSTRALIA

IN REPLY PLEASE QUOTE

SWL.ar:

11<sup>th</sup> May 2023

G.P.O. BOX 612  
HOBART, TASMANIA 7001

hwb@hwblawyers.com.au  
TEL: 03 6220 7777  
FAX: 03 6223 6487

Messrs Shields Heritage  
Barristers & Solicitors  
53 Cameron Street  
LAUNCESTON TAS 7250  
Attention Jacinta French

Dear Jacinta

**RE: General Law Search Noted as Esplanade Foreshore Tamar River Parish of St Michaels  
County of Devon in Tasmania Noting on Deeds Office Plan 56/58**

Thank you for your email 9<sup>th</sup> May 2023 and refer to the enclosures you attached.

As you are aware the whole of the land Granted by Letters Patent to Daniel Cummins containing 716 acres 1 rood. The land was conveyed by conveyance 10/4633 to the person whom, later subdivided the land shown on the plan being William Sutturley Hunt. Upon his death 13<sup>th</sup> December 1938 William Hunt's Executors Wallace Tremayne Hunt and Ferdinand John Hunt continued to subdivide the land until they retired as trustees of the will of William Sutturley Hunt and Sydney Mervyn Hunt was appointed up until his death in 1993. Sydney Mervyn Hunt appointed Anthony Francis Curwen Matson with his will registered in the registry of Deed 68/9487

I am unable locate any further dealings for Anthony Francis Curwen Matson.

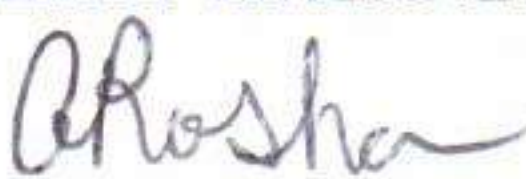
Our search has revealed no Surrender to the Crown or Conveyance to the Beaconsfield Council or their successors of the Land shown Esplanade on Deeds Office Plan 56/58

The description in conveyance 30/9055 notes the land reserved as Esplanade.

As search of the lot now Certificate of Title Volume 139934 Folio 2 containing 2 rood 22 and 8/10 perches between lots 1 & 2 on Plan 56/58 was conveyed by Wallace Tremayne Hunt and Ferdinand John Hunt to Samuel Knight by 22/2003 and shown on Deeds office plan 14/66 describes the land to the high water mark of the Tamar River and shown in a later conveyance 43/7154 is attached

Please advise if you require any further information and we hope this assists you and thank you for your instructions.

Yours faithfully,  
**ER HENRY WHERRETT & BENJAMIN**

per:   
Andrew Rostron



# Memorial

OF A CONVEYANCE dated the 14th day of February 1972 made between DOROTHY MAY CURMEN of Blackwall in Tasmania widow and RICHARD HENRY THOMPSON of Launceston in Tasmania (therein and hereinafter called "the Vendors") of the one part and BRUCE LENTHORN COMRIE of Launceston aforesaid Clerk and JUDITH DAWN COMRIE his wife (therein and hereinafter called "the Purchasers") of the other part

WITNESS: To the execution by the said DOROTHY MAY CURMEN

(sgd) J.O. Bushby

To the execution by the said RICHARD HENRY THOMPSON

(sgd) J.O. Bushby

Solr. Launceston.

NATURE AND OBJECT: THE NOW MEMORIALISING INDENTURE RECITES the Vendors were seized of the lands and hereditaments thereafter described and intended to be thereby assured for an estate in fee simple in possession free from encumbrances AND RECITES the Vendors had agreed with the Purchasers for the sale to them of the said hereditaments at or for the price or sum of \$4,000.00 BY THE NOW MEMORIALISING INDENTURE IT WAS WITNESSED that in pursuance of the said agreement and in consideration of the sum of \$4,000.00 then paid by the Purchasers to the Vendors (the receipt whereof the Vendors thereby acknowledged) the Vendors as Beneficial Owners so far as related to his and her share estate and interest thereby granted and conveyed unto the Purchasers ALL THAT piece of land containing 2 roods 22 8/10 perches or thereabouts situate and being in the Parish of St. Michaels in the County of Devon in Tasmania TO HOLD the same unto and to the use of the Purchasers their heirs and assigns for ever in fee simple

DESCRIPTION: ALL THAT piece of land containing 2 roods 22 8/10 perches or thereabouts situate and being in the Parish of St. Michaels in the County of Devon in Tasmania (being part of certain 716 acres and 1 rood of land granted by her late Majesty Queen Victoria to one Daniel Cummins and his heirs by Letters Patent dated the 24th day of December 1838 and enrolled in the Supreme Court of Tasmania on the 26th day of January 1839 No.1263) and bounded On the South West by a line of 1 chain and 9/10 of a link commencing at a point on the North East side of the Main Road leading from Launceston to Beaconsfield distant 1 chain 5 links North Westerly from the Western angle on that Road of other part of the said 716 acres 1 rood of land now or formerly owned by Arthur Turner and extending North Westerly in two bearings along the said Road to other portion of the said 716 acres 1 rood of land now or formerly owned by the Estate of William Satturley Hunt deceased Thence on the North West by a straight line of 6 chains 77 links extending North Easterly on a bearing of 31 degrees 42 minutes along the last mentioned land to the high water mark of the River Tamar Thence on the North East by that high water mark in a South Easterly direction and Thence on the South East by a straight line of 5 chains 98 links extending South Westerly on a bearing of 31 degrees 42 minutes along

(s) D.M. Curmen



14/66

# Memorial

other portion of the said 716 acres 1 rood of land owned by the said Estate of William Satturley Hunt deceased to the point of commencement which said piece of land is shown on Survey Plan registered No. 14/66 and on the plan endorsed on Indenture of Conveyance registered No. 22/2003 and there surrounded by red boundary lines

CONSIDERATION: The sum of FOUR THOUSAND FIVE HUNDRED DOLLARS

CORRECT for the purposes of the Registration of Deeds Act 1935

PAID TO SUSHB. PARTNERS

for *Reduction*

SCOLDERS FOR THE PURCHASERS

*Am. L. 1000*



RECEIVED & REGISTERED FROM *St. Paul & Partners*  
STAMP L.S.  
*ten* FOR \$ *400.00* \$ *50.00* DUTY R.S.  
ON THE *22nd* DAY OF *February* 1972 AT 10 <sup>a.m.</sup> <sub>p.m.</sub>  
*Carlosgas*  
DEPUTY REGISTRAR OF DEEDS  
No. *403/1972*

000100 \* 00 4068 728000