

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-142
PROPOSED DEVELOPMENT:	Public Passenger Ferry Terminal (Port and Shipping)
LOCATION:	601a Brooker Highway, Glenorchy
APPLICANT:	Ireneinc Planning
ADVERTISING START DATE:	28/08/2026
ADVERTISING EXPIRY DATE:	11/09/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **11/09/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **11/09/2026** or for postal and hand delivered representations, by 5.00 pm on **11/09/2026**.

Derwent River Ferry Service

Wilkinson`s Point (GASP)
Glenorchy Council

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No

DATE RECEIVED

PLN-26-142
17.06.2026



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Land Use:

Construction Year of Main Building:

Roof Material:

Wall Material:

Land Area:

Title References:

Municipality:

Postal address:

OPEN SPACE

N/A

N/A

N/A

5.918 HA

SP135856 - Vol 157350 / Folio2

City Of Glenorchy

"Wilkinson`s Point"

Revision Schedule		
REV	Revision Description	Date
1	DA submission	10/12/25

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CIENT

Derwent River Ferry Service

PROJECT ADDRESS

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Glenorchy Council

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Hobart | Clifton Beach | Koonya

Martin Schmidt LicNo

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PROJECT DESCRIPTION

Ferry Terminal - Wilkinsons Point

DRAWING TITLE

Cover Page

PROJECT NAME

DRF03-WP

DRAWN

SCM

CHECKED

-

SCALE

SHEET SIZE

A3

SHEET NUMBER

A-00-00

REV

1

COORDINATION
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER ASSOCIATED DOCUMENTS OF THE ARCHITECT, STRUCTURAL, CIVIL AND SERVICES ENGINEERS AND LANDSCAPE ARCHITECTS.

ANY DISCREPANCIES BETWEEN DOCUMENTATION OR SITE CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO CARRYING OUT THE WORK.

DISCREPANCIES
REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR INSTRUCTION PRIOR TO PROCEEDING WITH THE WORK.

DIMENSIONS
CHECK AND VERIFY ALL DIMENSIONS AND IMPLIED CONDITIONS ON SITE. INFORM ARCHITECT IF DISCREPANCIES OCCUR TO RESOLVE PRIOR TO CONSTRUCTION

DIGITAL TRANSFER
IF A PARTY REQUESTS (REQUESTING PARTY) RAUM STUDIO TO PROVIDE INFORMATION IN ANY FORMAT OTHER THAN PORTABLE DOCUMENT FORMAT (PDF) THE REQUESTING PARTY ACCEPTS AND ACKNOWLEDGES THE TERMS AND CONDITIONS FOR USE OF THE DIGITAL INFORMATION PROVIDED. **REFER TO DIGITAL TRANSFER DISCLAIMER.**

SAFETY IN DESIGN
THE DESIGN SAFETY REPORT WILL BE SUBMITTED AS A SEPERATE DOCUMENT.
THE CONTRACTOR SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS AND ALL RELEVANT CODES OF PRACTICE.

CONSTRUCTION INSPECTIONS
AT ALL NOMINATED HOLD POINTS, THE CONTRACTOR IS RESPONSIBLE FOR REQUESTING THE RELEVANT PARTIES TO ATTEND THE SITE AND INSPECT THE WORK. THE WORK SHALL BE COMPLETE AT THE TIME OF THE INSPECTION. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED FOR THE ARCHITECT TO ATTEND THE SITE.
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL REQUIRED SITE INSPECTIONS.

SUBSTITUTIONS
IF ALTERNATIVES TO THE DOCUMENTED PRODUCTS, METHODS OR SYSTEMS ARE PROPOSED, IT IS THE CONTRACTOR’S RESPONSIBILITY TO OBTAIN DESIGN CERTIFICATION AND APPROVAL INCLUDING ENGINEERING AND STATUTORY APPROVALS. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF SUBMISSIONS, TESTING AND CONSULTANTS’ EVALUATION OF PROPOSED ALTERNATIVES, WHETHER THE ALTERNATIVE IS SUBSEQUENTLY ACCEPTED OR NOT. DELAYS CAUSED BY SUBSTITUTION FOR ANY REASON OTHER THAN UNAVAILABILITY WILL NOT BE RECOGNISED AS A REASON FOR A CONTRACT ADJUSTMENT IN TIME OR COST.

MANUFACTURERS’ OR SUPPLIERS’ RECOMMENDATIONS
GENERAL REQUIREMENTS, PRODUCTS, GENERAL, MANUFACTURERS’ OR SUPPLIERS’ RECOMMENDATIONS SHOULD ALWAYS BE FOLLOWED AND OVERRIDE ANY OTHER DOCUMENTATION.

SUPPLY LEAD TIME
IT IS THE CONTRACTOR’S RESPONSIBILITY TO MANAGE THE SUPPLY AND DELIVERY LEAD TIMES (SUPPLIER, MANUFACTURE, PURCHASING AND SHIPPING) FOR THE PROCUMENT OF ALL SPECIFIED MATERIALS, FINISHES AND SYSTEMS WITHIN THE CONSTRUCTION PROGRAM. ANY DELAYS NEED TO BE COORDINATED AND APPROVED BY ARCHITECT.

WATERPROOFING – WET AREAS
ALL WET AREAS TO COMPLY WITH NCC.
PROVIDE WET AREA WATERPROOFING WHICH IS GRADED TO WASTES TO DISPOSE OF WATER WITHOUT PONDING AND PREVENT WATER ENTERING THE SUBSTRATE OR ADJOINING AREAS.

PAINTING
THE PAINT SYSTEM IS REFERRED TO BY ITS FINAL COAT.
PROVIDE PRIMERS AND UNDERCOATS RECOMMENDED BY THE MANUFACTURER OF THE SELECTED FINAL COAT AS SUITABLE FOR THE SUBSTRATE AND THE FINAL COAT.
UNLESS SPECIFIED AS ONE OR TWO COAT SYSTEM, EACH PAINT SYSTEM CONSISTS OF AT LEAST 3 COATS. ALLOW FOR ONE 1.0 m2 SAMPLE TO BE PROVIDED IN SITU OF EACH PAINT FINISH SELECTION.

SERVICES DESIGN AND INSTALL
FINAL LOCATION OF ALL SERVICES OUTLETS, SWITCHPLATES, LIGHTING, FIXTURES AND ACCESSORIES ETC TO BE APPROVED ON SITE BY ARCHITECT PRIOR TO INSTALLATION.
FINAL COLOUR OF ALL SERVICES OUTLETS, SWITCHPLATES, LIGHTING, FIXTURES AND ACCESSORIES ETC TO BE CONFIRMED WITH ARCHITECT PRIOR TO ORDERING.
WHERE COLOURED BASEPLATES ARE REQUIRED (RED ESSENTIAL POWER, DARK BLUE UPS, BEIGE CLEANER’S OUTLET IN BODY PROTECTED AREA) ALLOW FOR A STANDARD WHITE OR BLACK COVERPLATE (COLOUR TBC) UNLESS NOTED OTHERWISE. COORDINATE ALL LIGHTING AND POWER WITH JOINERY.

RECORD DRAWINGS
AT PROJECT COMPLETION THE PREPARATION OF A SET OF MEASURED CAD DRAWINGS IN DWG FORMAT IS REQUIRED AND SHOULD BE INCLUDED IN THE PROJECT COST.
FOR THE CAD STANDARDS FOR THE SUBMISSION OF ELECTRONIC DRAWING INFORMATION REFER TO SPECIFICATION GENERAL REQUIREMENTS, SUBMISSIONS, ELECTRONIC SUBMISSIONS.

- AC AIR CONDITIONER
- AFFL ABOVE FINISHED FLOOR LEVEL
- AS ADJUSTABLE SHELF
- BH BULKHEAD
- CBD CUPBOARD
- CH CEILING HEIGHT
- CJ CONTROL JOINT
- CL CENTRLINE
- CLR CLEAR
- COL COLUMN
- COS CHECK ON SITE
- CTR CENTRE
- DP DOWNPIPE
- DPC DAMP PROOF COURSE
- DR DRAWER
- DRG DRAWING
- EJ EXPANSION JOINT
- EQ EQUAL
- Ex EXISTING
- ExDP EXISTING DOWNPIPE
- ExGL EXISTING GLAZING
- ExW EXISTING WINDOW
- ExRS EXISTING ROOF SHEETING
- ExWB EXISTING WEATHER BOARD CLADDING
- FCL FINISHED CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- FG FIXED GLASS
- FGL FINISHED GROUND LEVEL
- FHR FIRE HOSE REEL
- FP FIXED PANEL
- FRL FIRE RESISTANCE LEVEL
- FS FIXED SHELF
- GAL GALVANISED
- GPO GENERAL PURPOSE OUTLET
- J JOINT
- LK LOCK
- MS MILD STEEL
- NOM NOMINAL
- ODP OVERFLOW DOWNPIPE
- O/F OVERFLOW
- OS OPENING SASH
- PFC PARALLEL FLANGE CHANNEL
- PPJ PANEL JOINT
- SIM SIMILAR
- SP SWITCH PLATE
- SSL STRUCTURAL SLAB LEVEL
- TBC TO BE CONFIRMED BY ARCHITECT
- TOW TOP OF WALL
- TYP TYPICAL
- WIR WALK IN ROBE
- WP WATERPROOFING

Site Information		
Site area	720m2	Terminal Site only
Site coverage	150m2	Terminal
Wind Classification	TBC	Site Classification to AS 4055 / AS/NZS 1170.2
Soil Classification	NA	Site Classification to AS 2870-2011
Climate Zone	7	www.abcb.gov.au map
BAL Level	NA	-
Flood Zone	TBC	refer to A-01-07
Corrosion Environment	?	For Steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA section 3.4.2.2 and BCA Table 3.4.4.2. Cladding and fixings to manufacturer's recommendations. (TBC for NCC)
Other Pot.Hazards	TBC	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes,...

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-26-142

DATE RECEIVED 17.06.2026

Revision Schedule

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1	DA submission	10/12/25

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Glenorchy Council

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Martin Schmidt LicNo CC6976

RAUM
STUDIO

PROJECT DESCRIPTION

Ferry Terminal – Wilkinsons Point

DRAWING TITLE
Notes

PROJECT NAME
DRF03-WP

DRAWN SCM	CHECKED -
SCALE	SHEET SIZE A3
SHEET NUMBER A-00-10	REV 1

NEW FERRY TERMINAL, BIKE STORE
AND GANGWAY ROOF

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**



01 Site
1 : 500

Revision Schedule		
REV	Revision Description	Date
1	DA submission	10/12/25
2	DA RFI RESPONSE	02/08/26

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PROJECT DESCRIPTION

Ferry Terminal - Wilkinsons Point

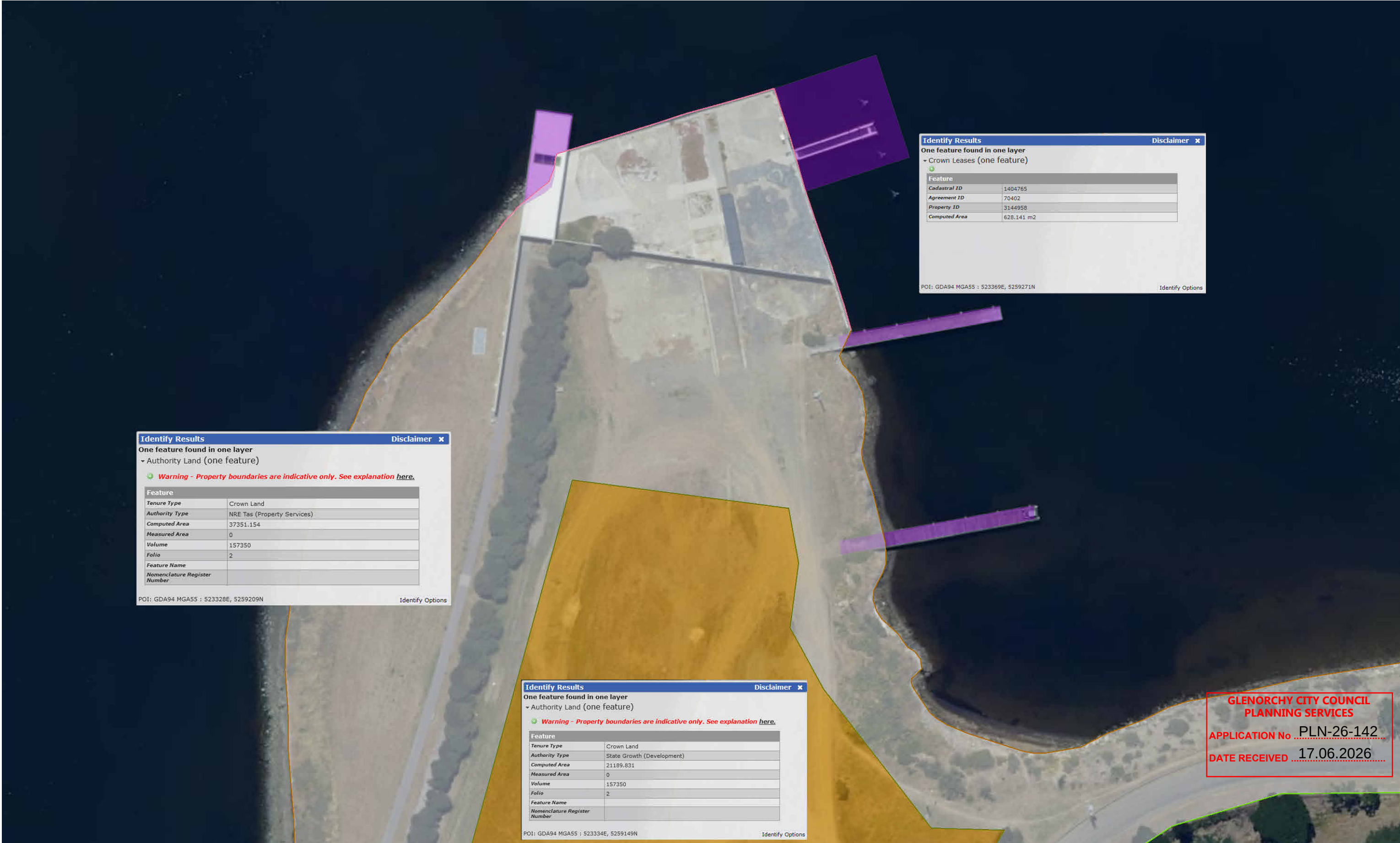
DRAWING TITLE

General and Site

PROJECT NAME
DRF03

/08/2026 2:38:51 PM

DRAWN SCM	CHECKED -
SCALE 1:500	SHEET SIZE A3
SHEET NUMBER A-01-00	REV 2



Revision Schedule		
REV	Revision Description	Date
1	DA submission	10/12/25

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PROJECT DESCRIPTION			5/03/2026 9:56:57 AM
Ferry Terminal - Wilkinsons Point			
DRAWING TITLE	DRAWN	SCM	CHECKED -
	SCALE		SHEET SIZE A3
PROJECT NAME	DRF03-WP		REV
	A-01-01		1

Legend

Boundary Lines with Accuracy

Coordinated Survey Data

Accurate Replot Data

Foreign Data

Original Map/Updated Data

Topographic Boundary Data

Crown Leases

State Aerial Photo



Legend

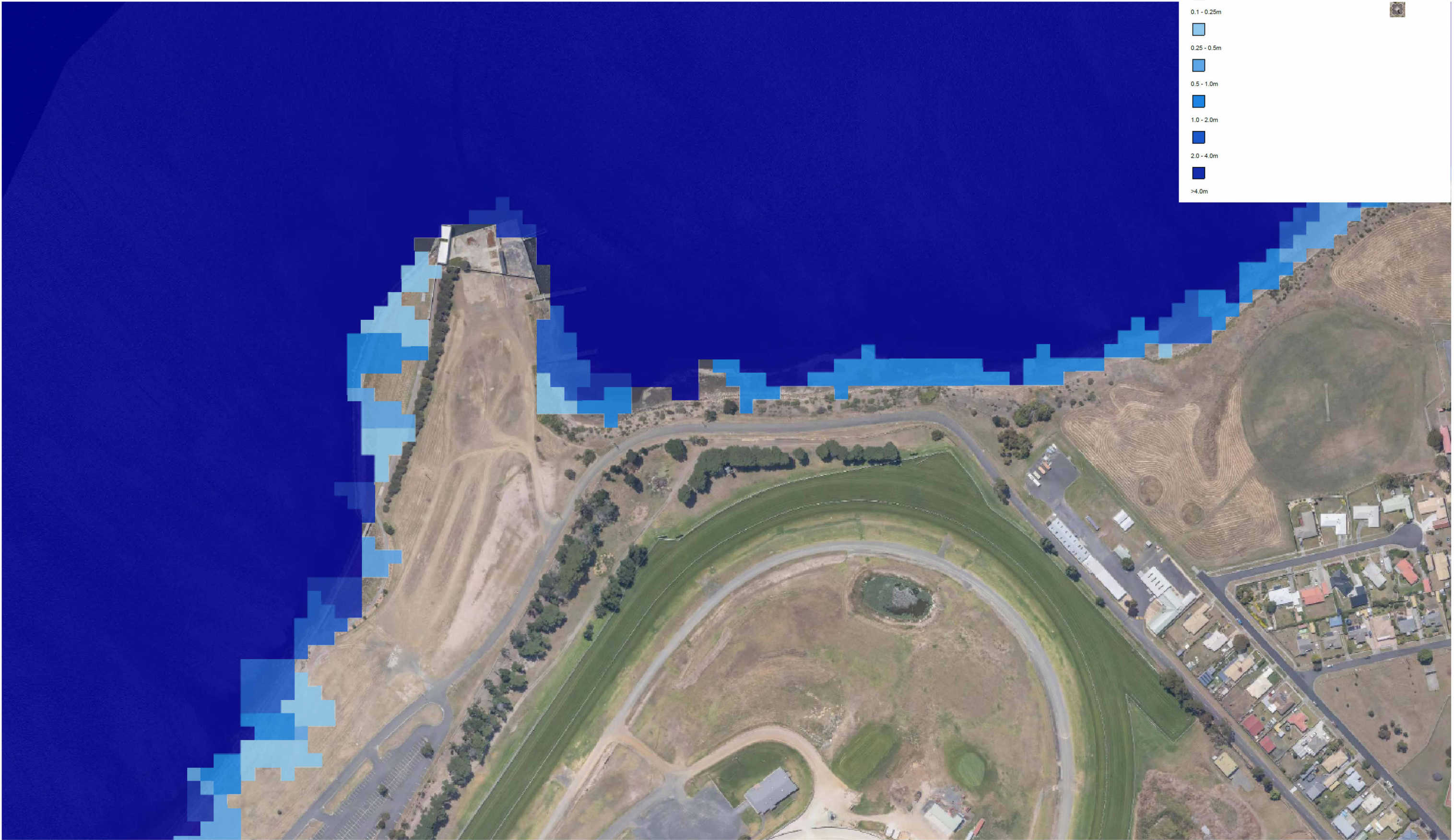
Waterway and Coastal Protection Area Guidance Map

Buffer area

Wetland

State Aerial Photo





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PROJECT DESCRIPTION			5/03/2026 9:59:25 AM
Ferry Terminal - Wilkinsons Point			
DRAWING TITLE	SCM	CHECKED	-
Flood Prone Area	SCALE	SHEET SIZE	A3
PROJECT NAME	SHEET NUMBER	REV	
DRF03-WP	A-01-07	1	

APPLICATION No PLN-26-142
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Special Consideration Zone (LIDAR)



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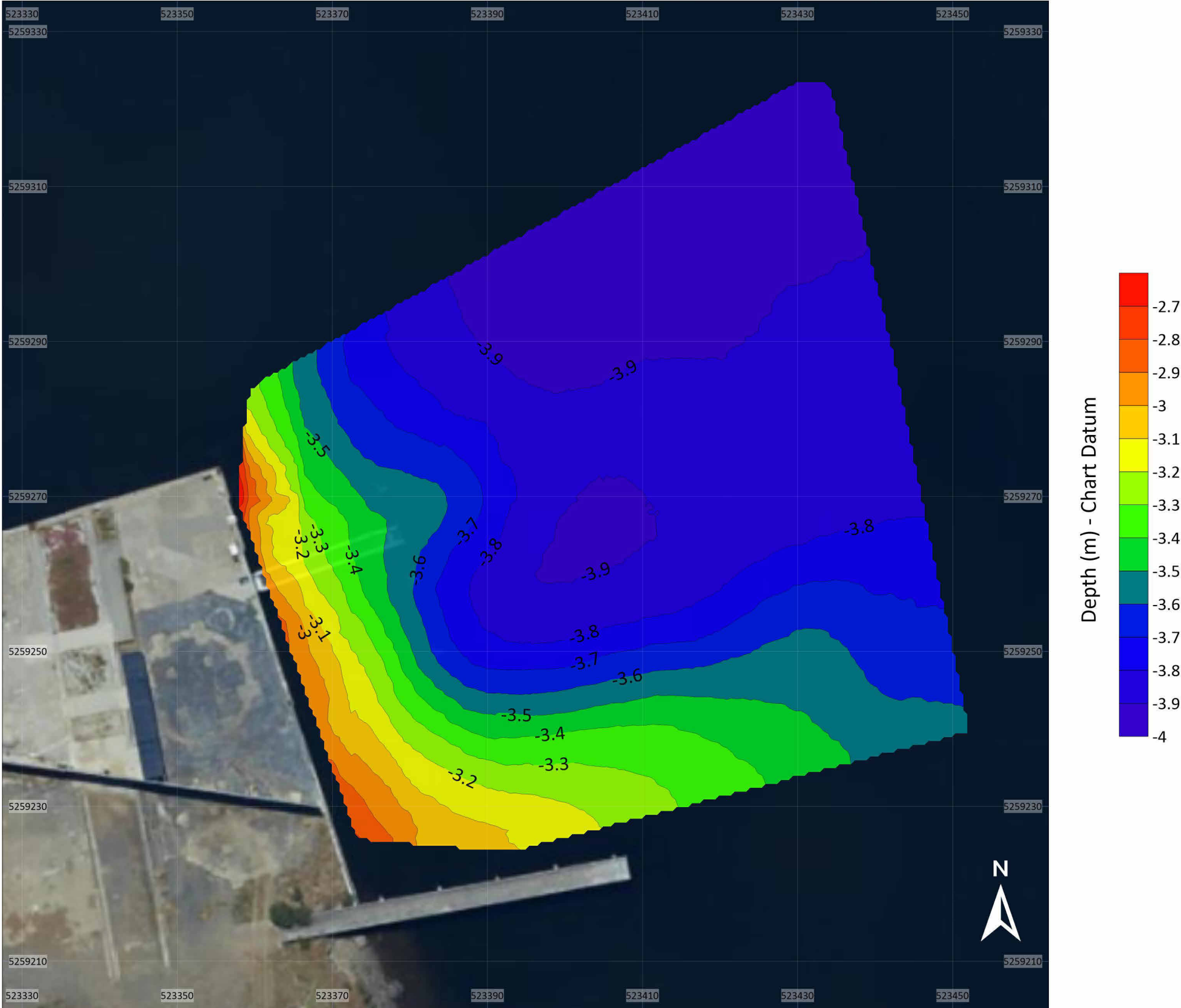
PROJECT ADDRESS
Wilkinsons Point (GASP)
Glenorchy Council

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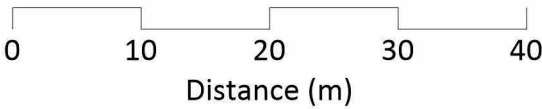
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Martin Schmidt LicNo CC697

PROJECT NAME
DRF03-WP

DRAWN SCM	CHECKED -
SCALE	SHEET SIZE A3
SHEET NUMBER A-01-08	REV 1



Projection UTM GRS80 Ellipsoid GDA-1994-MGA-Zone55
Vertical Datum Nautical Chart Datum
Date of capture 05/07/2024
Corrections Tidal and barometric adjustment to Hobart Port
Grid dimensions 201 x 191 (38391 nodes)
Grid spacing (m) X:0.5, Y:0.5
Interpolation algorithm Inverse Distance to Power



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PROJECT DESCRIPTION			5/03/2026 9:56:58 AM
Ferry Terminal - Wilkinsons Point			
DRAWING TITLE		DRAWN	CHECKED
Water Depth		SCM	-
PROJECT NAME		SCALE	SHEET SIZE
DRF03-WP			A3
SHEET NUMBER		REV	
A-01-15		1	

new access road, pick up and drop off zone.
refer to documentation by Howarth Fisher Ass.

New Footpath and drop off zone.
All lighting to comply with AS/NZS 1158 and AS/NZS 1158.3.1
(Pathways) - Details TBC

NEW ACCESS SLIDING GATE
IN EXISTING TIMBER FENCE
3000m wide

open existing timber screen
to allow access to existing
public toilets

existing toilets

existing toilets

existing ramp

PlaySt landscape design
35m2 low level native costal planting
Corten steel edging refer to landscape design

PlaySt landscape design
62m2 low level native costal planting
Corten steel edging refer to landscape design

PlaySt landscape design
20m2 low level native
costal planting
Corten steel edging
refer to landscape
design

A-05-01

A-05-01

A-05-00

A-05-00

concrete slab 100mm on grade
finish burnished

concrete slab 150mm on grade
finish burnished

concrete slab 100mm on grade
finish burnished

PlaySt landscape design
50m2 low level native costal planting and
steel edging refer to landscape design

Stormwater
discharge into River
Derwent. Detail TBC

Wharf edge barrier 400mm high,
Material Cor-Ten steel to future
detail

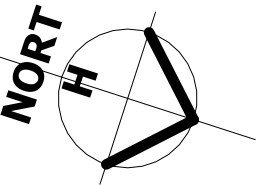
Stormwater
discharge into River
Derwent. Detail TBC

Stormwater
discharge into River
Derwent. Detail TBC

Wharf edge barrier 400mm high,
Material Cor-Ten steel to future
detail

Boarding Roof:
new steel truss, 750mm high with roof over existing pier

Structure Notes
FI: insitu footing 1200x1200x300
WI: 150mm thick precast panel (black concrete)



1

02 Ground Floor Overview

1 : 150

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-26-142**

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PROJECT DESCRIPTION

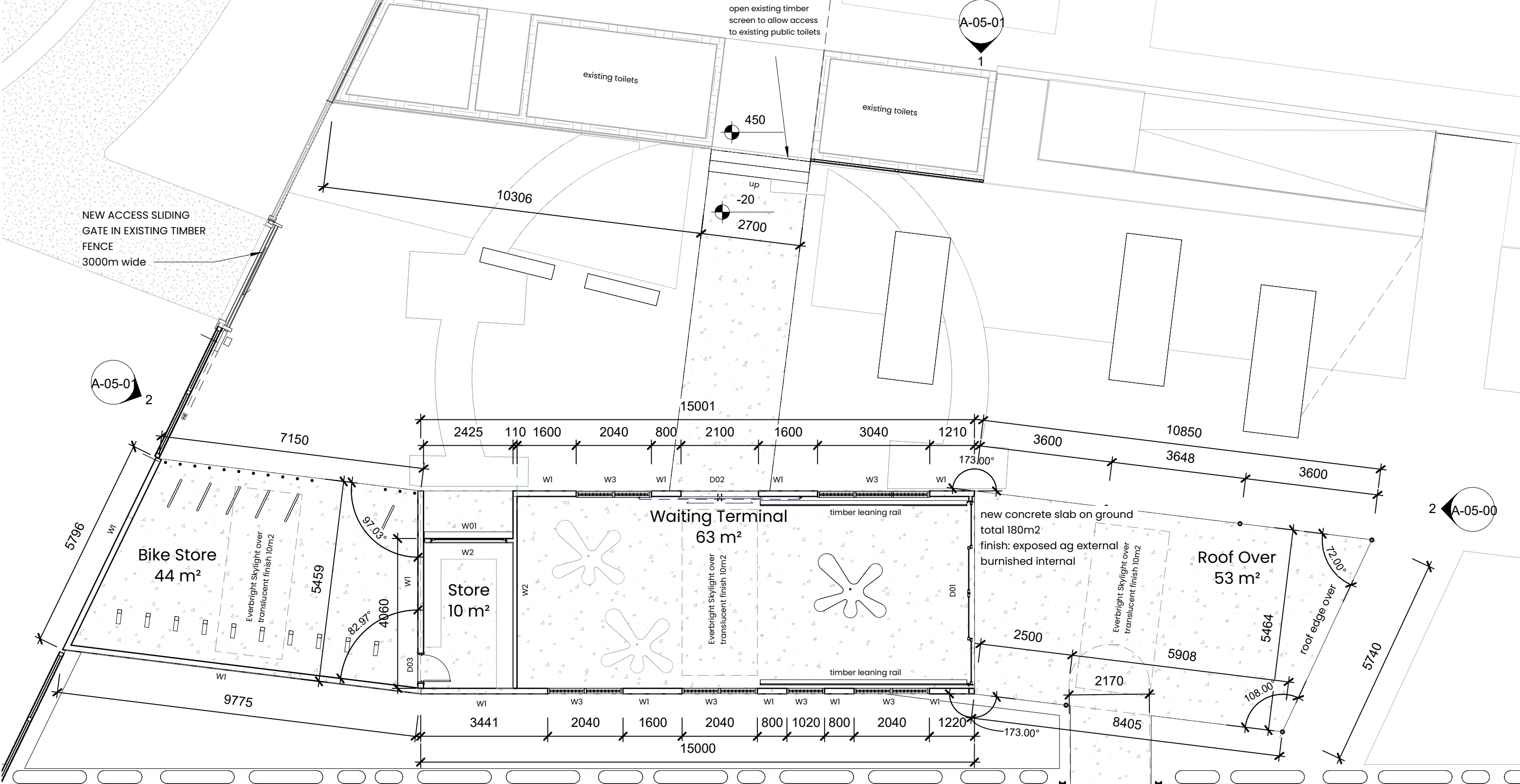
Ferry Terminal - Wilkinsons Point

DRAWING TITLE
Floor Plans Overview

PROJECT NAME
DRF03-WP

5/03/2026 9:56:59 AM

DRAWN	SCM	CHECKED	-
SCALE	1:150	SHEET SIZE	A3
PROJECT NUMBER	A-02-00	REV	1



Door Types:
D01 - auto glass sliding door 4990x2700
D02 - auto double timber sliding door, 2100x2700
D03 - steel door, 920x2700

Windows:
W01 - window, 2600 x 1300

Wall Types:
W1 - 150mm pre cast concrete
W2 - 90mm steel stud walls FC sheet and paint
W3 - Danpal Polycarbonate panel colour TBC

03 Ground Floor

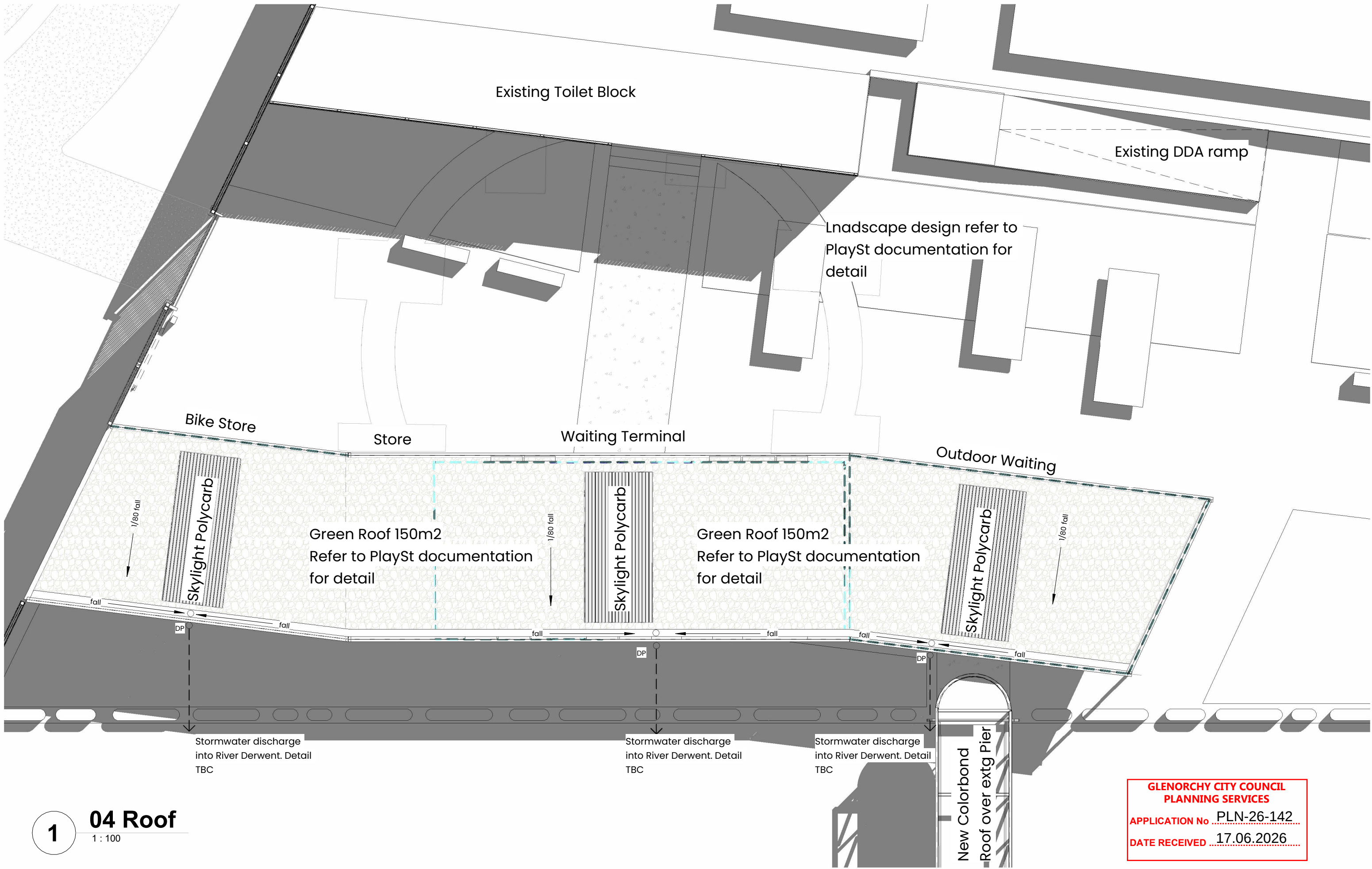
1 : 100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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Internal Finishes & Fixtures:
Bike Store: walls precast with clear anti graffiti finish
PB ceiling downlights and LED edge strip
Store: walls FC and paint finish, PB ceiling downlights, fitout TBC
Waiting Terminal: walls precast with clear anti graffiti finish, FC and paint. PB ceiling downlights and LED edge strip 4 sides mech ventilation, infrared ceiling panels for heating
Outdoor waiting roof and new boarding roof : marine ply ceiling & LED downlights with LED edge strip lighting
Steel work: all painted to future detail

Revision Schedule			Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.			CLIENT			PROJECT DESCRIPTION			5/03/2026 9:57:01 AM		
REV	Revision Description	Date	Derwent River Ferry Service			Architect			Ferry Terminal - Wilkinsons Point					
1	DA submission	10/12/25	PROJECT ADDRESS			RAUM Studio Architecture			DRAWING TITLE			DRAWN		
			Wilkinsons Point (GASP)			E info@raum.studio			Floor Plans			SCM		
			Glenorchy Council			P 0433 976610			PROJECT NAME			SCALE		
						A L1, 5 Morrison Street			DRF03-WP			1:100		
						Hobart Clifton Beach Koonya						SHEET NUMBER		
						Martin Schmidt LicNo CC6976						REV		
												A-02-01		
												1		



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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1 **04 Roof**
1 : 100

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PROJECT DESCRIPTION

Ferry Terminal - Wilkinsons Point

DRAWING TITLE

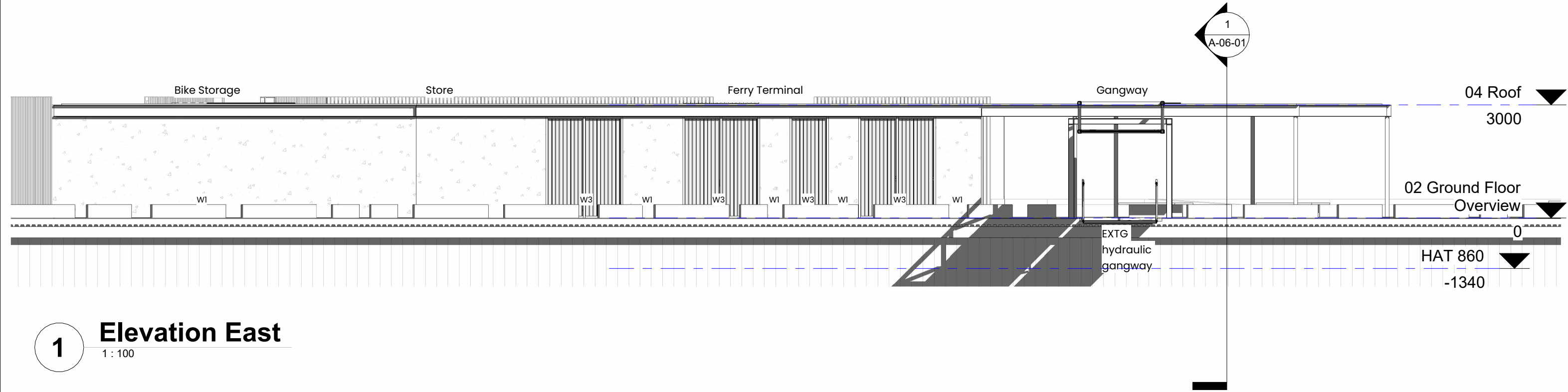
Roof Plan

PROJECT NAME

DRF03-WP

5/03/2026 9:57:08 AM

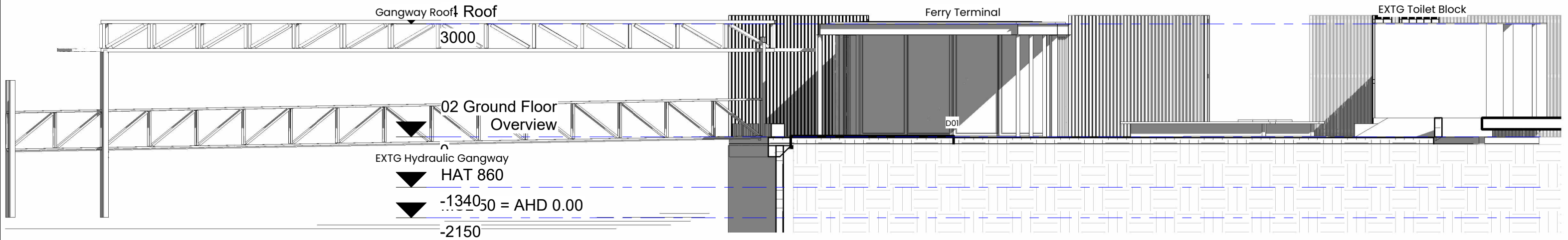
DRAWN	SCM	CHECKED	-
SCALE	1:100	SHEET SIZE	A3
SHEET NUMBER	A-04-00	REV	1



1

Elevation East

1 : 100



2

Elevation North

1 : 100

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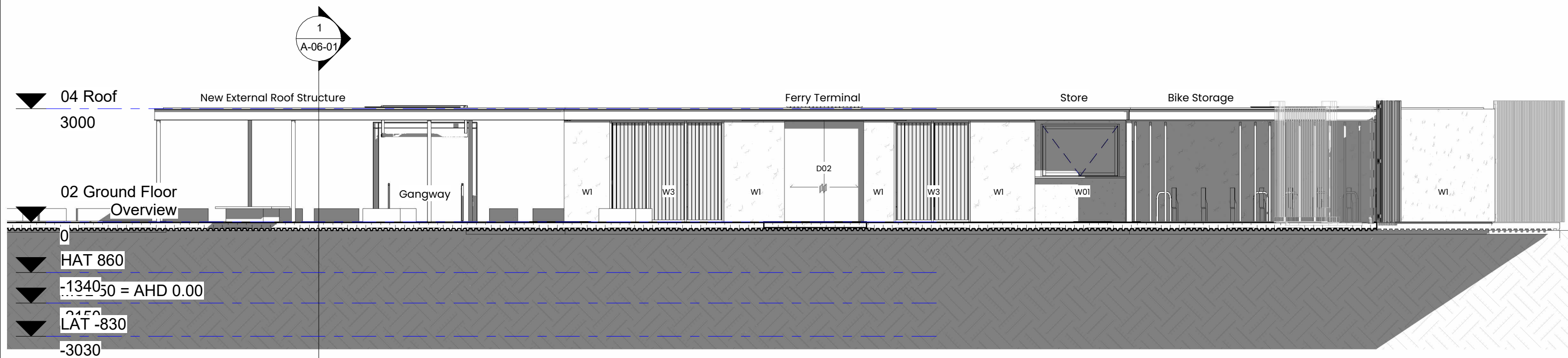
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Martin Schmidt LicNo CC6976

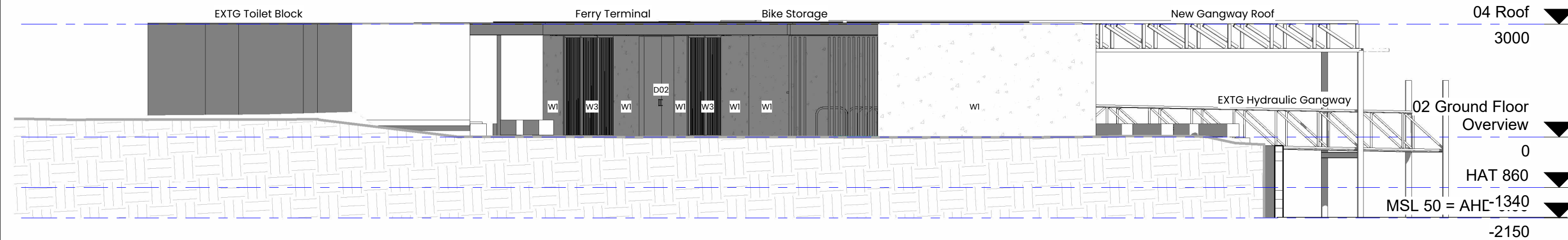
PROJECT DESCRIPTION			5/03/2026 9:57:11 AM
Ferry Terminal - Wilkinsons Point			
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Elevations		SCM	-
PROJECT NAME		SCALE	SHEET SIZE
DRF03-WP		1:100	A3
		SHEET NUMBER	REV
		A-05-00	1



1

Elevation West

1 : 100



2

Elevation South

1 : 100

Revision Schedule		
REV	Revision Description	Date
1	DA submission	10/12/25

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PROJECT ADDRESS
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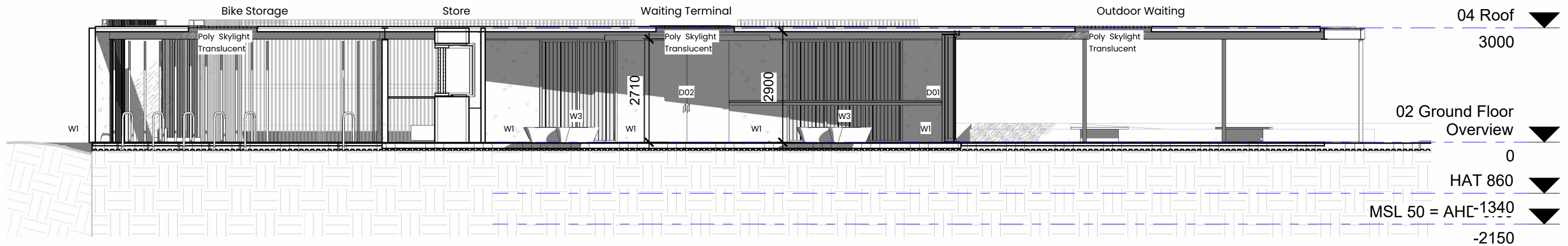
PROJECT DESCRIPTION

Ferry Terminal - Wilkinsons Point

DRAWING TITLE
Elevations

PROJECT NAME
DRF03-WP

DRAWN	CHECKED
SCM	-
SCALE	SHEET SIZE
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SHEET NUMBER	REV
A-05-01	1



1

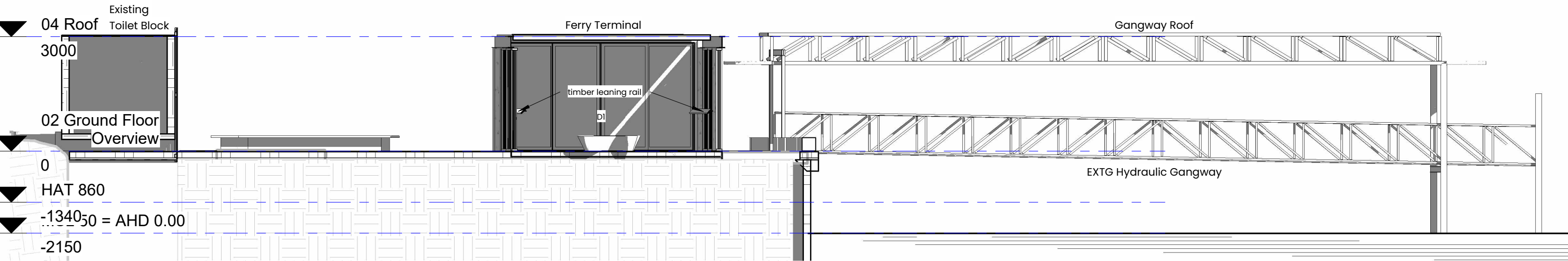
Section 1

1 : 100

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PLANNING SERVICES

APPLICATION No PLN-26-142

DATE RECEIVED 17.06.2026



2

Section 2

1 : 100

Revision Schedule		
REV	Revision Description	Date
1	DA submission	10/12/25

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PROJECT DESCRIPTION

Ferry Terminal - Wilkinsons Point

DRAWING TITLE

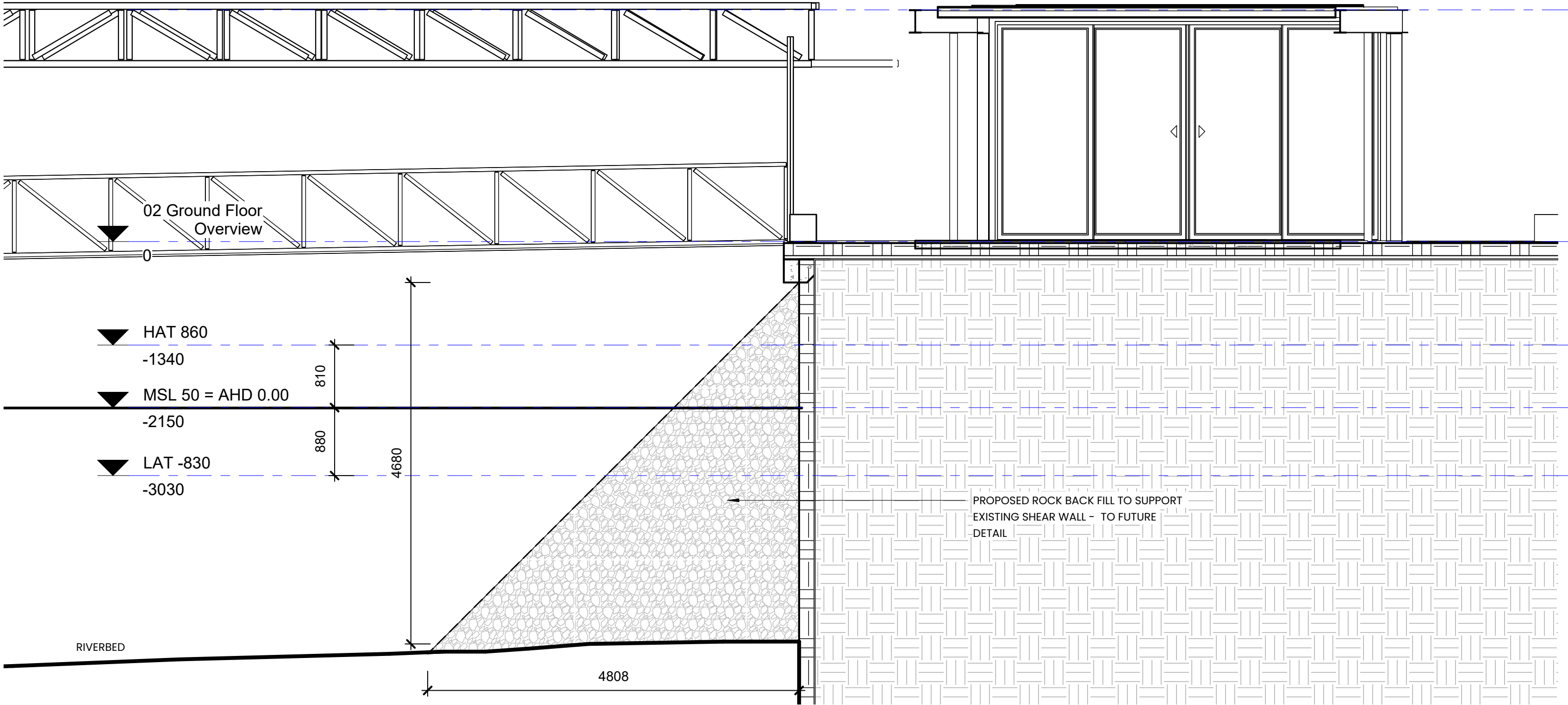
Sections

PROJECT NAME

DRF03-WP

5/03/2026 9:57:16 AM

DRAWN	SCM	CHECKED	-
SCALE	1:100	SHEET SIZE	A3
SHEET NUMBER	A-06-00	REV	1



1

Section 3

1 : 50

Revision Schedule		
REV	Revision Description	Date
1	DA submission	10/12/25

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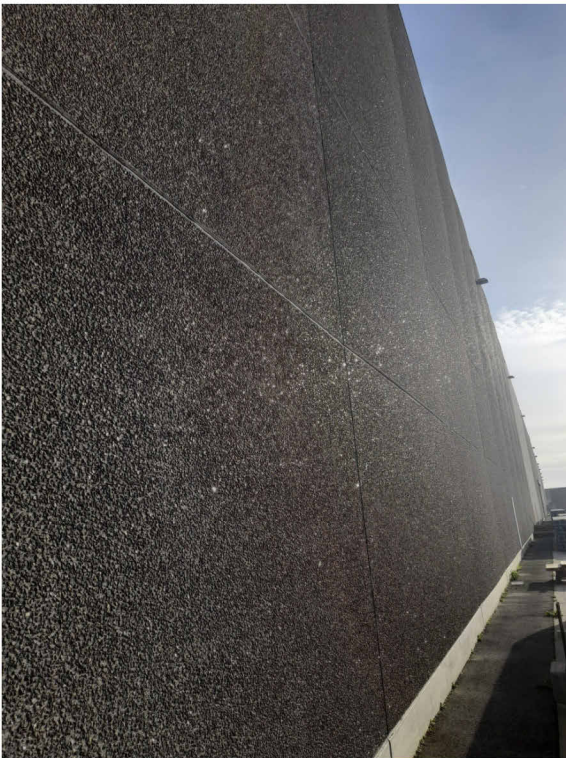
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PROJECT DESCRIPTION			5/03/2026 9:57:23 AM
Ferry Terminal - Wilkinsons Point			
DRAWING TITLE		DRAWN	CHECKED
Section Back Fill		SCM	-
PROJECT NAME		SCALE	SHEET SIZE
DRF03-WP		1:50	A3
SHEET NUMBER		REV	
A-06-01		1	

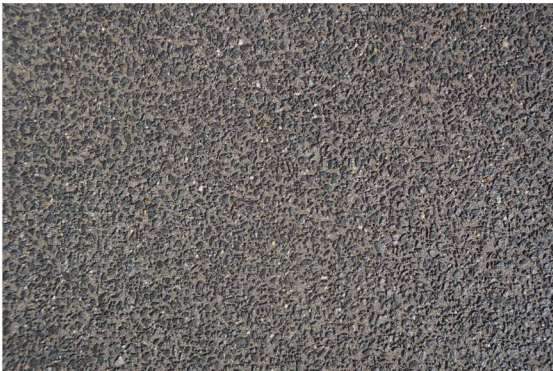
MATERIALS BOARD



precast concrete black



burnished concrete black



exposed ag concrete

PRE MIXED DECORATIVE CONCRETE
Blue Standard 32mpa mix (largest aggregate 10mm)
- or approved equivalent -



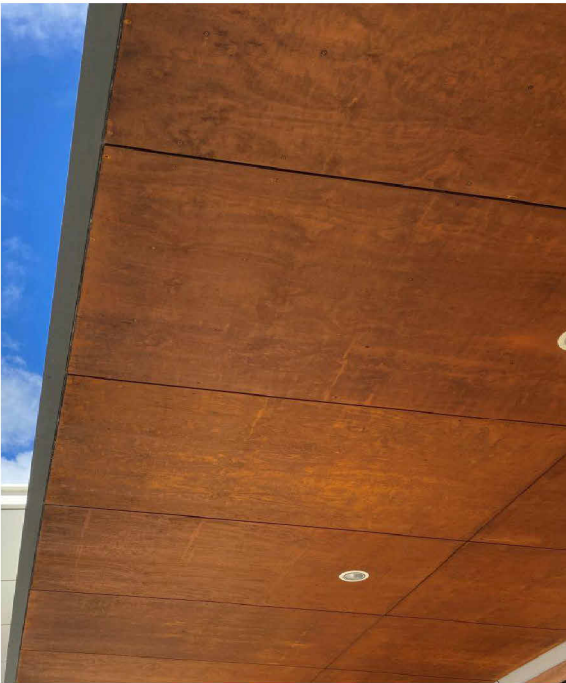
skylight



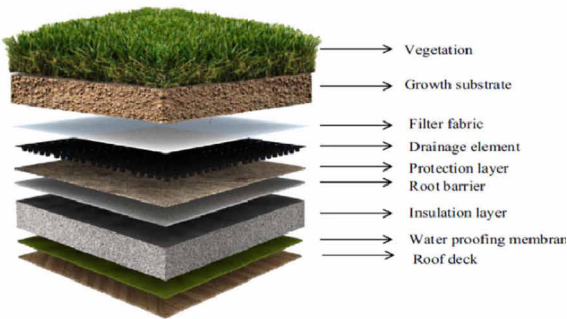
clear polycarbonate



colored polycarbonate



ceiling timber



green roof diagram



green roof sample

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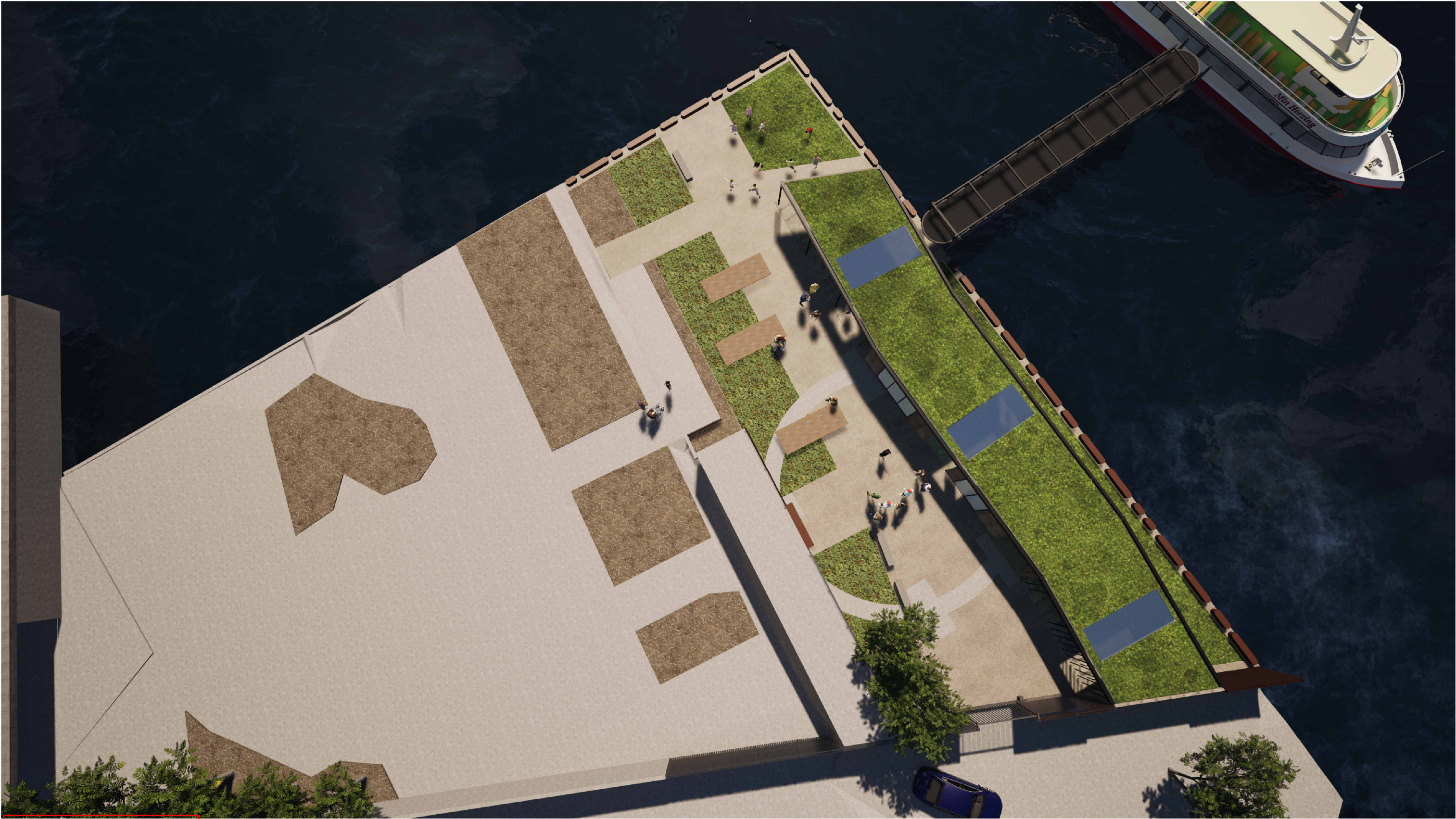
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PROJECT DESCRIPTION			5/03/2026 9:59:28 AM
Ferry Terminal – Wilkinsons Point			
DRAWING TITLE	DRAWN	SCM	CHECKED RS
	SCALE		SHEET SIZE A3
PROJECT NAME	DRF03-WP		REV
	A-20-00		1



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PLANNING SERVICES

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Revision Schedule		
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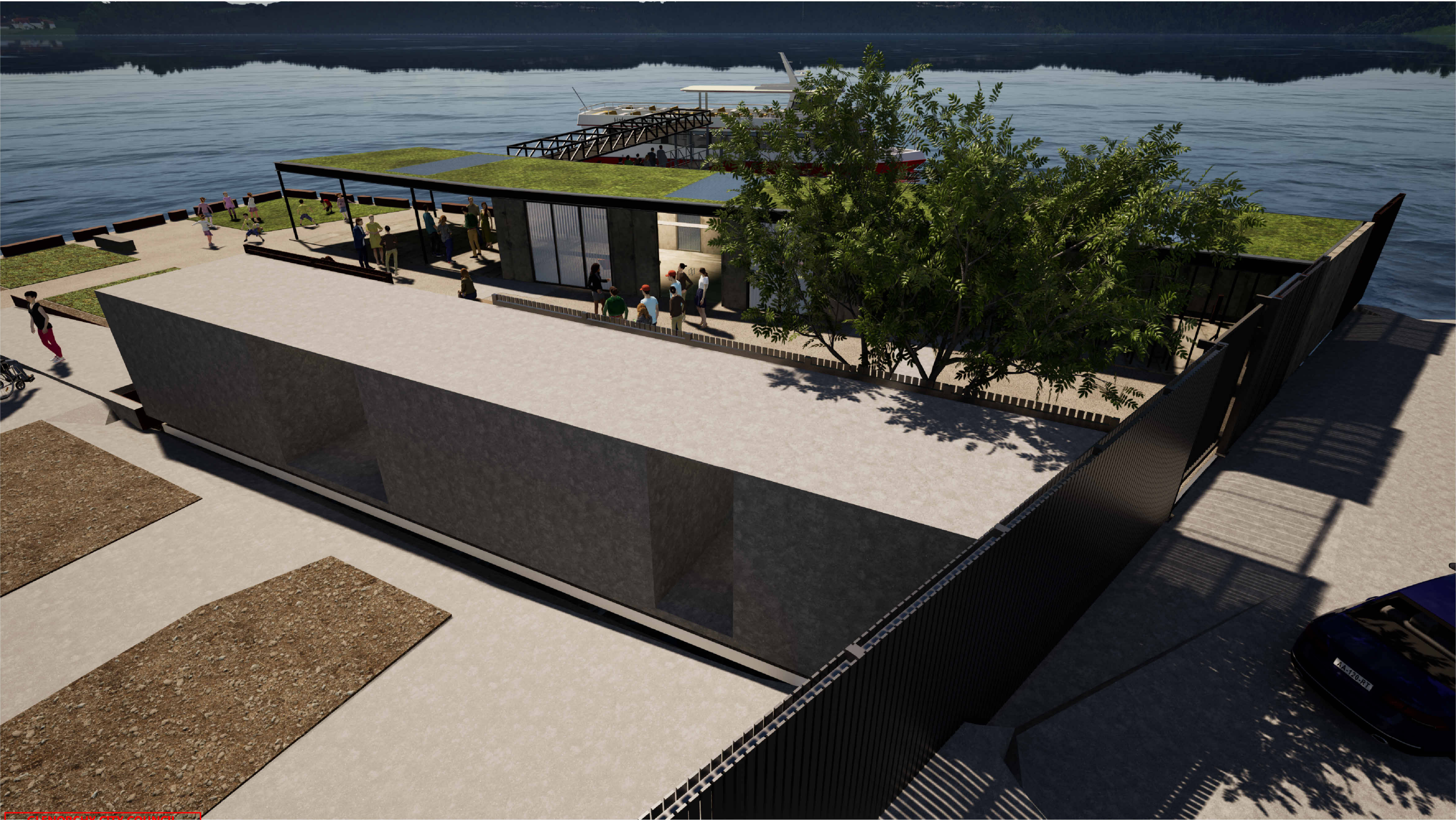
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PROJECT DESCRIPTION				5/03/2026 9:59:29 AM
Ferry Terminal - Wilkins Point				
DRAWING TITLE		DRAWN	CHECKED	
3d Renders		SCM	-	
PROJECT NAME		SCALE	SHEET SIZE	
DRF03-WP			A3	
		SHEET NUMBER	REV	
		A-30-01	1	



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PLANNING SERVICES**
APPLICATION No ..PLN-26-142..
DATE RECEIVED ..17.06.2026..

Revision Schedule		
REV	Revision Description	Date
1	DA submission	10/12/25

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PROJECT DESCRIPTION				5/03/2026 9:59:30 AM
Ferry Terminal - Wilkinsons Point				
DRAWING TITLE		DRAWN	CHECKED	
3d Renders		SCM	-	
PROJECT NAME		SCALE	SHEET SIZE	
DRF03-WP			A3	
		SHEET NUMBER	REV	
		A-30-02	1	



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REV	Revision Description	Date
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PROJECT DESCRIPTION			5/03/2026 9:59:31 AM
Ferry Terminal - Wilkinsons Point			
DRAWING TITLE	DRAWN	CHECKED	
3d Renders	SCM	-	
PROJECT NAME	SCALE	SHEET SIZE	
DRF03-WP		A3	
	SHEET NUMBER	REV	
	A-30-03	1	



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REV	Revision Description	Date
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PROJECT DESCRIPTION				5/03/2026 9:59:33 AM
Ferry Terminal - Wilkinsons Point				
DRAWING TITLE		DRAWN	CHECKED	
3d Renders		SCM	-	
PROJECT NAME		SCALE	SHEET SIZE	
DRF03-WP			A3	
SHEET NUMBER		REV		
A-30-04		1		



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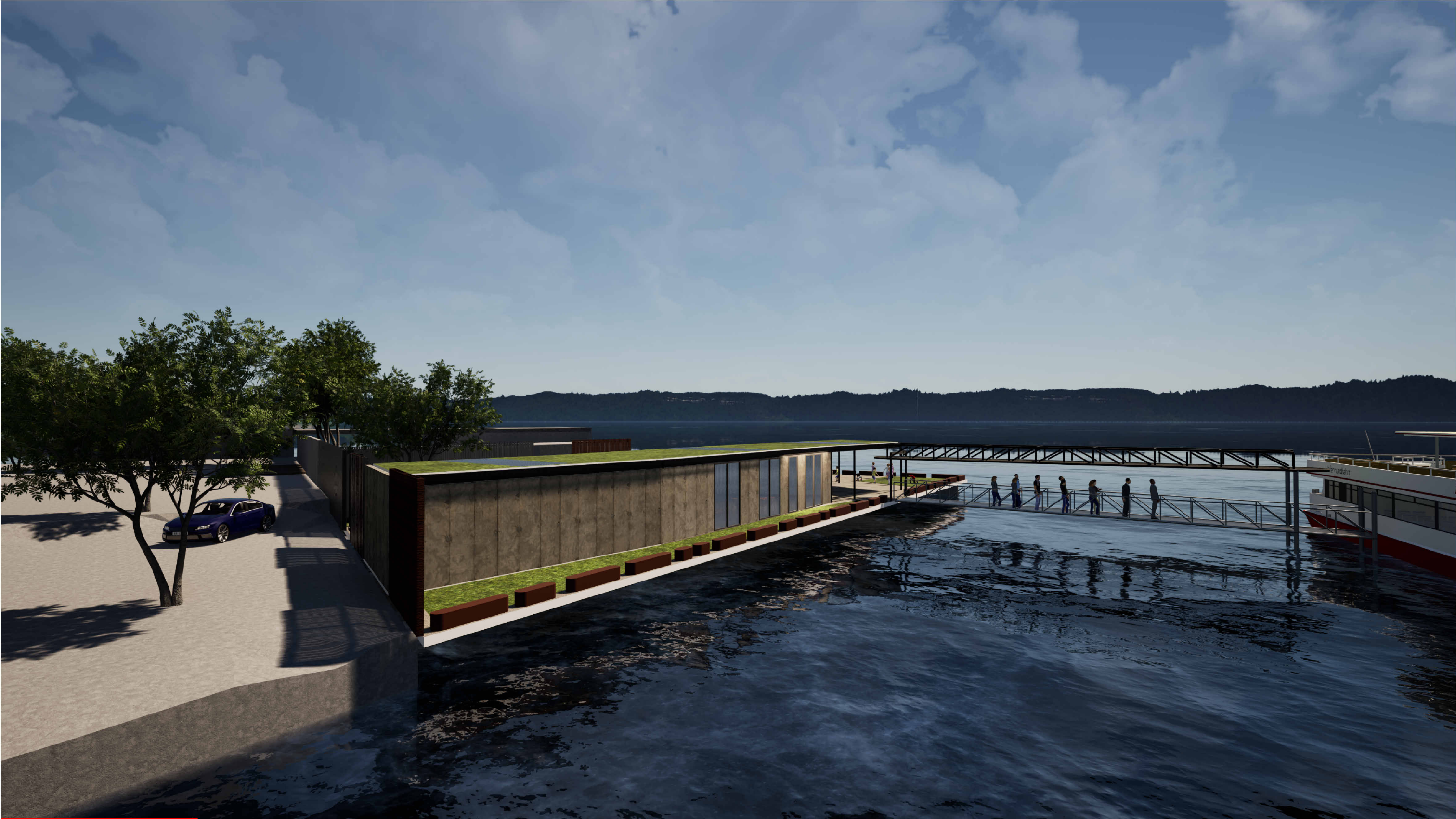


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PROJECT DESCRIPTION			5/03/2026 9:59:34 AM
Ferry Terminal – Wilkinsons Point			
DRAWING TITLE	DRAWN	CHECKED	
3d Renders	SCM	-	
PROJECT NAME	SCALE	SHEET SIZE	
DRF03-WP		A3	
	SHEET NUMBER	REV	
	A-30-05	1	



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Martin Schmidt LicNo CC6976

PROJECT DESCRIPTION			5/03/2026 9:59:35 AM
Ferry Terminal - Wilkinsons Point			
DRAWING TITLE	DRAWN	CHECKED	
	SCM	-	
3d Renders	SCALE	SHEET SIZE	A3
PROJECT NAME	SHEET NUMBER	REV	
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