



**CULTURAL  
HERITAGE  
MANAGEMENT  
AUSTRALIA**

## Boyer Road Precinct Structure Plan

### Historic Heritage Assessment Draft Report

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## Executive Summary

### Project Details

The Brighton Council has engaged Holmes Dyer to prepare a Precinct Structure Plan (PSP) for land along Boyer Road at Bridgewater. The area of land encompasses approximately 59ha and is zoned Future Urban under the Brighton Local Provision Schedule. Figures 1-3 show the location and boundaries of the land, with Figure 4 providing a very preliminary development concept plan for the Boyer Road Precinct. It should be noted that this concept plan is likely to change, pending the outcomes of the various studies being undertaken.

CHMA Pty Ltd has been engaged by the Holmes Dyer to undertake an Historic heritage assessment for the 59ha parcel of land (the study area), in order to identify any potential heritage constraints. The information generated from heritage assessment will be used to inform the Boyer Road PSP. This report presents the findings of the assessment.

### Assessment Results

The search of the various historic heritage registers shows that there are is one heritage registered property that is situated within the boundaries of the Boyer Road Precinct study area. This is the property known as Genappe. Located at 50 Boyer Road, Bridgewater, Genappe is a permanently-listed property on the Tasmanian Heritage Register (THR ID 620) comprised of a Georgian, two-storey brick farm house and associated out-buildings. The property is also identified in Table C6.1 Local Heritage Places of the *Tasmanian Planning Scheme—Brighton (Local Provisions Schedule)*. The THR heritage listing applies to the whole of the property boundaries (see Figure i). Section 5 of this report provides further details.

The survey assessment confirmed the presence of a number of heritage features associated with Genappe property within the Boyer Road Precinct study area. Table i provides the summary details for the recorded historic features, with Figure ii showing the location of these features. The detailed results are presented in section 5.2 of this report.

### Statement of Archaeological Potential

Besides the recorded features described above, no other suspected historic heritage features, or specific areas of elevated archaeological potential were identified within the bounds of the Boyer Road Precinct study area. Surface visibility throughout the study area was restricted to an estimated average of between 20%-40%, due to vegetation cover. Given these constraints, it can't be stated with certainty that there are no undetected features present. Based on the observations made during the field survey assessment, together with the archival and heritage register data collated for the project, it is clear that the Genappe Homestead complex is the main heritage feature present in the study area, and that this complex (which is confined to an approximate 1ha area) has the highest archaeological potential. Outside of the bounds of the homestead complex it is assessed that there is generally a low to very low potential for undetected heritage features to be present.

**Table i: Summary details for recorded historic features**

Historic Feature	Grid Reference (GDA94)	Description
Genappe Homestead Complex	E517727 N5268973 E517760 N5269030 E517857 N5269003 E517801 N5268906	Main Genappe Homestead complex, which includes out buildings, sheds and garden plantings that are confined to within an approximate 1ha area.
Hedgerow1	E517587 N5268764 To E517732 N5268969	Hawthorn Hedgerow on Genappe property. Approximately 230m in length and runs along fence line on western boundary of property. Hedgerow is mature and reasonably intact.
Hedgerow2	E517568 N5268510 To E517718 N5268729	Hawthorn Hedgerow on Genappe property. Approximately 270m in length and runs along an internal property fence line. Hedgerow is mature and reasonably intact.
Hedgerow3	E517800 N5268473 To E517897 N5268647	Hawthorn Hedgerow on Genappe property. Approximately 270m in length and runs along an internal property fence line. Hedgerow is mature and reasonably intact.
Red Brick feature	E517689 N5269020 To E517697 N5269013	An 8m x 2m red clay brick feature located just north of fence line and 35m west of Genappe property boundary. Possible foundation feature associated with Genappe property. May also be a later re-use and repurposing of brick.

## Heritage Management Plan

### ***Recommendation 1 (The Genappe Property)***

The Genappe property is a permanent registration on the Tasmanian Heritage Register (THR 620). The THR heritage listing applies to the whole of the property boundaries, which are entirely within the bounds of the Boyer Road Precinct study area (see Figure ii).

The Boyer Road Precinct Structure Plan is in the early concept phase and at this stage it is unclear as to what the potential impacts on the heritage values of the Genappe property will be.

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. If the registered boundaries of the property cannot be avoided, then a Statement of Heritage Impacts will need to be prepared for the property, based on the preferred concept design for the Boyer Road Precinct Structure Plan.

The Genappe homestead complex (comprising an area of approximately 1ha) incorporates the main homestead and associated out buildings, sheds and garden

plantings. (see Figure ii). It would seem that the main significance values attributed to Genappe are predominantly confined to this area. It is recommended that at a minimum, this area incorporating the main homestead complex should be excluded from any future development.

The three recorded hedgerow features are also situated within the registered boundaries of the Genappe property and are a component of the early pastoral development of the property (see Figure ii). As such, these hedgerows retain a level of associated significance as part of the broader setting of the property. It is recommended that consideration also be given to the retention of these hedgerow features.

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. If the registered boundaries of the property cannot be avoided, then either a Certificate of Exemption or a Discretionary Permit will be required, depending on the outcomes of the Statement of Heritage Impacts.

***Recommendation 2 (Red Clay Brick Feature)***

The recorded red clay brick feature (see Figure ii) is situated outside the heritage listed boundaries of the Genappe property and is not listed on the Local Heritage Places of the *Tasmanian Planning Scheme—Brighton (Local Provisions Schedule)*.

At this point it is unclear what this feature is and whether it is associated with the Genappe property. As such, it is not possible at this stage to accurately assess the significance of the feature.

If there is the potential that this feature may be impacted by future development within the Boyer Road precinct, then it is recommended that a detailed archival recording should be carried out for this feature, together with additional background research. The aim being to more accurately determine the origins, extent and significance of this feature. Future management decisions for the feature will be predicated on the outcomes of these additional investigations.

***Recommendation 3 (Unanticipated Discoveries of historic features)***

No other historic sites or suspected features were identified during the field survey assessment of the AFL High Performance Centre study area and it is assessed that there is a low to very low potential for undetected Historic heritage sites to occur within the study area. However, as per the Practice Note No 2 by the Tasmanian Heritage Council, processes must be followed should any unexpected archaeological features and/or deposits be revealed during works. An Unanticipated Discovery Plan for the project is presented in Section 9 of this report.

***Recommendation 4 (Provision of Report to Heritage Tasmania)***

Copies of this report should be provided to Heritage Tasmania for review.









**Figure ii: Aerial image showing the heritage features identified within the Boyer Road Precinct study area**



## 1.0 Project Outline

### 1.1 Project Details

The Brighton Council has engaged Holmes Dyer to prepare a Precinct Structure Plan (PSP) for land along Boyer Road at Bridgewater. The area of land encompasses approximately 59ha and is zoned Future Urban under the Brighton Local Provision Schedule. Figures 1-3 show the location and boundaries of the land, with Figure 4 providing a very preliminary development concept plan for the Boyer Road Precinct. It should be noted that this concept plan is likely to change, pending the outcomes of the various studies being undertaken.

CHMA Pty Ltd has been engaged by the Holmes Dyer to undertake an Historic heritage assessment for the 59ha parcel of land (the study area), in order to identify any potential heritage constraints. The information generated from heritage assessment will be used to inform the Boyer Road PSP. This report presents the findings of the assessment.

### 1.2 Aims of the Investigation

The principal aims of the heritage assessment are as follows.

- To undertake an Historic cultural heritage assessment for the area encompassed by the Boyer Road PSP (the study area as shown in Figures 1-3). The assessment is to be compliant with both State and Commonwealth legislative regimes.
- To determine the extent of previously identified Historic heritage sites within and in the immediate vicinity of the study area.
- To locate and document Historic heritage sites that may be present within the identified bounds of the study area.
- To assess the archaeological sensitivity values of the study area.
- To assess the scientific and cultural values of identified Historic heritage sites.
- To advise on the management of Historic heritage in line with best practice archaeological guidelines.
- Prepare a report which documents the findings of the Historic heritage assessment.

### 1.3 Project Methodology

A three stage project methodology was implemented for this assessment.

#### ***Stage 1 (Pre-Fieldwork Background Work)***

Prior to field work being undertaken, the following tasks were completed by CHMA staff.

#### ***The collation of relevant documentation for the project***

As part of Stage 1 the following research was carried out and background information was collated for this project.

- A review of the relevant heritage registers and the collation of information pertaining to any registered heritage sites located within the general vicinity of the study area.
- Maps of the study areas.
- Relevant reports documenting the outcomes of previous heritage studies in the vicinity of the study area.
- Historical literature for the region.
- References to the land use history of the study area.
- GIS Information relating to landscape units present in the study area.
- Geotechnical information for the study area, including soil and geology data.

### ***Stage 2 (Field Work)***

Stage 2 entailed the field work component of the assessment. The field survey was undertaken over a period of two days (22.10.2024 and 23.10.2024) by Stuart Huys (CHMA archaeologist) and Rocky Sainty (Aboriginal Heritage Officer). As noted in section 1.1 of this report, the land that is the focus of this assessment encompasses approximately 59ha. The field team walked a series of 13.7km of survey transects across this area, with the average width of each transect being 5m. Section 3 provides further details as to the survey coverage achieved within the study area.

### ***Stage 3***

Stage three of the project involves the production of a Draft and Final Report that includes an analysis of the data obtained from the field survey, an assessment of archaeological sensitivity and management recommendations. The report has been prepared by Stuart Huys from CHMA. A draft copy (one electronic copy) of the report has been submitted to Holmes Dyer and Heritage Tasmania (HT) for review.

## **1.4 Project Limitations**

All archaeological investigations are subject to limitations that may affect the reliability of the results. The main constraint to the present investigation was restricted surface visibility due primarily to the presence of vegetation cover and the presence of introduced gravels. Surface visibility across the study area varied between an estimated average of 10% and 50%. Erosion scalds, vehicle tracks and animal diggings provided locales of improved surface visibility. The constraints in surface visibility limited the effectiveness of the survey assessment to some degree. This is discussed in more detail in Section 3 of this report.

The other limitation relates to property access constraints. There are two rural properties within the study area where there are existing residential dwellings. The field team were requested not to enter the core house yard areas surrounding these dwellings.



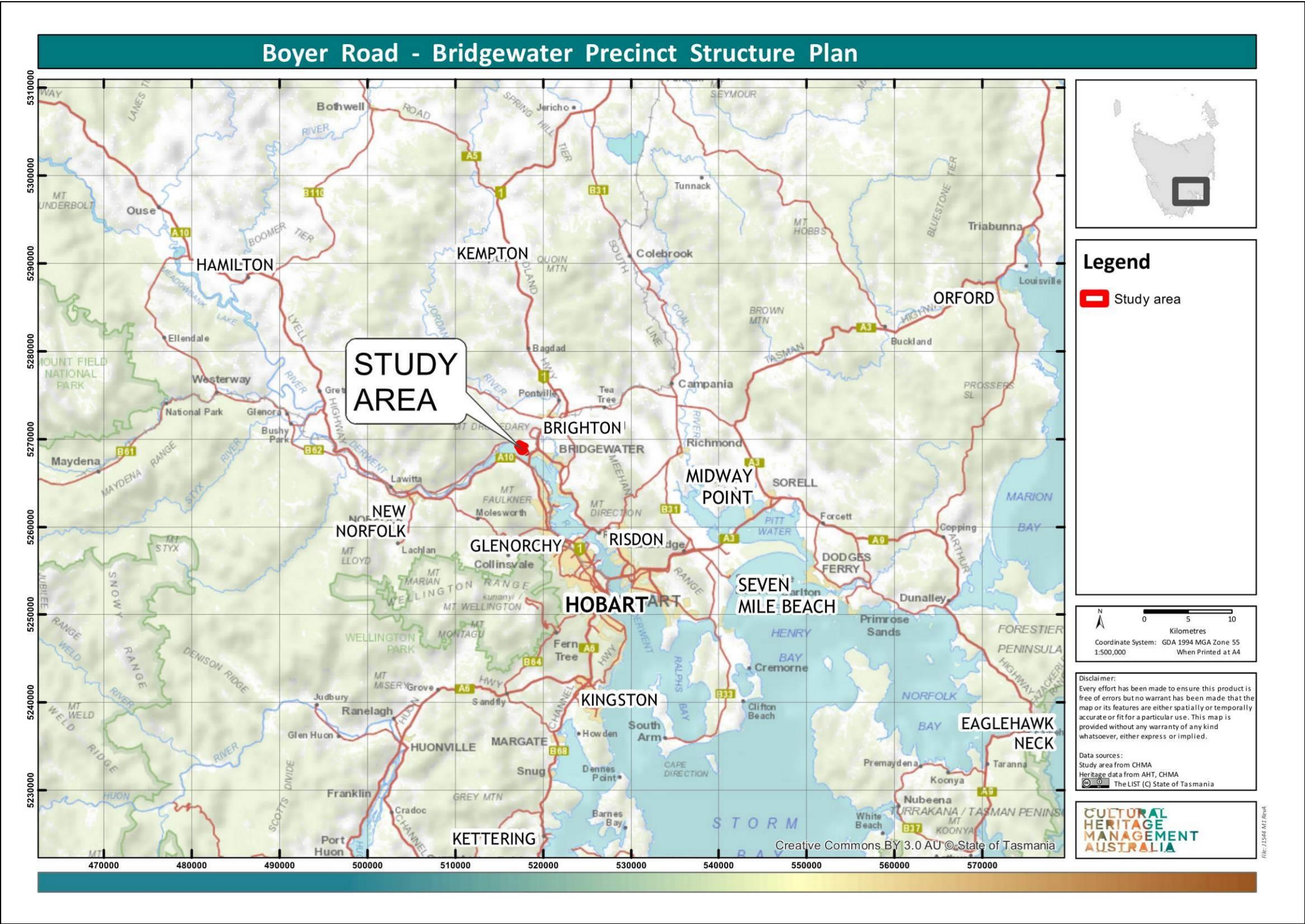


Figure 1: Topographic map showing the general location of the study area at Boyer Road, Brighton, in the South East Region of Tasmania



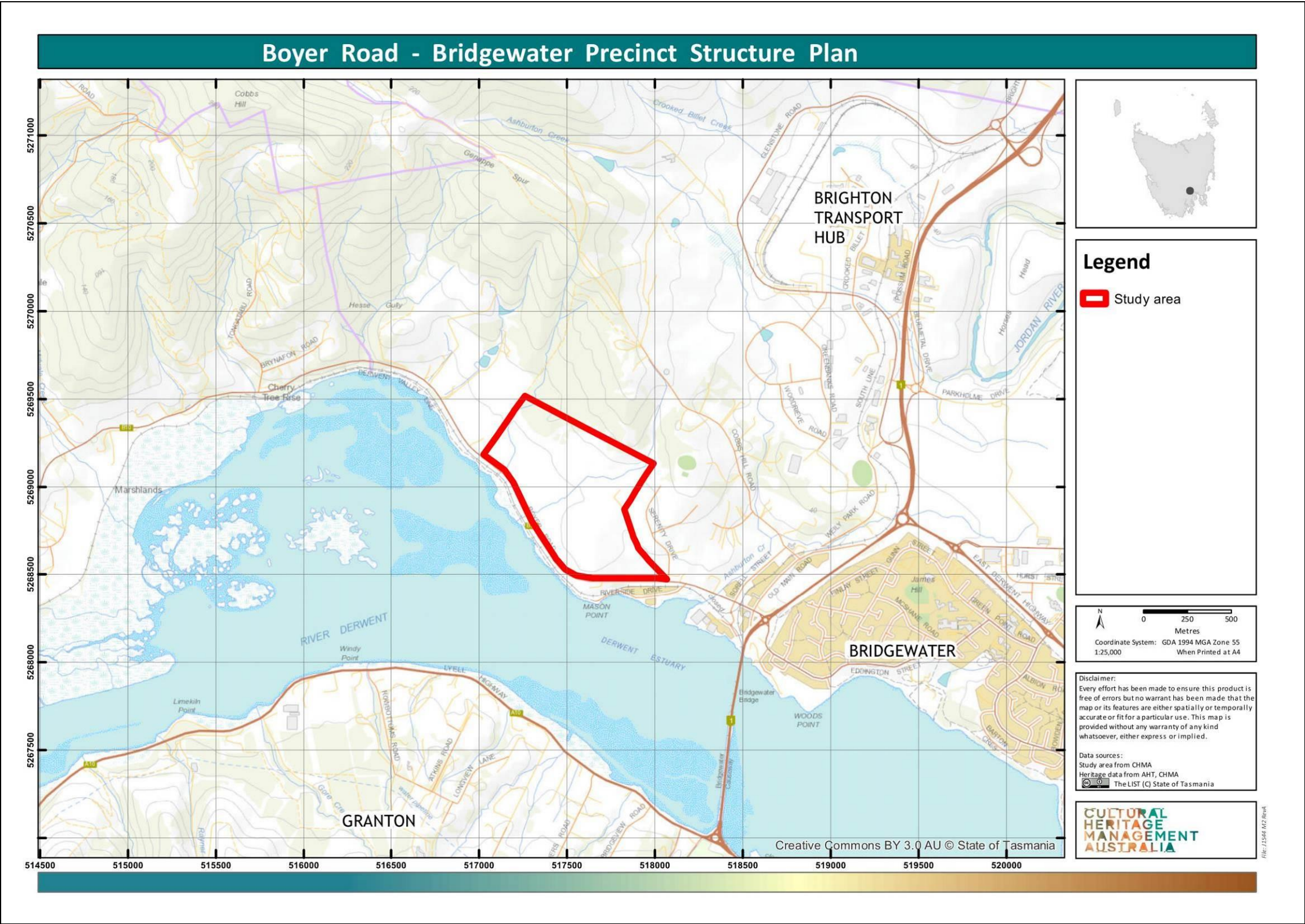


Figure 2: Topographic map showing the landscape setting of the Boyer Road Precinct (the study area)





**Figure 3: Aerial image showing the boundaries for the Boyer Road Precinct (the study area)**





Figure 4: The Preliminary Concept Plan for the Boyer Road Precinct



## 2.0 Environmental Setting of the Study Area

The Boyer Road Precinct encompasses approximately 59ha and is located at Bridgewater in the South East Region of Tasmania. The land is situated on the lower to basal southern slopes of the Genappe Spur, which runs in a north-west to south-east direction off Cobbs Hill. The slope gradients across the land range from around 15° to 20° in the northern portion of the study area (see Plate 1), with gradients generally decreasing to less than 5°, approaching Boyer Road in the south-west of the study area (see Plate 2). Within the central eastern portion of the study area there is a discrete benched slope areas, where gradients decrease to less than 2° (see Plate 3).

The south-west boundary of the study area, along Boyer Road, approaches to within 150m of the River Derwent Estuary. The River Derwent estuary is a 'ria' or drowned river valley formed by coastal submergence about 6,000 years ago. The shoreline of the estuary in the surrounds of Bridgewater is low-energy, with mudflats and shoals exposed at low tide. The River is estuarine at this point, and subject to tidal influences. The other major water course in the vicinity of the study area is the Jordan River. The Jordan River has its' headwaters at Lake Tiberias, around 40km to the north-east of the study area. From here the river flows in a north-west direction through a broad open valley system, cutting across the Midland Highway near Jericho. It then enters more steeply incised hills just south of Melton Mowbray, where the river then loops around to the south-east, eventually emptying into the Derwent River at Herdsmans Cove. The river is also estuarine at this point, and subject to tidal influences.

Ashburton Creek, which is located around 500m to the east of the study area is the closest named fresh water course. This is an ephemeral water course that flows in a south-east direction down from Cobbs Hill and along the east edge of the Genappe Spur, through the study area and eventually emptying into the River Derwent just east of Mason Point. Within the study area itself, the hill slopes are drained by a series of small ephemeral un-named gullies. These gullies have a series of small farm dams constructed at various points (see Plate 4).

The underlying geology across the south-east portion of the study area is dominated by Jurassic dolerite and related rocks. There is a transition to Permian siltstone bedrock within the north-west portion of the study area (TheList 2024). The existing soil landscapes broadly reflect the underlying geology. Within the south-east of the study area there are moderately well drained black soils developed on Jurassic dolerite bedrock and colluvium on low undulating (3-10%) land. Across the north-west of the study area there are poor to imperfectly drained grey brown texture contrast soils developed on Permian siltstone bedrock and colluvium on undulating to rolling (3-32%) land. Rainfall <750mm. Undifferentiated soils developed on Quaternary alluvium occur across the basal slopes on the south-west boundary (TheList 2024). Although not noted on the Listmap, there is a deposit of what appears to be aeolian (wind blown) sand deposits present within the south-east portion of the study area (see Plate 5).

The vegetation across the majority of the south-west and central parts of the study area consists primarily of agricultural, urban, and exotic vegetation. The native vegetation in these areas has been cleared and replanted with grasses (see Plates 1-3). There are also a number of residential dwellings and associated infrastructure in these areas (roads, powerlines etc). Within the north-west portion of the study area there are remnant patches of native vegetation comprising *Eucalyptus tenuiramis* forest and woodland on sediments, *Eucalyptus amygdalina* forest on mudstone and *Eucalyptus risdonii* forest and woodland (see Plate 6).



Plate 1: View south-west across the study area from the northern boundary, showing typical topography and vegetation





Plate 2: View south-east showing the gentle hill slope gradients within the south-west of the study area



Plate 3: View east at the benched slope area within the central-eastern portion of the study area





Plate 4: View north at a farm dam along one of the gullies that run through the study area



Plate 5: A patch of aeolian wind blow sand deposits in the south-east of the study area





Plate 6: View west at a remnant patch of Eucalypt woodland in the northern part of the study area

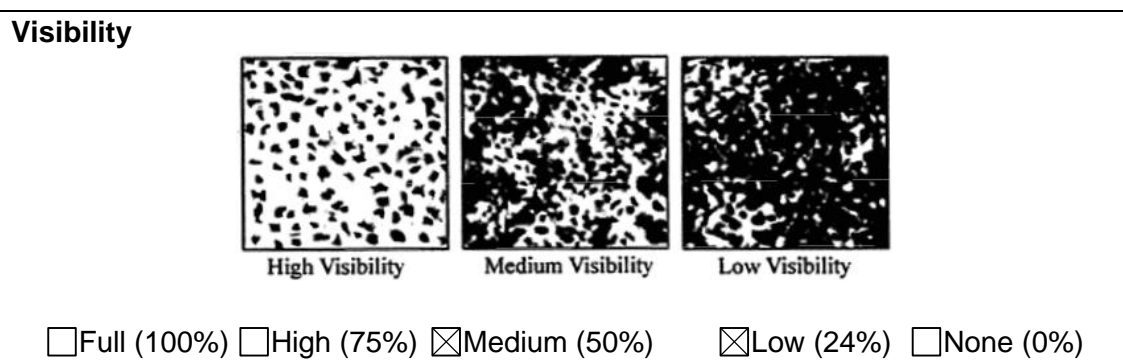
### 3.0 Survey Coverage of the Study Area

#### Survey Coverage and Surface Visibility

Survey coverage refers to the estimated portion of a study area that has actually been visually inspected during a field survey. Surface Visibility refers to the extent to which the actual soils of the ground surface are available for inspection. There are a number of factors that can affect surface visibility, including vegetation cover, surface water and the presence introduced gravels or materials. Figure 5 provides a useful guide for estimating ground surface visibility.

The field survey was undertaken over a period of two days (22.10.2024 and 23.10.2024) by Stuart Huys (CHMA archaeologist) and Rocky Sainty (Aboriginal Heritage Officer). As noted in section 1.1 of this report, the land that is the focus of this assessment encompasses approximately 59ha. The field team walked a series of 13.7km of survey transects across this area, with the average width of each transect being 5m. This equates to a survey coverage of 68 500m<sup>2</sup>. Figure 6 shows the survey transects walked across the study area. As noted in section 1, the field team were requested not to enter the core house yard areas surrounding the two rural dwellings in the study area.

In order to maximise effective coverage, the field team targeted existing informal walking tracks and erosion scalds throughout the study area, which provided transects of improved surface visibility. Away from these areas, surface visibility was reduced to between 20%-40% due to vegetation cover (see Plates 7-10). As a general observation, surface visibility was typically slightly more improved in the northern parts of the study area, on the steeper hill slopes, where vegetation cover was generally more sparse. Average visibility was estimated at 40% in these areas. Surface visibility was reduced to an average of 20% in the southern portion of the study area, on the lower hill slopes, where grass cover was thickest.



**Figure 5: Guidelines for the estimation of surface visibility**

#### Effective coverage

Variations in both survey coverage and surface visibility have a direct bearing on the ability of a field team to detect historic heritage sites. The combination of survey coverage and surface visibility is referred to as effective survey coverage. Table 1 presents the effective survey coverage achieved during the course of the survey assessment of the Boyer Road Precinct study area. The effective coverage achieved



by the field survey is estimated at 21 600m<sup>2</sup>, which is deemed to be sufficient for generating a reasonable understanding as to the potential extent and nature of historic heritage values that may be present.

**Table 1: Effective survey coverage during the survey assessment**

Area Surveyed	Total Survey Transects	Estimated Average Surface Visibility	Effective Survey Coverage
Areas of improved visibility	900m x 5m = 4 500m <sup>2</sup>	60%	2 700m <sup>2</sup>
Transects in North of study area	6 100m x 5m = 30 500m <sup>2</sup>	40%	12 200m <sup>2</sup>
Transects in South of study area	6 700m x 5m = 33 500m <sup>2</sup>	20%	6 700m <sup>2</sup>
<b>Total</b>	<b>13 700m x 5m = 68 500m<sup>2</sup></b>		<b>21 600m<sup>2</sup></b>



Plate 7: View west showing typical surface visibility in the north portion of the study area





Plate 8: View west showing typical surface visibility in the south portion of the study area



Plate 9: View west at erosion scalds and a vehicle track in the north of the study area providing improved visibility



Plate 10: View north-west at erosion scalds in the south of the study area providing improved visibility





**Figure 6: Aerial image showing survey transects walked by the field team during the assessment of the Boyer Road Precinct study area**



## 4.0 Historic Background

### 4.1 Establishment of the European Settlement at Brighton

The first exploration of the Derwent River by Europeans was by Lieutenant John Hayes, who produced a sketch of the Brighton district in 1793 (Alexander 2006:2). He sailed up the Derwent and named the plains New Yorkshire (Alexander 2006:2). Herdsman's Cove was named by Flinders in 1798 when he and George Bass also sailed up the Derwent River (Alexander 2006:2). From the earliest observations this area was recognised as having potential to support a pastoral industry. From this point on, settlement was inevitable.

In 1803 Freycinet and Peron were sent by Baudin to explore the Derwent River. They observed Aboriginal huts and cooking fires around Bridgewater, but the people themselves seemed to have left (Alexander 2006:3). In 1803 when James Meehan surveyed up the Jordan to Bagdad, he reported that it was very poor land, but when he returned a few months later he reported 'gentle grassy hills...very good pasturage' (Alexander 2006:4).

The Brighton area was first occupied by Europeans in 1809, although exploration and hunting parties are known to have visited the area earlier. Early settlement was focussed upon the shores of the Derwent and Jordan rivers and took the form of pockets of cleared land with small clusters of buildings set upon them.

The muster of 1809 records just one farm at Herdsman's Cove, that belonging to John Devereaux (Alexander 2006:5). This location became important after Grimes established the route from Herdsman's Cove across the Brighton Plains as the north bound road, rather than through the Coal River valley (Alexander 2006:5).

The resettled Norfolk Islanders were given land grants along the Derwent River. These grants were registered in 1813, although as the Islanders arrived in 1808 it is likely their blocks were occupied several years before 1813 (LSD 354; Sheridan 2000). Prominent among these early settlers along the Derwent were Daniel Stanfield and Francis Cox Snr. The other group of early settlers along the Jordan River were ex Marines who had arrived with Collins in 1804. Men such as Edward Westwood and George Kearley received small grants in the mid 1810s.

The extent of land under cultivation was limited during this period, the early settlers focussing upon the husbandry of sheep and cattle which, owing to the lack of fencing, were often allowed to roam about the countryside unrestricted (Austral Archaeology 2008).

In this early period the Brighton district served as the gateway between the northern approaches to Hobart Town and the interior. Thomas Laycock was the first European to successfully travel overland from Port Dalrymple to Hobart in February 1807 (Stancombe 1969:2). His expedition opened the way for European settlement of the interior.

One month after Laycock's successful expedition, in March 1807, Governor Bligh sent Surveyor-General Charles Grimes to examine Laycock's route and establish a road alignment (Stancombe 1969:4). Grimes' work was vital in forming what became known as the 'Main Line of Road' that was established by the time Macquarie travelled overland in 1811 (Stancombe 1969:5).

In the 1820s, Major Bell selected an alternative alignment that made significant changes to Grimes' route. Bell's alignment crossed the Derwent at Old Beach (east of the earlier crossing at Herdsman's Cove) before traversing lands to the east and north of the Jordan River (Sheridan 2000:1). From the 1820s on this route became the main northbound road.

The first ferry across the Ricer Derwent was listed in 1817 and ran from Roseneath to Old Beach (Alexander 2006:13). In 1821 a second ferry was established from Cove Point at the mouth of the Jordan to Stoney Point 'which saved the settlers the hilly road from Old Beach' (Alexander 2006:13). A third ferry operated from Black Snake to Green Point along much the same line as the modern Bridgewater bridge (Alexander 2006:13). Richard Allwright for a time ran the inn which he called the Wheatsheaf at Herdsman's Cove serving the ferry terminal and first established by Andrew Whitehead in 1818 (Alexander 2006:14).

Macquarie declared the town of Brighton in 1821 on the 'peninsula' formed by the Jordan and Strathallen Creeks (Alexander 2006:12). The town was surveyed in 1824, to the south of Strathallen Creek and slightly south of the location chosen by Macquarie. (Alexander 2006:12). In 1825 Governor Arthur suggested Brighton as an alternative capital city (Alexander 2006:12). This caused great angst amongst the settlers in Hobart, but also led to the establishment of sites for churches, a courthouse and gaol, and saw convicts employed making bricks for these intended structures (Alexander 2006:12). However, the town did not boom, Hobart remained the capital and Brighton continued as a roadside outpost (Alexander 2006:12).

#### **4.2 Settlement of the Bridgewater Area**

In 1808, Daniel Stanfield took up a lease at Green Point, the site of modern-day Bridgewater, for the purposes of cultivation and raising sheep. Stanfield had been a corporal in the Royal Marines, stationed at Norfolk Island Penal Settlement, where he ultimately took up a 120-hectare land grant. The Norfolk Island Penal Settlement was decommissioned in 1804 and after struggling on for a few years, Stanfield together with his wife and five children sought fresh opportunities in Tasmania. Stanfield was granted 468 hectares at Green Point, where he built up assets including 1,000 cattle, 800 sheep, 10 horses and a flour mill. The weatherboard home he constructed on the property stood for more than 100 years.

In 1813, land west of the Black Snake Rivulet (at modern-day Granton) was reserved for the establishment of a settlement, which was to be named "Bridgewater". However, this site was subsequently abandoned, and the town of Bridgewater was later developed on the north-eastern shore of the Derwent. The township that developed at Black Snake was, by 1816, a major crossing-point of the Derwent, with



a ferry operating to Herdsman's Cove (now Gagebrook) and Green Point, where Bridgewater was later established.

By 1820 the west bank of the Derwent River was lined by farms. Figure 7 is a map drawn by Deputy Surveyor General G.W. Evans in 1819 shows property leases in the immediate vicinity of the study area. A modern satellite map overlain by Evans's map is provided at Figure 8. Ownership of the property leases identified in Figure 8 is shown in Table 2 below.

Construction of a causeway across the Derwent between Bridgewater and Granton began in 1829 and was completed in 1826. The 1.3 kilometre span was built by 200 convicts using wheelbarrows and hand tools, moved an estimated two million tonnes of earth during the seven-year construction period. Assignment to the causeway gang was a "secondary punishment" reserved for recidivists and otherwise badly-behaved convicts. Men who did not work hard enough faced solitary confinement in a tiny 2m x 0.5m cell.

The 1836 causeway did not span the entire river, so a ferry was still required to cross the deepest part of the river between the two causeway sections. In 1846, work commenced on a timber road bridge connecting the causeway, which was opened in 1849.

In 1874, a separate swing-span rail bridge was constructed next to the timber road bridge, with the latter replaced by a swing-span road bridge in 1893. In 1946, both earlier bridges were replaced by a lift span combined road-rail bridge. Rail services ceased using the bridge when the Brighton Transport Hub was established in 2014, but the bridge remains operational for road traffic, pending completion of the new Bridgewater Bridge in 2025.

Bridgewater's status as a critical node for ferry, and later road and rail, transport has contributed significantly to its early establishment and continued growth.

***Table 2: Property leases from 1819 in the immediate vicinity of the study area.***

LAND PARCEL NO.	PARCEL SIZE (ACRES)	OWNER
2	80	Jon McCarty
3	40	William Able
4	52	William Coventry
5	60	Francis Cox
6	30	John Ivory
7	33	Stephen Martin
8	65	John Devereaux
9	800	Lieutenant George Brook Foster
10	310	Daniel Stanfield



**Figure 7: Map of the settlements on and near the Derwent River Van Diemen's Land by G.W. Evans, Deputy Surveyor General, Hobart Town 1819, National Library of Australia. The green circle indicates the general location of study area**



**Figure 8: Detail of Evans's 1819 property ownership map overlaying current satellite map of study area. (Map created by CartoGIS, College of Asia and the Pacific, ANU, and the National Centre of Biography, College of Arts and Social Sciences, ANU, 2017)**

### 4.3 The Derwent Valley Railway Line and New Norfolk Station

In 1871, the Launceston and Western Railway Company (L&WRC) opened Tasmania's first railway—a broad gauge line between Launceston and Deloraine (Clements cited in Alexander 2005:299). This was followed in 1876, by the construction of a rail line between Hobart and Evandale and then on to Launceston. This project between the Tasmanian Main Line Railway Company (Hobart to Evandale) and L&WRC (on to Launceston) reduced travel times between Hobart and Launceston from 15 hours by coach to seven hours (Clements cited in Alexander 2005:299).

On 20 December 1883, a Railway Act was passed which authorised the Derwent Valley, Fingal and Scottsdale railway lines (Whitham 2002:158). The Bridgewater-New Norfolk Line (1 September 1887) and New-Norfolk-Glenora Line (22 July 1888) were built by the Tasmanian Government Railways Department (Cooley 1987:181). The line was known as the Derwent Valley Line (later referenced as Line 9):

*The railway from Hobart to New Norfolk came through on 1<sup>st</sup> September 1887, and the railway station was built in the same year. The railway reached Glenora in 1888, and now runs as far as Kallista, past Maydena, this extension was first built to meet the demands of the Pioneer Woodware Co's peg-making factory at New Norfolk, which was founded in about 1927. Sassafras from Maydena being the favourite timber for making clothes-pegs. (Von Stieglitz 1961:72)*

According to The Cyclopedia of Tasmania (CT), in 1900: '*There is perhaps no more popular place of resort for tourists and holiday-makers than New Norfolk, and it is only fitting that there should be a railway station, in proportion to the large amount of traffic done*' (1900:424). The station was described as a:

*handsome little edifice with a long raised platform and a well-constructed veranda. Two waiting rooms are provided for the general public and commodious offices for the employees. A medium-sized goods-shed with the rails laid through it, coach and stable accommodation, stock-yards, etc... a little distance off is the stationmaster's dwelling house. (CT 1900:424)*

In 1900 Mr John Gillett, Stationmaster, oversaw '*a daily service, four trains four days a week and six on two days, whist on Sundays special excursions were run*' (1900:424).

The line was extended to in 1909 to Westerway, in 1917 to Fitzgerald and finally in 1936 to Kallista (74Km from the Bridgewater Junction). During the 1920-30s a 'determined' effort was made to relay the track with heavier rails allowing for the use of Q Class locomotives (Stokes 1971:21). This permitted for the movement of heavy freight along the line (Cooley 1963:4). During the 1940s two deviations and new facilities were added to accommodate the increased traffic resulting from the Boyer Paper Mill.

During the Second World War maintenance of the rail system declined and road transport began to compete with railways. Unprofitable railways closed, a fate which

befell much of the Derwent Rail Line and by September 1995 TasRail closed the line beyond New Norfolk.

For the last 25 years the Derwent Valley Railway, a volunteer organisation, have been lobbying to have the Derwent Valley Line reopened. The group also manage, maintain and restore an impressive collection of locomotives and rolling stock, and facilitate educational tours of the New Norfolk rail yard (Derwent Valley Railway Inc. 2020).



## 5.0 Results of the Assessment

### 5.1 Results of the Heritage Database Searches

A search was carried out of a number of historic registers and databases in order to determine the extent of historic sites and features in the vicinity of the study area.

Agency databases searched included:

- Australian National Heritage List (NHL)
- Australian Commonwealth Heritage List (CHL)
- The Australian Heritage Database (AHD)
- Tasmanian Heritage Register (THR)
- The Register of the National Estate (RNE)
- Australian Heritage Places Inventory (AHPI)
- The National Trust (NT)
- Brighton Interim Planning Scheme (2015) (BIPS)
- Derwent Valley Interim Planning Scheme (2015) (DVIPS)

The search of the various historic heritage registers shows that there are is one heritage registered property that is situated within the boundaries of the Boyer Road Precinct study area. This is the property known as Genappe. Located at 50 Boyer Road, Bridgewater, Genappe is a permanently-listed property on the Tasmanian Heritage Register (THR ID 620) comprised of a Georgian, two-storey brick farm house and associated out-buildings. The property is also identified in Table C6.1 Local Heritage Places of the *Tasmanian Planning Scheme—Brighton (Local Provisions Schedule)*.

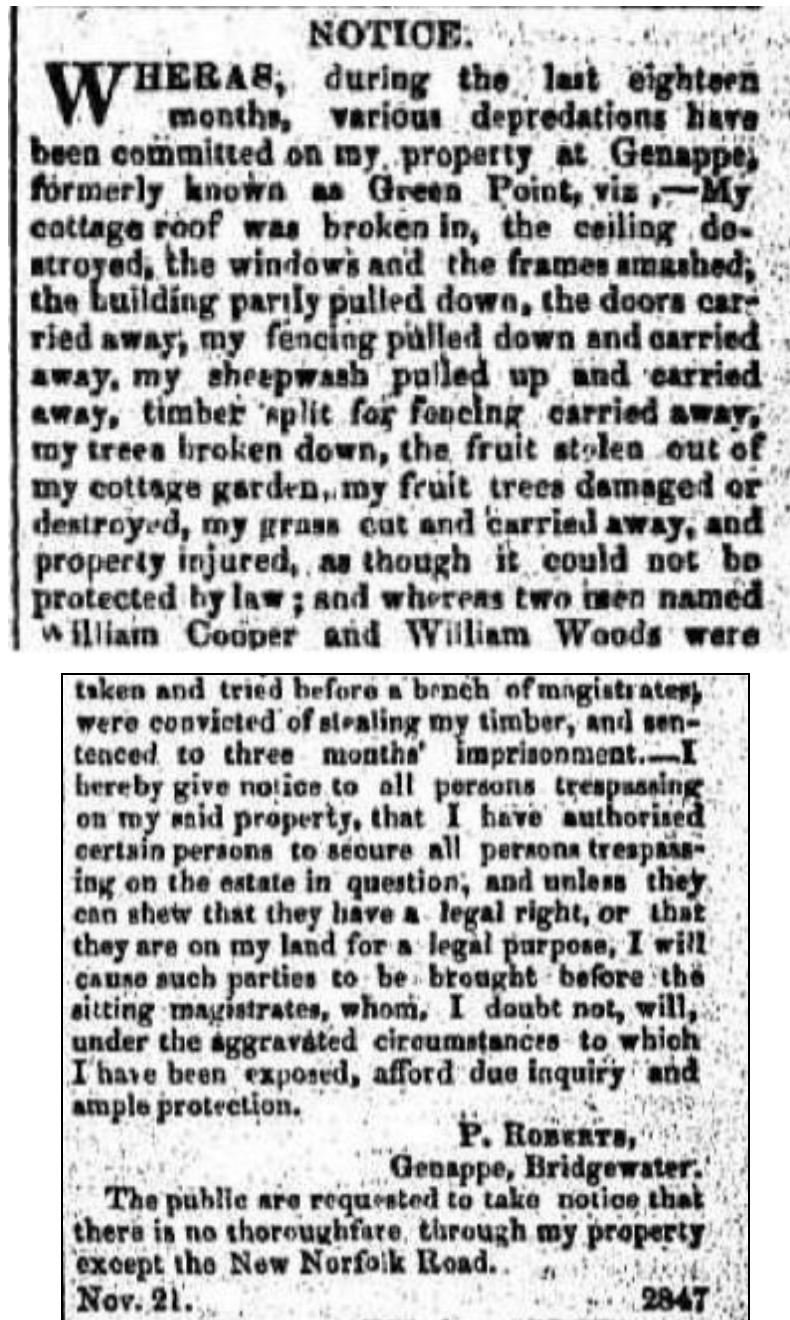
Table 3 provides the summary details for the heritage listing of the Genappe property, with Figure 11 showing the registered boundaries of the properties in relation to the study area. It should be noted that the THR heritage listing applies to the whole of the property boundaries. The Tasmanian Heritage Register Datasheet entry for Genappe is provided in Appendix 1. A summary overview of the available historic information for the Genappe property is presented below.

**Table 3: Heritage Registered properties that are within the Boyer Road Precinct study area**

Name	Address	Register and Municipality	THR Place ID	Title Reference	Description
Genappe	50 BOYER RD, BRIDGEWATER 7030 TAS	Tasmanian Heritage Register  Brighton Council Table C6.1 Local Heritage Places of the <i>Tasmanian Planning Scheme—Brighton</i>	620	44724/8	A two storey vernacular Georgian farm house built from brick. It has a centrally placed door with flanking windows and is three bays wide.

Genappe is noted to be of high historic cultural heritage significance for its ability to illustrate the historical and sequential development of agriculture and land in the outlying districts.

Despite a comprehensive search of state and national historical records and archives, this study was unable to determine an exact construction date for Genappe. By 1855, however, the property was occupied by a Mt Peter Roberts, who, according to public notices placed in Hobart newspapers, had persistent difficulties with trespassers on the property (see Figures 9 and 10).



*Figure 9: Public Notice, Colonial Times, Saturday 24 November 1855, p.3.  
Warning by P. Roberts that legal action will be taken against trespassers on the Genappe property.*

**Genappe, 28th July, 1857.**  
**To the Inhabitants of Bridgewater.**

—

**W**HERRAS the inhabitants of Bridgewater turn out horses, cows, sheep, and goats, which have for the last three years trespassed on my property, the farm of Genappe, as well as on a farm purchased of the Messrs Furnley, and lately their property, and whereas the most serious injuries have thereby been inflicted on my estate, I hereby give notice to the respective parties who have let loose such horses, cows, cattle, sheep, and goats, that I intend for the future either to impound them or take such steps through the Supreme Court as the law will admit, for they have no more right to send their horses, cattle, &c. on my land than I should have to place such animals in their dwellings.

I shall spare no expense effectually to rid myself of so direful a nuisance after this preliminary notice.

756 **P. ROBERTS.**

**Figure 10: Public Notice, Colonial Times, Thursday 23 July 1857, p.3. A further warning by P. Roberts to “the Inhabitants of Bridgewater” against grazing stock on his land indicates that the trespassing problem was not easily resolved.**

In 1856, a “To Let” advertisement appearing in the Colonial Times (Saturday 13 December, p.1) provided the following detailed description of the property:

*“GENAPPE, BRIDGEWATER. TO LET The above well-known excellent House and Grounds, the whole fenced in There is an excellent house in good repair, consisting of eight rooms, a kitchen, and several convenient out-buildings near the back of the house. The garden is exactly one acre. The lawn and shrubbery in front of the house is above an acre. The out-buildings consist of a convenient barn, and stabling for six horses, with piggeries, and cow-house sufficient for six cows, besides stack yards and a small paddock at the back of the house of above one acre. In this spot there is a brick cottage, consisting of two large rooms, a pigeon-house, poultry sheds, and many conveniences. There is near the river side a cottage, some fruit trees, and a garden of several acres. The cottage has three good rooms, and is in good repair, and fit for a market gardener. The total acres belonging to this estate two hundred*



*and ninety-six acres, of which one hundred and sixty-six are under cultivation. There is an unlimited supply of mark, and a fresh water spring near the cottage. The whole is fenced in, and divided into paddocks; with the above will be let a plot of about forty of grass land, lately the property of Messrs. Turnly's; this is nearly all fenced in, and such as is not fenced will be enclosed with a stabbed fence erected at the cost of present proprietor. The whole will be let on such terms as may be agreed upon an application to the proprietor on the estate. The farm is one mile from the high road, to which a good road will shortly be made, though the present one is far from bad. Possession given on 1st March, 1857."*

It is not known if Roberts was successful in leasing the property on this occasion, but on 7 August 1862, "the valuable estate of Genappe" was advertised for sale in The Advertiser (p.4). The property was eventually sold by public auction in January 1863. By 1874, Genappe had passed into the hands of Samson Johnson, James Miller and John Sheppard. Trespassers (particularly "opossum hunters") remained a problem, prompting the owners to place a public notice in The Mercury (Tuesday 8 June 1875, p.3) warning that poison had been laid on the property and dogs would be shot.

In September 1901, Genappe was once again offered to let. In 1912 it was sold to Andrew E. Mansell, who in turn sold the property in 1918.

In 1939, Genappe was purchased by Mr Frank Charles King Pitt, described in his 1947 obituary as "one of Tasmania's best-known pastoralists" (The Mercury, Wednesday 25 June 1947, p.6). Pitt relocated to Genappe after passing his midlands properties, Glen Dhu and Kenmere, on to his sons. It is F.C.K. Pitt who is noted as the owner of Genappe on the property's Tasmanian Heritage Register listing.

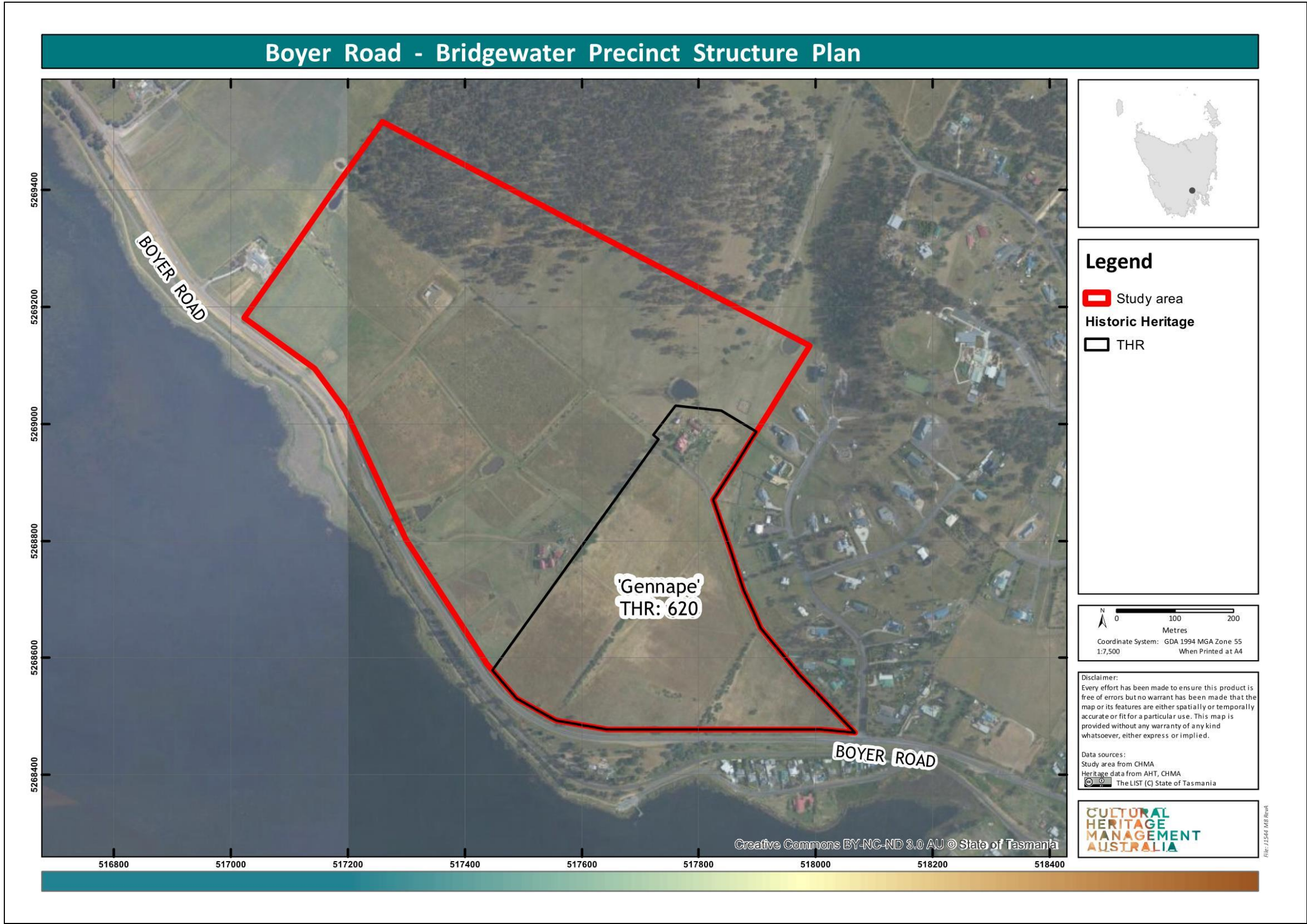


Figure 11: Aerial image showing the registered boundaries of the Genappe property within the Boyer Road Precinct study area

## **5.2 Survey Results and Statement of Archaeological Potential**

As noted in section 5.1, there is one registered historic heritage property that is situated within the Boyer Road Precinct study area, this being the Genappe property. The THR heritage listing applies to the whole of the property boundaries (see Figure 11).

The survey assessment confirmed the presence of a number of heritage features associated with Genappe property within the Boyer Road Precinct study area. Table 4 provides the summary details for the recorded historic features, with Figure 12 showing the location of these features. The following provides a brief overview of the recorded features.

### *The Main Homestead Complex*

The main Genappe homestead complex and associated out buildings, sheds and garden plantings are situated within an approximate 1ha area which is roughly defined by the grid references provided in Table 4 below. This is in the north-east portion of the study area (see Figure 12 and Plates 11-13). The field team did not access this 1ha area during the field survey and as such an accurate inventory and recording of the buildings and features present in this area was not undertaken. However, it is clear that there are no extant buildings or structures associated with the Genappe property that sit outside this 1ha area.

### *Hawthorn Hedgerows*

There are three linear Hawthorn hedgerow plantings that are situated on the Genappe property, within the study area (see Figure 12 and Plate 14). The three hedgerows are mature plantings which are reasonably intact and delineate property fence lines. They are likely to be associated with the early pastoral development of the property.

### *Red Clay Brick Feature*

A small feature of red clay bricks was recorded in an area immediately to the north of a fence line, within a farm paddock, around 35m west of the boundary of the Genappe property (see Figure 12). The feature measures approximately 8m x 2m and comprises what appears to be a floor foundation. The foundation is partially covered by grass and has hawthorn bushes growing through the brick (see Plate 15). It is unclear what this feature is. It may possibly be the remnant floor foundation of an earlier dwelling, or could be an adaptive re-use of salvaged red clay bricks for another purpose. Whether or not the feature is associated with the Genappe property is also not clear, although this is a reasonable probability, given the close proximity.

### **Statement of Archaeological Potential**

Besides the recorded features described above, no other suspected historic heritage features, or specific areas of elevated archaeological potential were identified within the bounds of the Boyer Road Precinct study area. As noted in section 3 of this report, surface visibility throughout the study area was restricted to an estimated average of between 20%-40%, due to vegetation cover. Given these constraints, it can't be stated with certainty that there are no undetected features present. Based



on the observations made during the field survey assessment, together with the archival and heritage register data collated for the project, it is clear that the Genappe Homestead complex is the main heritage feature present in the study area, and that this complex (which is confined to an approximate 1ha area) has the highest archaeological potential. Outside of the bounds of the homestead complex it is assessed that there is generally a low to very low potential for undetected heritage features to be present.

**Table 4: Summary details for recorded historic features**

Historic Feature	Grid Reference (GDA94)	Description
Genappe Homestead Complex	E517727 N5268973 E517760 N5269030 E517857 N5269003 E517801 N5268906	Main Genappe Homestead complex, which includes out buildings, sheds and garden plantings that are confined to within an approximate 1ha area.
Hedgerow1	E517587 N5268764 To E517732 N5268969	Hawthorn Hedgerow on Genappe property. Approximately 230m in length and runs along fence line on western boundary of property. Hedgerow is mature and reasonably intact.
Hedgerow2	E517568 N5268510 To E517718 N5268729	Hawthorn Hedgerow on Genappe property. Approximately 270m in length and runs along an internal property fence line. Hedgerow is mature and reasonably intact.
Hedgerow3	E517800 N5268473 To E517897 N5268647	Hawthorn Hedgerow on Genappe property. Approximately 270m in length and runs along an internal property fence line. Hedgerow is mature and reasonably intact.
Red Brick feature	E517689 N5269020 To E517697 N5269013	An 8m x 2m red clay brick feature located just north of fence line and 35m west of Genappe property boundary. Possible foundation feature associated with Genappe property. May also be a later re-use and repurposing of brick.



Plate 11: View south at the Genappe homestead complex



Plate 12: View north-west at the main Genappe homestead





Plate 13: View south-east at the main Genappe homestead complex



Plate 14: View south along Hedgerow 2 within the Genappe property





Plate 15: View west at the red clay brick feature





Figure 12: Aerial image showing the heritage features identified within the Boyer Road Precinct study area



## 6.0 Site Significance Assessments

### 6.1 Tasmanian Heritage Assessment Criteria

Point 11 of the *Historic Cultural Heritage Amendment Bill 2013* repeals Section 16 of the *HCH Act 1995*, and advocates that heritage values be assessed through the following eight assessment criteria:

- Criterion (a): It is important in demonstrating the evolution or pattern of Tasmania's history
- Criterion (b): It demonstrates rare, uncommon or endangered aspects of Tasmania's heritage
- Criterion (c): It has potential to yield information that will contribute to an understanding of Tasmania's history
- Criterion (d): It is important as a representative in demonstrating the characteristics of a broader class of cultural places
- Criterion (e): It is important in demonstrating a high degree of creative or technical achievement
- Criterion (f): It has strong or special meaning for any group or community because of social, cultural or spiritual associations
- Criterion (g): It has a special association with the life or work of a person, a group or organisation that was important in Tasmania's history.
- Criterion (h): It is important in exhibiting particular aesthetic characteristics.

In Tasmania, heritage may be afforded protection as either a place of State heritage significance (entered on the THR) or of local significance (listed in a heritage schedule of a local planning authority).

State heritage significance as defined by the *Historic Cultural Heritage Act 1995* means:

*'aesthetic, archaeological, architectural, scientific, social, spiritual or technical value to the whole STATE for past, present and future generations.'*

This compares with the definition for Local heritage significance:

*'aesthetic, archaeological, architectural, scientific, social, spiritual or technical value to a LOCAL OR REGIONAL AREA for past, present and future generations.'*

### 6.2 Significance Assessment for Historic Sites Located Within the Study Area

The Genappe property situated within the bounds of the study area. The heritage significance of this property has already been formally recognised, with the property having been assessed as being of State significance, and Permanently Registered on the Tasmanian Heritage Register. The title boundaries of the property form the THR listed boundaries. The THR Datasheet entry for the Genappe property notes that the property is significant in accordance with Criterion a) *The place is important to the course or pattern of Tasmania's history.*



Genappe is stated to be “*of high historic cultural heritage significance for its ability to illustrate the historical and sequential development of agriculture and land in the outlying districts*”. (see Appendix 1 for the full Datasheet entry).

The statement of significance for Genappe under Criterion (a) is quite broad, and is open to interpretation regarding what specific features of the property contribute to this significance. The Genappe homestead complex (comprising an area of approximately 1ha) incorporates the main homestead and associated out buildings, sheds and garden plantings. It would seem that the main significance values attributed to Genappe are predominantly confined to this area. However, the three recorded hedgerow features are also situated within the registered boundaries of the Genappe property and are a component of the early pastoral development of the property. As such, these hedgerows retain a level of associated significance as part of the broader setting of the property. The broader pastoral setting of the property and the aesthetic values of this setting may also be a contributing factor.

The red clay brick feature is situated outside the heritage listed boundaries of the Genappe property. At this point it is unclear what this feature is and whether it is associated with the Genappe property. As such, it is not possible at this stage to accurately assess the significance of the feature.

## 7.0 Statutory Controls and Legislative Requirements

The following provides a summary overview of the various legislative instruments and statutory requirements relating to historic heritage in Tasmania. The review is presented in order to provide the proponent with a basic understanding of the statutory frameworks and procedures relating to heritage in Tasmania.

### 7.1 National Conventions

#### *Council of Australian Governments Agreement 1997*

In 1997, COAG reached an agreement on Commonwealth, State and local government roles and responsibilities for heritage management. Local government, through the Australian Local Government Association, and the Tasmanian Government were both signatories to this Agreement. The Agreement resulted in the following outcomes:

- Acceptance of a tiered model of heritage management, with the definition of places as being of either, world, national, state or of local heritage significance;
- Nominations of Australian places for the World Heritage List and management of Australia's obligations under the World Heritage Convention would be carried out by the Commonwealth Government;
- A new National Heritage System on one was created in January 2004, comprising the Australian Heritage Council (AHC), National Heritage List (NHL) and Commonwealth Heritage List (CHL);
- The Commonwealth Government, through the Australian Heritage Council would be responsible for listing, protecting and managing heritage places of national significance;
- State and Territory Governments would be responsible for listing, protecting and managing heritage places of state significance; and
- Local government would be responsible for listing, protecting and managing heritage places of local significance.

#### *Environment Protection and Heritage Council of the Australian and State/Territory Governments 1998*

In 1998, the National Heritage Convention proposed a set of common criteria to be used in order to better assess, understand and manage the heritage values of places.

The Environment Protection and Heritage Council of the Australian and State/Territory Governments adopted this as a national set of desirable common criteria (known as the HERCON criteria). The adoption of these criteria by Heritage Tasmania has not yet been formalised. These criteria are also based upon the Burra Charter values. The Common Criteria (HERCON Criteria) adopted in April 2008 are summarised below:

- a) *Importance to the course or pattern of our cultural or natural history.*
- b) *Possession of uncommon, rare or endangered aspects of our cultural or natural history.*

- c) *Potential to yield information that will contribute to an understanding of our cultural or natural history.*
- d) *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*
- e) *Importance in exhibiting particular aesthetic characteristics*
- f) *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*
- g) *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*
- h) *Special association with the life or works of a person, or group of persons, of importance in our history.*

These criteria have been endorsed by the Heritage Chairs and Officials of Australia and New Zealand (HCOANZ) in the Supporting Local Government Project document, "Protecting Local Heritage Places: A National Guide for Local Government and Communities" (March 2009).

#### *Burra Charter 1999*

Australia ICOMOS (International Council on Monuments and Sites) is the peak body of professionals working in heritage conservation in Australia. The Burra Charter was adopted by Australia ICOMOS in 1979 in Burra, South Australia based on other international conventions. Further revisions were adopted in 1981, 1988 and 1999 to ensure the Charter continues to reflect best practice in heritage and conservation management. The current version of the Australia ICOMOS Burra Charter 1999 is the only version that should be used.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australian ICOMOS members. The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

The Charter recognises the need to involve people in the decision-making process, particularly those that have strong associations with a place. It also advocates a cautious approach to changing heritage places: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## **7.2 Commonwealth Legislation**

### *Environment Protection and Biodiversity Conservation Act 1999*

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides for the listing of natural, historic or indigenous places that are of outstanding national heritage value to the Australian nation as well as heritage places on Commonwealth lands and waters under Australian Government control.



Once a heritage place is listed under the EPBC Act, special requirements come into force to ensure that the values of the place will be protected and conserved for future generations. The following heritage lists are established through the EPBC Act:

- *National Heritage List* - a list of places of natural, historic and indigenous places that are of outstanding national heritage value to the Australian nation
- *Commonwealth Heritage List* - a list of natural, historic and indigenous places of significance owned or controlled by the Australian Government.
- *List of Overseas Places of Historic Significance to Australia* – this list recognises symbolically sites of outstanding historic significance to Australia but not under Australian jurisdiction.

#### *Australian Heritage Council Act 2003*

The Australian Heritage Council is a body of heritage experts that has replaced the Australian Heritage Commission as the Australian Government's independent expert advisory body on heritage matters when the new Commonwealth Heritage System was introduced in 2004 under amendments to the Environment Protection and Biodiversity and Conservation Act 1999.

The Council plays a key role in assessment, advice and policy formulation and support of major heritage programs. Its main responsibilities are to assess and nominate places for the National Heritage List and the Commonwealth Heritage List, promote the identification, assessment, conservation and monitoring of heritage; and advise the Minister on various heritage matters.

#### *Protection of Movable Cultural Heritage Act 1986*

The PMCH Act regulates the export of cultural heritage objects from Australia. The purpose of the Act is to protect, for the benefit of the nation, objects which if exported would significantly diminish Australia's cultural heritage. Some Australian protected objects of Aboriginal, military heritage and historical significance cannot be granted a permit for export. Other Australian protected objects may be exported provided a permit or certificate has been obtained.

### **7.3 State Legislation**

#### *Land Use Planning and Approvals Act 1993*

This Act (LUPA) is the cornerstone of the State Resource Management and Planning System (RMPS). It establishes the legitimacy of local planning schemes and regulates land use planning and development across Tasmania. With regard to historic heritage, LUPAA requires that planning authorities will work to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value" [Schedule 1 Part 2(g)].

#### *Resource Planning and Development Commission Act 1997*

The Resource Planning and Development Commission (now referred to as the Tasmanian Planning Commission) is responsible for overseeing Tasmania's planning system, approving planning schemes and amendments to schemes and assessing Projects of State Significance. In terms of heritage management, the TPC will

consider the establishment of heritage overlays, precincts or areas as part of the creation of planning schemes.

*Resource Management and Planning Appeal Tribunal Act 1993*

The Resource Management and Planning Appeal Tribunal determine planning appeals and enforce the Acts within the RMPS. The Tribunal plays an important role in the management of heritage places through its determinations on proposed development on, or near to, places of heritage significance.

*Historic Cultural Heritage Act 1995*

The *Historic Cultural Heritage Act 1995* (HCH Act) is the key piece of Tasmanian legislation for the identification, assessment and management of historic cultural heritage places. The stated purpose of the HCH Act is to promote the identification, assessment, protection and conservation of places having historic cultural heritage significance and to establish the Tasmanian Heritage Council". The HCH Act also includes the requirements to:

- establish and maintain the Tasmanian Heritage Register (THR);
- provide for a system for a system of approvals for work on places on the Register;
- provide for Heritage Agreements and assistance to property owners;
- provide for protection of shipwrecks;
- provide for control mechanisms and penalties for breaches of the Act.

Under the HCH Act, "conservation" in relation to a place is defined as

- the retention of the historic cultural heritage significance of the place; and
- any maintenance, preservation, restoration, reconstruction and adaption of the place.

The definition of "place" under the HCH Act includes:

- a site, precinct or parcel of land;
- any building or part of a building;
- any shipwreck;
- any item in or on, or historically or physically associated or connected with, a site precinct or parcel of land where the primary importance of the item derives in part from its association with that site, precinct or parcel of land; and
- any equipment, furniture, fittings, and articles in or on, or historically or physically associated or connected with any building or item.

The Act created the Tasmanian Heritage Council (THC), which came into existence in 1997 and operates within the State RMPS. The THC is a statutory body, separate from government, which is responsible for the administration of the HCH Act and the establishment of the Tasmanian Heritage Register (THR), which lists all places assessed as having heritage values of state significance. The THC also assesses works that may affect the heritage significance of places and provides advice to state and local government on heritage matters. The primary task of the THC is as a resource management and planning body, which is focused on heritage conservation



issues. Any development on heritage-listed places requires the approval of the THC before works can commence.

Heritage Tasmania (HT), which is part of the Department of Primary Industry, Parks, Water and the Environment, also plays a key role in fulfilling statutory responsibilities under the HCH Act.

HT has three core roles:

- coordinating historic heritage strategy and activity for the State Government;
- supporting the Tasmanian Heritage Council to implement the HCH Act; and
- facilitating the development of the historic heritage register.

In 2013, *Historic Cultural Heritage Act 1995* was amended, with the primary goal of streamlining the approvals process and better align the Heritage Act with the Planning Act. Under the Amendment applicants need only lodge a single Development Application (DA) (as opposed to both a Works Application and DA), which will be referred to the Heritage Council by the local planning authority. Heritage Council then has the opportunity to advise the planning authority whether or not it has an interest in the DA and may request further information under s57 of the LUPAA. If the Heritage Council does not have an interest in the DA, it reverts to the status it has under the Scheme or Planning Act. Where Heritage Council does have an interest in the DA, the Council decision must be incorporated into the final permit (or refusal) issued by the local planning authority.

Also included in the amendments is the incorporation of the HERCON significance criteria for assessing the significance of heritage sites. The Heritage Council may enter a place in the Heritage Register if it satisfied that the place has historic cultural heritage significance by meeting threshold values for one or more of eight individual criteria. Aesthetic characteristics of a place now forms the eighth criterion against which heritage significance may be assessed.

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a discretionary permit for those works which may impact on the significance of the place.

Discretionary permit applications are lodged with the relevant local planning authority. On receipt, the application is sent to the Heritage Council, which will firstly decide whether they have an interest in determining the application. If the Heritage Council has no interest in the matter, the local planning authority will determine the application.

If the Heritage Council has an interest in determining the application, a number of matters may be relevant to its decision. This includes the likely impact of the works on the significance of the place; any representations; and any regulations and works guidelines issued under the HCH Act. The Heritage Council may also consult with the planning authority when making a decision.

In making a decision, the Heritage Council will exercise one of three options: consent to the discretionary permit being granted; consent to the discretionary permit being granted subject to certain conditions; or advise the planning authority that the discretionary permit should be refused. The Heritage Council's decision is then forwarded to the planning authority, which will incorporate the decision into any planning permit

#### *Works Guidelines for Historic Heritage Places*

The Tasmanian Heritage Council and Heritage Tasmania have issued Works Guidelines for Historic Heritage Places. The guidelines provide a general reference for the types of works, which may be exempt, or those where a permit will be required. They also define appropriate outcomes for a range of different works and development scenarios. Although specifically designed for places included in the THR, the guidelines provide useful advice for the management of heritage places generally.

### **7.4 The Tasmanian Planning Scheme**

The *Tasmanian Planning Scheme* came into effect on 22 July 2020 and replaces the former *Brighton Interim Planning Scheme 2015*. The *Tasmanian Planning Scheme* provides a single planning scheme and a consistent set of rules and requirements in relation to the manner in which all land in Tasmania may be used, developed, protected and conserved. It consists of two parts:

1. **State Planning Provisions** contain the mandatory common rules that are to apply in all municipal areas. For consistency in permit and compliance requirements that must be met by a proposed use or development.
2. **Local Provision Schedule** for each municipal area setting out how the State Planning Provisions are to apply. The Clarence Local Provision Schedule (LPS) contains all of the Clarence specific local controls including the Zone and Code Maps, Code lists, Specific Area Plans (mapping & controls) and Site Specific Qualifications.

The planning scheme supports strategic land use planning for residential, business, agriculture, utilities, environmental and recreational zones. The scheme includes considerations such as natural hazards, local heritage values, natural assets, parking requirements and the protection of road, railway and electricity infrastructure.\

Section C6 of the *Tasmanian Planning Scheme* deals specifically with the Local Heritage Code. The stated purpose of the code is to recognise and protect the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential and significant trees by regulating development that may impact on their values, features and characteristics.

This code applies to:

- (a) development on land within any of the following, as defined in this code:
- (i) a local heritage place;
  - (ii) a local heritage precinct;
  - (iii) a local historic landscape precinct; and



(iv) for excavation only, a place or precinct of archaeological potential;  
and  
(b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.

If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

Developments that affect places protected by the code and are not exempt are likely to require to specific approval from the council where the development is to take place.

This code does not apply to a registered place entered on the Tasmanian Heritage Register.

***Brighton Local Provisions Schedule***

The study area falls within the Brighton Council municipal area. Brighton Council is responsible for statutory and strategic land use and development, including the assessment of applications for use and development under the [\*The Tasmanian Planning Scheme – Brighton\*](#) (the 'Scheme'). The *Tasmanian Planning Scheme – Brighton* is made up of the State Planning Provisions (SPP's) and a Local Provisions Schedule (LPS) for each council area.

The Genappe property is listed on both the THR and is also identified in Table C6.1 Local Heritage Places of the *Tasmanian Planning Scheme—Brighton (Local Provisions Schedule)*.

No other places, precincts or places of local heritage significance included in the Brighton Local Provisions Schedule are within the study area.

## 8.0 Heritage Management Plan

### ***Recommendation 1 (The Genappe Property)***

The Genappe property is a permanent registration on the Tasmanian Heritage Register (THR 620). The THR heritage listing applies to the whole of the property boundaries, which are entirely within the bounds of the Boyer Road Precinct study area (see Figure 13).

The Boyer Road Precinct Structure Plan is in the early concept phase and at this stage it is unclear as to what the potential impacts on the heritage values of the Genappe property will be.

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. If the registered boundaries of the property cannot be avoided, then a Statement of Heritage Impacts will need to be prepared for the property, based on the preferred concept design for the Boyer Road Precinct Structure Plan.

The Genappe homestead complex (comprising an area of approximately 1ha) incorporates the main homestead and associated out buildings, sheds and garden plantings. (see Figure 13). It would seem that the main significance values attributed to Genappe are predominantly confined to this area. It is recommended that at a minimum, this area incorporating the main homestead complex should be excluded from any future development.

The three recorded hedgerow features are also situated within the registered boundaries of the Genappe property and are a component of the early pastoral development of the property (see Figure 13). As such, these hedgerows retain a level of associated significance as part of the broader setting of the property. It is recommended that consideration also be given to the retention of these hedgerow features.

- Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. If the registered boundaries of the property cannot be avoided, then either a Certificate of Exemption or a Discretionary Permit will be required, depending on the outcomes of the Statement of Heritage Impacts.

### ***Recommendation 2 (Red Clay Brick Feature)***

The recorded red clay brick feature (see Figure 13) is situated outside the heritage listed boundaries of the Genappe property and is not listed on the Local Heritage Places of the *Tasmanian Planning Scheme—Brighton (Local Provisions Schedule)*.



At this point it is unclear what this feature is and whether it is associated with the Genappe property. As such, it is not possible at this stage to accurately assess the significance of the feature.

If there is the potential that this feature may be impacted by future development within the Boyer Road precinct, then it is recommended that a detailed archival recording should be carried out for this feature, together with additional background research. The aim being to more accurately determine the origins, extent and significance of this feature. Future management decisions for the feature will be predicated on the outcomes of these additional investigations.

***Recommendation 3 (Unanticipated Discoveries of historic features)***

No other historic sites or suspected features were identified during the field survey assessment of the AFL High Performance Centre study area and it is assessed that there is a low to very low potential for undetected Historic heritage sites to occur within the study area. However, as per the Practice Note No 2 by the Tasmanian Heritage Council, processes must be followed should any unexpected archaeological features and/or deposits be revealed during works. An Unanticipated Discovery Plan for the project is presented in Section 9 of this report.

***Recommendation 4 (Provision of Report to Heritage Tasmania)***

Copies of this report should be provided to Heritage Tasmania for review.





**Figure 13: Aerial image showing the heritage features identified within the Boyer Road Precinct study area**



## 9.0 Unanticipated Discovery Plan

The following text describes the proposed method for dealing with unanticipated discoveries of heritage features or objects during any future proposed development works in the Boyer Road Precinct study area. The plan provides guidance to project personnel so that they may meet their obligations with respect to heritage legislation. Please Note: There are two different processes presented for the mitigation of these unanticipated discoveries. The first process applies for the discovery of all cultural heritage objects or features, with the exception of skeletal remains (burials). The second process applies exclusively to the discovery of skeletal remains (burials).

### Discovery of Heritage Objects or Features

#### *Step 1*

If any person believes that they have discovered or uncovered a heritage object or feature, the individual should notify any machinery operators that are working in the general vicinity of the area that earth disturbance works should stop immediately.

#### *Step 2*

A buffer protection zone of 5m x 5m should be established around the suspected heritage find. No unauthorised entry or earth disturbance will be allowed within this 'archaeological zone' until such time as the suspected heritage find has been assessed, and appropriate mitigation measures have been carried out.

#### *Step 3*

A qualified heritage consultant should be engaged to assess the suspected heritage find. As a first step in the process, the heritage consultant should contact Heritage Tasmania, the Heritage Council and the Local Council and notify them of the find. The heritage consultant will ensure that Heritage Tasmania, the Heritage Council and the Local Council are consulted throughout the assessment process.

#### *Step 4*

If the heritage find is a movable object, then the find should be recorded, photographed and a decision should be made as to whether the object should be re-located to a designated Keeping Place. If the find is an unmovable heritage object or feature, then the find should be recorded and photographed and a HIA and HMP developed for the feature. This should be then submitted to Heritage Tasmania, the Heritage Council and the Local Council for review and advice.

Possible outcomes may necessitate:

- a. An amendment to the design of the development
- b. Carrying out of archaeological excavations prior to the re-commencement of works
- c. Archaeological monitoring and recording during works
- d. Preparation (and implementation) of a strategy to ensure communication of the new information to the community.
- e. A combination of the above.

### **Discovery of Skeletal Material**

#### **Step 1:**

Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

#### **Step 2:**

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

#### **Step 3:**

A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

#### **Step 4:**

If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

#### **Step 5:**

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.



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## **Appendix 1**

### **Tasmanian Heritage Register Datasheet for the Heritage Listed Genappe Property**

134 Macquarie Street (GPO Box 618)  
Hobart Tasmania 7001  
Phone: 1300 850 332 (local call cost)  
Email: [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au)  
Web: [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

**Name:** Genappe  
**Status:** Permanently Registered  
**Tier:** State

**THR ID Number:** 620  
**Municipality:** Brighton Council  
**Boundary:** Whole of Title

**Location Addresses**

50 BOYER RD, BRIDGEWATER 7030 TAS

**Title References**

44724/8

**Property Id**

7676361



Genappe  
DEPHA, 2006



Genappe  
DEPHA, 2006

**Statement of Significance:** (non-statutory summary)

No Statement is provided for places listed prior to 2007

**Why is it significant?:**

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

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

Genappe is of high historic cultural heritage significance for its ability to illustrate the historical and sequential development of agriculture and land in the outlying districts

**b) The place possesses uncommon or rare aspects of Tasmania's history.**

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

**d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

**e) The place is important in demonstrating a high degree of creative or technical achievement.**



- f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.
- g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.
- h) The place is important in exhibiting particular aesthetic characteristics.

Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.

Please refer to the Heritage Council's Works Guidelines ([www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)) for information about the level of approval required and appropriate outcomes.

Heritage Advisors are also available to answer questions and provide guidance on [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au) or Tel 1300850332

This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

**Setting:**

No Data Recorded

**Description:**

A two storey vernacular Georgian farm house built from brick. It has a centrally placed door with flanking windows and is three bays wide.

**History:**

No Data Recorded



Boyer Road Precinct Structure Plan  
Genappe Property

Statement of Heritage Impacts and  
Archaeological Potential

Final Draft  
Version 1

AUTHOR: Stuart Huys  
27 Apsley St South Hobart, TAS 7004

CLIENT:  
Holmes Dyer

4.6.2025

CULTURAL  
HERITAGE  
MANAGEMENT  
AUSTRALIA



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## **Executive Summary**

### **Project Background**

The Brighton Council has engaged Holmes Dyer to prepare a Precinct Structure Plan (PSP) for land along Boyer Road at Bridgewater. The area of land encompasses approximately 59ha and is zoned Future Urban under the Brighton Local Provision Schedule. Figures 1-2 show the location and boundaries of the land, with Figure 3 providing a very preliminary development concept plan for the Boyer Road Precinct.

CHMA Pty Ltd were engaged by the Holmes Dyer to undertake an Historic heritage assessment for the 59ha parcel of land (the study area), in order to identify any potential heritage constraints. The CHMA (2024) assessment confirmed that there is one heritage registered property that is situated within the boundaries of the Boyer Road Precinct study area. This is the property known as Genappe. Located at 50 Boyer Road, Bridgewater, Genappe is a permanently-listed property on the Tasmanian Heritage Register (THR ID 620). CHMA Pty Ltd has been engaged by Holmes Dyer to prepare a Statement of Heritage Impacts (SHI) and Statement of archaeological potential (SAP) for the Genappe property. This report presents the findings of the assessment.

### **Statement of Heritage Impacts and Archaeological Potential**

The following provides an overview of the key findings. The more detailed findings and discussions are presented in section 3.

#### *The Main Homestead Complex*

The assessment confirmed that the main Genappe homestead complex and associated out buildings, sheds and garden plantings (which are situated within an approximate 1ha area) is excluded from the Masterplan development footprint. A buffer has also been created around the main Genappe homestead complex, incorporating open space landscaped zones (see Figure i). The open space incorporated in the current masterplan also maintains viewing lines from the Genappe homestead, south and west through to River Derwent (see Figure i). On this basis it is advised that the current Masterplan proposal will not physically impact on the main Genappe homestead complex (incorporating the and associated out buildings, sheds and garden plantings). Furthermore, the incorporation of viewing lines and a buffer zone around the homestead complex means that the visual and aesthetic values of the main homestead complex will not be significantly impacted.

#### *The Red Brick Feature*

The Red brick feature identified by CHMA (2024) is confirmed as being situated within an open space area in the current Masterplan, just to the west of the main homestead complex (see Figure i). Under the current Masterplan proposal, there is no residential development proposed for this area and is designated open space. However, the open

space area is proposed to be landscaped. This would mean that the red brick feature is potentially at risk of being impacted by landscaping works.

#### *The Hawthorn Hedgerows*

The original assessment undertaken by CHMA (2024) recorded three linear Hawthorn hedgerow plantings that are situated on the Genappe property. The three hedgerows are mature plantings which are reasonably intact and delineate property fence lines. CHMA (2024) was of the opinion that the hedgerows were likely to be associated with the early pastoral development of the property. Based on historic aerial imagery it would appear that Hedgerow 3 may be an early original planting and that Hedgerows 1 and 2 may be latter plantings. In terms of significance value, this would mean that Hedgerow 3 is of a comparatively higher landscape significance compared to Hedgerows 1 and 2, because of its potential association with the early pastoral development of the Genappe property. The current masterplan proposal shows that Hedgerow 2 and possibly a small portion of Hedgerow 1 will be retained in open space and will not be impacted to any significant extent. Hedgerow 3 will be completely removed as part of the development of the Mixed Use Precinct (see Figure i).

#### *Statement of Archaeological Potential*

CHMA (2024) advised that besides the recorded features described above, no other suspected historic heritage features, or specific areas of elevated archaeological potential were identified within the bounds of the Boyer Road Precinct study area. CHMA (2024) noted that it was clear that the Genappe Homestead complex is the main heritage feature present in the study area, and that this complex (which is confined to an approximate 1.5ha area) has the highest archaeological potential. Outside of the bounds of the homestead complex it was assessed that there was generally a low to very low potential for undetected heritage features to be present. The possible exception would be the area around the recorded red brick feature. Based on the historic aerial imagery, the current assessment has confirmed that the area around the red brick feature does indeed have a moderate to high level of archaeological potential, given that it is now evident that this would appear to be the foundations of a structure pre-dating 1946. The archaeological potential for the remainder of the study area (excluding the homestead and red brick feature complex) is still assessed as being low.

### **Management Recommendations**

#### **Recommendation 1 (Amendment of the THR registered boundaries of the Genappe property)**

The main Genappe homestead complex and associated out buildings, sheds and garden plantings are situated within an approximate 1.5ha area. This assessment has confirmed that the main heritage values associated with the Genappe property are confined to within this area which is delineated by the grid references below. The main zone of archaeological potential is also confined to within this area. Figure ii shows the



boundaries of this area. It is recommended that the THR registered boundaries are amended to reflect this area. If adopted, then the revised THR boundaries of the Genappe property should be excluded from the Masterplan development footprint. It is noted that under the current Masterplan proposal, a buffer has been created around the main Genappe homestead complex, incorporating open space landscaped zones. The open space incorporated in the current masterplan also maintains viewing lines from the Genappe homestead, south and west through to River Derwent. This is supported.

- E517871 N5269003
- E517837 N5269022
- E517759 N5269032
- E517721 N5268981
- E517736 N5268970
- E517731 N5268958
- E517774 N5268921
- E517763 N5268887
- E517790 N5268887
- E517798 N5268898

Works to places included in the THR require approval, either through a Minor Works Approval for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. It is advised that if the amendment to the THR registered above is implemented, then any works within the amended registration will be subject to the appropriate approvals.

### **Recommendation 2 (The Red Brick Heritage Feature)**

Immediately to the west of the Genappe Homestead Complex is the red brick feature which is likely to be the foundations of a structure pre-dating 1946. This feature is situated outside of the current THR registered boundaries of the Genappe property). The archaeological potential of this area is assessed as potentially being moderate to high. The grid references below delineate the boundaries of the red brick feature, including the zone of archaeological potential, with Figure ii showing the spatial extent of this area.

- E517710 N5268988
- E517718 N5269002
- E517688 N5269026
- E517677 N5269014

Under the current Masterplan proposal, the red brick feature is situated in open space, in an area where there is no residential development proposed. However, the open space area is proposed to be landscaped. This would mean that the red brick feature is potentially at risk of being impacted by landscaping works. In order to protect the potential archaeological integrity of this feature, it is recommended that the zone incorporating the red brick feature is conserved in-situ and is landscaped in a manner that involves no soil disturbances. As a precautionary measure, this advice should be passed on to construction and or landscaping contractors so that they are aware of these requirements.

***Recommendation 3 (Hawthorn Hedgerows)***

The current masterplan proposal shows that Hedgerow 2 and approximately half of Hedgerow 1 will be retained in open space and will not be impacted to any significant extent. Hedgerow 3 will be completely removed as part of the development of the Mixed Use Precinct. If Recommendation 1 (above) is adopted, then these hedgerows will be situated outside the adjusted registered boundaries of the Genappe homestead complex. There are therefore no State Statutory heritage requirements for approvals to impact these hedgerows. However, it is recommended that where possible, hedgerow features (not necessarily hawthorn) should be incorporated into the open space design to reflect the early pastoral hedgerow arrangements within the study area.

***Recommendation 4 (Unanticipated Discoveries of historic features)***

It is assessed that there is a low to very low potential for undetected Historic heritage sites to occur within the Masterplan area, outside the recommended amended THR boundaries for Genappe. However, as per the Practice Note No 2 by the Tasmanian Heritage Council, processes must be followed should any unexpected archaeological features and/or deposits be revealed during works. An Unanticipated Discovery Plan for the project is presented in Section 5 of this report.

***Recommendation 5 (Provision of Report to Heritage Tasmania)***

Copies of this report should be provided to Heritage Tasmania for review.



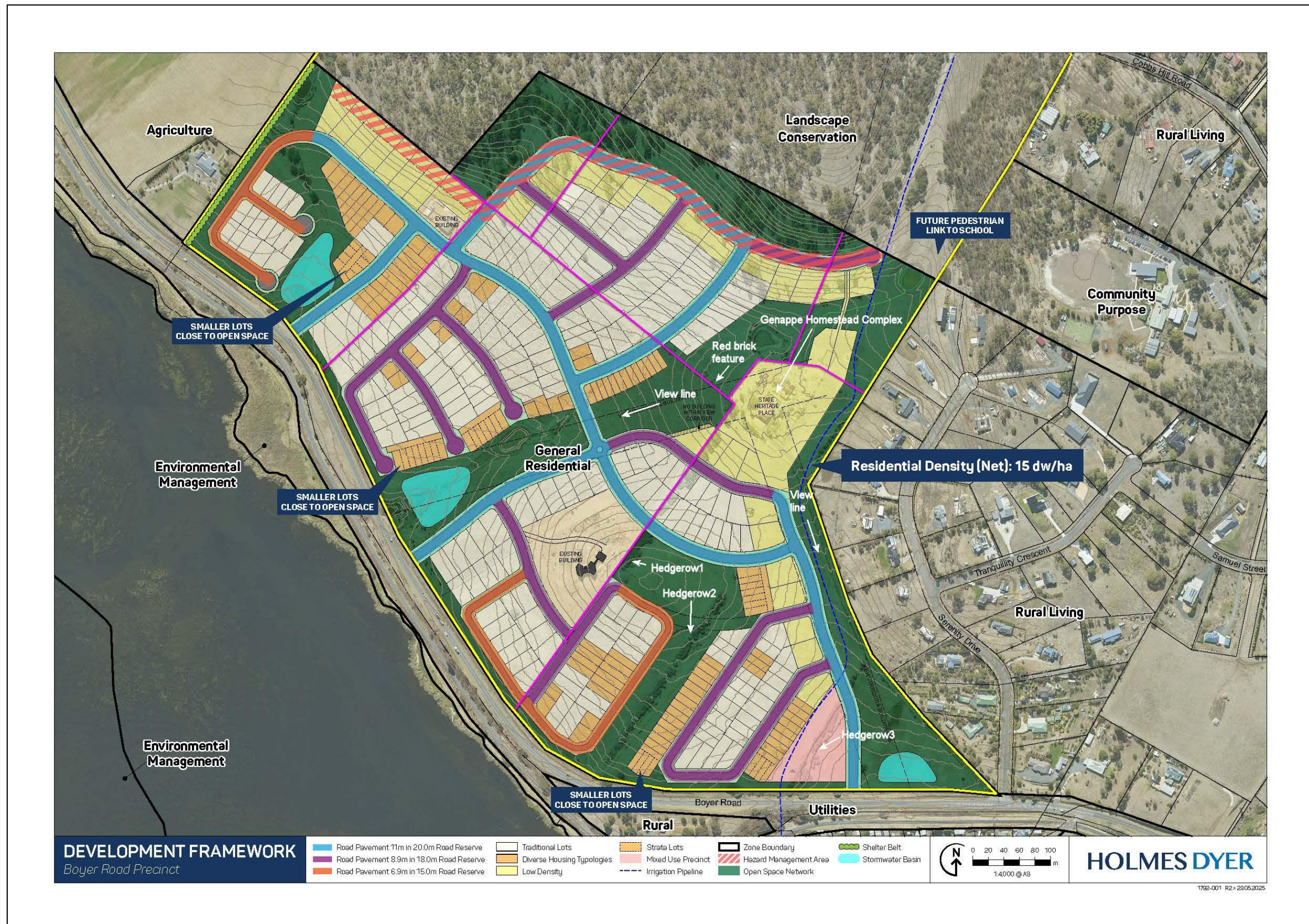


Figure i: The current proposed Masterplan for Plan for the Boyer Road Precinct, showing the Genappe homestead complex, the red brick feature and the hedgerows





**Figure ii: Aerial image showing the recommended amendment to the THR registered boundaries of the Genappe property and the Protection Zone for the Red Brick feature**



## 1.0 Project Background

### 1.1 Project Description

The Brighton Council has engaged Holmes Dyer to prepare a Precinct Structure Plan (PSP) for land along Boyer Road at Bridgewater. The area of land encompasses approximately 59ha and is zoned Future Urban under the Brighton Local Provision Schedule. Figures 1-2 show the location and boundaries of the land, with Figure 3 providing a very preliminary development concept plan for the Boyer Road Precinct.

CHMA Pty Ltd were engaged by the Holmes Dyer to undertake an Historic heritage assessment for the 59ha parcel of land (the study area), in order to identify any potential heritage constraints. The CHMA (2024) assessment confirmed that there is one heritage registered property that is situated within the boundaries of the Boyer Road Precinct study area. This is the property known as Genappe. Located at 50 Boyer Road, Bridgewater. Genappe is a permanently-listed property on the Tasmanian Heritage Register (THR ID 620). The property is also identified in Table C6.1 Local Heritage Places of the *Tasmanian Planning Scheme—Brighton (Local Provisions Schedule)*. The THR heritage listing applies to the whole of the property boundaries.

CHMA (2024) advised that works to places included in the THR require approval, either through a Minor Works Approval for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. CHMA (2024) recommended that if the registered boundaries of the property cannot be avoided, then a Statement of Heritage Impacts would need to be prepared for the property, based on the preferred concept design for the Boyer Road Precinct Structure Plan. This would be used as the basis for determining the appropriate approvals process.

The concept design for the Boyer Road Precinct Structure Plan has now been formalised and CHMA Pty Ltd has been engaged by Holmes Dyer to prepare a Statement of Heritage Impacts (SHI) and Statement of archaeological potential (SAP) for the Genappe property. This report presents the findings of the assessment.

### 1.2 Project Methodology

This SHI and SAP assessment has been implemented in three broad stages.

#### Stage 1 (Background Research and Project Liaison)

##### ***Contact with Heritage Tasmania (HT)***

On the 3.6.2025, Stuart Huys met with Russel Dobie from Heritage Tasmania (HT). The purpose for these meetings was to discuss the details of the project and potential heritage implications and requirements.



### ***Collation of Background Information***

As part of Stage 1 the following research was carried out and background information collated for this project.

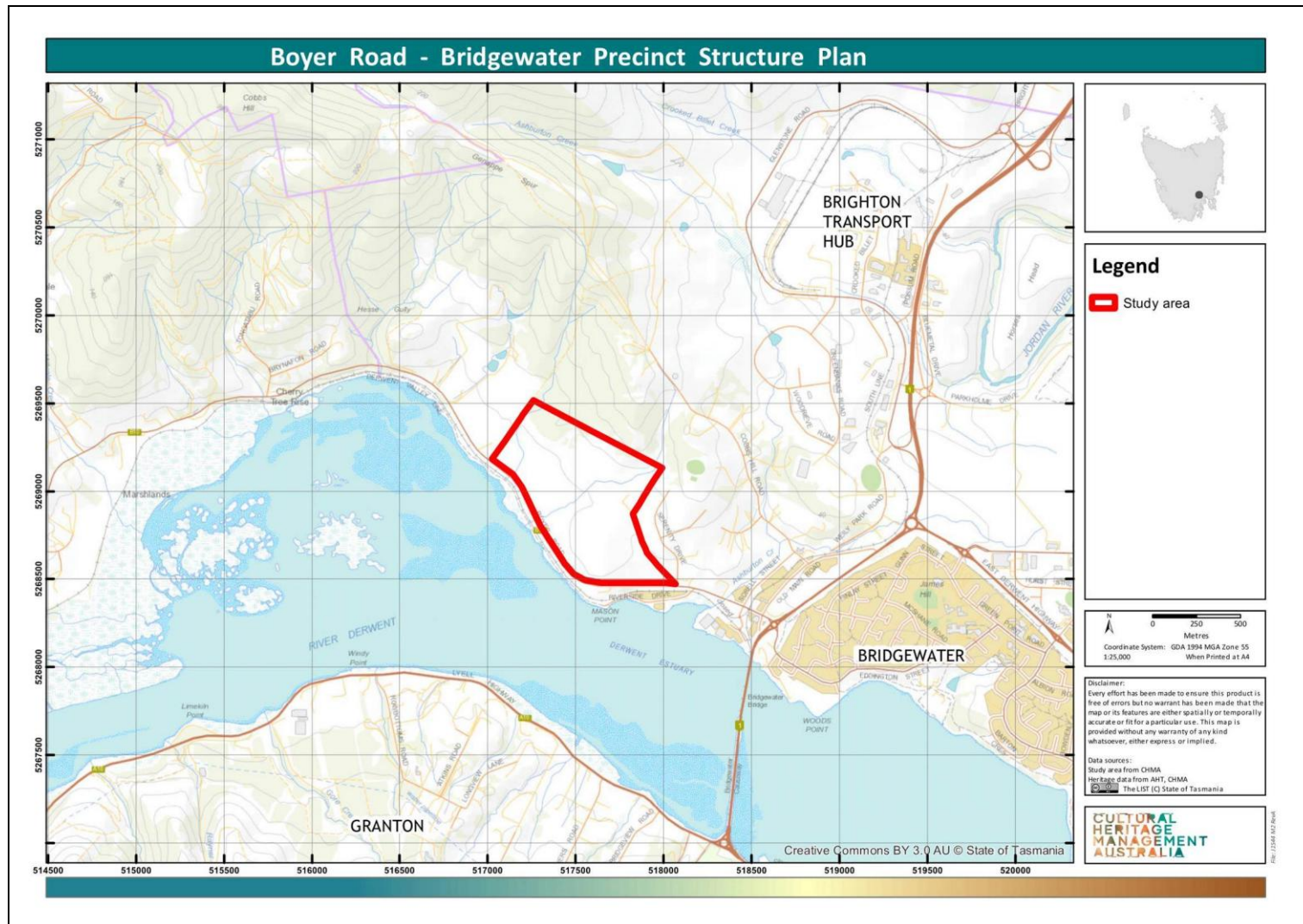
- Historic literature, site plans and records for the for the study area.
- Documentation and plans relating to the proposed installation of infrastructure associated with the Project.
- Planning and Regulatory requirements for heritage sites in Tasmania.

### **Stage 2 (Field Inspection)**

Stage 2 entailed the fieldwork component of the Assessment. The field inspection was undertaken on the 13.5.2025 by Stuart Huys (CHMA archaeologist). The primary purpose of the field inspection was to ground truth the proposed revised boundaries of the Genappe Homestead Precinct and to verify the location of key heritage features in relation to the current masterplan proposal. These observations were used as the basis for determining the extent of potential impacts that the Masterplan proposal may have on heritage values of the Genappe property.

### **Stage 3 (Preparation of Report)**

Stage three of the project involved the production of this report which details the findings of the assessment and includes a SHI and SAP for the proposed scope of works specified in section 1.1. The report has been prepared by Stuart Huys from CHMA Pty Ltd.



**Figure 1: Topographic map showing the landscape setting of the Boyer Road Precinct (the study area)**





**Figure 2: Aerial image showing the boundaries for the Boyer Road Precinct (the study area)**





**Figure 3: The current proposed Masterplan for Plan for the Boyer Road Precinct**



## 2.0 The Genappe Property

### 2.1 The Heritage Listing Status of the Genappe Property

The Genappe property is located at 50 Boyer Road, Bridgewater and is a permanent listing on the Tasmanian Heritage Register (THR ID 620). The property is also identified in Table C6.1 Local Heritage Places of the Tasmanian Planning Scheme—Brighton (Local Provisions Schedule). The THR heritage listing applies to the whole of the property boundaries. Table 1 provides the summary details for the heritage listing of the Genappe property, with Figure 4 showing the registered boundaries of the properties in relation to the study area. The Tasmanian Heritage Register Datasheet entry for Genappe is provided in Appendix 1. A summary overview of the available historic information for the Genappe property is presented below.

**Table 1: The Heritage listing details for the Genappe property**

Name	Address	Register and Municipality	THR Place ID	Title Reference	Description
Genappe	50 BOYER RD, BRIDGEWATER 7030 TAS	Tasmanian Heritage Register  Brighton Council Table C6.1 Local Heritage Places of the <i>Tasmanian Planning Scheme—Brighton</i>	620	44724/8	A two storey vernacular Georgian farm house built from brick. It has a centrally placed door with flanking windows and is three bays wide.

### 2.2 The Findings of the CHMA (2024) Survey Assessment

The survey assessment undertaken by CHMA (2024) confirmed the presence of a number of heritage features associated with Genappe property within the Boyer Road Precinct study area. Table 2 provides the summary details for the recorded historic features, with Figure 5 showing the location of these features. The following provides a brief overview of the recorded features.

#### *The Main Homestead Complex*

The main Genappe homestead complex and associated out buildings, sheds and garden plantings are situated within an approximate 1ha area which is roughly defined by the grid references provided in Table 2 below. CHMA (2024) did not access this 1ha area during the field survey and as such an accurate inventory and recording of the buildings and features present in this area was not undertaken. However, CHMA (2024) noted that it was clear that there are no extant buildings or structures associated with the Genappe property that sit outside this 1ha area.

### *Hawthorn Hedgerows*

There are three linear Hawthorn hedgerow plantings that are situated on the Genappe property, within the study area. The three hedgerows are mature plantings which are reasonably intact and delineate property fence lines. They are likely to be associated with the early pastoral development of the property.

### *Red Clay Brick Feature*

A small feature of red clay bricks was recorded in an area immediately to the north of a fence line, within a farm paddock, around 35m west of the boundary of the Genappe property. The feature measures approximately 8m x 2m and comprises what appears to be a floor foundation. The foundation is partially covered by grass and has hawthorn bushes growing through the brick. It is unclear what this feature is. It may possibly be the remnant floor foundation of an earlier dwelling, or could be an adaptive re-use of salvaged red clay bricks for another purpose. Whether or not the feature is associated with the Genappe property is also not clear, although this is a reasonable probability, given the close proximity.

**Table 2: Summary details for recorded historic features**

Historic Feature	Grid Reference (GDA94)	Description
Genappe Homestead Complex	E517727 N5268973 E517760 N5269030 E517857 N5269003 E517801 N5268906	Main Genappe Homestead complex, which includes out buildings, sheds and garden plantings that are confined to within an approximate 1ha area.
Hedgerow1	E517587 N5268764 To E517732 N5268969	Hawthorn Hedgerow on Genappe property. Approximately 230m in length and runs along fence line on western boundary of property. Hedgerow is mature and reasonably intact.
Hedgerow2	E517568 N5268510 To E517718 N5268729	Hawthorn Hedgerow on Genappe property. Approximately 270m in length and runs along an internal property fence line. Hedgerow is mature and reasonably intact.
Hedgerow3	E517800 N5268473 To E517897 N5268647	Hawthorn Hedgerow on Genappe property. Approximately 270m in length and runs along an internal property fence line. Hedgerow is mature and reasonably intact.
Red Brick feature	E517689 N5269020 To E517697 N5269013	An 8m x 2m red clay brick feature located just north of fence line and 35m west of Genappe property boundary. Possible foundation feature associated with Genappe property. May also be a later re-use and repurposing of brick.

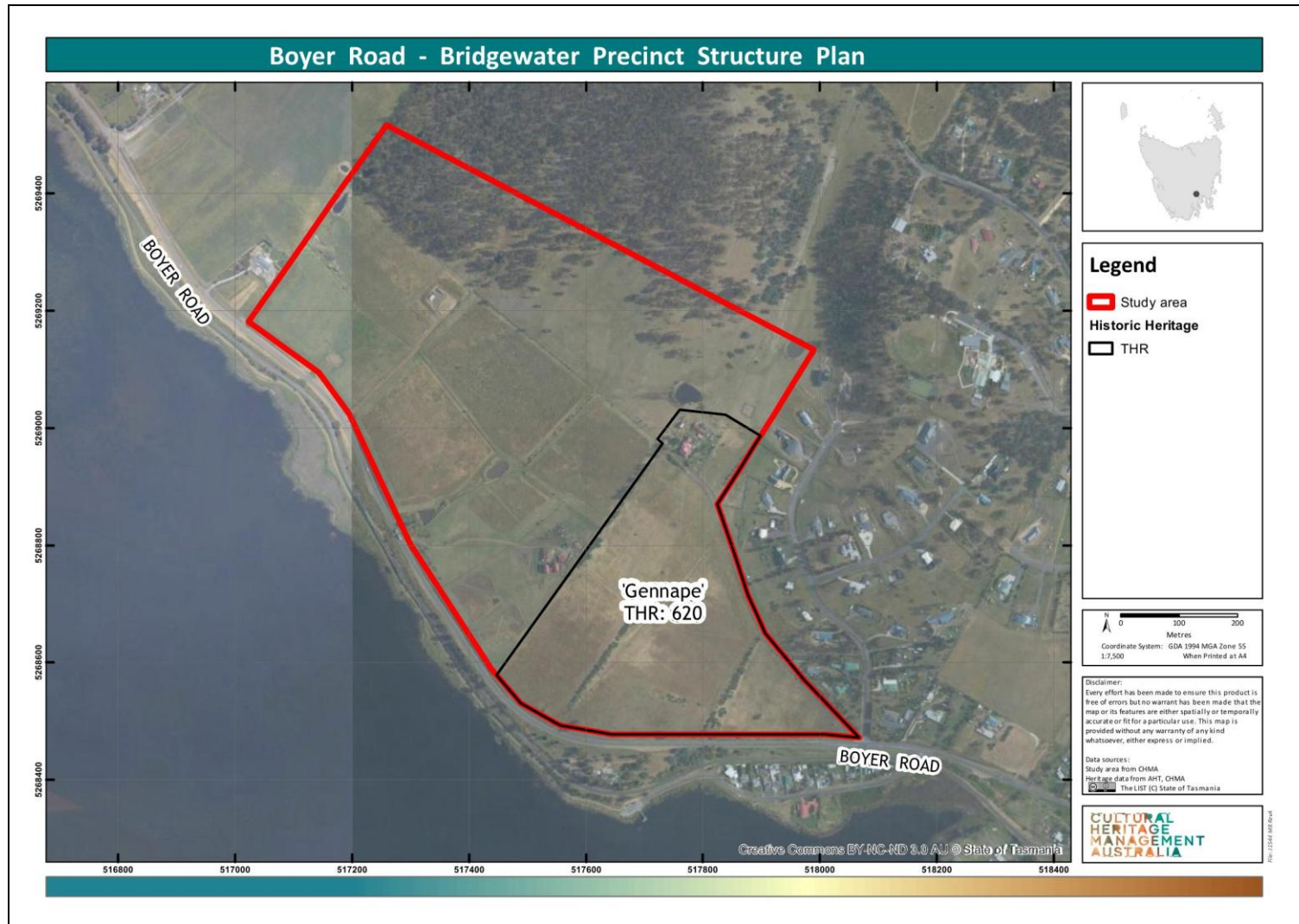


### **2.3 The Significance of the Genappe Property**

The heritage significance of the Genappe property has already been formally recognised, with the property having been assessed as being of State significance, and Permanently Registered on the Tasmanian Heritage Register. The title boundaries of the property form the THR listed boundaries. The THR Datasheet entry for the Genappe property notes that the property is significant in accordance with Criterion a) *The place is important to the course or pattern of Tasmania's history.*

Genappe is stated to be “*of high historic cultural heritage significance for its ability to illustrate the historical and sequential development of agriculture and land in the outlying districts*”. (see Appendix 1 for the full Datasheet entry).

The statement of significance for Genappe under Criterion (a) is quite broad and is open to interpretation regarding what specific features of the property contribute to this significance. The Genappe homestead complex (comprising an area of approximately 1ha) incorporates the main homestead and associated out buildings, sheds and garden plantings. It would seem that the main significance values attributed to Genappe are predominantly confined to this area. However, the three recorded hedgerow features are also situated within the registered boundaries of the Genappe property and are a component of the early pastoral development of the property. As such, these hedgerows retain a level of associated significance as part of the broader setting of the property. The broader pastoral setting of the property and the aesthetic values of this setting may also be a contributing factor. The red clay brick feature is situated outside the heritage listed boundaries of the Genappe property. At this point it is unclear what this feature is and whether it is associated with the Genappe property. As such, it is not possible at this stage to accurately assess the significance of the feature.



**Figure 4: Aerial image showing the registered boundaries of the Genappe property within the Boyer Road Precinct study area**





**Figure 5: Aerial image showing the heritage features associated with the Genappe property that were recorded by CHMA (2024)**

### **3.0 Statement of Heritage Impacts and Statement of Archaeological Potential**

#### **3.1 Statement of Heritage Impacts**

The field inspection was undertaken on the 13.5.2025 by Stuart Huys (CHMA archaeologist). The primary purpose of the field inspection was to ground truth the proposed revised boundaries of the Genappe Homestead Precinct and to verify the location of key heritage features in relation to the current masterplan proposal. These observations were used as the basis for determining the extent of potential impacts that the Masterplan proposal may have on heritage values of the Genappe property.

##### *The Main Homestead Complex*

The assessment confirmed that the main Genappe homestead complex and associated out buildings, sheds and garden plantings (which are situated within an approximate 1.5ha area) is excluded from the Masterplan development footprint. A buffer has also been created around the main Genappe homestead complex, incorporating open space landscaped zones (see Figure 6). The open space incorporated in the current masterplan also maintains viewing lines from the Genappe homestead, south and west through to River Derwent (see Figure 6). On this basis it is advised that the current Masterplan proposal will not physically impact on the main Genappe homestead complex (incorporating the and associated out buildings, sheds and garden plantings). Furthermore, the incorporation of viewing lines and a buffer zone around the homestead complex means that the visual and aesthetic values of the main homestead complex will not be significantly impacted.

##### *The Red Brick Feature*

The Red brick feature identified by CHMA (2024) is confirmed as being situated within an open space area in the current Masterplan, just to the west of the main homestead complex (see Figure 6). Under the current Masterplan proposal, there is no residential development proposed for this area. However, the area is likely to be extensively landscaped. This would mean that the red brick feature is potentially at risk of being significantly impacted by landscaping works.

CHMA (2024) noted that it was unclear what this feature was. It could possibly be the remnant floor foundation of an earlier dwelling or could be an adaptive re-use of salvaged red clay bricks for another purpose. Whether or not the feature was associated with the Genappe property was also not clear, although CHMA (CHMA) noted that this was a reasonable probability, given the close proximity. As part of the current assessment, CHMA reviewed some historic aerial imagery dating to 1946 and the early 1970s, which cover the study area. The 1946 imagery does clearly show some form of structure in the place where the red brick feature is located (see Figures 7 and 8). This demonstrates that the structure was in place prior to 1946 and potentially provides supportive evidence that this may have been some form of 19<sup>th</sup> Century building



(possibly a barn) that was associated with the early development phase of the Genappe property. In the 1970s imagery the building appears to have been demolished, however the foundations are still evident (see Figure 9).

#### *The Hawthorn Hedgerows*

The original assessment undertaken by CHMA (2024) recorded three linear Hawthorn hedgerow plantings that are situated on the Genappe property. The three hedgerows are mature plantings which are reasonably intact and delineate property fence lines. CHMA (2024) was of the opinion that the hedgerows were likely to be associated with the early pastoral development of the property.

As part of the current assessment, CHMA reviewed some historic aerial imagery dating to 1946 and the early 1970s, which cover the study area. The 1946 imagery shows that Hedgerow 3 (recorded by CHMA 2024) is in existence in 1946. However, Hedgerows 1 and 2 appear to be absent (see Figure 7). In the aerial imagery from the 1970s, all three hedgerows are evident and appear to be roughly the same extent as recorded by CHMA (2024) (see Figure 10). Based on this imagery it would appear that Hedgerow 3 may be an early original planting and that Hedgerows 1 and 2 may be latter plantings. In terms of significance value, this would mean that Hedgerow 3 is of a comparatively higher landscape significance compared to Hedgerows 1 and 2, because of its potential association with the early pastoral development of the Genappe property.

The current masterplan proposal shows that Hedgerow 2 and approximately half of Hedgerow 1 will be retained in open space and will not be impacted to any significant extent. Hedgerow 3 will be completely removed as part of the development of the Mixed Use Precinct (see Figure 6).

### **3.2 Statement of Archaeological Potential**

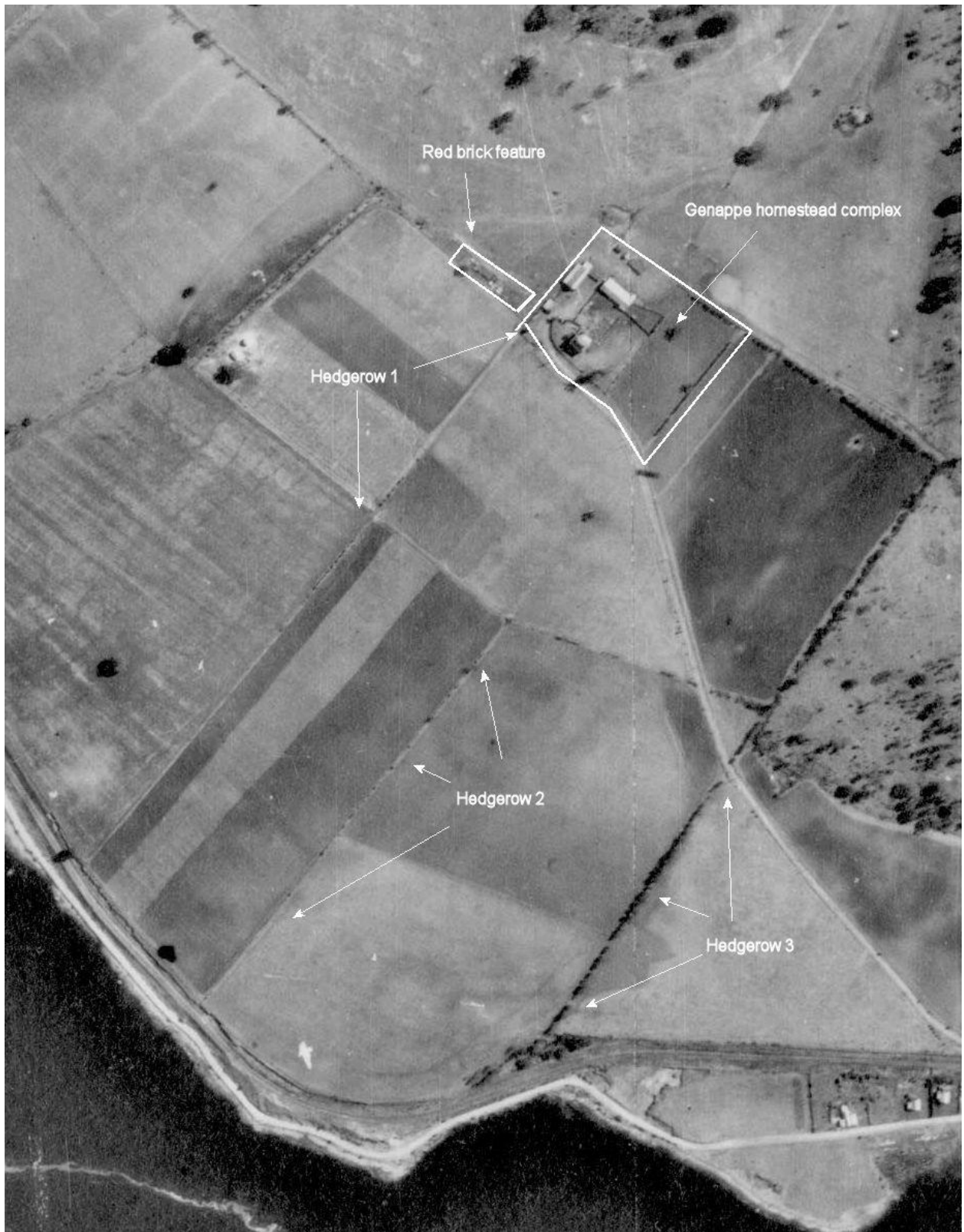
CHMA (2024) advised that besides the recorded features described above, no other suspected historic heritage features, or specific areas of elevated archaeological potential were identified within the bounds of the Boyer Road Precinct study area. CHMA (2024) noted that it was clear that the Genappe Homestead complex is the main heritage feature present in the study area, and that this complex (which is confined to an approximate 1ha area) has the highest archaeological potential. Outside of the bounds of the homestead complex it was assessed that there was generally a low to very low potential for undetected heritage features to be present. The possible exception would be the area around the recorded red brick feature. Based on the historic aerial imagery, the current assessment has confirmed that the area around the red brick feature does indeed have a moderate to high level of archaeological potential, given that it is now evident that this would appear to be the foundations of a structure pre-dating 1946. The archaeological potential for the remainder of the study area (excluding the homestead and red brick feature complex) is still assessed as being low.



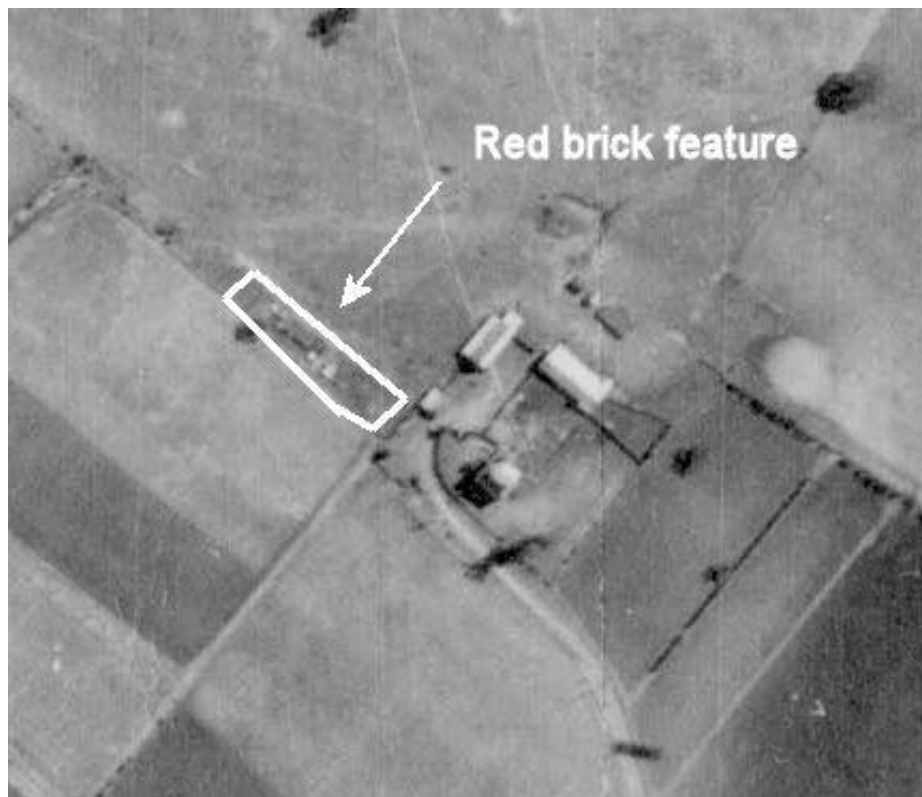


Figure 6: The current proposed Masterplan for Plan for the Boyer Road Precinct, showing the Genappe homestead complex, the red brick feature and the hedgerows





**Figure 7: Aerial photo from 1946 showing the Genappe homestead complex and the location of the Redbrick feature and Hawthorn Hedgerows**



***Figure 8: Aerial imagery from 1946 showing a structure present where CHMA (2024) recorded the red brick feature***



***Figure 9: Aerial imagery from the 1970 showing the structure removed and just the foundations remaining***





***Figure 10: Aerial imagery from the 1970s showing the hedgerow features***

## 4.0 Management Recommendations

### **Recommendation 1 (Amendment of the THR registered boundaries of the Genappe property)**

The main Genappe homestead complex and associated out buildings, sheds and garden plantings are situated within an approximate 1.5ha area. This assessment has confirmed that the main heritage values associated with the Genappe property are confined to within this area which is delineated by the grid references below. The main zone of archaeological potential is also confined to within this area. Figure 11 shows the boundaries of this area. It is recommended that the THR registered boundaries are amended to reflect this area. If adopted, then the revised THR boundaries of the Genappe property should be excluded from the Masterplan development footprint. It is noted that under the current Masterplan proposal, a buffer has been created around the main Genappe homestead complex, incorporating open space landscaped zones. The open space incorporated in the current masterplan also maintains viewing lines from the Genappe homestead, south and west through to River Derwent. This is supported.

- E517871 N5269003
- E517837 N5269022
- E517759 N5269032
- E517721 N5268981
- E517736 N5268970
- E517731 N5268958
- E517774 N5268921
- E517763 N5268887
- E517790 N5268887
- E517798 N5268898

Works to places included in the THR require approval, either through a Minor Works Approval for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. It is advised that if the amendment to the THR registered above is implemented, then any works within the amended registration will be subject to the appropriate approvals.

### **Recommendation 2 (The Red Brick Heritage Feature)**

Immediately to the west of the Genappe Homestead Complex is the red brick feature which is likely to be the foundations of a structure pre-dating 1946. This feature is situated outside of the current THR registered boundaries of the Genappe property). The archaeological potential of this area is assessed as potentially being moderate to high. The grid references below delineate the boundaries of the red brick feature, including the zone of archaeological potential, with Figure 11 showing the spatial extent of this area.

- E517710 N5268988
- E517718 N5269002
- E517688 N5269026
- E517677 N5269014



Under the current Masterplan proposal, the red brick feature is situated in open space, in an area where there is no residential development proposed. However, the open space area is proposed to be landscaped. This would mean that the red brick feature is potentially at risk of being impacted by landscaping works. In order to protect the potential archaeological integrity of this feature, it is recommended that the zone incorporating the red brick feature is conserved in-situ and is landscaped in a manner that involves no soil disturbances. As a precautionary measure, this advice should be passed on to construction and or landscaping contractors so that they are aware of these requirements.

***Recommendation 3 (Hawthorn Hedgerows)***

The current masterplan proposal shows that Hedgerow 2 and approximately half of Hedgerow 1 will be retained in open space and will not be impacted to any significant extent. Hedgerow 3 will be completely removed as part of the development of the Mixed Use Precinct. If Recommendation 1 (above) is adopted, then these hedgerows will be situated outside the adjusted registered boundaries of the Genappe homestead complex. There are therefore no State Statutory heritage requirements for approvals to impact these hedgerows. However, it is recommended that where possible, hedgerow features (not necessarily hawthorn) should be incorporated into the open space design to reflect the early pastoral hedgerow arrangements within the study area.

***Recommendation 4 (Unanticipated Discoveries of historic features)***

It is assessed that there is a low to very low potential for undetected Historic heritage sites to occur within the Masterplan area, outside the recommended amended THR boundaries for Genappe. However, as per the Practice Note No 2 by the Tasmanian Heritage Council, processes must be followed should any unexpected archaeological features and/or deposits be revealed during works. An Unanticipated Discovery Plan for the project is presented in Section 5 of this report.

***Recommendation 5 (Provision of Report to Heritage Tasmania)***

Copies of this report should be provided to Heritage Tasmania for review.



**Figure 11: Aerial image showing the recommended amendment to the THR registered boundaries of the Genappe property and the Protection Zone for the Red Brick feature**



## 5.0 Unanticipated Discovery Plan

The following text describes the proposed method for dealing with unanticipated discoveries of heritage features or objects during any future proposed development works in the Boyer Road Precinct study area. The plan provides guidance to project personnel so that they may meet their obligations with respect to heritage legislation. Please Note: There are two different processes presented for the mitigation of these unanticipated discoveries. The first process applies for the discovery of all cultural heritage objects or features, with the exception of skeletal remains (burials). The second process applies exclusively to the discovery of skeletal remains (burials).

### Discovery of Heritage Objects or Features

#### *Step 1*

If any person believes that they have discovered or uncovered a heritage object or feature, the individual should notify any machinery operators that are working in the general vicinity of the area that earth disturbance works should stop immediately.

#### *Step 2*

A buffer protection zone of 5m x 5m should be established around the suspected heritage find. No unauthorised entry or earth disturbance will be allowed within this 'archaeological zone' until such time as the suspected heritage find has been assessed, and appropriate mitigation measures have been carried out.

#### *Step 3*

A qualified heritage consultant should be engaged to assess the suspected heritage find. As a first step in the process, the heritage consultant should contact Heritage Tasmania, the Heritage Council and the Local Council and notify them of the find. The heritage consultant will ensure that Heritage Tasmania, the Heritage Council and the Local Council are consulted throughout the assessment process.

#### *Step 4*

If the heritage find is a movable object, then the find should be recorded, photographed and a decision should be made as to whether the object should be re-located to a designated Keeping Place. If the find is an unmovable heritage object or feature, then the find should be recorded and photographed and a HIA and HMP developed for the feature. This should be then submitted to Heritage Tasmania, the Heritage Council and the Local Council for review and advice.

Possible outcomes may necessitate:

- a. An amendment to the design of the development
- b. Carrying out of archaeological excavations prior to the re-commencement of works
- c. Archaeological monitoring and recording during works
- d. Preparation (and implementation) of a strategy to ensure communication of the new

information to the community.  
e. A combination of the above.

### **Discovery of Skeletal Material**

#### **Step 1:**

Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

#### **Step 2:**

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

#### **Step 3:**

A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

#### **Step 4:**

If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

#### **Step 5:**

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.



## References Cited

CHMA 2024 *Boyer Road Precinct Structure Plan: Historic Heritage Assessment*. A report to Holmes Dyer.

## **Appendix 1**

### **Tasmanian Heritage Register Datasheet for the Heritage Listed Genappe Property**



134 Macquarie Street (GPO Box 618)  
Hobart Tasmania 7001  
Phone: 1300 850 332 (local call cost)  
Email: [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au)  
Web: [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

**Name:** Genappe  
**Status:** Permanently Registered  
**Tier:** State

**THR ID Number:** 620  
**Municipality:** Brighton Council  
**Boundary:** Whole of Title

**Location Addresses**

50 BOYER RD, BRIDGEWATER 7030 TAS

**Title References**

44724/8

**Property Id**

7676361



Genappe  
DEPHA, 2006



Genappe  
DEPHA, 2006

**Statement of Significance:** (non-statutory summary)

No Statement is provided for places listed prior to 2007

**Why is it significant?:**

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

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

Genappe is of high historic cultural heritage significance for its ability to illustrate the historical and sequential development of agriculture and land in the outlying districts

**b) The place possesses uncommon or rare aspects of Tasmania's history.**

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

**d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

**e) The place is important in demonstrating a high degree of creative or technical achievement.**

- f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.
- g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.
- h) The place is important in exhibiting particular aesthetic characteristics.

Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.

Please refer to the Heritage Council's Works Guidelines ([www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)) for information about the level of approval required and appropriate outcomes.

Heritage Advisors are also available to answer questions and provide guidance on [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au) or Tel 1300850332

This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

**Setting:**

No Data Recorded

**Description:**

A two storey vernacular Georgian farm house built from brick. It has a centrally placed door with flanking windows and is three bays wide.

**History:**

No Data Recorded