

# City of Hobart

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## Hobart Local Provisions Schedule

Supporting submission

22 March 2023



City of **HOBART**

# Glossary

The Act	<i>Land Use Planning and Approvals Act 1993</i>
Coastal Zone	Land within 1km of the coastline.
Guideline No. 1	The guidelines issued by the Tasmanian Planning Commission under section 8A of the <i>Land Use Planning and Approvals Act 1993</i> with the approval of the Minister for Planning and Local Government, that directs the application of the zones and code overlays to spatial areas in a municipal area.
HIPS 2015	Hobart Interim Planning Scheme 2015
FR	Certificate of title folio reference
LPP	Local Planning Provision
LPS	Local Provisions Schedule
NEPM	National Environmental Protection Measures
PID	Property identifier
PPZ	Particular Purpose Zone
SAP	Specific Area Plan
SCPS 1997	Sullivans Cove Planning Scheme 1997
SPP	State Planning Provisions
SSQ	Site specific qualification
STRLUS	Southern Tasmania Regional Land Use Strategy 2010 – 2035
THR	Tasmanian Heritage Register
TPC	Tasmanian Planning Commission
TPS	Tasmanian Planning Scheme
The Act	Land Use Planning and Approvals Act 1993

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# 1 Introduction

## 1.1 Purpose of the report

This report provides the supporting documentation that is required to accompany the draft Hobart Local Provisions Schedule (Hobart LPS) and demonstrate that the Hobart LPS meets the criteria set out in section 34(2) of the *Land Use Planning and Approvals Act 1993* (the Act).

The Hobart LPS is formally presented to the Tasmanian Planning Commission (TPC) under section 35B(4) of the Act for assessment and approval by the Minister for Planning for public exhibition.

The report incorporates a range of changes required by the Tasmanian Planning Commission (TPC) through the s.35(5) notice. Where a change to the Hobart LPS has been requested by the TPC, this is noted in the report for clarity.

As this report will form part of the public exhibition documents, the report provides useful information to assist land owners and residents to understand changes in the planning controls applying to their land.

## 1.2 Background

In 2015, the Tasmanian Government introduced legislation to replace the interim planning schemes of each council with the Tasmanian Planning Scheme (TPS).

The TPS is divided into two components – the State Planning Provisions (SPPs) and the Local Provisions Schedules (LPS). The SPPs are the state-wide component of the planning scheme and the LPS are the local component of the TPS. Each municipal area is required to have its own LPS.

Section 32 of the Act limits what can be included in an LPS to:

- Zoning maps which spatially apply the zones to a municipal area
- Overlay maps or code lists which direct the application of codes to land in a municipal area; or
- Local Planning Provisions (LPPs) that would apply to an area of land in substitution for, or addition to the SPPs. Any LPP must under section 32(4) of the Act be in the form of a particular purpose zone (PPZ), specific area plan (SAP) or site specific qualifications (SSQ).

The TPS only comes into effect in each municipal area when the relevant LPS is approved by the TPC. The Hobart LPS will replace both the Hobart Interim Planning Scheme 2015 (HIPS 2015) and the Sullivans Cove Planning Scheme 1994 (SCPS 1997) when it is directed to come into effect by the TPC.

## 1.3 Structure of the report

This report is divided into four sections. Section 2 outlines how the SPP zones and codes are applied in the Hobart municipal area while Section 3 outlines the PPZs, SAPs, and SSQ that form part of the Hobart LPS. Section 4 provides an assessment of the Hobart LPS against the LPS criteria under section 34 of the Act.

The report is accompanied by 10 appendices which provide more detailed to explain and support the information contained in this report. Appendices are cross referenced at the relevant parts of the report.

## 2 Application of the State Planning Provisions

### 2.1 State Planning Provisions

The State Planning Provisions (SPPs) provide a consistent set of planning rules for 23 generic zones and 16 codes. These are to be applied through the LPS for each municipal area.

The TPC has prepared guidelines for the application of these in LPS. This document is known as *Guideline No.1 – Local Provision Schedule (LPS): Zone and Code Application* (Guideline No. 1). It is provided to ensure consistency in how the SPPs are applied.

### 2.2 Zone application

The allocation of zones under the Hobart LPS is a translation of existing zoning under the *HIPS 2015*. There are however instances where the zoning of land has been amended to reflect the change to available zones under the Tasmanian Planning Scheme (TPS) or direction under guideline No.1 as well as minor changes to remove split zonings where appropriate or new areas of public land used for open space.

The main changes from the *HIPS 2015* zoning maps to the Hobart LPS zoning maps are:

- Rezoning of land zoned Environmental Living under the HIPS2015 to either Rural Living or Landscape Conservation as the Environmental Living zoning has not been carried through into the TPS.
- Allocation of existing and proposed land zoned Rural Living into the sub-categories A, B, C and D.
- Rezoning of schools that are currently in residential zones to the Community Purpose Zone.
- The extension of the Central Business Zone to all street blocks bounded by Harrington, Melville and Brisbane Streets and Brooker Avenue.
- Minor adjustments to reflect current property boundaries and to remove redundant split zonings.

The Table 1 below outlines in greater detail how the individual zones have been applied in the Hobart LPS and how the zones have been translated from the existing planning scheme.

Table 1: Translation of zones from the HIPS to the SPP

SPP Zone	HIPS 2015 Zone	Rationale for Zone application
8.0 General Residential Zone	10.0 General Residential Zone	Zone application is consistent with clause GRZ 2(a) of Guideline No.1 whereby the land was zoned General Residential under the HIPS 2015.  This land is part of the main urban residential area that is not targeted for higher density and is connected to reticulated water and sewerage in accordance with clause GRZ 1.  There have been some minor changes to the zone boundaries, as detailed in Appendix A
9.0 Inner Residential Zone	11.0 Inner Residential Zone	Zone application is consistent with clause IRZ 2(a) of Guideline No.1 whereby the land was zoned Inner Residential under the HIPS 2015.  This land has been identified for higher density development and is in close proximity to an activity centre, in accordance with IRZ 1(b).  There have been minor changes to the zone boundaries, as detailed in Appendix A
10.0 Low Density Residential Zone	12.0 Low Density Residential Zone	Land zoned Low Density Residential under the HIPS 2015 is to remain Low Density Residential.

SPP Zone	HIPS 2015 Zone	Rationale for Zone application
		<p>This zoning is consistent with clause LDRZ 1(c) whereby there is an existing pattern of subdivision and there is a strategic intention to not support development at a higher density.</p> <p>There have been minor changes to the zone boundaries, as detailed in Appendix A</p>
11.0 Rural Living Zone (A, B, C and D)	13.0 Rural Living Zone	<p>Land zoned Rural Living under the <i>HIPS 2015</i> is to remain Rural Living in accordance with clause RLZ 1(b) of Guideline No.1.</p> <p>Land zoned Environmental Living in the HIPS 2015 has been rezoned to Landscape Conservation or Rural Living A, B, C or D based on lot size and environmental values. See Appendix B for assessment of reallocation of the Environmental Living Zone. The rezoning of Environmental Living to Rural Living is in accordance with clause RLZ 2(b) of Guideline No.1.</p> <p>Land zoned Rural Living was allocated to A, B, C or D according to lot size to maintain the status quo in terms of development potential from the existing zoning under the <i>HIPS 2015</i>. This is to protect the existing pattern and density of development in accordance with clause RLZ 3 of Guideline No.1.</p>
12.0 Village Zone	16.0 Village Zone	N/A – The Village Zone is not used in the HIPS 2015 or the Hobart LPS.
13.0 Urban Mixed Use Zone	15.0 Urban Mixed Use Zone	<p>Land zoned Urban Mixed Use under the HIPS 2015 is to remain Urban Mixed Use.</p> <p>The areas in this zone contain an existing mix of uses where no particular use dominates and there is an intention to maintain this use. This is in accordance with clause UMUZ 1(a) of Guideline No.1.</p> <p>The area along New Town Road is along a high frequency public transport corridor in accordance with clause UMUZ 2(a).</p>
14.0 Local Business Zone	20.0 Local Business Zone	<p>Land Zoned Local Business under the HIPS 2015 is to remain Local Business.</p> <p>The local shopping strips in South Hobart and Lower Sandy Bay are intended to provide for the business, commercial and community functions which serve the surrounding residential areas and as such would be in accordance with clause LBZ 1(a).</p> <p>The local shops and associated land in Fern Tree, Mount Nelson and Lower Sandy Bay are located in existing residential areas and there is a strategic intention to maintain the uses. This is consistent with LBZ 3.</p>
15.0 General Business Zone	21.0 General Business Zone	<p>Land Zoned General Business under the HIPS 2015 is to remain General Business.</p> <p>The zone is applied to the shopping strips in Sandy Bay and North Hobart. These areas provide for the business, commercial and community functions for these suburbs. This is in accordance with GBZ 1.</p>
16.0 Central Business Zone	22.0 Central Business Zone	<p>Land Zoned Central Business under the HIPS 2015 is to remain Central Business. All street blocks currently in the Commercial Zone bounded by Harrington, Melville and Brisbane Streets and Brooker Avenue have been included in the Central Business Zone for the reasons outlined in Appendix C.</p> <p>As central Hobart is the primary activity centre it meets the requirements of clause CBZ 1 of the Guideline No.1.</p>

SPP Zone	HIPS 2015 Zone	Rationale for Zone application
		As envisaged by the note in the zone application guidelines for the Central Business Zone, and section 32(4) of the Act a SAP has been developed for the entire Central Business Zone.
17.0 Commercial Zone	23.0 Commercial Zone	<p>Land zoned Commercial in the HIPS 2015 is to remain Commercial except where included in the Central Business Zone as discussed above.</p> <p>The application of the zone is considered to meet the application guidelines CZ 1, 2 and 3. It is proposed that areas zoned Commercial will also be covered by a Specific Area Plan to accommodate and allow the continued operation of the existing variety of uses in this zone, as these are not adequately catered for by the provisions of the SPP Commercial Zone or any other alternative zone.</p>
18.0 Light Industrial Zone	24.0 Light Industrial Zone	<p>Land zoned Light Industrial in the HIPS 2015 is to remain Light Industrial.</p> <p>It is considered that the application of the zone generally meets LIZ 1 and 3. In order to further ensure the zone meets LIZ 1 (where it pertains to minimal off-site impacts), it is proposed that areas zoned Light Industrial will also be covered by a Specific Area Plan (SAP). This will accommodate and allow the continued operation of the existing variety of uses in this zone, given it is an unusual historically established LIZ area that is largely surrounded by residential zones.</p>
19.0 General Industrial Zone	25.0 General Industrial Zone	The General Industrial Zone is not used in HIPS 2015 or the Hobart LPS.
20.0 Rural Zone 21.0 Agricultural Zone	26.0 Rural Resource Zone 27.0 Significant Agricultural Zone	These zones are not used in the HIPS 2015 or the Hobart LPS.
22.0 Landscape Conservation Zone	14.0 Environmental Living Zone	Land zoned Environmental Living in the HIPS 2015 has been rezoned to Landscape Conservation and Rural Living based on lot size, landscape values and vegetation type and quality, thus complying with LCZ 1 and 2. See Appendix B for assessment of reallocation of the Environmental Living Zone.
23.0 Environmental Management Zone	29.0 Environmental Management Zone	<p>Land zoned Environmental Management in the HIPS 2015 is to remain Environmental Management.</p> <p>The Environmental Management zoned land around the foothills of kunanyi/ Mt Wellington, behind West Hobart and Tolmans Hill and on the undeveloped hill faces of Mount Nelson is public and private land which is intended for protection and conservation and to limit use and development in accordance with EMZ 1(e) and (f) of the Guideline No.1.</p> <p>The Environmental Management zoned land along the coast is seaward of the high-water mark and as such is in accordance with EMZ 1(e) and (f) of the Guideline No.1.</p>
24.0 Major Tourism Zone	30.0 Major Tourism Zone	The Major Tourism Zone is not used in HIPS 2015 or the Hobart LPS.
25.0 Port and Marine Zone	31.0 Port and Marine Zone	The Port and Marine Zone has been applied to Macquarie Wharf which was previously in the area controlled by the SCPS 1997. This area is used for large scale port and marine activity, including proclaimed wharf areas, in accordance with the requirements of PMZ 1.

SPP Zone	HIPS 2015 Zone	Rationale for Zone application
		<p>The Port and Marine Zone at Selfs Point in the HIPS 2015 has been incorporated into a Particular Purpose Zone (PPZ) in the Hobart LPS to be consistent with the <i>Selfs Point Land Act 1951</i>.</p>
26.0 Utilities Zone	28.0 Utilities Zone	<p>Land zoned Utilities in the HIPS 2015 is to remain Utilities.</p> <p>The allocation of the Utilities Zone is in accordance with the following clauses:</p> <ul style="list-style-type: none"> <li>• Roads – UZ1(a)</li> <li>• McRobies Gully Waste Management Centre UZ3</li> <li>• Water storage – UZ4</li> <li>• Giblin Street Quarry – UZ3</li> <li>• TasNetworks/Transend Substation– UZ1(d)</li> <li>• Selfs Point Wastewater Treatment Plant – UZ1(e)</li> <li>• Railway corridor– UZ1(f)</li> </ul> <p>Clery's Gates Council Depot not neatly fit into a category defined in the Guidelines No. 1, however it is considered that the Utilities Zone is the most appropriate option for this facility due to the nature and operation of the use and that is the current zoning of the site.</p>
27.0 Community Purpose Zone	17.0 Community Purpose Zone	<p>Land zoned Community Purpose in the HIPS 2015 is to remain Community Purpose.</p> <p>The Community Purpose Zone contains Hobart College in Mount Nelson and the cemetery at Cornelian Bay. The zoning of Hobart College is in accordance with clause CPZ 1(a) of the guidelines. It is considered that the cemetery is a key community or cultural facility and as such is in accordance with clause CPZ 1(d).</p> <p>Elizabeth College is now included in the Community Purpose Zone consistent with Guideline No. 1 zone application guideline CPZ1(a).</p> <p>In accordance with Guideline No. 1 and directions issued by the TPC in their section 35 notice, all schools and key places of worship have been zoned Community Purpose. The <i>HIPS 2015</i> has generally included places of worship in whichever zone is predominant in the area rather than in the Community Purpose Zone.</p> <p>The Royal Hobart Hospital and Calvary Hospital are located in a PPZ in accordance with the note for this zone in Guideline No.1.</p>
28.0 Recreation Zone	18.0 Recreation Zone	<p>Land zoned Recreation in the HIPS 2015 is to remain Recreation.</p> <p>It is proposed that the Recreation Zone contain public and private sports grounds, the Doone Kennedy Aquatic Centre and the skate park at the North Hobart Cultural Park. This is in accordance with clause RecZ 1(a) and 2 of Guideline No.1.</p>
29.0 Open Space Zone	19.0 Open Space Zone	<p>Land zoned Open Space in the HIPS 2015 is to remain Open Space unless otherwise noted in Appendix A.</p> <p>It is proposed that the Open Space Zone would contain parks, urban bushland and the Queens Domain (where not zoned Recreation or Utilities). This is in accordance with clause OSZ 1(a) and (b).</p> <p>The Cenotaph and Regatta Grounds were previously zoned Domain Open Space and Regatta Point respectively under the SCPS 1997. This land is not included in the Sullivans Cove PPZ and has been zoned Open Space. As these areas are intended to provide for the open space needs of the community, the zone allocation is in accordance with clause OSZ 1 of the Guideline No.1.</p>

SPP Zone	HIPS 2015 Zone	Rationale for Zone application
30.0 Future Urban Zone	N/A	N/A – The Future Urban Zone is not used in HIPS 2015 or the Hobart LPS.

## 2.3 Code application

The Table 2 below outlines how the SPP codes have been applied in the Hobart LPS.

Table 2 : Application of Codes in the Hobart LPS

SPP Code	Rationale
C1.0 Signs Code	<p>The Signs Code is not applied via overlay but rather by development of signage types. Additional sign standards are contained in some PPZs as provided for in clause C1.2.1 of the SPPs.</p>
C2.0 Parking and Sustainable Transport Code	<p>No parking precinct plans have been included in the Hobart LPS. The Code applies to use and development in certain circumstances.</p> <p>In some areas a reduction in the amount of on-site car parking required is desirable and this has been addressed in SAPs for the Central Business Zone and Battery Point and several PPZs. These provisions are a translation of car parking provisions existing under the HIPS 2015 and the SCPS 1997.</p> <p>An overlay of pedestrian priority streets has been included in the central streets of the CBD to encourage active street frontages. This is in accordance with clause PSTC 2 of the Guideline No.1.</p>
C3.0 Road and Railway Assets Code	<p>No overlays associated with this code have been included in the Hobart LPS. This code applies to certain types of use and development.</p> <p>In the absence of an overlay for the category 1 roads in the municipal area (the Southern Outlet, Tasman Highway and Brooker Avenue), the written description of 50m will be applied.</p>
C4.0 Electricity Transmission Infrastructure Protection Code	<p>The Electricity Transmission and Infrastructure Protection Code has been applied in accordance with the overlay maps produced by Tas Networks. This complies with clause ETIPC 1 of the Guideline No.1.</p>
C5.0 Telecommunications Code	<p>There is no applicable LPS overlay for this code. This Code applies to the use or development of Telecommunications infrastructure.</p>
C6.0 Local Historic Heritage Code	<p>The Hobart LPS includes a Code list of local historic heritage places. The places listed in the Tasmanian Heritage Register (THR) are retained in the list and identified by their THR number. Some places are only partially listed in the THR, meaning the Code will apply to the remaining area of the title. These places are identified as being only partially THR listed.</p> <p>Retaining the THR listed places in the Code list ensures that if any place is wholly or partially delisted from the THR, the Code will still apply. This ensures local characteristics of a place are still protected, even if a place is no longer considered to meet the criteria for state significance.</p> <p>In accordance with LHHC 2 – 4, an overlay is provided for Local Historic Landscape Precincts, Local Historic Heritage Precincts and Places and Precincts of Archaeological Potential.</p> <p>In accordance with the Minister's Advisory Statement - Transitional Arrangements for Existing Provisions, 23 June 2017, a Statement of Local Historic Heritage Significance and Historic Heritage Values is not required for the local historic heritage places list in the Hobart LPS. As</p>

SPP Code	Rationale
	<p>such the right-hand column of Table C6.1 will not be completed prior to submission of the LPS as required by LHHC 5. This section will be completed later by way of an amendment to the LPS to incorporate data sheets for each property.</p> <p>The places and precincts to which the Local Historic Heritage Code applies are primarily a translation of the lists under the HIPS 2015 and SCPS 1997, aside from minor clarifications.</p> <p>Over 40 additional places have been added to the list. Statements of significance for these places are provided in Appendix D.</p> <p>Following a detailed review of each heritage precinct the Local Heritage Precinct statements have been revised from those in the <i>HIPS 2015</i> to reflect the significant characteristics of those areas more accurately and specifically.</p> <p>The description, statement of local heritage significance and design criteria / conservation policy for each of these precincts is provided in a separate document. This is listed as an 'Applied, Adopted or Incorporated Document' in the LPS and referenced in HOB-Table C6.2 Local Heritage Precincts. This is provided as a separate document.</p> <p>The heritage precinct review identified the need for some minor changes to heritage precincts and boundaries and the creation of a new precinct. These changes are shown in Appendix E. A further alteration to the extent of Sandy Bay 6 (SB6) has been identified, to include an extended area of the Golf Links Estate subdivision on the southern side of Alexander Street. Rationale for this alteration to the precinct boundary is included in Appendix F.</p> <p>The Places and Precincts of Archaeological Potential in Table HOB- Table C6.5 are a direct translation of those in the HIPS 2015 and SCPS 1997. For those places previously identified in the SCPS 1997 the statement of archaeological potential is provided in <i>the Sullivans Cove Archaeological Zoning Plan (2003)</i> which is listed as an incorporated document.</p> <p>A new Local Historic Landscape Precinct (Southern Queens Domain) has been added and the Foreshore Precinct extended south to Macquarie Point as recommended in the Queens Domain Cultural Heritage Management Plan 2002. This area was previously covered by the SCPS 1997. This area is considered to demonstrate a distinct part of the evolution of the landscape and history of land use in the whole Queens Domain landscape, including its role in military and ceremonial purposes.</p> <p>The trees listed as significant trees in Table HOB-C6.5 are a translation of those trees listed as significant in the HIPS 2015 and the trees identified in the Heritage Schedule in the SCPS 1997. Additional trees approved in March 2020 as part of HIPS 2015 amendment PSA-19-3 have been included in the list.</p> <p>There are 6 further listings added that were approved by Council to be included in the LPS at the same time as amendment PSA-19-3. These trees could not be included in the HIPS 2015 as they are in the area currently controlled by the <i>SCPS 1997</i>, which does not have a Significant Tree Code. These 6 listings have been incorporated into the LPS list.</p> <p>In addition, in 2022 a further process of tree nominations was undertaken to determine whether additional trees should be included in the Significant Trees Code of the HIPS 2015 through a scheme amendment. The amendment (PSA-22-4) was to incorporate an additional 64 listings into the Scheme. This was endorsed by Council in December 2022 and is separately being considered through the Commission.</p> <p>To ensure consistency between the HIPS 2015 and LPS, the Commission has directed the additional 64 listings be incorporated in the LPS to be exhibited. This is reflected in the listings in the Code with further information about each individual listing found in the incorporated document, <i>Hobart Significant Tree Register – LPS January 2023</i>.</p>

SPP Code	Rationale
	Trees in the current lists that have been removed are not proposed to be included in the LPS list.
C7.0 Natural Assets Code	<p>This code contains overlays for the waterway and coastal protection area and the priority vegetation area. The future coastal refugia area overlay is not used given the zones and nature of the development along the edge of the River Derwent in Hobart.</p> <p>The waterway and coastal protection area has been applied in accordance with the Waterway and Coastal Protection Area Guidance Map as per NAC 1. There have been modifications to address anomalies, removal of piped watercourses and drainage lines and areas of existing development.</p> <p>The priority vegetation area overlay has been applied in accordance with NAC 7 to NAC 13. The vegetation of local importance has been identified by mapping undertaken by Rod Knight of Natural Resource Management Pty Ltd using the 'Regional Ecosystem Model'. The vegetation layer produced by the model has been modified to remove anomalies or zones where application of the Code is not required or relevant in the Hobart context.</p> <p>The model is a complex layering of biodiversity values that refines the focus on areas of importance. In summary, the model:</p> <ul style="list-style-type: none"> <li>• Integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them.</li> <li>• Models the key biodiversity attributes that derive from multiple inputs.</li> <li>• Analyses the relationships among the components of biodiversity and the environment.</li> <li>• Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.</li> </ul> <p>The Southern Tasmania Council Authority engaged Natural Resource Management to run the model for the purposes of preparing the priority vegetation area for each of the councils in the southern region. This will provide a consistent approach across all municipal areas.</p>
C8.0 Scenic Protection Code	This code is not used in the Hobart LPS as most of the scenic landscapes are contained in Wellington Park, reserves or covered by the Landscape Conservation or Environmental Management Zone and landscape values are protected by the relevant zone provisions.
C9.0 Attenuation Code	This code relies on the attenuation distances under Table C9.1 of the State Planning Provisions, and does not include an attenuation overlay, as the table is considered sufficient for the Hobart context.
C10.0 Coastal Erosion Hazard Code	<p>The coastal erosion hazard area overlay has been applied in accordance with the 'Coastal Erosion Hazard Area Bands – Hazard Bands 2016 201'.</p> <p>This complies with clause CEHC 1 of Guideline No.1.</p>
C11.0 Coastal Inundation Hazard Code	<p>The coastal inundation hazard area overlay has been applied in accordance with the 'Coastal Inundation Hazards Area Bands – Hazard Bands 2016 201' and the AHD defined flood levels.</p> <p>This complies with clause CIHC 1 and CIHC 2 of Guideline No.1.</p>
C12.0 Flood-Prone Areas Hazard Code	The Hobart LPS includes a flood prone hazard area overlay applied in accordance with clause FPHAZ 1 and 2 of Guideline No.1.
C13.0 Bushfire-Prone Areas Code	The Hobart LPS includes a bushfire-prone areas overlay which is a direct translation of the existing <i>HIPS 2015</i> bushfire prone areas overlay. This overlay was developed in conjunction with the Tasmanian Fire Service in 2017 and as such is in accordance with clause BPAC 1 of Guideline No.1.



SPP Code	Rationale
C14.0 Potentially Contaminated Land Code	The Hobart LPS does not include a potentially contaminated land overlay at this stage given the resources required to verify the existing potentially contaminated sites dataset. The code will apply pursuant to clause C14.2.1 of the SPPs.
C15.0 Landslip Hazard Code	The landslip hazard area overlay has been applied in accordance with the 'Landslide Planning Map – Hazard Bands 20131022'. This complies with clause LHC 1 of Guideline No.1.
C16.0 Safeguarding of Airports Code	This code is not used in the Hobart LPS.

## 3 Local planning provisions

### 3.1 Overview

The Hobart LPS will include LPPs in the form of PPZs, SAPs and SSQ. The following sections provide an outline of each of these and identify where the LPP is subject to the provisions of Schedule 6 of the Act and have been approved by the Minister for Planning for direct translation into the Hobart LPS. Where approved for direct translation into the LPS, that LPP is not required to be further assessed by the TPC as part of its assessment of the Hobart LPS.

Where a PPZ, SAP or SSQ has not been approved for direct translation, details of the reasons why the provision is proposed and how it addresses the requirements of section 32(4) of the Act is provided and, in some instances, supported by more detailed information in an appendix. Section 32(4) of the Act requires that a PPZ, SAP or SSQ may only be in an LPS if:

*(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*

*(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

### 3.2 Particular Purpose Zones

#### 3.2.1 HOB-P 1.0 University of Tasmania (Sandy Bay Campus) PPZ

The University of Tasmania (Sandy Bay Campus) PPZ is a translation from the HIPS 2015 and has been approved to directly transition into the LPS.

#### 3.2.2 HOB-P 2.0 Calvary Healthcare Hospital Campus PPZ

The Calvary Healthcare Hospital Campus PPZ is a translation from the HIPS 2015 and has been approved to directly transition into the LPS.

#### 3.2.3 HOB-P 3.0 St John's Hospital Campus PPZ

The St John's Hospital Campus PPZ is a translation from the *HIPS 2015* and has been approved to directly transition into the LPS.

#### 3.2.4 HOB-P 4.0 Wrest Point PPZ

The Wrest Point PPZ is a translation from the *HIPS 2015* and has been approved to directly transition into the LPS.

#### 3.2.5 HOB-P 5.0 Battery Point Slipways PPZ

The Battery Point Slipways PPZ is a translation from the HIPS 2015 and has been approved to directly transition into the LPS.

#### 3.2.6 HOB-P 6.0 University of Tasmania (Domain House Campus) and Philip Smith Centre PPZ

The University of Tasmania (Domain House) PPZ is a translation from the HIPS 2015 and has been approved to directly transition into the LPS.

### **3.2.7 HOB-P 7.0 Cascade Brewery PPZ**

The Cascade Brewery PPZ is a translation from the *HIPS 2015* and has been approved to directly transition into the LPS.

### **3.2.8 HOB-P 8.0 Royal Hobart Hospital Campus PPZ**

The Royal Hobart Hospital Campus PPZ is a translation from the *HIPS 2015* and has been approved to directly transition into the LPS.

### **3.2.9 HOB-P 9.0 Self's Point PPZ**

The purpose of the Self's Point PPZ is to provide for port and marine activities while preventing incompatible uses and ensuring that the site remains consistent with the *Self's Point Land Act 1951*.

The area was zoned Port and Marine under the *HIPS 2015*, however the use table was tailored through regional and local provisions to be suitable for the existing use of the land. The SPP Port and Marine Zone provides for a greater range of permitted and discretionary uses than the *HIPS 2015* zone, and some of these uses would not be compatible with the oil and gas storage facilities – e.g. pleasure boat facility (permitted) and tourist operation (discretionary). As such, a PPZ with a use table translated from the *HIPS 2015* Port and Marine Zone is required to ensure ongoing operation of existing uses and consistency with the *Self's Point Land Act 1951*.

Development standards for building height, setback and subdivision have been translated from the *HIPS 2015*. This is to provide for development that does not detract from the streetscape and the scenic values when viewed from the River Derwent. The purpose of the subdivision standards is to ensure that lots have an area and dimensions appropriate for use and development of the land.

There is no other SPP zone that would be a better fit for this area and as such a PPZ is required for the Self's Point port and marine area to support the unique character of the area for the region. The provisions in the PPZ are a translation of existing provisions in the Port and Marine Zone in the *HIPS 2015*.

As the site is subject to specific legislation that includes restrictions on the uses allowable on the site, it is considered that in accordance with section 32(4)(b) of the Act, the Self's Point PPZ has particular spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The application of this PPZ to Self's Point also meets section 32(4)(a) of the Act, in that the use and development to which the provisions relate provides significant economic benefit to the State and region due to its role as the oil and gas storage and distribution point for the southern region.

### **3.2.10 HOB-P 10.0 Sullivans Cove PPZ**

The Sullivans Cove PPZ covers the area occupied by the SCPS 1997 excluding Macquarie Wharf, Macquarie Point, the Cenotaph and Domain and Huon Quays. The entire block bounded by Macquarie Street, Argyle Street, Collins Street and Market Place, as well as the property at 20 Murray Street, have been excluded from the Sullivans Cove PPZ area and incorporated into the Central Business Zone. This is to provide for consistency in the standards that apply to a single city block.

The purpose of the zone is to continue to recognise Sullivans Cove as a unique place and for the area to continue to operate as a dynamic and evolving fishing and yachting harbour, cultural centre, recreation and entertainment district and a place for commercial and residential development. The PPZ contains a use table, use, development and subdivision standards that are translated from the provisions of the *SCPS 1997* and are designed to be consistent with the established built character and range of uses. As such, a PPZ is required for Sullivans Cove to support the unique character of the area for the state.

The Sullivans Cove PPZ overrides clause C2.2.1 of the Parking and Sustainable Transport Code in relation to car parking numbers. This is to minimise the amount of on-site car parking spaces and to not detract from heritage values and the character of the area by discouraging the provision of on-site car parking (excluding Wapping). The provisions are a translation of those existing in the SCPS 1997.

The Sullivans Cove PPZ also overrides clause C1.2.1 of the Signs Code. This is to ensure signage does not dominate the appearance of the area or overwhelm the heritage significance of many of the buildings.

There is no other SPP zone or combination of zones that would be a better fit for this area and as such a PPZ is required for the Sullivans Cove area to support the unique character of the area for the City. The provisions in the PPZ are a translation of existing provisions in the SCPS 1997, as detailed in Appendix G.

It is considered that in accordance with section 32(4)(b) of the Act, the Sullivans Cove PPZ has particular economic, social and spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs for the following reasons:

- Sullivans Cove is a major entertainment precinct and tourist attractor with economic significance to the southern region as well as Tasmania as a whole.
- Sullivans Cove contains a unique mix of uses and activities including a working port, entertainment and hospitality venues, a weekly market, galleries, shops, residential uses and government administration buildings, making it a strong economic driver.
- Sullivans Cove has a rich history as Australia's most intact historic waterfront, and therefore has notable social significance.
- Sullivans Cove sits in a unique landscape setting, between the city centre and the River Derwent with kunanyi/Mount Wellington as a backdrop.

### **3.2.11 HOB-P 11.0 Macquarie Point PPZ**

The Macquarie Point PPZ is primarily a translation from the Macquarie Point Site Development Plan in Part F of the SCPS 1997. The use classes have been standardised to refer to the classes under the SPPs rather than the definitions for use provided in the SCPS 1997.

This PPZ meets clause PPZ 1 of Guideline No. 1 in that it is a major redevelopment site which requires a unique or tailored approach to both use and development standards and where the intended outcomes could not be achieved through the application of one or more SPP Zone.

This PPZ furthers the Principal Objectives of the Corporation set out in section 6 of the *Macquarie Point Development Corporation Act 2012*.

It is considered that in accordance with section 32(4)(a) and (b) of the Act, the uses, development and physical area of the Macquarie Point PPZ has particular environmental, economic and social qualities and benefits that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs for the following reasons:

- Macquarie Point is a strategic site with the potential to significantly contribute to Hobart and Tasmania both from an economic and social perspective.
- The site has been identified by the existing and previous Governments for redevelopment as a mixed use precinct in accordance with the requirements of the *Macquarie Point Development Corporation Act 2012*.
- Macquarie Point has specific environmental qualities that require unique provisions, due to the significant site contamination issues and the requirement to move the sewerage treatment works to facilitate its development.
- Site specific provisions are required to address the unique circumstances of the site, including:

- o The need to implement the Macquarie Point Strategic Framework and Masterplan 2017-2030 as the approved site master plan under section 37 of the *Macquarie Point Development Corporation Act 2012*.
- o Its relatively undeveloped state and significant size of 8.6ha adjacent to the CBD and Sullivans Cove which has the potential to contribute significantly to the city's economy.
- o To ensure a well-connected, mixed-use area with a high quality urban form, which will bring significant social benefits.
- o To protect the operation of the Port of Hobart for the benefit of the local, regional, state and national economy.
- o To provide for the creation of the key public spaces of the site master plan that will form the centrepieces of Macquarie Point and provide significant social benefit.
- o To provide for an improved open space network between the city and the Queens Domain, which will provide significant social benefit.
- o To encourage the bulk, height and siting of buildings to be sympathetic to the natural topography of the headland, the escarpment surrounding the Cenotaph, reinforce the natural shoreline, acknowledge the layers of use of the site over time and maintain important views.
- o To provide flexibility for interim use and development of the site providing buildings are located and designed in a manner that does not prejudice the future development of the area.

### **3.2.12 HOB-P 12.0 Huon Quays PPZ**

The purpose of the Huon Quays PPZ is to support the existing use of the site for port and marine related activities and to protect the heritage significance of buildings such as the Drill Hall and Commanders Residence and providing for development that reflects the landscape values of the site. The PPZ contains a use table, use, development and subdivision standards that are translated from the provisions of the SCPS 1997 and are designed to be consistent with the established built character and range of uses. A SAP is required for Huon Quays to support the unique character of the area.

It is considered that the SPP Port and Marine Zone is not suitable for the site as it permits uses that would be incompatible with the site such as bulky goods sales and equipment and machinery sales and hire, albeit with qualifications.

There is no other SPP zone that would be a better fit for this area and as such a PPZ is required for the Huon Quays to support the unique character of the area. The provisions in the PPZ are a translation of existing provisions in the SCPS 1997 as detailed in Appendix H.

It is considered that in accordance with s32(4)(b) of LUPA, the Huon Quays PPZ has particular economic, social and spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs, for the following reasons:

- The site has particular historic and landscape values that have unique spatial and social significance and are distinct from the remainder of the Sullivans Cove area.
- The site has a unique history of use, being used for shipbuilding and repair since at least the 1830s. It is of high cultural heritage and social significance as it demonstrates the development of shipbuilding on Hobart's waterfront and has links to the whaling industry. This history is unique and is socially significant.
- The site is economically significant as it is the only slipyard site in the Hobart municipal area that can accommodate large vessels.

For the reasons stated above, it is also considered that the application of the PPZ satisfies section 32(4)(a) of the Act as the use and development to which the provision relates are of economic and social significance to the municipal area.

### **3.3 Specific Area Plans**

#### **3.3.1 HOB-S1.0 Gregory Street SAP**

The Gregory Street SAP is a translation from the HIPS2015 and has been approved to directly transition into the LPS.

#### **3.3.2 HOB-S2.0 North Hobart SAP**

The Gregory Street SAP is a translation from the HIPS2015 and has been approved to directly transition into the LPS.

#### **3.3.3 HOB-S3.0 Lower Sandy Bay Escarpment SAP**

The Lower Sandy Bay Escarpment SAP is a translation from similar provisions in the HIPS 2015. The terminology and format has been amended to be consistent with the SPPs.

The SAP standards provide for setbacks from the Lower Sandy Bay Escarpment Line and maintains the 25% site coverage provision. The principal change relates to the permitted lot size for subdivision in the Low Density Residential Zone which currently for the Lower Sandy Bay area (previously referred to as Precinct 33) is 520m<sup>2</sup> if less than 20% gradient or 750m<sup>2</sup> if more than 20% gradient. This is significantly less than the current permitted minimum lot size of 1000m<sup>2</sup> in the remainder of the Low Density Residential Zone.

The minimum lot size in the SPPs Low Density Residential Zone is 1500m<sup>2</sup> and it is considered appropriate to apply this standard in the area covered by the Lower Sandy Bay Escarpment SAP as it is consistent with the purpose of the Low Density Residential Zone and consistent with the permitted multiple dwelling density standard of 1500m<sup>2</sup> site area per dwelling in both the HIPS 2015 and the SPPs. The permitted minimum lot size of 1500m<sup>2</sup> will reduce the theoretical potential for new lots in the area covered by the SAP from 20 to 5.

It is considered that in accordance with section 32(4)(b) of the Act, the Lower Sandy Bay Escarpment SAP has particular environmental, and spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs, for the following reasons:

- The Lower Sandy Bay properties along the River Derwent foreshore have unique spatial properties. A steep embankment, that is generally unsuitable for development, comprises part of these property titles. This has concentrated built density into the flatter areas of the site, causing a development pattern that is generally out of character with the surrounds.
- Developments built on or close to the escarpment have a significant visual impact on the views from the River Derwent as a public domain.
- Environmental issues associated with development on the escarpment include loss of established trees and vegetation, land stability and impacts of climate change and sea level rise.

#### **3.3.4 HOB-S4.0 Hobart Central Business Zone SAP**

The Hobart Central Business Zone SAP is a new SAP. The Hobart central business district is the primary activity centre for Tasmania, the Southern Region and Greater Hobart. As such there is a comprehensive range of retail, commercial, administrative, community, cultural, employment areas and nodes and entertainment activities.

The Central Business Zone in the SPPs provides for development in primary centres throughout the state and its standards are not appropriate for the existing and future development that is desired for the state's capital city. A SAP is therefore required to support the unique character of the area for the state. The SAP is largely a translation of the current provisions in the HIPS 2015, Central Business Zone.

The use table in the SAP is in substitution for the use table in the SPPs and includes further use qualifications to encourage greater activation of ground floor frontages for pedestrian amenity and to support residential development above the ground floor. It is proposed that the Active Frontage Overlay be extended along Elizabeth Street as far as Warwick Street to provide increased activation and visual interest to pedestrians and cyclists along this important pedestrian route. The rationale for this overlay extension is explained further in Appendix I

The SAP includes additional use standards for Adult Entertainment Venues and Hotel Industries. The purpose of the additional use standards is to minimise the impact of such uses on the amenity of surrounding areas. For example, there are restrictions on the location of Adult Entertainment Venues and the opening hours of Hotel Industry uses.

The use standards in the SAP also provide a substitution for car parking numbers in the Parking and Sustainable Transport Code. The standards encourage the provision of fewer, or no, on-site car parking spaces. This is to encourage pedestrian activity that is not compromised by the provision of on-site car parking, nor traffic circulation. Under the use table, new multi-storey car parks are proposed to be prohibited, with alterations or extensions to existing multi-storey car parks discretionary.

The SAP includes substitutions for, modifications of and additions to the development standards in the SPP. The height standards are a substitution and include more comprehensive height controls, such as the amenity building envelope, which focuses higher buildings towards the centre and north of a city block. This is to allow for developments of a height that is commensurate with a capital city, which still contribute positively to the streetscape and townscape and maintain solar and wind amenity. The SAP includes design standards to provide additional protection of heritage values in the city and to further activate pedestrian priority areas.

It is considered that in accordance with section 32(4)(b) of the Act, the Hobart Central Business Zone SAP has particular economic and social qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs, for the following reasons:

- Hobart is the capital city and primary activity centre for Tasmania, and therefore requires a tailored approach to use and development.
- The central area of Hobart has a high level of economic significance to the entire state due to its range of retail, commercial, administrative, community, cultural, employment and entertainment uses.
- The central area of Hobart has strong cultural and heritage values, and is a significant tourism attractor, which is of both social and economic significance.
- The central area of Hobart has unique landscape qualities due to its position between kunanyi/Mount Wellington and the River Derwent.

### **3.3.5 HOB-S5.0 Hobart Light Industrial Zone SAP**

The Hobart Light Industrial Zone SAP is a new SAP. The purpose of the SAP is to accommodate the existing operation of the light industrial areas in North Hobart. These areas are not representative of a usual industrial estate given the relatively small land size and location in close proximity to residential zones. As such, the range of permitted and discretionary uses provided for in the SPP zone is not appropriate for this area. The SAP substitutes the SPP use table and prohibits more intensive uses such as port and marine, transport depot and distribution, crematoria and cemeteries, domestic animal breeding boarding and

training, and recycling and waste disposal. No changes are proposed to the SPP use and development standards.

There is no other SPP zone that would be a better fit for this area and as such a SAP is required for Hobart's existing light industrial area to support the unique character of the area. The provisions in the SAP are a translation of existing provisions in the Light Industrial Zone in the HIPS 2015.

It is considered that in accordance with section 32(4)(b) of the Act, the Hobart Light Industrial Zone SAP has particular economic and spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs, for the following reasons:

- The Hobart light industrial area is spatially significantly different to other light industrial areas in the state in that it is surrounded by residential zones and has smaller land parcels.
- The Hobart light industrial area contributes to the economy of the city as it is the only area allowing for industrial type uses in the municipal area.

### **3.3.6 HOB-S6.0 Hobart Commercial Zone SAP**

The Hobart Commercial Zone SAP is a new SAP. The purpose of the Hobart Commercial Zone SAP is to accommodate the existing commercial areas along Argyle and Campbell Street and along Harrington and Murray Street. These areas provide for some of the commercial needs of the city, but the unique mix of uses currently supported in these areas are not reflected by the use table of the SPP Commercial Zone or any other alternative zone. For example, residential uses are actively encouraged in the Hobart Commercial Zone areas but are prohibited in the SPP Commercial Zone use table, which is not appropriate for Hobart's commercial area.

The Hobart Commercial Zone SAP substitutes the SPP Commercial Zone use table to allow for residential uses to be permitted where located above ground floor level and discretionary in other instances. The SAP use table also provides a qualification for the permitted Bulky Goods Sales to limit it to motor vehicle, boat or caravan sales and only on sites fronting Argyle, Murray or Campbell Streets.

The SAP includes additional use standards for Adult Entertainment Venues and Hotel Industries. The purpose of the additional use standards is to minimise the impact of such uses on the amenity of surrounding areas. For example, there are restrictions on the location of Adult Entertainment Venues and the opening hours of Hotel Industry uses.

There is no other SPP zone that would be a better fit for this area and as such a SAP is required for Hobart's existing commercial area to support the unique character of the area for the city. The provisions in the SAP are a translation of existing provisions in the Commercial Zone in the HIPS 2015.

It is considered that in accordance with section 32(4)(b) of Act, the Hobart Commercial Zone SAP has particular economic, social and spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs, for the following reasons:

- The Hobart Commercial Zone area is spatially distinct from other commercial areas in the state in that it adjoins the Central Business Zone and residential zones.
- The area has a wider mix of uses and generally smaller lot sizes than a traditional commercial zone. Residential uses are encouraged due to the area's proximity to the city. This mix of uses presents unique economic and social benefits due to its central location.

### **3.3.7 HOB-S7.0 Battery Point SAP**

The Battery Point SAP is intended to be a translation of existing provisions for the heritage precinct BP1 in the HIPS 2015. This precinct was in turn a translation of the policy intent of the previous *Battery Point*



*Planning Scheme 1979*. The purpose of the SAP is therefore to maintain the longstanding character and heritage values of the area which are not provided for in the SPP zones and codes.

The SAP use table is a substitution for the use tables in the SPP Inner Residential Zone and Urban Mixed Use Zone. The use table is intended to provide greater protection for residential uses, for example by restricting Business and Professional Services, Food Services and General Retail and Hire use groups to sites that do not displace a residential use or have previously been used for commercial purposes. The use table also restricts commercial uses to the urban mixed use area and prohibits larger scale or incompatible uses such as Bulky Goods Sales, Hotel Industry, Custodial Facility and Service Industry.

Additional use standards include a substitution of the Visitor Accommodation standards, and a modification of the car parking numbers to a permitted rate of one per dwelling. The Visitor Accommodation requirements in the SAP relates to self-contained Visitor Accommodation and is intended to maintain the residential nature of the area and to prevent use conflicts between short and long term residents in multiple dwellings. Given Battery Point is a highly significant heritage suburb in very close proximity to Salamanca and the CBD, the pressure for Visitor Accommodation in the area is high and it has been a longstanding policy of the City of Hobart to restrict proliferation of Visitor Accommodation at the expense of residents to ensure the neighbourhood quality remains.

The intent of the car parking provision is to minimise the impact of car parking in the streetscape and to protect the amenity, character and heritage values of the place.

The SAP substitutes development standards for residential density, building setbacks and building height. This is to maintain the existing pattern of development that is unique to Battery Point and is not compatible with the building envelope provisions of the Inner Residential Zone or the height and setback requirements of the Urban Mixed Use Zone. A further development standard is an addition to the Parking and Sustainable Transport Code whereby land directly between a dwelling and the street must not be used for vehicle parking or manoeuvring. The intent of this provision is to minimise the impact of car parking in the streetscape and to protect the amenity, character and heritage values of the place.

Subdivision standards have also been translated into the SAP to maintain the existing pattern of development and limit the potential for incompatible development in the future.

There is no other SPP zone that would be a better fit for this area and more specified protection than that provided in the Local Historic Heritage Code is required. As such a SAP is required for Battery Point to support the unique character and historic value of the area for the City, region and state. The provisions in the SAP are a translation of existing provisions in the HIPS 2015.

It is considered that in accordance with section 32(4)(b) of the Act, the Battery Point SAP has particular economic, social and spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs, for the following reasons:

- Battery Point is the oldest suburb of Hobart and has a unique pattern of historic development that has been protected by specified planning provisions since the implementation of the *Battery Point Planning Scheme 1979*. As such it has strong social significance for its history and unique spatial qualities.
- Battery Point is a strong tourism attractor and therefore the retention of its unique character has significant economic benefit.

### **3.3.8 HOB-S8.0 Calvary Hospital Surrounds SAP**

The Calvary Hospital Surrounds SAP is a new SAP. The purpose of the SAP is to maintain the residential character and amenity of the area and to prevent a concentration of medical related uses in the residential area around Calvary Hospital.

The SPP use tables for the Inner and General Residential Zones allows a consulting room and medical centre as a discretionary use. Allowing this in the region immediately surrounding Calvary Hospital would likely result in a proliferation of such uses which would compromise the residential nature of the area. As such the SAP is required to substitute the use table and prohibit a consulting room and medical centre.

There is no other SPP zone that would be a better fit for this area. As such a SAP is required for the area surrounding Calvary Hospital to support residential character and amenity of the area. The provisions in the SAP are a translation of existing provisions in the General and Inner Residential Zones in the HIPS 2015.

It is considered that in accordance with section 32(4)(b) of the Act, the Calvary Hospital Surrounds SAP has particular spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The location of Calvary Hospital has unique spatial qualities in that it is a substantial Hospital building (classified as Hospital Services) entirely surrounded by the Inner Residential Zone and residential uses. A logical extension of the hospital services uses would be consulting rooms nearby. However, preventing expansion of consulting room uses associated with the hospital is important to ensure that the continued amenity of the surrounding residential area is not undermined.

### **3.3.9 HOB-S9.0 New Town Road SAP**

The New Town Road SAP is a new SAP. The purpose of the SAP is to maintain the existing mix of residential and commercial uses and ensure that the area does not develop into a retail shopping strip.

The use table in the SPPs for the Urban Mixed Use Zone allows for Food Services and General Retail and Hire use groups as permitted uses. The New Town mixed use area is specifically focussed so as not to become a purely retail shopping strip, and therefore it is necessary to provide alternate provisions to ensure this. The SAP translates the existing provisions from the HIPS 2015 and substitutes a use table whereby Food Services is permitted, unless a takeaway food premises with a drive through facility or take-away food services in a building not specifically designed and built for commercial purposes (which are discretionary). Take away food shops not in commercially designed buildings are prohibited. General Retail and Hire is permitted if in the New Town Plaza shopping complex, and discretionary otherwise unless displacing a Residential or Visitor Accommodation use in a building that was not previously used for commercial purposes (which is prohibited).

There is no other SPP zone that would be a better fit for this area. As such a SAP is required for this area on New Town Road to support the existing mixed use character and amenity of the area. The provisions in the SAP are a translation of existing provisions in the Urban Mixed Use Zone in the HIPS 2015.

It is considered that in accordance with section 32(4)(b) of the Act, the New Town Road SAP has particular social qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs, for the following reason:

- The area has unique spatial qualities in that it is a mixed use area along an integrated transit corridor that is in close proximity to a large retail centre (New Town Plaza). This increases the pressure on the area to develop purely as a commercial/retail strip, which is not intended. The SAP is necessary to maintain a genuine mix of uses in the area.

### **3.3.10 HOB-S10.0 Royal Hobart Hospital Helipad Airspace SAP**

The Royal Hobart Hospital Helipad Airspace SAP is a translation from the HIPS 2015 and has been approved to directly transition into the LPS.

## **3.4 Site specific qualification**

### **3.4.1 Niree Lane site specific qualification**

The Niree Lane SSQ applies to lots adjoining the lane and restricts access from Niree Lane. As many lots with a frontage to Niree Lane also have a frontage to either Beddome Street or Birngana Avenue, there is a perceived increase in development potential for subdivision or strata developments. However, as Niree Lane is a public road with a width of 5m the carriage way cannot accommodate such an intensification in vehicle movements. As such, the site-specific qualification proposes to minimise intensification of the use of the lane which is not provided for in the SPPs. This SSQ is a translation of clause E6.7.15 in the HIPS 2015.

Accordingly, it is considered that in accordance with section 32(4)(b) of the Act, there are particular spatial qualities that are unique to the area of land that justify provisions in addition to the provisions of the SPPs.

### **3.4.2 Wellington Park site specific qualification**

The Wellington Park SSQ ensures that the provisions of the Environmental Management SPPs do not override the *Wellington Park Management Plan 2013* and is consistent with the application of the *Wellington Park Act 1993*. This SSQ is a translation of clause F3.0 Wellington Park SAP in the HIPS 2015 and has been approved to directly transition into the LPS.

### **3.4.3 50 Olinda Grove site specific qualification**

The 50 Olinda Grove (Hobart College) SSQ is a translation from the HIPS 2015 and has been approved to directly transition into the LPS. It allows for Business and Professional Services uses on the site if primarily catering for students, staff or the needs of visitors to the college.

### **3.4.4 10 Self's Point Road site specific qualification**

The 10 Self's Point Road SSQ has been partially approved as a translation from the HIPS 2015.

The qualification for Domestic Animal Breeding, Boarding and Training is to accommodate the existing cat centre. This is required because the facility provides animal boarding not solely training as is currently provided for in the SPPs.

### **3.4.5 325 Elizabeth Street and 16a Lefroy Street site specific qualification.**

The HOB-9.1 321-323a Elizabeth Street, 325 Elizabeth Street and 16a Lefroy Street – as shown on an overlay map HOB-9.1, is included to allow for an additional discretionary use class for vehicle parking. This is to reflect the existing Council managed vehicle parking at the site.

This modification has been directed to the City of Hobart by the TPC

## 4 LPS criteria assessment

### 4.1 State Policies

Section 34(2)(d) of the Act requires that the LPS be prepared in accordance with State Policies made under the *State Policies and Projects Act 1993*.

Current policies created under the *State Policies and Projects Act 1993* are:

- *State Coastal Policy 1996*;
- *State Policy on Water Quality Management 1997*;
- *State Policy on the Protection of Agricultural Land 2009*.

In addition, Natural Environment Protection Measures (NEPMs) are automatically adopted as state policies under section 12A of the *State Policies and Projects Act 1993*.

#### 4.1.1 The State Coastal Policy

The *State Coastal Policy 1996* applies to land in 1km of the high-water mark (the 'Coastal Zone').

Three main principles guide Tasmania's State Coastal Policy:

- Natural and cultural values of the coast shall be protected.
- The coast shall be used and developed in a sustainable manner.
- Integrated management and protection of the coastal zone is a shared responsibility.

The policy provides a series of outcomes that embody the principles under the following four sections:

1. Protection of Natural and Cultural Values of the Coastal Zone.
2. Sustainable Development of Coastal Areas and Resources.
3. Shared Responsibility for Integrated Management of Coastal Areas and Resources.
4. Implementation, Evaluation and Review.

The LPS is considered to meet all four of these outcomes. This is achieved through application of the following zones and codes in accordance with Guideline no. 1):

- The Environmental Management Zone, which is intended to provide for the protection of areas of significant ecological value.
- The Natural Assets Code, which aims to protect the coastal strip, watercourses, wetlands, future coastal climate change refugia and important biodiversity values generally and including along the coast.
- The Coastal Erosion Hazard Code, which recognizes areas at risk of coastal erosion.
- The Coastal Inundation Hazard Code, which recognizes areas at risk of coastal erosion.

The application of environmental codes over coastal areas and waterways meets the requirements of the State Coastal Policy by addressing issues such as exotic weed spread, reclamation of wetlands, water quality, inappropriate coastal development and risks associated with sea level rise (as projected out to 2100).

The Policy also requires that tourism and recreational uses and development in the coastal zone be directed to suitable locations, based on the Policy principles. This is supported in the Hobart LPS by the appropriate application of the Open Space Zone and the Environmental Management Zone.

The Policy states that the main vehicles for implementation are to be land use planning controls, marine farming development plans and local council strategic and operational plans. The Tasmanian Planning

Scheme (TPS) provides consistent controls for coastal areas with zoning and overlays in the Hobart LPS applied in accordance with Guideline No 1.

#### **4.1.2 The State Policy on Water Quality Management**

*The State Policy on Water Quality Management 1997* regulates water quality management of all surface waters, including coastal waters, and groundwaters (excluding privately owned waters that are not accessible to the public and are not connected to waters that are accessible to the public and water in any tank, pipe or cistern). The policy aims to achieve water quality objectives that further the objectives of Tasmania's Resource Management and Planning System, manage sources of water pollution, ensure efficient monitoring programs are conducted and facilitate integrated catchment management.

Part 4 of the Policy specifies outcomes to achieve water quality objectives under the following divisions:

- Division 1 – Measure to Achieve Policy Objectives.
- Division 2 – Management of Point Sources of pollution.
- Division 3 – Management of Diffuse Sources of pollution.

The Policy recognises that a range of measures are required to implement the desired outcomes. Land use planning regulation is one of these measures. The Hobart LPS has applied the State Planning Provisions (SPPs) zones and codes in accordance with the Guideline No. 1 and as such meets the objectives.

The Policy requires that emissions from diffuse sources of pollution are reduced and managed through the development and implementation of best practice environmental management.

Most zones incorporate provisions in the subdivision standards to require connection to reticulated service where they exist or require wastewater to be kept on-site, thus managing discharge of pollutants to surface waters or groundwater. Clause 6.11.2 of the SPPs also allows for conditions and restrictions to be imposed on a permit in relation to erosion and stormwater volume and quality. No additional management of diffuse sources of pollution are required in the Hobart LPS.

Streamside management is achieved through the retention of riparian vegetation upon the banks of watercourses through application of the Natural Assets Code.

#### **4.1.3 The State Policy on the Protection of Agricultural Land**

*The State Policy on the Protection of Agricultural Land 2009* includes a number of principles under section 3 of that policy by which interim schemes may be assessed. The Hobart Municipal Area does not contain land suitable for predominantly agricultural uses and as such the LPS does not include land zoned Agriculture or Rural. This is consistent with the application of zones in the *HIPS 2015*.

#### **4.1.4 National Environmental Protection Measures.**

The Natural Environmental Protection Measures (NEPMs) relate to a range of environmental issues including:

- ambient air quality
- ambient marine, estuarine and freshwater quality
- the protection of amenity in relation to noise
- general guidelines for the assessment of site contamination
- environmental impacts associated with hazardous wastes
- the re-use and recycling of used materials.

NEPMs are not directly implemented through planning schemes, however some SPP standards address issues that are covered by NEPMs such as site contamination assessment, noise issues, and water quality.

It is not necessary for the LPS to include any further provisions supporting the NEPMs.

## 4.2 Regional Land Use Strategy

The Hobart LPS is required under s.34 (2)(e) of LUPAA to be “consistent with, and likely to further the objectives and outcomes of, the regional land use strategy”. The applicable regional land use strategy is the *Southern Tasmania Regional Land Use Strategy 2010 – 2035* (STRLUS). Appendix J sets out each of the Regional Policies in the STRLUS and summarises how the outcomes desired by those policies are to be achieved through the LPS.

The Hobart LPS is primarily a direct translation of the *Hobart Interim Planning Scheme 2015 (HIPS 2015)*. Prior to declaration of the HIPS 2015, the content was assessed against, and deemed to be consistent with, the STRLUS. An amended RLUS was declared by the Minister on 9 May 2018. This amendment consisted of updates that provide for the TPS format of planning scheme rather than interim planning schemes with no change to the intent and content of the strategy. Accordingly, the Hobart LPS is considered to be consistent with the STRLUS as is outlined in Appendix J.

The area currently covered by the *Sullivans Cove Planning Scheme 1997 (SCPS)* was not incorporated into the *HIPS 2015*. As the STRLUS was first declared in 2011, the SCPS was not assessed for consistency against the objectives and outcomes of the strategy. The inclusion of this area as 3 separate Particular Purpose Zones under the Tasmanian Planning Scheme is considered to be in accordance with the STRLUS, as referenced in Appendix J.

## 4.3 Consistency and coordination with adjacent municipal areas

The Hobart municipal area shares a common boundary with Glenorchy and Kingborough. There has been consultation with these councils, and it is considered that the zoning along the boundaries between Hobart and both the other municipalities is complementary.

The adjoining zoning in the Kingborough municipal area in their current draft LPS is primarily Landscape Conservation, which largely corresponds with the same zoning or Environmental Management zoning in the Hobart municipal area. Where the zoning does not correspond exactly (e.g. Landscape Conservation abutting Rural Living), the zone purposes are complementary and the zones act as a transition.

The adjoining zoning in the Glenorchy municipal area includes more variation in zones. This variation is a reflection of historic land use in this area, and is generally complementary (e.g. General Residential abutting Low Density Residential, Urban Mixed Use abutting General Residential, Open Space abutting Light Industrial).

There are isolated instances, however, where zoning across the boundary is not as complementary, for example where Glenorchy’s Light Industrial zone abuts Hobart’s Inner Residential Zone. This circumstance is a reflection of historical land use and existing zoning, neither of which would be logical to alter without significant strategic assessment. The potential for land use conflict is ameliorated to some degree by a strip of Open Space zoning that runs between the two zones. It is not unprecedented in the Hobart municipal area for light industrial uses to coexist alongside residential uses, as demonstrated in North Hobart.

The *Wellington Park Management Plan 2013* covers the entire Wellington Park area, which spans five municipal areas (Hobart, Glenorchy, Kingborough, Huon Valley and Derwent Valley). Therefore, the management of the mountain (covered by the Environmental Management Zone) is coordinated and consistent across municipal boundaries.

The application of codes is required to be consistent at a state level, and in some instances, mapping is provided by the state. Therefore, code application is considered to be complementary across municipal boundaries.

In accordance with section 34(2)(g) of the Act, the Hobart LPS is as far as practicable consistent with and co-ordinated with any LPS that apply to municipal areas that are adjacent to the Hobart municipal area. This determination is justified on the basis that each LPS in the surrounding area is consistent with the STRLUS and the various codes and zones have been applied in accordance with Guideline No.1.

## 4.4 City of Hobart Capital City Strategic Plan 2015-2025

Section 34(2)(f) of the Act requires that the LPS be consistent with the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates. The relevant strategic plan is the *City of Hobart Capital City Strategic Plan 2015-2025*.

The implementation of the Hobart LPS through the TPS will influence the achievement of the strategic objectives in the Capital City Strategic Plan 2015-2025 particularly in relation to:

- Goal 2 Urban Management - City planning promotes our city's uniqueness, is people-focused and provides connectedness and accessibility:
  - 2.1 A fully accessible and connected city environment;
  - 2.2 A people-focused city with well-designed and well managed urban and recreation spaces;
  - 2.3 City and regional planning ensures quality design, meets community needs and maintains residential amenity;
  - 2.4 Unique heritage assets are protected and celebrated.
- Goal 3 – Environment and Natural Resources - An ecologically sustainable city maintains its unique character and values our natural resources:
  - 3.1 Increased resilience to climate change;
  - 3.2 Strong environmental stewardship;
  - 3.3 A highly valued natural and cultural open space network;
  - 3.4 Leadership in environmental performance with the efficient use of natural resources.

The implementation of the Hobart LPS is also relevant to the community aspirations for the future of Hobart as articulated in: *Hobart: A community vision for our island capital*, particularly in relation to the following statements:

- Pillar 1. Sense of Place: We are a city of unique beauty, environment, heritage and people, built on a shared sense of ownership, pride and wonder.
- Pillar 4. City Economies: We are a city whose economies connect people, businesses, education and government to create a high-quality lifestyle in a thriving and diverse community. Our city is our workshop. We collaborate, embracing ideas, inventiveness and initiative.
- Pillar 5. Movement and Connectivity: We are a city where everyone has effective, safe, healthy and environmentally-friendly ways to move and connect, with people, information and goods, and to and through spaces and the natural environment. We are able to maintain a pace of life that allows us to fulfil our needs, such as work, study, business, socialising, recreation, accessing services, shopping, entertainment and spending time with loved ones.
- Pillar 6. Natural Environment: We are a city whose people see ourselves as part of a beautiful and unique natural environment, from the mountain to the river, which embrace us and shape our

identity. We are proud custodians and advocates, ensuring resources are appreciated rather than wasted, supporting biodiverse ecosystems in honour of past, current and future generations.

- Pillar 7. Built Environment: We are a city that maintains our unique built and ecological character, where we all have a safe, secure and healthy place to live. We are a city where people and communities can access world-class services and infrastructure and provide for their social, cultural and economic wellbeing. We embrace change but not at the expense of our Hobart identity and character.

If the local provisions incorporating the; PPZs, SAPs, SSQ, code lists and overlays and zone application proposed in the Hobart LPS are approved, it is considered that the Hobart LPS will assist in the achievement of the strategic objectives in the Capital City Strategic Plan 2015-2025 as outlined above and will result in outcomes generally consistent with the community vision.

It is considered however that aspects of the SPPs Local Historic Heritage Code will not assist in the achievement some of the strategic objectives of the Capital City Strategic Plan 2015-2025 particularly in relation to Goal 2 Urban Management - 2.4 Unique heritage assets are protected and celebrated and the community vision in relation to Pillar 1: Sense of Place and Pillar 7: Built Environment. The SPPs Local Historic Heritage Code as drafted does not apply to places listed on the Tasmanian Heritage Register and the standards applying to heritage precincts do not apply to individually listed places in precincts. This is considered to be a significant weakening of the ability to protect the heritage significant of places and precincts in Hobart.

## 4.5 Schedule 1 Objectives

The first priority of a planning scheme is to meet the overarching objectives of the Act, which places a particular emphasis on 'sustainable development'. Sustainable Development is defined in the Act as:

*Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:*

*(a) Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*

*(b) Safe guarding the life supporting capacity of air, water, soil and ecosystems; and*

*(c) Avoiding, remedying or mitigating any adverse effects of activities on the environment.*

The following table outlines how the Hobart LPS is consistent with the objectives of the Act through the allocation of zones and code overlays as well as the development of PPZs, SAPs and SSQs to provide specific provisions for sites that aren't catered for in the SPPs.

Table 3: Assessment against objectives of the Act

Objective	Response
<i>Part 1 Objectives</i>	
To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	The Hobart LPS provides for the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity in accordance with the extent allowable under the SPPs. This is through application of the natural assets code for the protection of waterways and native bushland and application of the Environmental Management Zone to areas of significant vegetation.



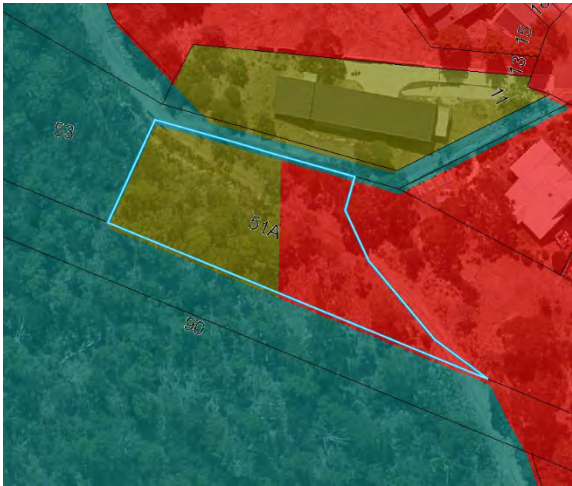
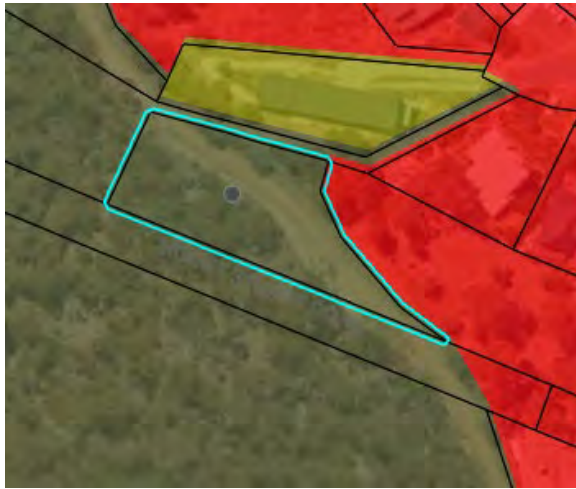




Objective	Response
To provide for the fair, orderly and sustainable use and development of air, land and water; and	The allocation of zones and codes in the Hobart LPS has been undertaken in accordance with the requirements of the SPPs and with as little change to the existing provisions of the HIPS 2015 as possible.
To encourage public involvement in resource management and planning; and	<p>Opportunity for public involvement in the process of drafting the LPS prior to submission to the Commission was provided.</p> <p>The Hobart LPS will be subject to a statutory notification period of 60 days in accordance with section 35(c) of the Act.</p>
To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and	<p>The Hobart LPS facilitates an appropriate level of economic development.</p> <p>The SAPs for Hobart's Central Business, Commercial and Light Industrial zones are to facilitate economic development in the capital city setting. The SAPs are based on the existing provisions of the HIPS 2015 and have demonstrated compliance with paragraphs (a), (b) and (c).</p>
To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the state.	<p>The TPS has been structured in such a way that responsibility is shared between state and local government. The format, with SPPs and LPSs ensure that it is clear which parts are under the responsibility of the State Government and which parts are under the responsibility of the Council.</p> <p>The development of the Hobart LPS has included consultation between the southern councils, relevant state agencies and the community.</p>
<i>Part 2 Objective</i>	
To require sound strategic planning and co-ordinated action by State and local government;	<p>The Hobart LPS is predominantly a translation of the existing HIPS 2015 and the SCPS 1997, which were developed with in accordance with local strategic planning as well as the STRLUS.</p> <p>The development of the Hobart LPS has been undertaken in coordination with direction from the state and assistance from surrounding local government municipalities.</p>
To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and	The Hobart LPS has been prepared in accordance with the SPPs and as it is predominantly a translation of the existing planning schemes as such there would be no conflict with this objective.
To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and	The Hobart LPS provides for consideration of effects on the environment through application of the Environmental Management and Landscape Conservation Zones as well as the Natural Asset and other environmental codes. There would be no conflict with this objective.
To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at state regional and municipal levels; and	The Hobart LPS has been prepared in accordance with the SPPs and as it is predominantly a translation of the existing planning schemes as such there would be no conflict with this objective.

Objective	Response
To provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals; and	The Hobart LPS has been prepared in accordance with the SPPs and as it is predominantly a translation of the existing planning schemes as such there would be no conflict with this objective.
To promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and	<p>Health and wellbeing will be promoted in the Hobart LPS through application of the Open Space and Recreation Zone to parks and reserves in the city.</p> <p>The Hobart LPS includes a SAP for the Central Business Zone and a PPZ for Sullivans Cove. The Central Business Zone SAP provides additional design standards for passive surveillance and through-site links and additional use standards for hotel industry and adult entertainment uses. This is to ensure the safety and wellbeing for people in the city. The PPZ for Sullivans Cove encourages the ongoing use of the area as a cultural centre and entertainment district. This is to provide a pleasant, efficient and safe environment for visitors, residents and businesses in the area.</p>
To conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	<p>The Hobart LPS will conserve buildings and areas with aesthetic and historical value through application of the Local Historic Heritage Code. The Hobart LPS will include lists of Local Heritage Places, Precincts and Landscape Precincts.</p> <p>The Local Historic Heritage Code will not apply to places listed on the Tasmanian Heritage Register. As such, dual listed places will not be assessed against the heritage provisions of the scheme. Therefore, it is arguable whether the Hobart LPS will further the objective to the extent necessary given the inability to assess development on places that are on the Tasmanian Heritage Register. Nevertheless, the Hobart LPS must be prepared in accordance with the SPP.</p> <p>Places listed on the Tasmanian Heritage Register are still included in the Local Heritage Places list to ensure that if any state listed places are de-listed, they are automatically protected by the Hobart LPS.</p>
To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	<p>Public infrastructure including arterial roads, the TasNetworks site and the waste disposal site have been zoned Utilities and major electricity infrastructure has been contained in the Electricity Transmission and Infrastructure Protection Code.</p> <p>Schools and places of worship have been zoned Community Purpose.</p>
To provide a planning framework which fully considers land capability.	The application of the SPP zones and codes in the Hobart LPS has taken into account the capability of the land, particularly in respect to the allocation of zones.


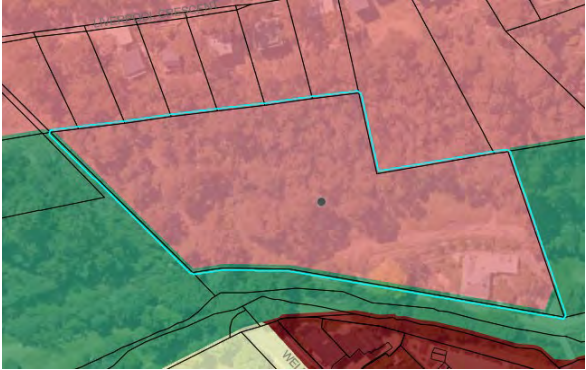
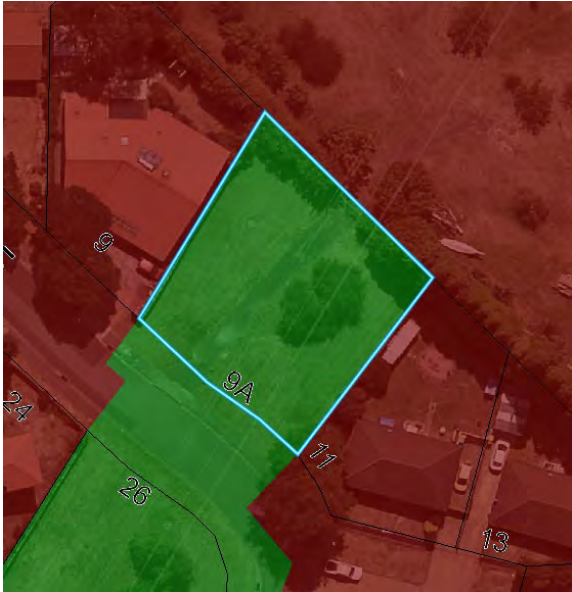
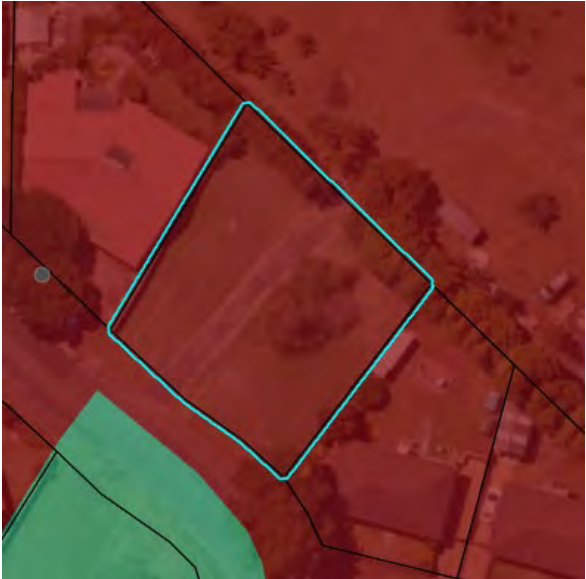
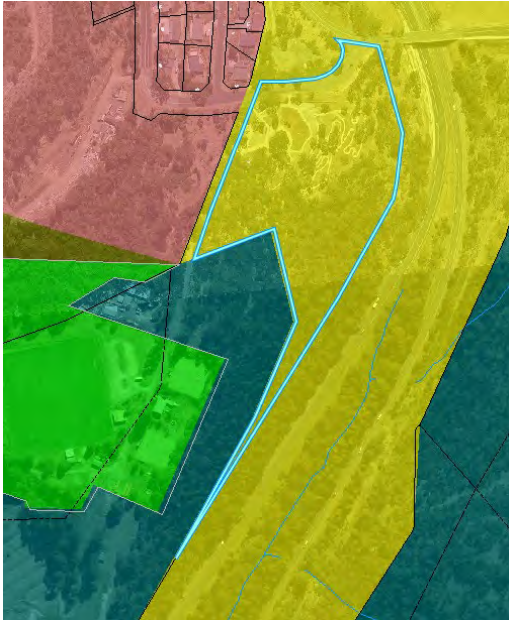

## **Appendix A   Proposed zone changes**

Table A1: Summary of zone changes in Hobart LPS

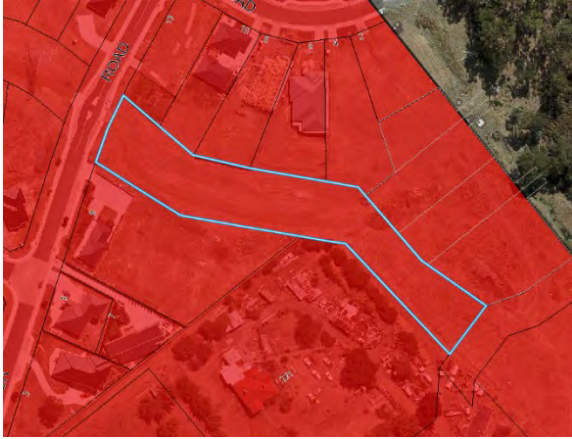
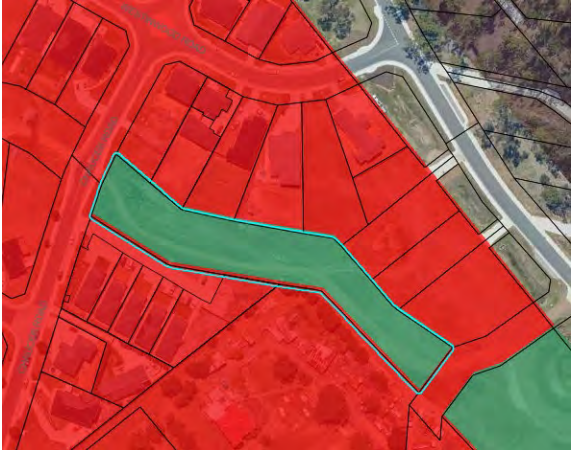
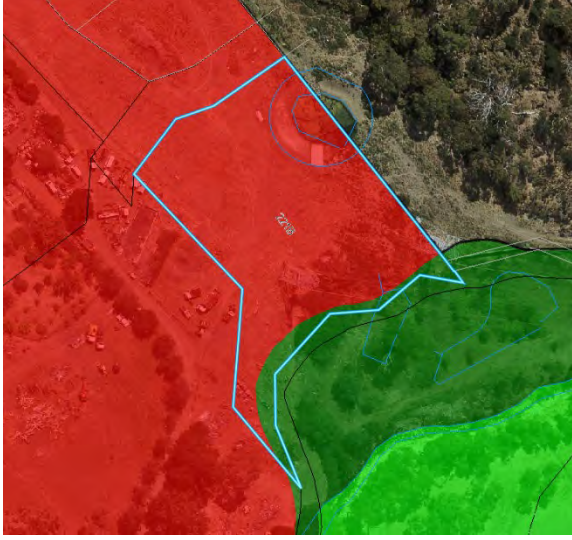
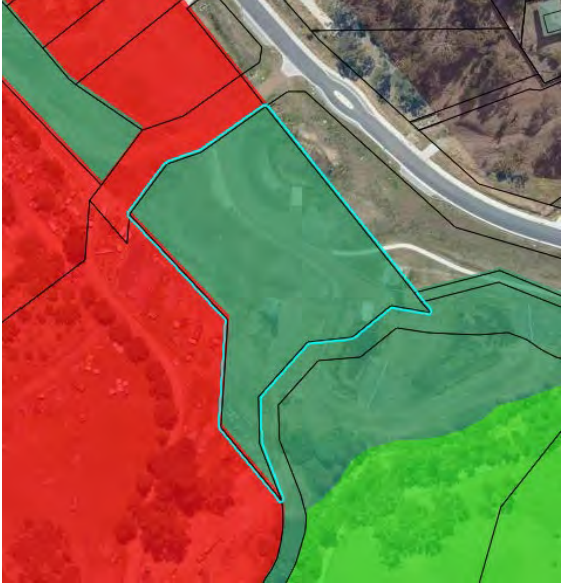


Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
18 McKellar Street, South Hobart FR: 106846/3	Inner Residential		Open space		Recently purchased by Council for inclusion in Hobart Rivulet Park.
51A Summerhill Road, West Hobart FR: 177119/1	Environmental Living & General Residential		Environmental Management		Zone boundary to follow lot boundary Area zoned Environmental Management has been transferred to Council following finalisation of agreement with owners.
Salvator Rosa Glen Creek, Corby Avenue, West Hobart (new track) FR: 121385/1	General Residential		Open Space		Entire lot to be rezoned to Open Space. Council land with resolution to alter rezoning.

<sup>1</sup> Folio reference numbers have been used (FR) to identify sites. In instances where there is not a specific folio reference the PID number has been used.







Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
21 Wynyard Street, South Hobart FR: 31248/1	Open Space		Low Density Residential		Entire lot to be zoned Low Density Residential.  Private property targeted for purchase which did not proceed.
Lot 104, Wilmslow Avenue, New Town FR: 36009/104	Open Space		Inner Residential		Entire lot to be zoned Inner Residential.  Report to Council in March 2018 recommending to sell to new owner of 74 Risdon Rd.
Tolmans Hill Park, Tolmans Hill FR: 174041/1	Utilities		Open Space		Entire lot to be zoned Open Space.  Transferred from Crown to Council for new park



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Lot 307 Lenah Valley Road, Lenah Valley FR: 174693/307	General Residential		Open Space		Entire lot to be zoned Open Space. Council owned land.
Lot 306 Lenah Valley Road, Lenah Valley FR: 174693/306	General Residential and Open Space		Open Space		Entire lot to be zoned Open Space. Council owned land.
3A Heartwood Road, Lenah Valley FR: 174693/312	General Residential		Open Space		Entire lot to be zoned Open Space. Council owned land.

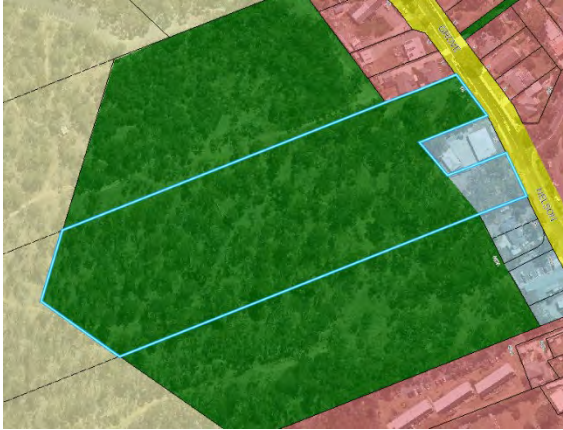

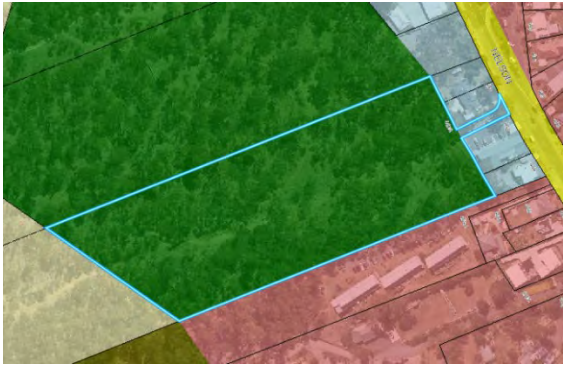

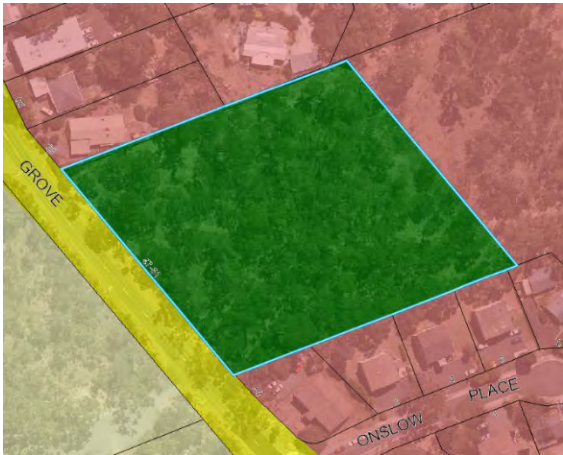



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
<p>Lot 4, Hargrave Place, Mount Nelson (Previously 3 Hargrave Place and part of Bicentennial Park)</p> <p>FR: 171320/4</p>	Part zoned Low Density Residential & Environmental Management		Environmental Management		<p>Entire lot to be zoned Environmental Management.</p> <p>Forms part of Bicentennial Park Zoning.</p>
<p>3 Hargrave Place, Mount Nelson</p> <p>FR: 171320/3</p>	Low Density Residential and Environmental Management		Low Density Residential		Entire lot to be zoned Low Density Residential.


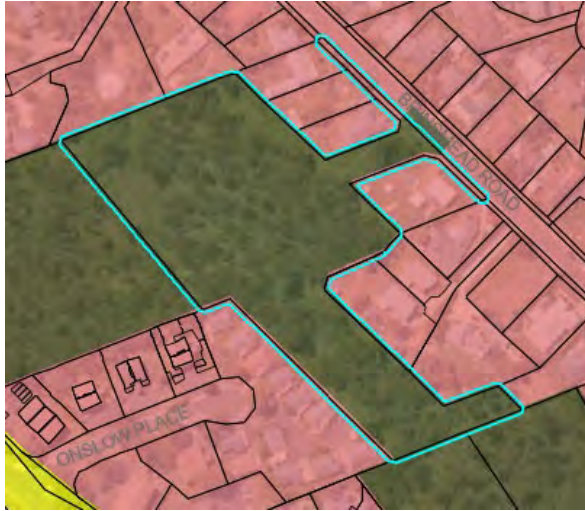
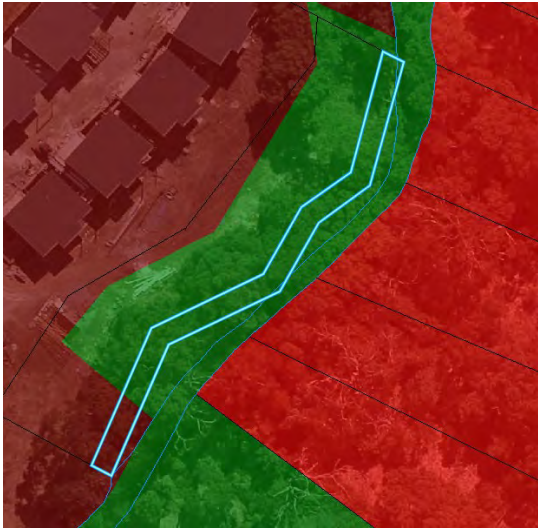

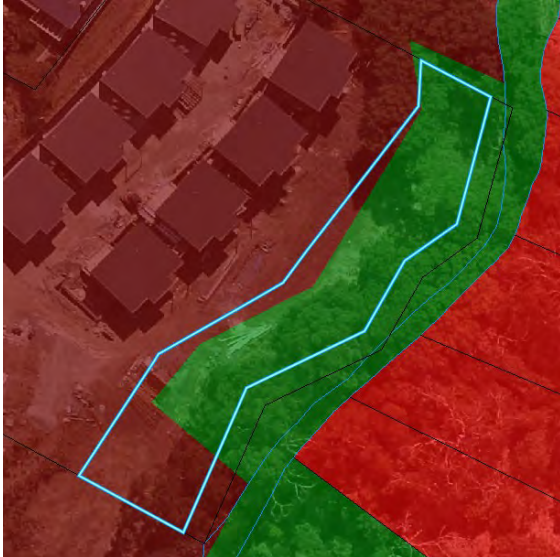
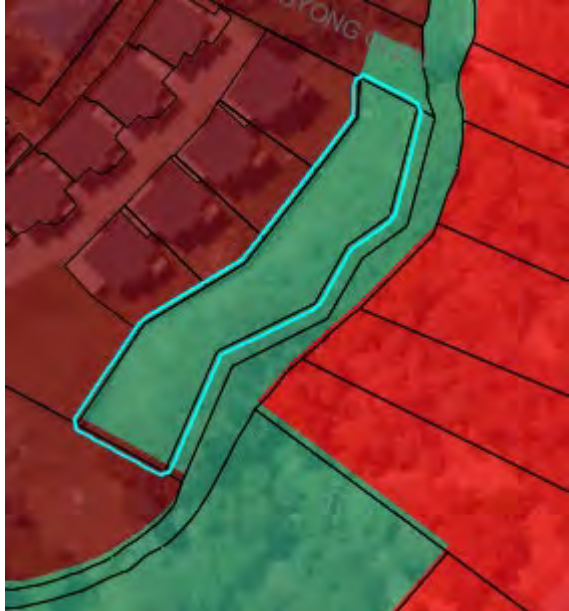


Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
2 Dowding Close, New Town FR: 173156/211	General Residential		Open Space		Entire lot to be zoned Open Space.  POS allocation from subdivision of 110 Giblin Street
9 Satchell Drive, Kingston FR: 167642/100	Environmental Living		Environmental Management		Entire lot to be zoned Environmental Management.  POS allocation from subdivision
Olinda Grove, Mount Nelson FR 135196/2	Open Space		Environmental Management		Open Space area to be rezoned to Environmental Management.  Primary purpose of the management of this land is to protect conservation values. Land owned by Council.





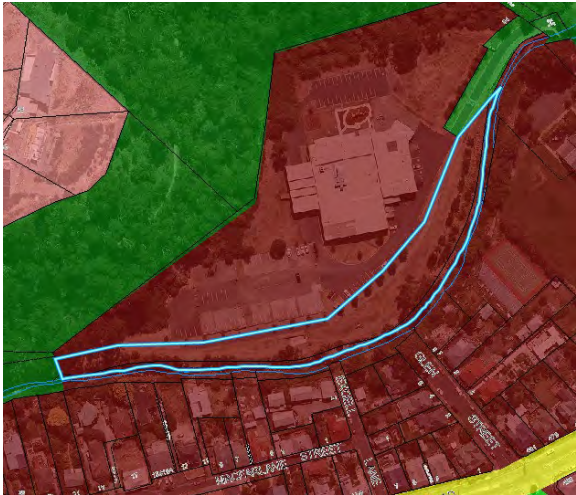



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
12 Olinda Grove, Mount Nelson FR: 142729/2	Open Space and Local Business		Environmental Management and Local Business		Open space area to be rezoned to Environmental Management.  Primary purpose of the management of this land is to protect conservation values. Land owned by Council
462A Nelson Road, Mount Nelson FR: 156749/1	Open Space		Environmental Management and Local Business		Open space area to be rezoned to Environmental Management.  Access strip to remain zoned Local Business.  Primary purpose of the management of this land is to protect conservation values. Land owned by Council
61 Olinda Grove, Mount Nelson FR: 95943/72	Open Space		Environmental Management		Entire lot to be zoned Environmental Management.  Primary purpose for the management of this land is to protect conservation values.



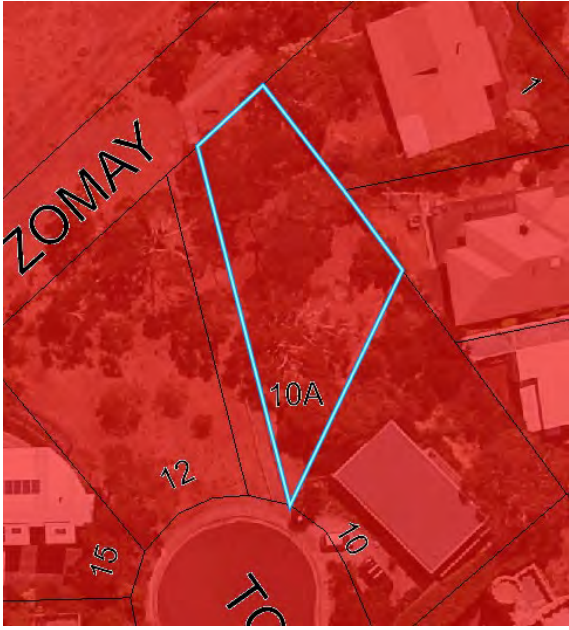
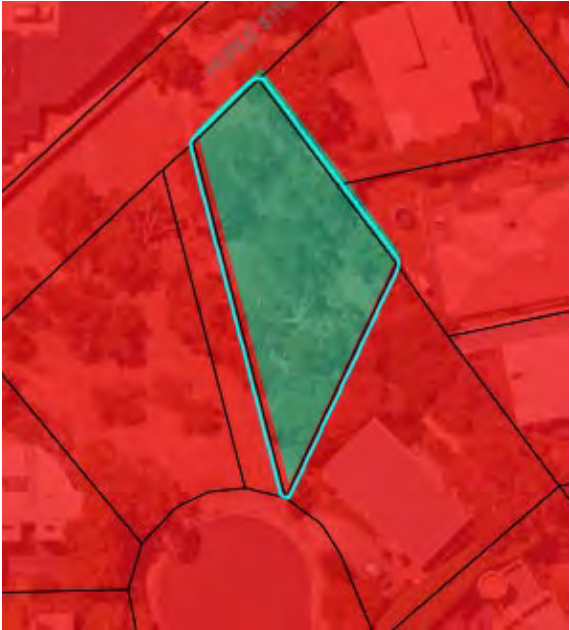
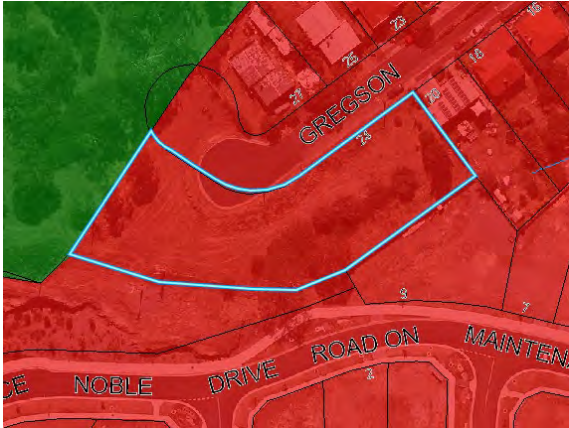
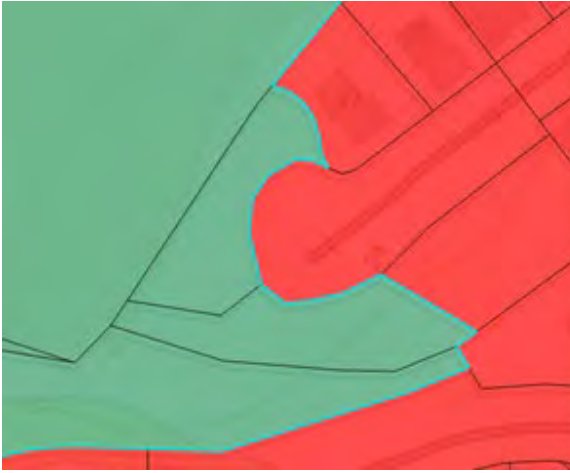

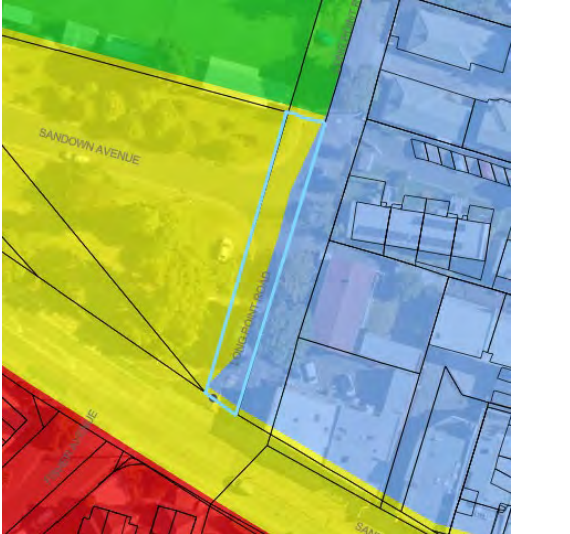
Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
16Brinsmead Rd, Mount Nelson FR: 154827/7	Low Density Residential		Environmental Management		Entire lot to be zoned Environmental Management.  Primary purpose for the management of this land is to protect conservation values. Council owned land.
Lot 100, Romilly Street, South Hobart FR: 175653/100	Inner Residential and Open Space		Open Space		Entire lot to be zoned Open Space. Council owned land.
Lot 101, Romilly Street, South Hobart FR: 175653/101	Inner Residential and Open Space		Open Space		Entire lot to be zoned Open Space. Council owned land.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
27 Brinsmead Road, Mount Nelson  FR: 198389/1  FR: 230911/1	Open Space		Environmental Management		Entire property to be zoned Environmental Management.  Primary purpose for the management of this land is to protect conservation values. Council owned land.
9 Olinda Grove, Mount Nelson  FR: 57320/7  FR: 252172/1  FR: 199461/1	Open Space		Environmental Management		Entire property to be zoned Environmental Management.  Primary purpose for the management of this land is to protect conservation values. Council owned land.
60 Anglesea Street, Hobart Rivulet Park  FR: 158319/1	Inner Residential		Open Space		Entire lot to be zoned Open Space. Land acquired by Council for inclusion in Hobart Rivulet Park.




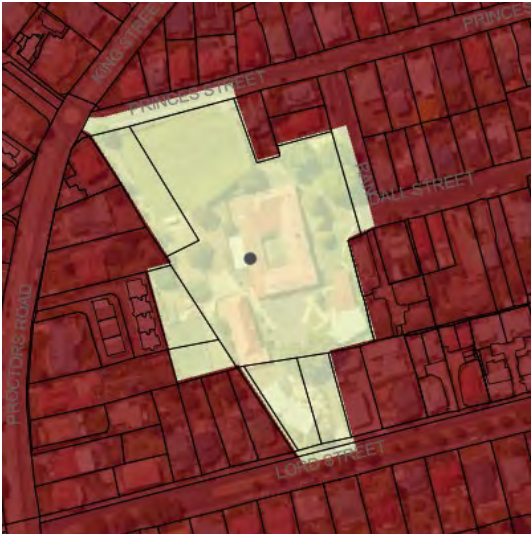


Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
1 Keith White Crescent, Mount Stuart FR: 133415/33	General Residential		Open Space		Entire lot to be zoned Open Space. POS allocation from subdivision.
44 William Cooper Drive, New Town FR: 173156/210	General Residential		Open Space		Entire lot to be zoned Open Space. Council owned land used for open space.

Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
10a Tolmans Court, Dynnyrne FR: 37461/19	General Residential		Open Space		Entire lot to be zoned Open Space. POS allocation from subdivision.
24 Gregson Avenue, New Town FR	General Residential		General Residential and Open Space		Entire lot to be zoned Open Space Reflects the intended subdivision of this site and the area proposed to be retained as POS.
Long Point Road, (part-of)	Open Space		Utilities		Rezone part of road corridor Utilities to match adjoining land. As directed by TPC in section 35 notice.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Land adjacent to 516 Sandy Bay Road	General Residential		Open Space		Entire lot to be zoned Open Space The land is part of the existing Red Chapel Reserve.
Sandy Bay Rivulet, Multiple lots	Inner Residential, General Business and Open Space		Inner Residential and General Business		Open Space zoned land to be zoned the same as the surrounding zone – Inner Residential and Local Business.  To allow responsiveness to the rivulet changing its natural course, as it has done at 4 Regent Street.
Land adjacent to Sullivans Cove PPZ - multiple lots including:  20 Murray Street, Hobart FR: 38577/1  85A-87 Macquarie Street, Hobart FR: 141751/1  85 Macquarie Street, Hobart FR: 35832/1  73-83 Macquarie Street, Hobart FR: 145986/0  71-71B Macquarie Street, Hobart FR: 63676/1  67-69 Macquarie Street, Hobart FR: 27882/1  65 Macquarie Street, Hobart FR: 29481/1  2 Market Place, Hobart FR: 135937/5  4 Market Place, Hobart FR: 139491/4	Sullivans Cove Mixed Use		Central Business		Rezoning these parcels ensures that the Sullivans Cove PPZ boundary follows streets and does not dissect city blocks.  The parcels identified for rezoning are more logically located in the Central Business Zone, as they are better aligned with the use and development controls of the Central Business Zone SAP. This gives consistency to the provisions that apply to entire city blocks.  See Appendix C for further details.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Part of 6-8 Market Place, Hobart FR: 144774/1  Part of 52-54 Collins Street, Hobart FR: 174093/1					
Princes St Primary School, 113 Princes Street, Sandy Bay  PID 7110018 (inclusive of FR 150255/1 and 199458/1)	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
Mt Carmel College, 361 – 365 Sandy Bay Road, Sandy Bay  FR 152946/2	General Residential		Community Purpose		As directed by TPC in section 35 notice.





Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Hutchins School, 71 Nelson Road, Sandy Bay  FR 53417/1, 81948/1, 81948/2, 81948/3, 178652/1 and 168669/1	General Residential		Community Purpose		As directed by TPC in section 35 notice.
Fahan School, 1 Fisher Lane, Sandy Bay  FR 158521/3, 42511/11, 42511/12, 172758/1 and 38326/2	General Residential		Community Purpose		As directed by TPC in section 35 notice.
Waimea Heights Primary School  PID 5601454	General Residential		Community Purpose		As directed by TPC in section 35 notice.


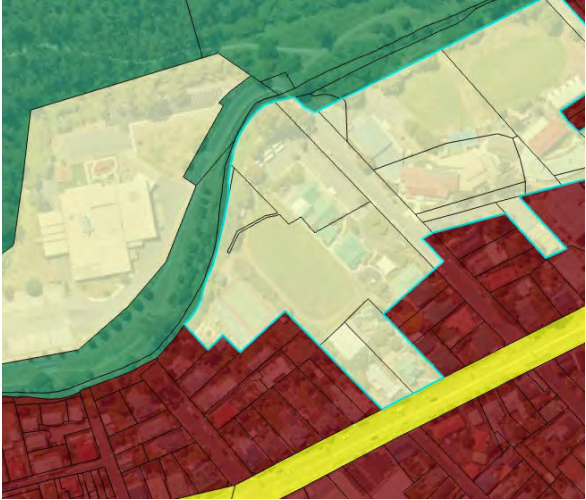






Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Mt Nelson Primary School, 380 Nelson Road, Mount Nelson  PID 5624437	Low Density Residential		Community Purpose		As directed by TPC in section 35 notice.
Albuera Street Primary School, 10A Albuera Street, Battery Point  PID 7346653	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
South Hobart Primary School, 24-26 Weld Street, South Hobart  PID 5596894	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.


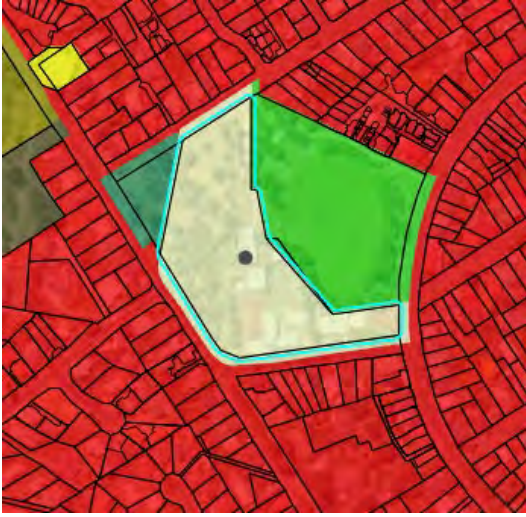
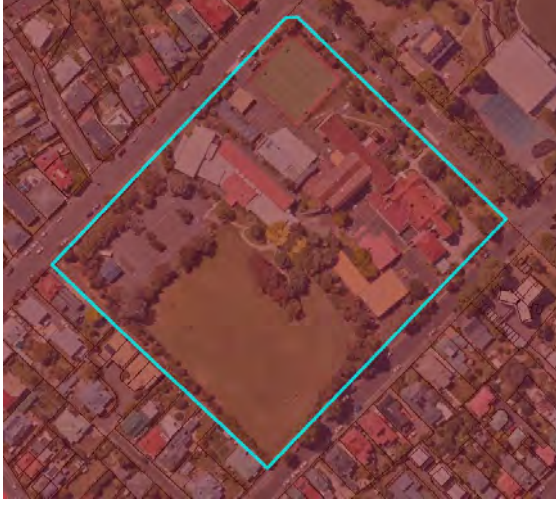
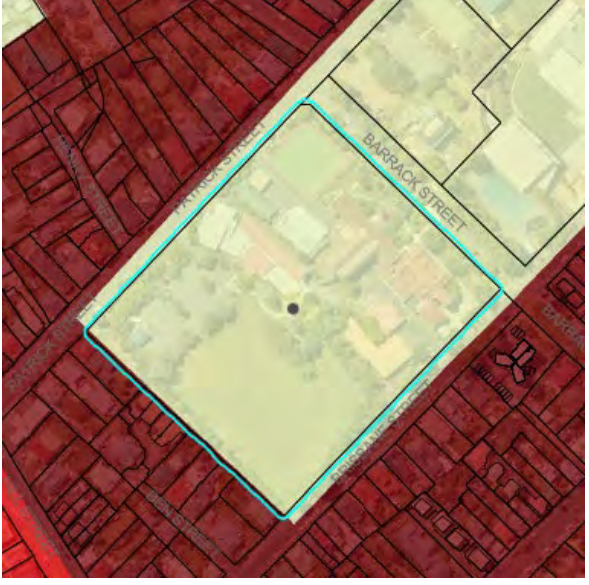




Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
C3 Church, 64 Anglesea Street, South Hobart FR 158319/2	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
St Michael's Collegiate, 212 - 218 Macquarie Street, Hobart FR 181561/1, 28370/2, 73072/1, 30190/4, 29286/2, 29373/3 and 128171/1	Central Business and Urban Mixed Use		Community Purpose		As directed by TPC in section 35 notice.
St Michael's Collegiate, 16-20 Molle Street, Hobart FR 85370/1 and 52662/1	Urban Mixed Use		Community Purpose		As directed by TPC in section 35 notice.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
St Michael's Collegiate, 42-58 Anglesea Street, South Hobart  FR 100616/4, 63332/1, 210054/1, and 119337/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
St David's Cathedral, 23 Murray Street, Hobart  FR 168357/1	Central Business		Community Purpose		As directed by TPC in section 35 notice.
Goulburn St Primary School, 124-146 Goulburn Street, West HObart  FR 140570/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.


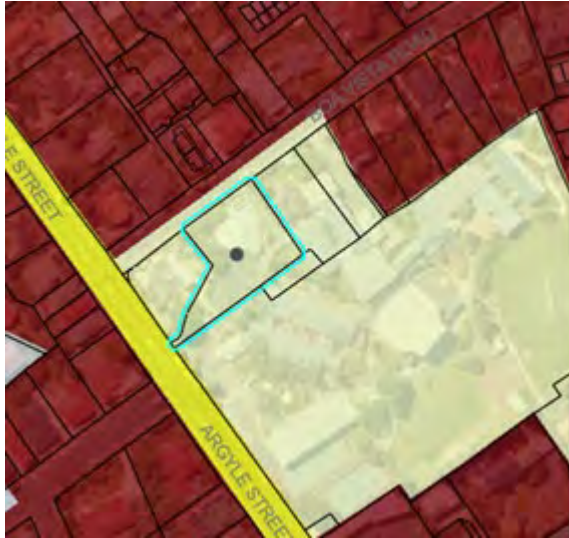






Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Lansdowne Primary School, 15 Gourlay Street, West Hobart FR 161037/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
Guildford Young College, 94 Barrack Street, Hobart FR 198125/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
St Mary's Cathedral, 180 Harrington Street, Hobart  St Mary's College, 164 Harrington Street, Hobart  St Virgil's College, 102 Patrick Street and 99 Barrack Street, Hobart FR 41250/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Campbell St Primary School, 231 Campbell Street, North Hobart  PID 5658733	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
The Friends School, 23 Commercial Road, 8 Lewis Street, 395 Argyle Street, North Hobart and 1 Boa Vista Road, New Town  FR 180260/1, 147826/1, 147853/1, 22040/3, 112670/1, 22040/1,	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Quaker Meeting House, 5 Boa Vista Road, New Town FR 22040/2	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
Sacred Heart College, 2 Cross Street and 40 Pedder Street, New Town FR 149025/1, 174627/3, 136978/2 and 138249/2	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
Sacred Heart Church, 1 Cross Street, New Town FR 136978/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.









Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Immaculate Heart of Mary School, 6-10 McCann Crescent, Lenah Valley FR 145008/2, 143510/1	General Residential		Community Purpose		As directed by TPC in section 35 notice.
Lenah Valley Primary School, 11 Creek Road, Lenah Valley FR 143173/2, 56544/20	General Residential		Community Purpose		As directed by TPC in section 35 notice.
New Town Primary School, 36 Forster Street, New Town PID 5499525	Urban Mixed Use		Community Purpose		As directed by TPC in section 35 notice.


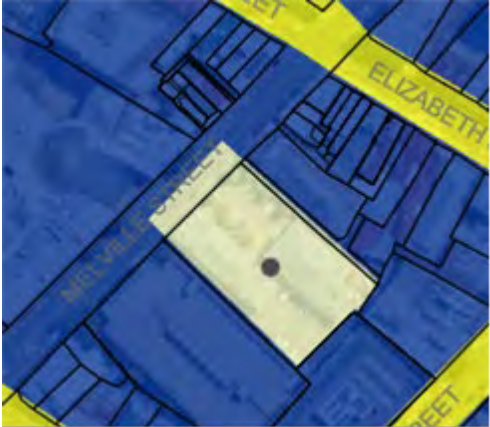

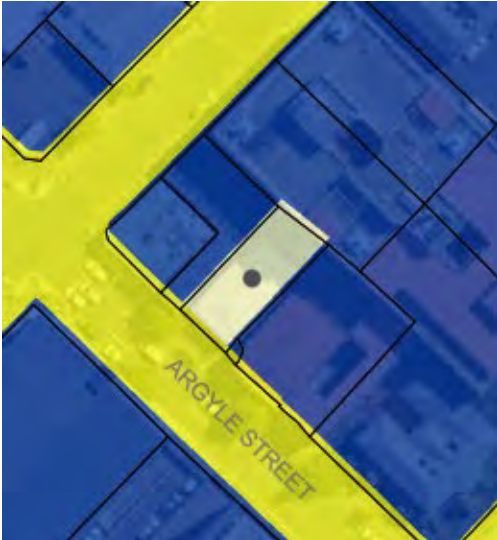

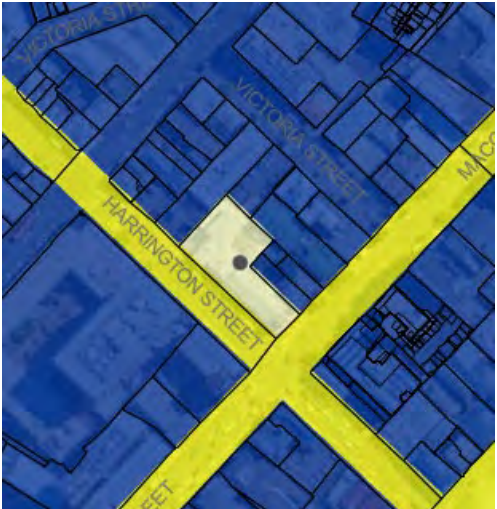


Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Hobart City High School, 224 New Town Road and 6 Midwood Street, New Town, PID 7563789, 5510835 (inclusive of FR 210714/1, 152134/1) and 5510827 (inclusive of FR 27/9978 and 29/9863)	Urban Mixed Use and Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
Elizabeth College, 256 -278 Elizabeth Street, North Hobart FR Various titles	Urban Mixed Use		Community Purpose		As directed by TPC in section 35 notice.






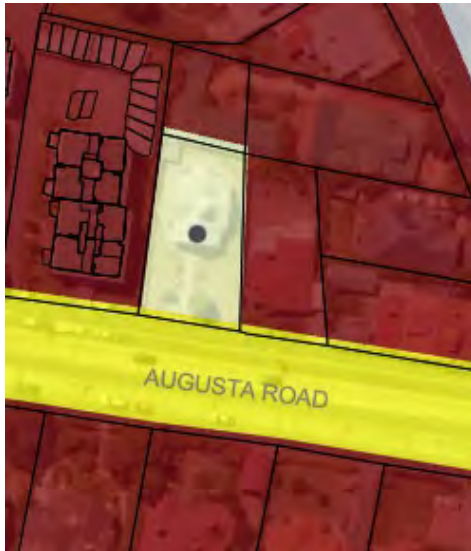



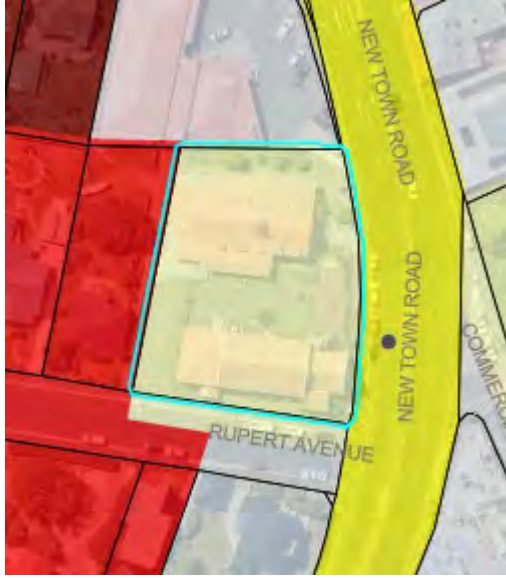

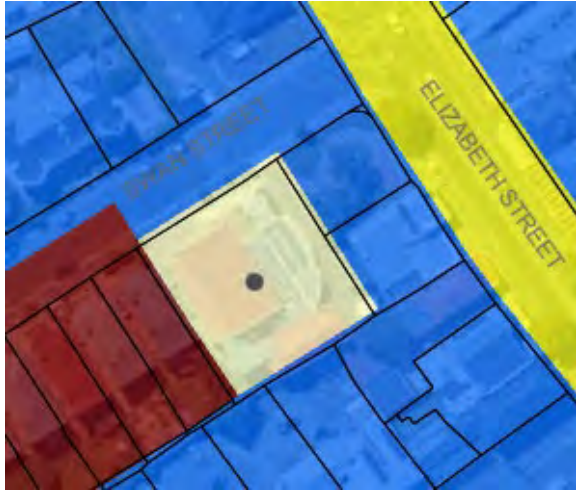

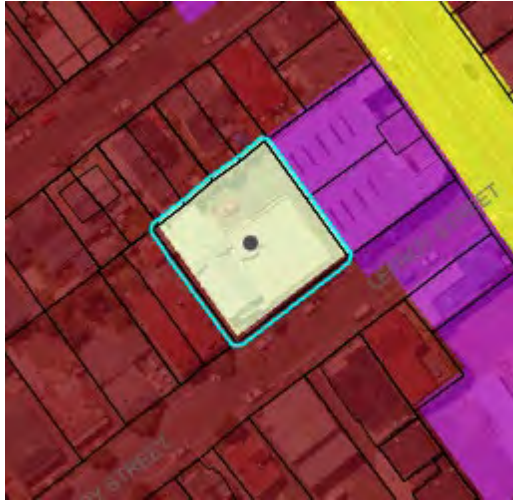
Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
St George's Anglican Church, 30 Cromwell Street, Battery Point FR 125539/3	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
St John's Presbyterian Church, 188 Macquarie Street, Hobart FR 31515/1	Central Business		Community Purpose		As directed by TPC in section 35 notice.
Holy Trinity Greek Orthodox, 50 Warwick Street, Hobart FR 203937/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.









Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Faith Methodist Church,, 56-58 Melville Street, Hobart FR 38154/4	Central Business		Community Purpose		As directed by TPC in section 35 notice.
Hobart Synagogue, 59 Argyle Street, Hobart FR 117821/1	Central Business		Community Purpose		As directed by TPC in section 35 notice.
St Joseph's Catholic Church, 65 Harrington Street, Hobart FR 140558/1	Central Business		Community Purpose		As directed by TPC in section 35 notice.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
First Church of Christ Scientist, 67-69 Brisbane Street FR 198440/1	Commercial		Community Purpose		As directed by TPC in section 35 notice.
Citywide Hobart, 2 Pottery Road, Lenah Valley FR 55860/20	General Residential		Community Purpose		As directed by TPC in section 35 notice.
Russian Orthodox Church, 3 Augusta Road, New Town FR 109613/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.

Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
St James Anglican Church, 460 Elizabeth Street, New Town FR 182978/1	Urban Mixed Use		Community Purpose		As directed by TPC in section 35 notice.
Hobart North Uniting Church, 2 Swan Street, North Hobart FR 165548/5	Local Business		Community Purpose		As directed by TPC in section 35 notice.
River City Church, 5 Lefroy Street, North Hobart FR 251082/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Sandy Bay Baptist Church, 239 Sandy Bay Road, Sandy Bay FR 143980/2	Local Business		Community Purpose		As directed by TPC in section 35 notice.
Holy Spirit Catholic Church, 275 Sandy Bay Road, Sandy Bay FR 34219/1, 36267/1, 36355/1	Local Business		Community Purpose		As directed by TPC in section 35 notice.
Wellspring Anglican, 43-47 Grosvenor Street, Sandy Bay FR 165878/1	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Anglican Parish of all Saints, 339 Macquarie Street, South Hobart FT 46148/5	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.
Greek Orthodox Catholic Church, 5 Antill Street, South Hobart FR 17329/3	Urban Mixed Use		Community Purpose		As directed by TPC in section 35 notice.
St Frances Xavier's Catholic Church, 30-34 Anglesea Street, South Hobart DR 36361/1, 231867/1, 5/1598	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.



Location <sup>1</sup>	HIPS/SCPS zone		Proposed TPS zone		Comment
Kingdom Hall of Jehovah's Witness, 90 Cascade Road, South Hobart FT 100225/2, 100225/1	General Residential		Community Purpose		As directed by TPC in section 35 notice.
Mosque Hobart, 166 Warwick Street, West Hobart FR 138657/1, 138657/2, 138657/4, 138657/3, 138658/1, 121451/2, 26631/5, 26631/6	Inner Residential		Community Purpose		As directed by TPC in section 35 notice.

## **Appendix B   Environmental Living Zone translation**

## B1 Translation of the Environmental Living Zone

### B1.1 Introduction

This report considers the appropriateness of applying the Landscape Conservation Zone or the Rural Living Zone under the State Planning Provisions (SPPs) to land that is currently zoned Rural Living, Environmental Living and Environmental Management under the *Hobart Interim Scheme 2015* (HIPS 2015).

The analysis of the zones takes into account the zone purpose statements of the zones in the new SPPs, existing zoning of the site and surrounding area, the presence of site constraints such as vegetation and landslide risk, and *Guideline No.1 – Local Provision Schedule (LPS): Zone and Code Application* (Guideline No. 1). In some instances, it has been necessary to refer back to the previous *City of Hobart Planning Scheme 1982* for guidance, particularly in areas where studies were undertaken shortly before the implementation of the HIPS 2015.

Each section below detailed assessment of the existing zoning under the HIPS 2015, and the proposed zoning under the SPS and a justification for this proposed zoning where it is considered necessary for the area shown in Figure B1. For reference the minimum lot sizes in the Rural Living Zone are as follows:

- Rural Living Zone A – 1ha
- Rural Living Zone B – 2ha
- Rural Living Zone C – 5ha
- Rural Living Zone D – 10ha

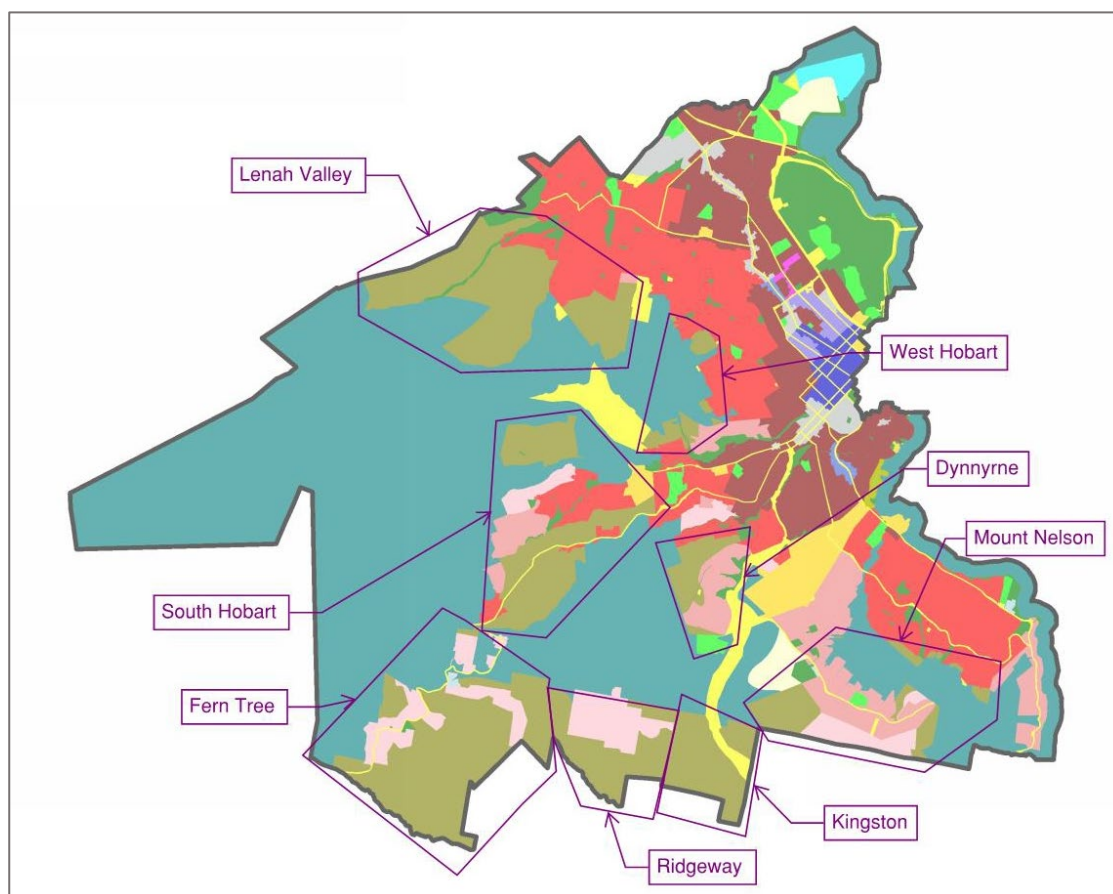


Figure B1: Areas in the Hobart municipal area with Environmental Living Zoning under the HIPS 2015.



## B1.2 Lenah Valley

Lenah Valley include areas zoned Environmental Living under the HIPS 2015 at the end of Lenah Valley Road and at the end of Pottery Road.

There are five 750 m<sup>2</sup> (Figure B3) lots at the top end of Lenah Valley Road (Nos 456, 458, 460, 462 and 464A). Otherwise, most lots range between approximately 5000 m<sup>2</sup> and 657,500 m<sup>2</sup> (see There is less consistency in lot size ) although the lot areas are generally smaller on the northern side of Lenah Valley Road. These lots are also bounded to the north (albeit in Glenorchy) with significant areas of bushland.

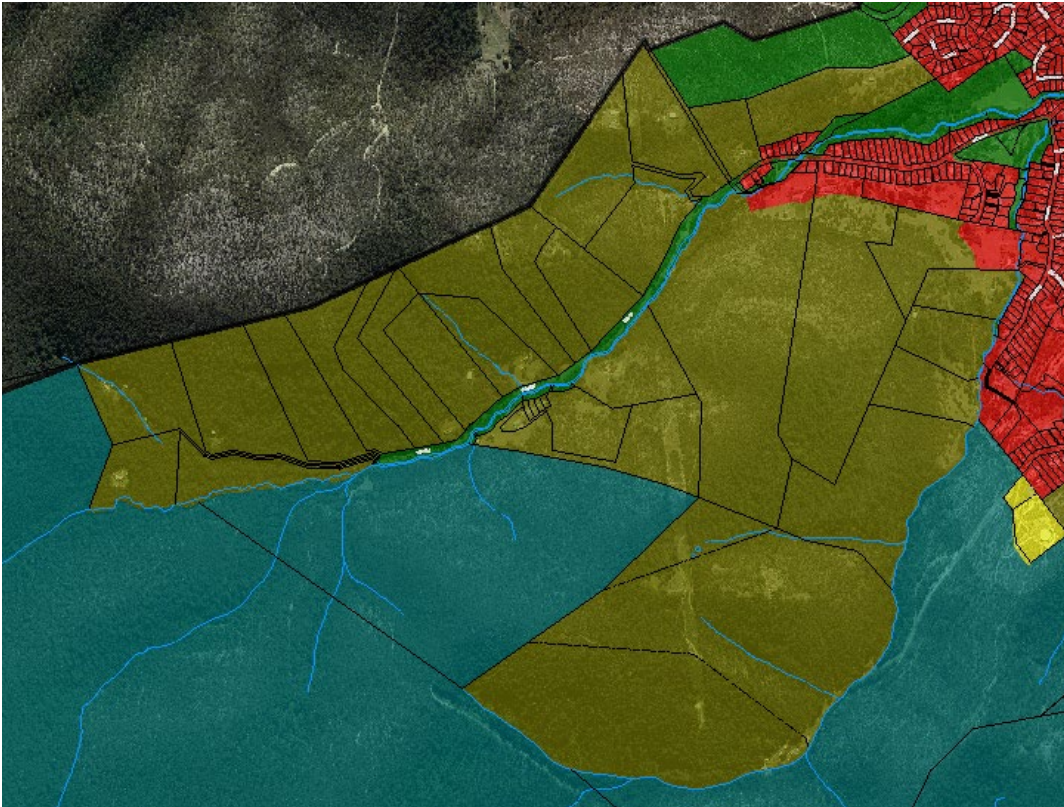


Figure B2 The zoning of land at the western end of Lenah Valley Road under HIPS 2015

### North of Lenah Valley Road

This area of existing Environmental Living zoning is all in the Biodiversity Protection Area under the HIPS 2015 with extensive areas of native vegetation and minimal clearing. There are areas of threatened fauna habitat and recordings of threatened fauna species adjacent to the road. The land is part of the New Town Rivulet catchment with many smaller watercourses running through lots and its bushland setting is valued by locals and recreationalists entering Wellington Park and using the rivulet corridor.

Having regard to Guideline No. 1 it is considered that the land at the western end of Lenah Valley Road should be zoned Landscape Conservation. It has an average gradient of 1:3 and is covered by native vegetation. Most of the lots have an existing dwelling, so will not lose any development potential. Adjoining land in the Glenorchy municipal area is zoned Environmental Management.





Figure B3: The four 750 m² lots at the end of Lenah Valley Road (Nos 456, 458, 460, 462 and 464A)

South of Lenah Valley Road and Pottery Road There is less consistency in lot size in the area of the southern side of Lenah Valley Road (Figure B2), and the top end of Pottery Road (Figure B4:). The larger lots are surrounded by Environmental Management zoned land, and as such the larger lot size is considered appropriate so that there is limited opportunity for smaller lots to encroach on the boundaries and cause pressure for future re-zoning of the area. All these lots have the potential for any vegetation removal or reduction to be visually quite prominent both in the immediate area, and from a distance, which would compromise the graduation between residential land and bushland as you climb the foothills of Mount Wellington. As such, a zoning that will require the highest level of vegetation protection and the least number of potentially damaging uses is considered appropriate for this area.

Lot sizes at the southern side of the top end of Pottery Road (Figure B4:) are generally consistent. The lots themselves are moderately degraded, with vegetation clearing and gravel mining in the vicinity. The properties are reasonably visible from the surrounds. There are small amounts of threatened fauna habitat skirting the southern edges of this pocket of zoning. The remaining vegetation represents viable native vegetation communities, with scattered threatened flora species to the west of the pocket. Landscape conservation is an appropriate zone conversion for the majority of these lots, with Rural Living 10ha, and The Natural Assets code (as appropriate) being applied to the land at 25 Copley Street and 136 Pottery Road.

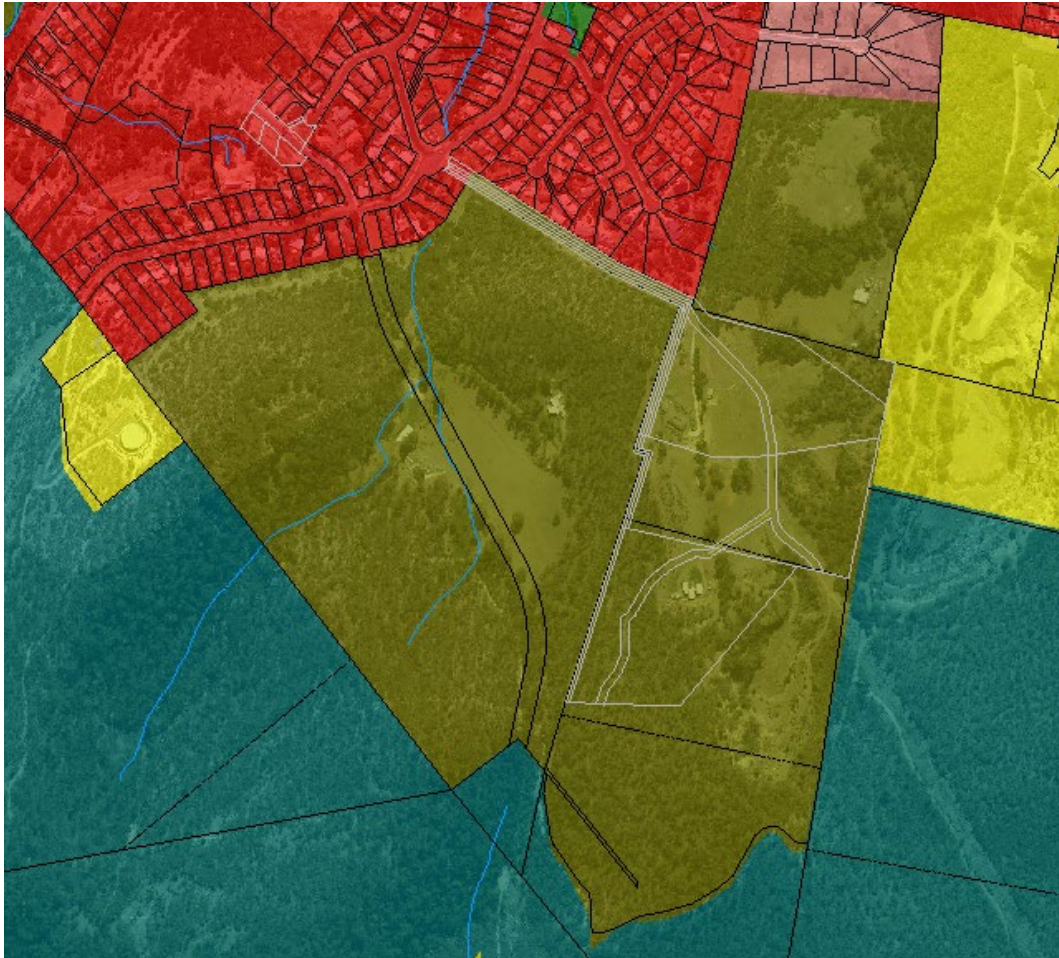
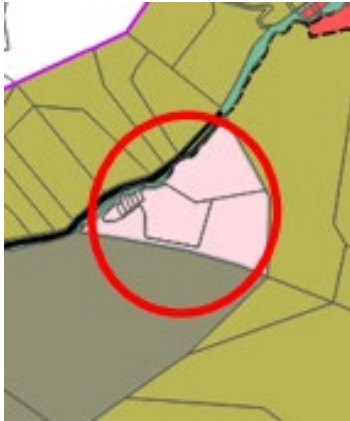


Figure B4: Lots at the end of Pottery Road

Table B1: List of Properties in Lenah Valley transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
25 Copley Rd	EL & LDR	LDR, RL(D)	Subdivision PLN-15-00371-01 was approved by the RMPAT in October 2016. This has resulted in 13 additional lots in the LDR zoned northern portion of the lot. The existing zone boundary should remain, facilitating the approved subdivision, but not creating any further development potential.
136 Pottery Rd	EL	RL(D)	
136A Pottery Rd	EL	RL(D)	



Street Address	Current Zone	Proposed Zone	Comment
136B Pottery Rd	EL	RL(D)	
156 Pottery Rd	EL	LC	
181 Pottery Rd	EL	LC	
39 Brushy Creek Rd	EL & GR	RL(D) & GR	
41 Brushy Creek Rd	EL	RL(D)	
75 Brushy Creek Rd	EL	RL(D)	
93 Brushy Creek Rd	EL	RL(D)	
99 Brushy Creek Rd	EL	LC	
30 Lumeah Ave	EL	LC	
332 Lenah Valley Rd	EL & GR	LC & GR	
334 Lenah Valley Rd	EL & GR	LC & GR	
All titles from -353 to 397A Lenah Valley Rd	EL	LC	
All titles from 454 to 464B Lenah Valley Rd	EL	RL(C)	<p>The properties at 454 to 464B Lenah Valley Road are currently zoned Environmental Living. They are proposed to be translated into the Rural Living C Zone (min lot size 5ha) as they are relatively small lots ranging in size from 730m<sup>2</sup> to 7.73Ha and the existing pattern of development is more consistent with the purpose of the Rural Living Zone than the Landscape Conservation Zone. The application of the Rural Living Zone does not change the subdivision potential of any of the lots.</p> 

### B1.3 South Hobart

This Environmental Living enclave is divided into two distinct portions.



One of these is to the north of Old Farm Road (Figure B5), and contains a mix of lot sizes, with the average around 1000m<sup>2</sup> adjacent to the road, with a 680,000m<sup>2</sup> lot behind these wrapping around either side of the road and belonging to the Cascade Brewery.

The 3 lots (124696/2, 233669/1 and 126956/3 shown in Figure B6, Figure B7, and Figure B8) on the northern side of the tributary of Guy Fawkes Rivulet should be zoned Landscape Conservation as they are substantially vegetated, on a heavily vegetated hillside and protection of the landscape values is consistent with the purpose of that zone.



Figure B5: Lots on the northern side of Old Farm Road



Figure B6: FR 124696/2 (35 Old Farm Road) (16340m<sup>2</sup>)



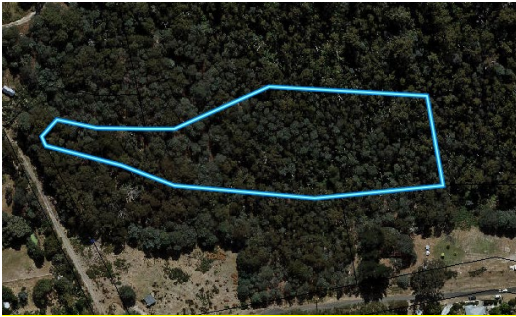


Figure B7: FR 233669/1 (31 Old Farm Road) (13900m<sup>2</sup>)



Figure B8: FR 126956/3 (4 Old Farm Road) (12277m<sup>2</sup>)

The undeveloped portion of FR 161768/1(127-127A Cascade Road) (approx. 53Ha) on the northern side of Old Farm Road is also substantially vegetated, on a heavily vegetated hillside and protection of the landscape values is consistent with the purpose of the Landscape Conservation Zone. The land is owned by Cascade Brewery and while it is noted that the remainder of the lot south of the road is zoned Environmental Management it was considered that the Landscape Conservation Zone was a closer translation of the Environmental Living Zone in the IPS (Private residential use is prohibited in the Environmental Management Zone, discretionary in the Landscape Conservation Zone and permitted in the Environmental Living Zone).

The application of this zone is also consistent with Guideline No.1 which provides for the Landscape Conservation Zone to be applied to land in an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.



Figure B9: FR 161768/1 (approx. 53Ha)

The smaller lots on the southern side of the tributary of Guy Fawkes Rivulet are suitable for a conversion to Rural Living (A).

The second portion bounds Huon and Turnip Fields Roads (Figure B10). There are two large lots on either side of Huon Road which are densely with high value native vegetation. Values include threatened vegetation communities, habitat for threatened species such as Tasmanian Devil and Eastern Barred Bandicoot, as well as threatened flora species including orchids. Both lots are owned by the Cascade Brewery and also have scenic values, forming a vegetated background to the historic building and surrounding residential areas.

The land abutting Turnip Fields Road has been subdivided into lots ranging between 6,000m<sup>2</sup> and 50,000m<sup>2</sup>. These lots have been substantially cleared to provide for housing to be constructed, which has occurred in most instances. As such, given the opportunity to protect remnant vegetation using the Natural Assets Code, it is considered appropriate to zone these lots Rural Living, with a minimum lot size of 1ha to retain the existing development potential of the lots.

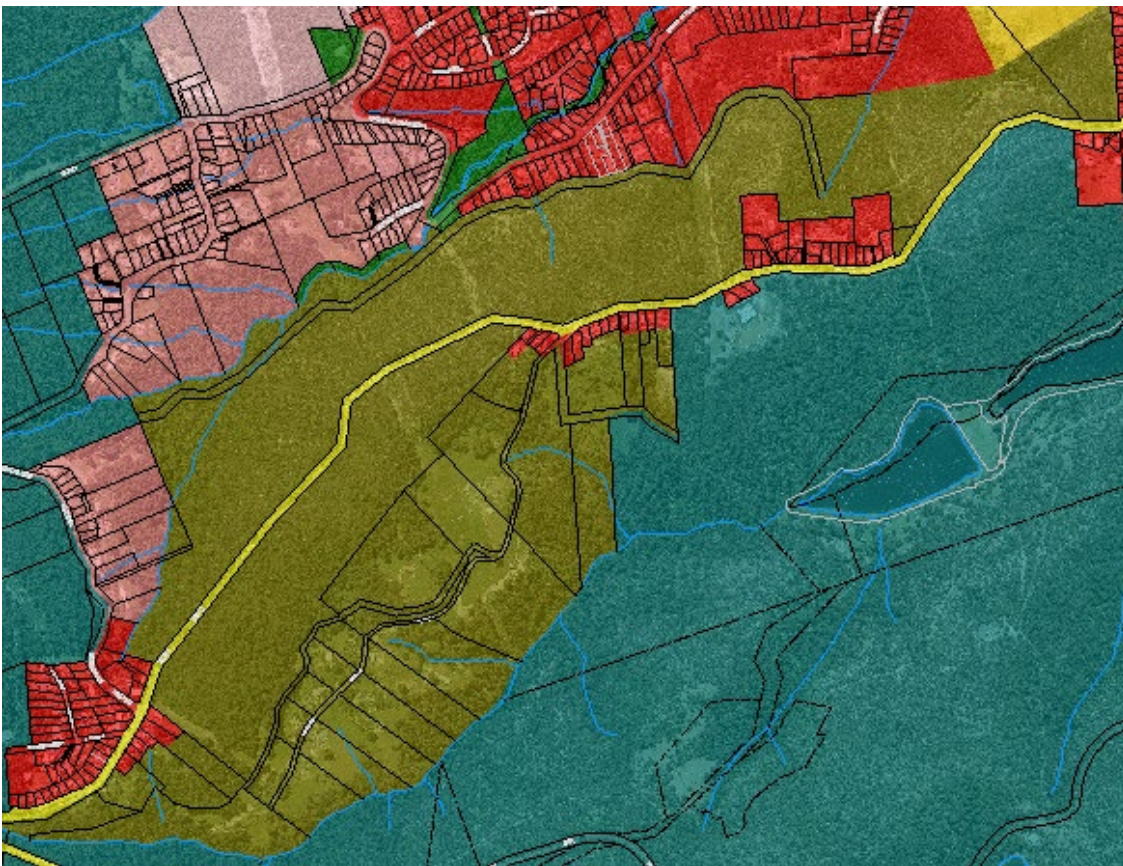


Figure B10: Lots between Huon and Turnip Fields Roads

Table B2: List of properties in South Hobart that are transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
2 Old Farm Rd	EL	LC	
4 Old Farm Rd	EL	LC	
10 Old Farm Rd	EL	RL (A)	

Street Address	Current Zone	Proposed Zone	Comment
14 Old Farm Rd	EL	RL (A)	
20 Old Farm Rd	EL	RL (A)	
27 Old Farm Rd	EL	RL (A)	
31 Old Farm Rd	EL	LC	
35 Old Farm Rd	EL	LC	
43 Old Farm Rd	EL	RL (A)	
47 Old Farm Rd	EL	RL (A)	
50 Old Farm Rd	EL	RL (A)	
55 Old Farm Rd	EL	RL (A)	
61 Old Farm Rd	EL	RL (A)	
67 Old Farm Rd	EL	RL (A)	
Old Farm Rd (554478)	EL	LC	
127-127A Cascade Rd	EL & EM	LC (northern side of Old Farm Road)	Brewery Land
140 Cascade Rd	EL & SU9	LC & HOB-P7.0 PPZ	Brewery visitor centre & Hill
2 Strickland Ave	EL	LC	Brewery land west of visitor centre, south of road lots
414A and 418-420 Strickland Ave	EL & LDR	LDR	Only a small portion of the lot to the rear, seemingly following a contour, was zoned EL but not worth retaining split zone.
412 A & B Strickland Ave	EL & LDR	LDR	The zone boundary following Featherstone Creek is an appropriate boundary and the land east of the creek should be zoned LC. The land is heavily vegetated and forms part of a larger bushland area zoned LC.
Strickland Ave (568173)	EL	LC	
Strickland Ave (553979)	EL	LC	
487 Huon Rd	EL	LC	
520 Huon Rd	EL & GR	GR & RL(A)	



Street Address	Current Zone	Proposed Zone	Comment
522A Huon Rd	EL	RL(A)	
524 Huon Rd	EL & GR	GR	Lot is too small to justify split zoning.
526 Huon Rd	EL & GR	GR & RL(A)	
526A Huon Rd	EL & GR	GR	Tiny portion in south west corner is EL, which appears to be a lot boundary anomaly resolved.
528 Huon Rd	EL	GR & RL(A)	
546 Huon Rd	EL & GR	GR & RL(A)	
600 Huon Rd	EL & GR	GR & LC	
602A Huon Rd	EL	LC	
610 Huon Rd	EL	RL(A)	
612 Huon Rd	EL	RL(A)	
All titles from 1 to 32 Turnip Fields Road	EL	RL(C)	

#### B1.4 Fern Tree

This area has a variety of lot sizes (Figure B11), with a strip of smaller lots along Summerleas Road and the section of Huon Road between Clegg Road and Menuggana Road, with larger lots behind. The smaller lots adjacent to Summerleas Road and Huon Road are currently Rural Living, with the larger lots Environmental Living. There are also a number of lots with split zoning, with the bulk of the lot in Environmental living, but a moderately regular width strip adjacent to Summerleas Road that is environmental living. These lots are all moderately to densely vegetated with what appears to be viable, but in places at-risk vegetation in all areas other than immediately surrounding the dwellings. The larger area surrounding the Rural Living lots is zoned either Environmental Living or Environmental Management, showing a strategic intent to retain and protect vegetation communities in the area despite historic settlement patterns.

The Fern Tree study of the early 2000s was quite extensive and provided contour-based justification for the application of zones and for minimum lot sizes. As such, it is recommended that the zonings, including split zonings be retained with a substitution of Landscape Conservation for Environmental Living and zone boundary locations remaining unchanged.

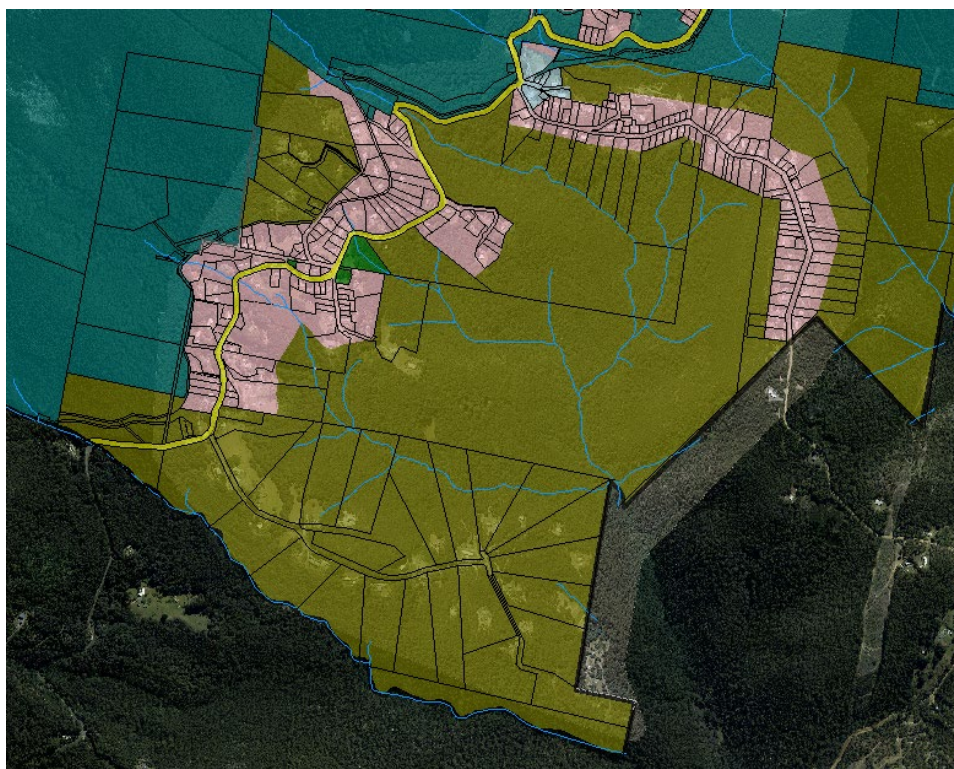


Figure B11: HIPS2015 Zones in Fern Tree

Table B3: List of properties in Fern Tree transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
641-643 Huon Rd	EL	LC	
10 Bracken Lane	EL & RL	LC & RL(A)	No change – 2 titles adhered (not amalgamated), zone change follows lot boundaries.
All titles from 1 to 22 Menuggana Rd	EL	LC	Predominantly viable <i>E. obliqua</i> dry forest. Adjoining Kingborough lots currently EL.
686 Huon Rd	EL	LC	
780 Huon Rd	EL	LC	
826 Huon Rd	EL & RL	RL(A) & LC	Retained existing zone boundary.
842 Huon Rd	EL & RL	RL(A) & LC	
844 Huon Rd	EL & RL	RL(A) & LC	
852 Huon Rd	EL	LC	
856 Huon Rd	EL	LC	

Street Address	Current Zone	Proposed Zone	Comment
858-860 Huon Rd	EL	LC	
857 Huon Rd	EL	LC	
859 Huon Rd	EL	LC	
861 Huon Rd	EL	LC	
865 Huon Rd	EL	LC	
884 Huon Rd	EL	LC	
8 Westringa Rd	EL & RL	RL(A) LC	
10 Westringa Rd	EL & RL	RL(A) LC	
20 Westringa Rd	EL & RL	LC	Portion of RL is an undevelopable corner of the lot and is the result of a contour defining zone boundaries. As such, and in accordance with drafting guide, single zone implemented.
23 Westringa Rd	EL	LC	
22 Reid's Road	EL & RL	LC & RL(A)	Retained – RL as it is part of an approved, uncompleted subdivision and balance is retained as LC.
19 Grays Rd	EL	LC	
19A Grays Rd	EL	LC	
25 Grays Rd	EL	LC	
27 Grays Rd	EL	LC	
29 Grays Rd	EL	LC	
31 Grays Rd	EL	LC	
33 Grays Rd	EL	LC	
35 Grays Rd	EL	LC	
37 Grays Rd	EL	LC	
39 Grays Road	EL	LC	
17 Clegg Rd	EL & RL	LC & RL(A)	
11 Summerleas Rd	EL & RL	LC & RL(A)	



Street Address	Current Zone	Proposed Zone	Comment
15 Summerleas Rd	EL & RL	LC & RL(A)	
19 Summerleas Rd	EL & RL	LC & RL(A)	
21 Summerleas Rd	EL & RL	LC & RL(A)	
25 Summerleas Rd	EL & RL	LC & RL(A)	
33 Summerleas Rd	EL & RL	LC & RL(A)	
37 Summerleas Rd	EL & RL	LC & RL(A)	
41 Summerleas Rd	EL & RL	LC & RL(A)	
45 Summerleas Rd	EL & RL	LC & RL(A)	
53 Summerleas Rd	EL & RL	LC & RL(A)	
62A Summerleas Rd	EL & RL	LC & RL(A)	
64 Summerleas Rd	EL & RL	LC & RL(A)	
76 Summerleas Rd	EL & RL	LC & RL(A)	
77 Summerleas Rd	EL & RL	LC & RL(A)	
78 Summerleas Rd	EL & RL	LC & RL(A)	
All titles from 79 to 93 Summerleas Rd	EL & RL	RL(A)	Rear boundary amendment to make single zone.
93A Summerleas Rd	EL & RL	LC	Access strip was R L, but this is a split zone, so as the developable lot is L C, the access must be too.
96A Summerleas Rd	EL & RL	LC & RL(A)	Corrected zone boundary at rear of 92A-29B Summerleas Road to align with this boundary.
96B Summerleas Rd	EL & RL	LC & RL(A)	
102 Summerleas Rd	EL & RL	LC & RL(A)	
103A Summerleas Rd	EL & RL	LC	Access strip was RL, but this is a split zone, so as the developable lot is LC, the access must be too.
110 Summerleas Rd	EL & RL	LC & RL(A)	
112 Summerleas Rd	EL & RL	LC & RL(A)	

Street Address	Current Zone	Proposed Zone	Comment
122 Summerleas Rd	EL & RL	LC & RL(A)	
124 Summerleas Rd	EL & RL	LC & RL(A)	
126 Summerleas Rd	EL & RL	LC & RL(A)	
128 Summerleas Rd	EL & RL	LC & RL(A)	
130 Summerleas Rd	EL & RL	LC & RL(A)	
132 Summerleas Rd	EL & RL	LC & RL(A)	
150 Summerleas Rd	EL & RL	LC	Corrected zone boundary to align with lot boundary as was intended.
151 Summerleas Rd	EL & RL	LC & RL(A)	Two separate titles so aligned zone boundary along lot boundary but retain zonings.
153 Summerleas Rd	RL & EL	RL	Corrected zone boundary to align with lot boundary as was intended.
155 Summerleas Rd	EL	LC	
Summerleas Rd (FR 60107/34)	EL	LC	
Stephenson Pl (FR 246810/1)	EL, RL & Local Business	LC	Corrected zone boundary to align with lot boundaries as was intended.

## B1.5 Ridgeway

This area is a combination of Rural Living, Environmental Living and Environmental Management zoning (Figure B12). There is a variety of lot sizes, with the Rural Living lots ranging between approximately 1000m<sup>2</sup> and 3.7ha. The extent of vegetation clearing varies in this area, with the predominant number of properties containing moderate to dense native vegetation over a small section largely to the south eastern side of the corner of Huon and Hall Streets. However, given the size of the area which has previously been cleared, in relation to the surrounding area of high conservation value, it is considered appropriate to zone all of the Environmental Living zoned land, Landscape Conservation, rather than extending the size of the Rural Living land in the area. This zoning would not alter the development potential for any of the existing lots as there is already no subdivision potential, and a single dwelling remains discretionary in the Landscape Conservation Zone.

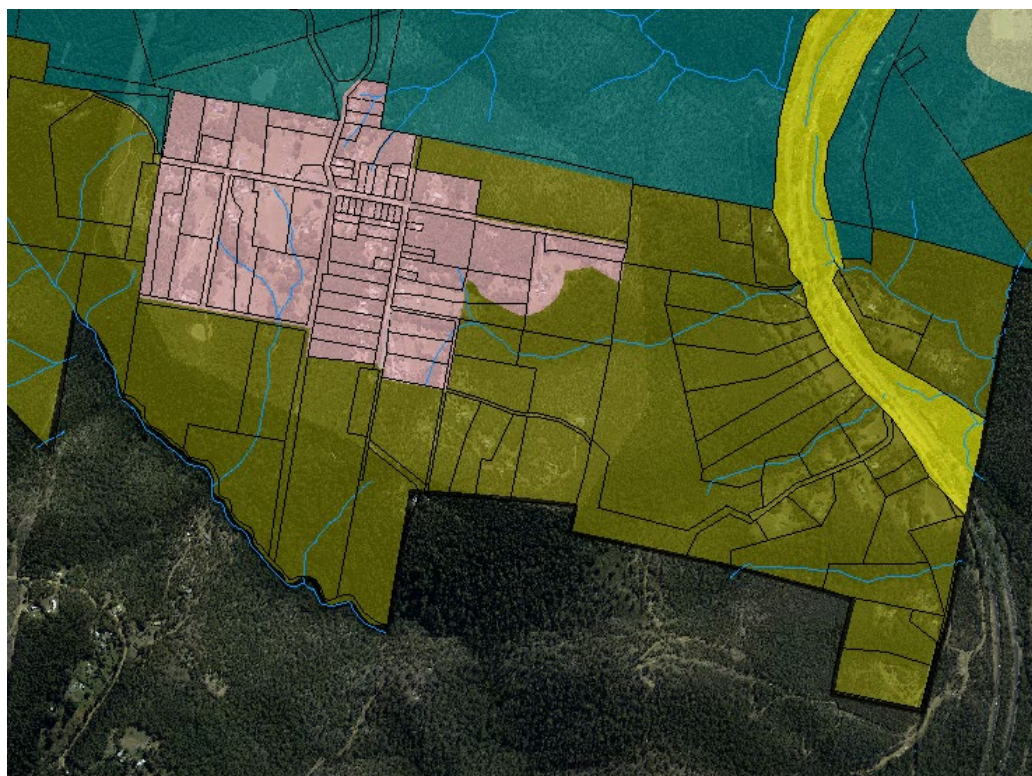


Figure B12: HIPS2015 Zones in Ridgeway

Table B4: List of properties in Ridgeway transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
1 Hall St	EL	LC	These lots are covered by viable <i>E pulchella</i> forest and woodland. The lots range in size from 5 to 15ha. They adjoin EL in Kingborough and EM and RL in Hobart. The lots present a highly visible hill range to the surrounding areas. The vegetation quality and surround suggest LC is the most appropriate zone.
5 Hall St	EL	LC	
9 Hall St	EL	LC	
31 Hall St and adjacent Crown land	EL	LC	
82 Hall St	EL & EM	LC (to follow lot boundaries)	
Hall St (FR 157815/5)	EL	LC	
16 Tagg St	EL	LC	
18 Tagg St	EL	LC	
99 Hall St	EL & RL	LC & RL(B)	
25 Bramble St	EL & RL	RL(B)	The lot is significantly disturbed and retains limited viable vegetation toward the eastern boundary. As such, it is logical to place the RL zone boundary at the southern boundary



Street Address	Current Zone	Proposed Zone	Comment
			rather than retaining the existing contour-based zone boundary.
27 Bramble St	EL & RL	LC & RL(B)	The zone boundary is a combination of contours and adjacent lot boundaries. This results in an odd corner of RL zoning in the north eastern corner of the lot, as well as the western portion of the lot. As such, retaining the zone boundary between the eastern and western section of the lot should occur, however, the corner of RL is replaced with LC to adhere to the drafting instructions.
29 Bramble St	EL	LC	
31A Bramble St	EL	LC	
31B Bramble St	EL	LC	
33 Bramble St	EL	LC	
33A Bramble St	EL	LC	
33B Bramble St	EL	LC	
33C Bramble St	EL	LC	
50 Bramble St	EL	LC	
60 Bramble St	EL	LC	
65-67 Bramble St	EL	LC	
77 Bramble St	EL	LC	

## B1.6 West Hobart

There are several fragmented parcels of Environmental Living zoned land surrounding the Knocklofty Reserve (which is zoned Environmental Management) (Figure B13). These parcels present as either extensions to or transitional areas from the reserve but are in private ownership.

The first of these includes land to the south of Summerhill Road, and to the west of Arthur Street. There is one large, 73,000m<sup>2</sup> lot which is occupied by telecommunications infrastructure and otherwise degraded vegetation. Despite this, the visual prominence of the site warrants Landscape Conservation zoning to preserve the current appearance of the site.

The property at 69 Salvator Road (Figure B14) has split zoning with approximately 1/3 of the lot, adjacent to the road zoned General Residential, and the western balance of the lot zoned Environmental Living. This zone boundary appears to follow a contour line. The western area of the site is full covered by a threatened native vegetation community: *Eucalyptus amygdalina* forest and woodland on sandstone. As vegetation protection overlays cannot be applied to General Residential zoned land, it is considered appropriate to retain the dual zoning of the site, converting the Environmental Living portion of the site to Landscape Conservation.

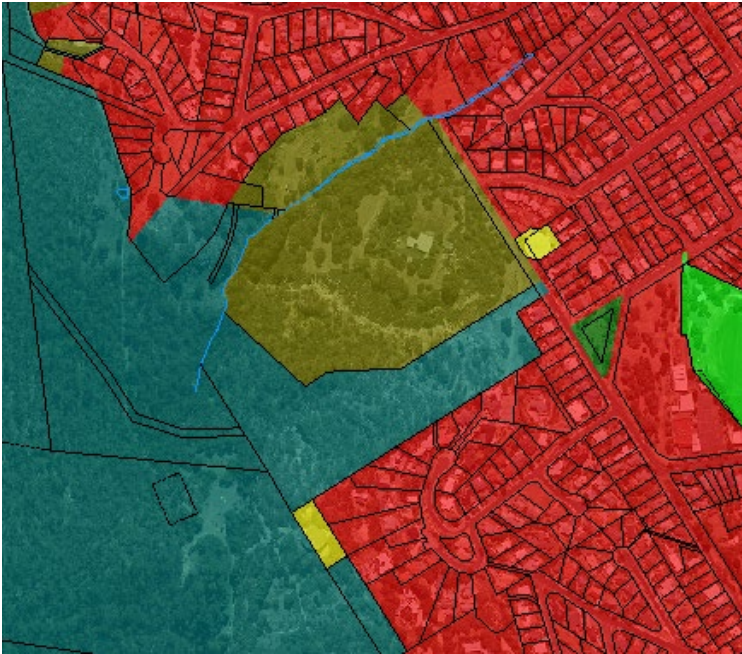


Figure B13: HIPS2015 Zones adjacent to Knocklofty

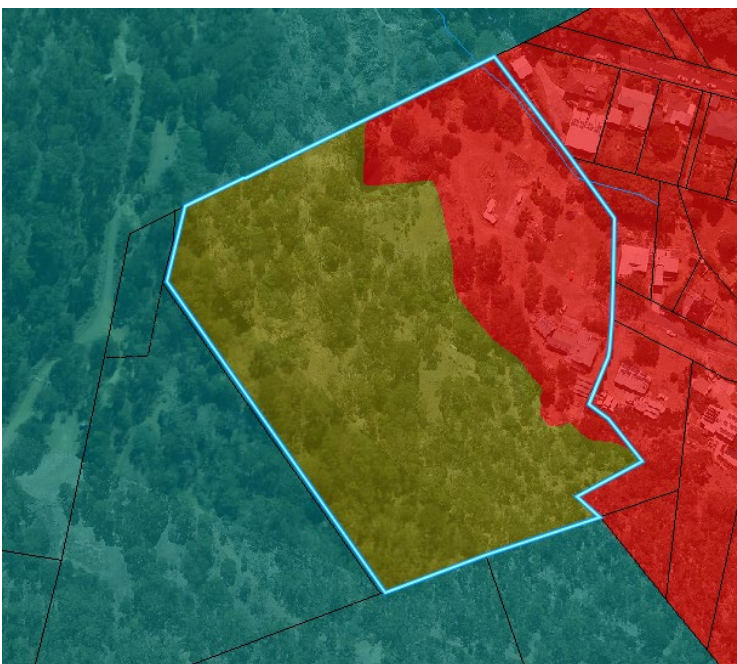


Figure B14: 69 Salvator Road

133 Forest Road (Figure B15) is an isolated 854m<sup>2</sup> parcel of Environmental Living land, surrounded by Environmental Management land. There is an existing dwelling on the site, with access and significant clearing toward the north western portion of the lot. There is remnant native vegetation toward the south western corner of the site, which is assessed as viable under Council mapping and is also a threatened vegetation community: *Eucalyptus amygdalina* forest and woodland on sandstone. As such, in conjunction with the Natural Assets code, it is considered that the most appropriate zone for the site is Rural Living 1ha.

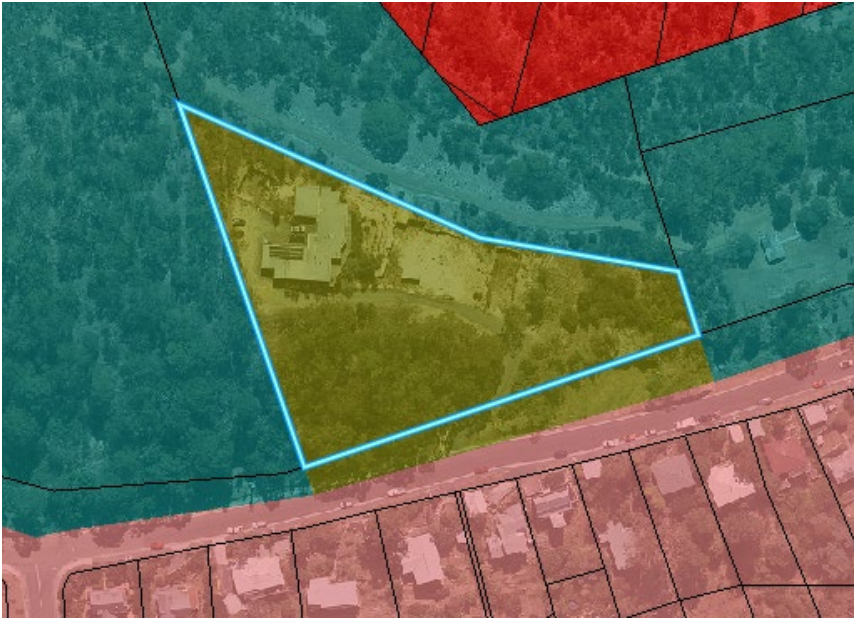


Figure B15 133 Forest Road

The majority of the property at 44 Summerhill Road (Figure B16) is proposed to be included in the Rural Living Zone C as this zoning is consistent with Guideline No.1 which provides for the Rural Living Zone to be applied to land in an interim planning scheme Environmental Living Zone and the primary strategic intention is for residential use and development in a rural setting and a similar minimum allowable lot size is being applied. The General Residential Zone is not an option in this case as the land is outside the STRLUS Urban Growth Boundary. The Landscape Conservation Zone is not an appropriate option as the land is mostly cleared of vegetation, has limited scenic values and the primary intention is not for the protection and conservation of landscape values.



Figure B16: 44 Summerhill Road

The remainder of the West Hobart land lies between McRobies Road, Loudon Street and the recently subdivided land at Stephens Farm Drive, Hatchery Court and Hutchinson Place (Figure B17). The bulk of the land below the reserved road is substantially cleared, contains single residential dwellings, with the lot above densely vegetated. This area presents as a prominent hillside and transitional space between the General Residential land to the south and the Environmental management land to the north. To ensure that residential development does not creep further uphill, it is important to maintain strict planning



controls for the area, limiting the development potential. As such, the appropriate zone conversion is to Landscape Conservation where vegetation remains and Rural Living (C) where the vegetation is significantly degraded.

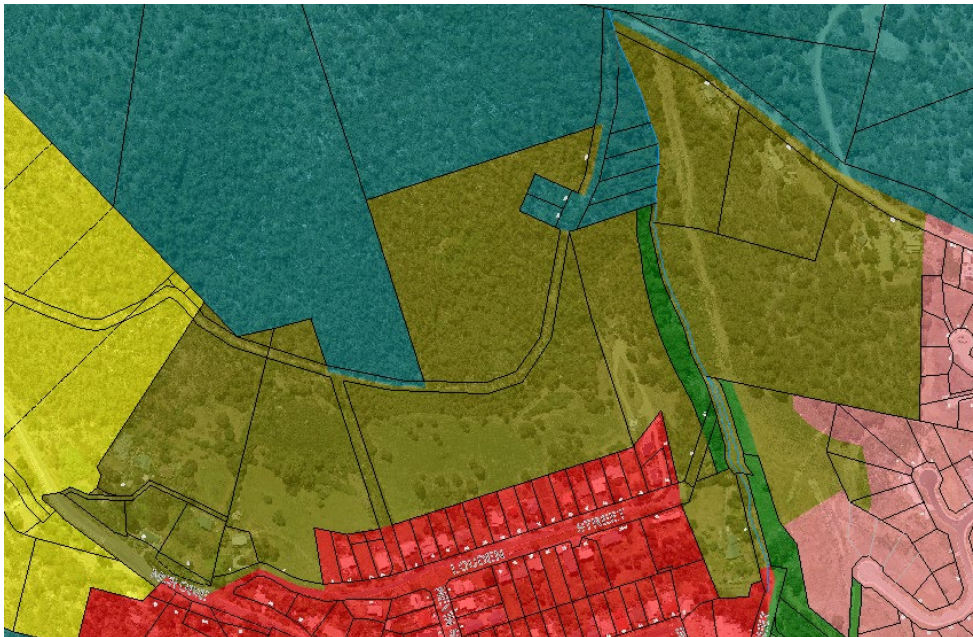


Figure B17: HIPS2015 Zones in the vicinity of Loudon Street

Table B5: List of properties in West Hobart transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
26 Summerhill Rd	EL & GR	GR	There is no vegetation of viable conservation significance remaining on this lot. Zone allocation says avoid split zonings where possible. As such, the GR zone should be extended to the whole of the lot.
44 Summerhill Rd	EL & GR	RL(C) & GR	The boundary between the zones coincides with adjacent property boundaries and provides for a logical zoning for the site.
51 and 51A Summerhill Rd	EL & GR	EL & GR	Council acquired land (now 51A Summerhill Rd) zoned EL and private land (51 Summerhill Rd) zoned GR.
66 Summerhill Rd	EL & GR	RL(C) & GR & NAC (as appropriate)	Part of the site is zoned EL. There is a current scheme amendment application (PSA-18-2) to amend the zoning of the entire title to LDR. Existing zone boundaries retained until rezoning finalised.
11 Bimbaden Crt	EL	LC	
13 Bimbaden Crt	EL & GR	LC & GR	Retain existing zone boundary but do not provide additional development potential as land contains viable, but at-risk vegetation.

Street Address	Current Zone	Proposed Zone	Comment
27 Weerona Ave	EL & GR	GR & LC	Active landslide so General Residential Zone not appropriate for all of site. However, no need to remove development potential from remainder, so GR to remain to its current extent. Use of LC instead of RL directed by the TPC in their section 35 notice.
100 Arthur Street	EL	LC	Site contains telecommunications infrastructure, so is not likely to be developed for residential purposes. The area outside the compound consists of a prominent ridgeline, and remnant vegetation in varying states of health, from viable to requiring management. Retention of the vegetation of the site is of high importance.
69 Salvator Rd	EL & GR	LC & GR	Retained zone boundary along the contour due to visual prominence of hillside above the existing degraded area or the dwelling.
133 Forest Rd	EL	RL(A)	Botanical communities mapping shows no communities on site, given the existing site disturbance, it is not considered appropriate to zone the land LC, rather zoning it RL and applying the NAC to protect the remaining vegetation.
188 Forest Rd	EL & LDR	RL(C) & LDR	The EL zoned land was zoned Rural B under CoHPS. Converted to EL under the HIPS. Should be zoned RL(C) as best conversion given quality of vegetation present, size of lots, and historic strategic intent for the lots.
190 Forest Rd	EL	RL(C)	
192 Forest Rd	EL	RL(C)	
193 Forest Rd	EL	RL(C)	
Forest Rd (FR 203316/1)	EL	RL(C)	
1 Louden St	EL	RL(C)	
7 Louden St	EL	RL(C)	
49 Louden St	EL	RL(C)	
3 Tara St	EL	RL(C)	
29 McRobies Rd	EL	RL(C)	
31-31A McRobies Rd	EL	RL(C)	
33 McRobies Rd	EL	RL(C)	
35 McRobies Rd	EL	RL(C)	

Street Address	Current Zone	Proposed Zone	Comment
McRobies Rd (adjacent to 31 McRobies Rd, no title reference)	EL	RL(C)	
25 Stevens Farm Rd	OS, EL & LDR	OS, RL(C) & LDR	Retained the central zone boundary in line with the approved subdivision of the site.
2 Hatchery Crt	EL & LDR	LDR	There are no remnant vegetation values on these lots, and the zone boundary does not follow any contour, therefore the zone boundary is amended to follow the lot boundaries to remove dual zoning.
3 Hatchery Crt	EL & LDR	LDR	
4 Hatchery Crt	EL & LDR	LDR	

## B1.7 Dynnyrne

6 Woodcutters Road (Figure B18) remains as the balance of a subdivision which is partially completed. This lot is split zoned, with the final balance left Environmental Living, while the remainder, where residential lots are to be created, is zoned Low Density Residential. Given the quality and density of the vegetation in these areas, and their proximity to larger tracts of high conservation value native vegetation, it is recommended that the current zone boundary locations remain and that the Environmental Living zone be converted to Landscape Conservation.

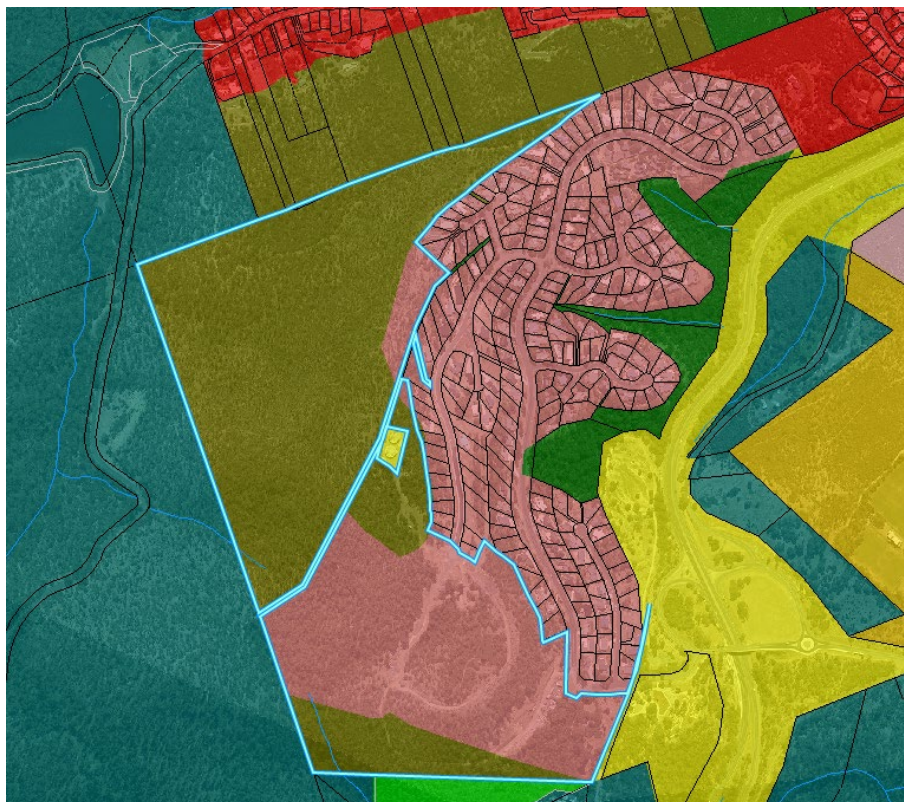


Figure B18: HIPS2015 Zoning in the vicinity of 6 Woodcutters Road

Similarly, there is a large parcel of land directly to the north, north-west of 6 Woodcutters Road that is currently predominantly zoned Environmental Living. The vegetation on this site is also of high



conservation value. As there is no title for this land, it is presumed to be unallocated crown land and Environmental Management is the appropriate zone.

Numbers 11 & 12 Montrivale Rise, 181 & 201 Waterworks Road are dual zoned, with a small section of General Residential near the northern Boundary, but the balance of the lots Environmental Living. It is proposed that the General Residential be removed from these lots as it represents an anomaly in the mapping, presumably resulting from final survey diagrams varying slightly from approved lot, and therefore zone, boundaries. These lots have threatened vegetation communities present, so it is recommended that they be zoned Landscape Conservation, despite their size, to minimise any disturbance to the vegetation.

Conversely, 10 Montrivale Rise has a sliver of Environmental Living zoning along the western boundary of an otherwise General Residential zoned lot. Again, it is likely that this results from a final survey plan deviating slightly from the approved. The entire lot is to be zoned General Residential.

101 Waterworks Road is a multi-zoned lot. It is almost 50/50 General Residential / Environmental Living, with a sliver of recreation zoning along the eastern boundary. It is proposed that the recreation zone boundary be shifted to the eastern property boundary, and that the Environmental Living zoned area becomes Landscape Conservation.

The remainder of the lots in this area are dual zoned General Residential and Environmental Living. These lots have a small portion of General Residential zoning toward the northern, roadside edge of the lots, where there has already been significant vegetation disturbance. The remainder of the lots, where the vegetation is still viable, if threatened, is zoned Environmental Living. Given the topography of the area, and the fact that most of the lots are already developed, it is proposed to retain the dual zoning and replace the Environmental Living zone with Landscape Conservation zone.

Table B6: List of properties in Dynnyrne transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
101 Waterworks Rd	EL, GR & OS	LC & GR	There is a significant change in the vegetation cover and viability at or near the current zone boundary. This boundary follows a contour and is retained.
105 Waterworks Rd	EL & GR	LC & GR	
152 Waterworks Rd	EL & GR	LC & GR	
155 Waterworks Rd	EL & GR	LC & GR	
157 Waterworks Rd	EL & GR	LC & GR	
1787 Waterworks Rd	EL & GR	LC & GR	
193 Waterworks Rd	EL & GR	LC & GR	
195 Waterworks Rd	EL & GR	LC & GR	These lots appear to be anomalies, in which the zone boundary should follow the lot boundary.
181 Waterworks Rd	EL & GR	LC	
201 Waterworks Rd	EL & GR	LC	
10 Montrivale Rise	EL & GR	GR	

Street Address	Current Zone	Proposed Zone	Comment
11 Montrivale Rise	EL & GR	LC	
12 Montrivale Rise	EL & GR	LC	
14 Montrivale Rise	EL & GR	GR	
44 Hillcrest Road	EL & LDR	LDR	Current zone boundary is a contour, however, given the size of the EL zone portion of the lots a single zone along the lot boundaries is recommended.
46 Hillcrest Road	EL & LDR	LDR	
6 Woodcutters Rd	EL & LDR	LC & LDR	Follow existing zone boundaries as there is an approved, partially developed subdivision.

## B1.8 Mount Nelson

415 Nelson Road (Figure B19) is zoned both Environmental Living for the eastern half and Low Density Residential for the western half. The lot is virtually surrounded to the north, east and south by Council owned Environmental Management zoned land. As such, the dual zoning is considered appropriate, with the Environmental Living zoned portion of the lot converting to Environmental Management. Council is likely to consider the purchase of this land at some point in the future for integration into Bicentennial Park to improve reserve boundary alignment, fire and biodiversity management.

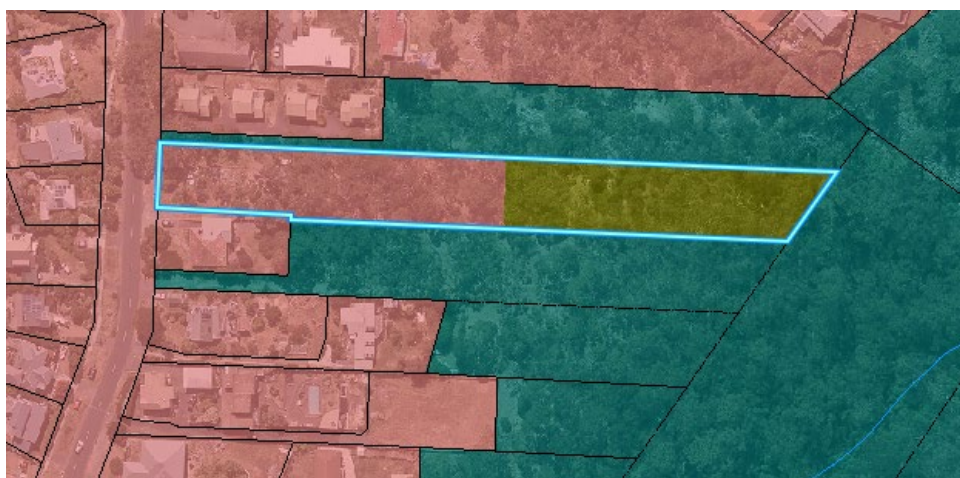


Figure B19: 415 Nelson Road

21A Enterprise Road (Figure B20) is zoned General Residential and Environmental Living. A portion of the lot is the subject of an approved, substantially commenced subdivision, DA-06-00175, but this does not account for all of the General Residential zoned land. The lot contains *Eucalyptus pulchella* forest and woodland that should be conserved. As such, it is proposed that the split zoning remain, with the Environmental Living portion converted to Landscape Conservation.



Figure B20: 21A Enterprise Road

32 and 33 Marlborough Street (Figure B21) are both zoned Environmental Living and are 7,000-8,000m<sup>2</sup> in area. They are bounded to the north and west by General Residential, to the east by Recreation, and to the South by Environmental Management. Both lots have single dwellings on site, and a substantial amount of vegetation disturbance in the immediate area of the dwelling. Although both lots are fully serviced, and the proposed zoning would result in isolated pockets of this zoning, it is considered that Rural Living 1ha, with Natural Assets Code protecting the remnant vegetation on site is the most appropriate conversion for these lots.

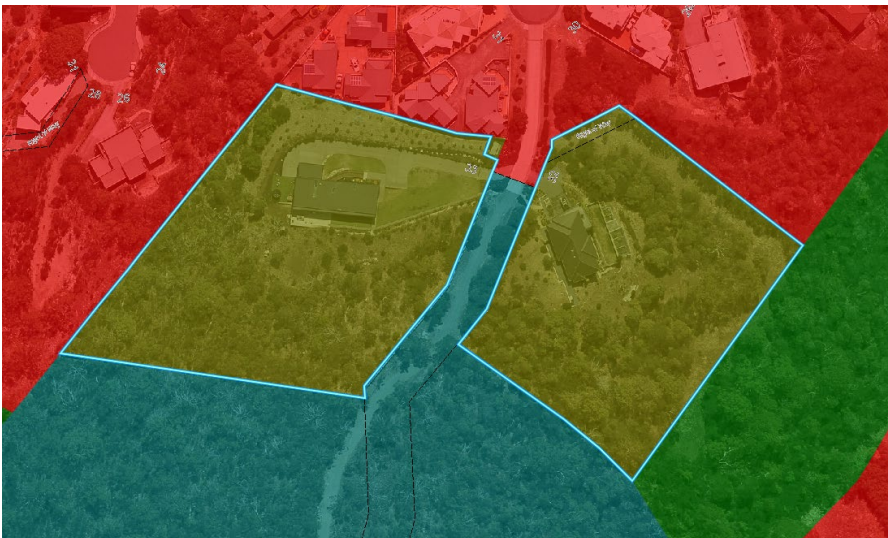


Figure B21: 32 and 33 Marlborough Ave

Similarly, there are two lots to the east of these at 10 and 10A Stephanie Close (Figure B22) which are currently zoned Environmental Living. One of these contains a dwelling, the other is vacant, but both lots have been cleared of all significant vegetation. As such, Rural Living 1ha is the most appropriate zone to apply to these lots as it restricts further development potential.



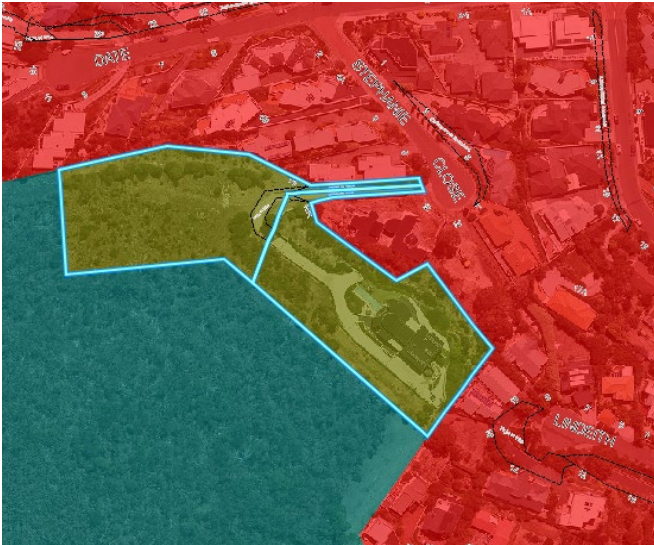


Figure B22: 10 and 10A Stephanie Close

36-38, 40C & 42 Nicholas Drive (Figure B23) are all surrounded to the east south and west by Environmental Management land, and to the north by General Residential land. No. 42 Nicholas Drive is all Environmental Living, while 36-38 and 42C are dual zoned, predominantly Environmental Living to the south, with small sections of General Residential to the north. A dwelling exists on 42 but is surrounded with significant vegetation. Both 36-38 and 40C are vacant lots with little or no clearing of native bushland having occurred. All lots are covered (except the clearing for the house at 42) with viable *Eucalyptus pulchella* forest and woodland. As such, the most appropriate zone conversion for these lots would be Landscape Conservation.

There are 4 lots (Figure B24) at the signal station end of Nelson Road that are adjacent to Environmental Management zoned land to the east and fully or partially zoned Environmental Living. 624 & 688 Nelson Road are entirely Environmental Living and contain existing dwellings, while 626 & 626A are split between Environmental Living and Rural Living, with a dwelling on 626A, and 626 vacant land. The land to the south is in the Kingborough Council area but is also zoned Environmental Living. Given the lot sizes, and quality of the vegetation to the south it is anticipated that this land will convert to Landscape Conservation or Environmental Management. The land to the west of these lots is all Rural Living zoned land and provides a buffer between the Low Density Residential to the north and the Environmental Living to the south of the lots in question. As such, it is proposed to convert these 4 lots, in their entirety, to Rural Living 5ha, with the Natural Assets Code to protect the vegetation present without providing any greater subdivision potential.

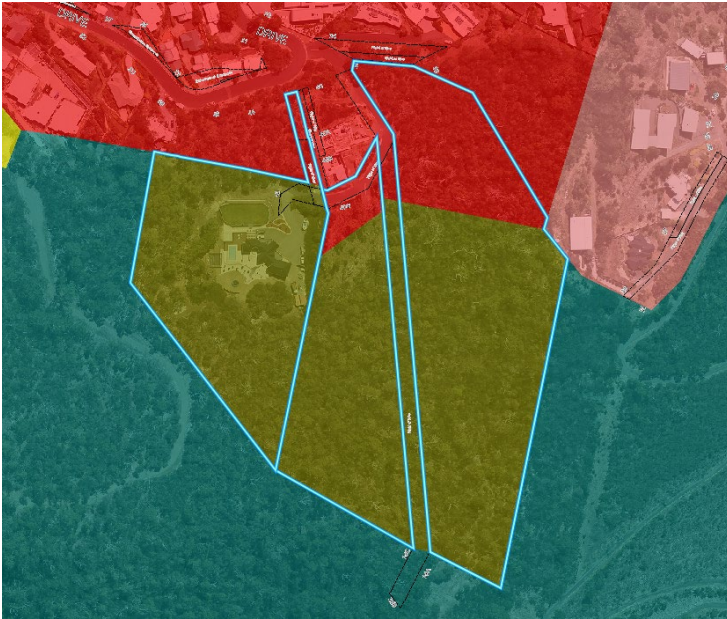


Figure B23: 36-38, 40C & 42 Nicholas Drive

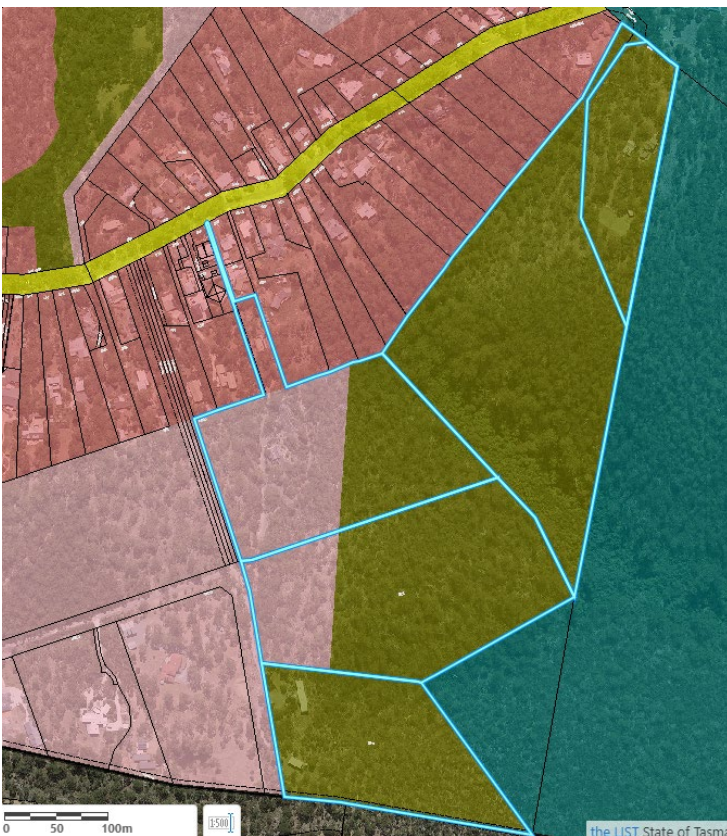


Figure B24: 624, 626, 626A, 688 Nelson Road

607-627 Nelson Road (Figure B25) is a multi-zoned lot, with Low Density Residential in the western corner, a semi-circle of Rural Living along the northern portion of the south eastern boundary, and Environmental Living for the remainder. There is a single dwelling in the Rural Living zoned portion of the site. Future subdivision of the land may result in changes being proposed to the zone boundaries. It is appropriate for the Environmental Living part of the site to be zoned Landscape Conservation.



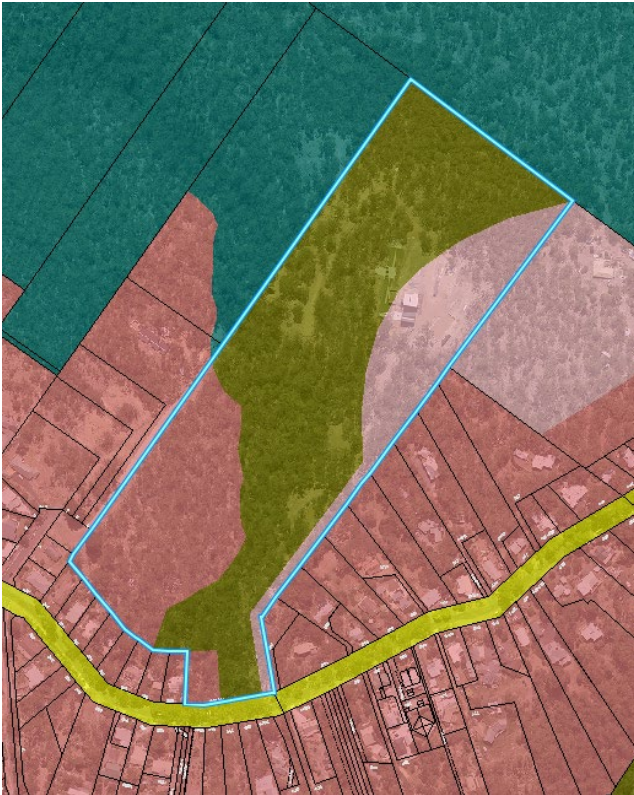


Figure B25: 607-627 Nelson Road

No. 24 Lalwinya Road (Figure B26) has a narrow strip of Environmental Living along the western property boundary. The remainder of the lot is zoned Rural Living. This appears to be an anomaly and it is recommended that the zone boundary be relocated to reflect the lot boundary, and the whole lot be zoned Rural Living.



Figure B26: 24 Lalwinya Road

Nos. 28B and 30 Lalwinya Road (Figure B27) are both dual zoned, with Rural Living to the east, and Environmental Living to the west. Both have existing dwellings in the Rural Living portions of the lots. The remainder of these lots is densely vegetated with *Eucalyptus pulchella* forest and woodland. The appropriate zone conversion for these lots would be Rural Living 5ha with the Natural Assets code protecting the vegetated areas.



22 Lalwinya Road (Figure B28) is a large Environmental Living lot. It is densely vegetated with *Eucalyptus pulchella* forest and woodland and should be converted to Landscape Conservation zoning.

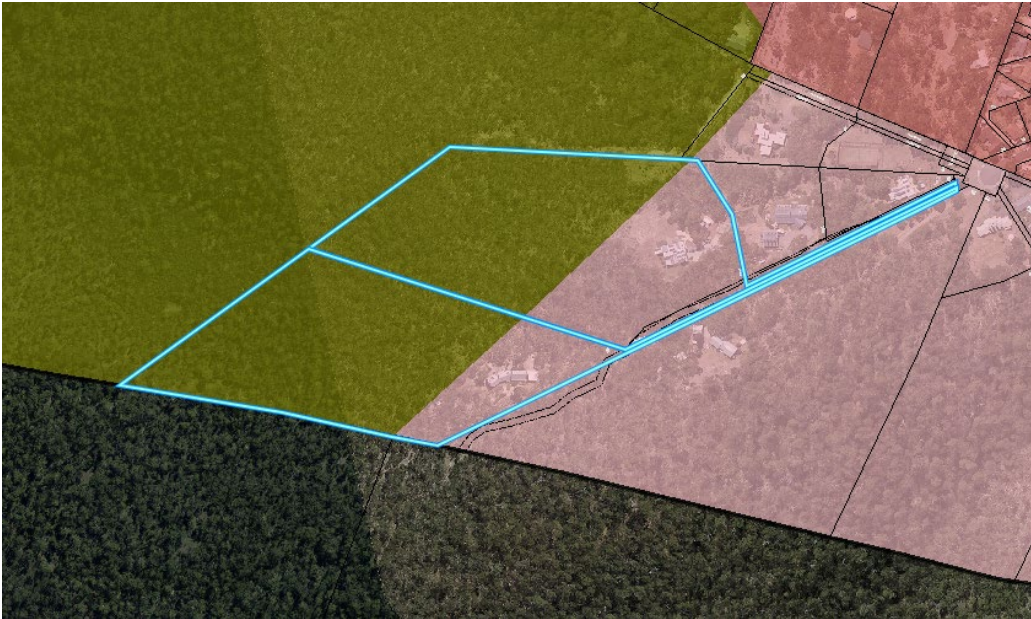


Figure B27: 28B and 30 Lalwinya Road

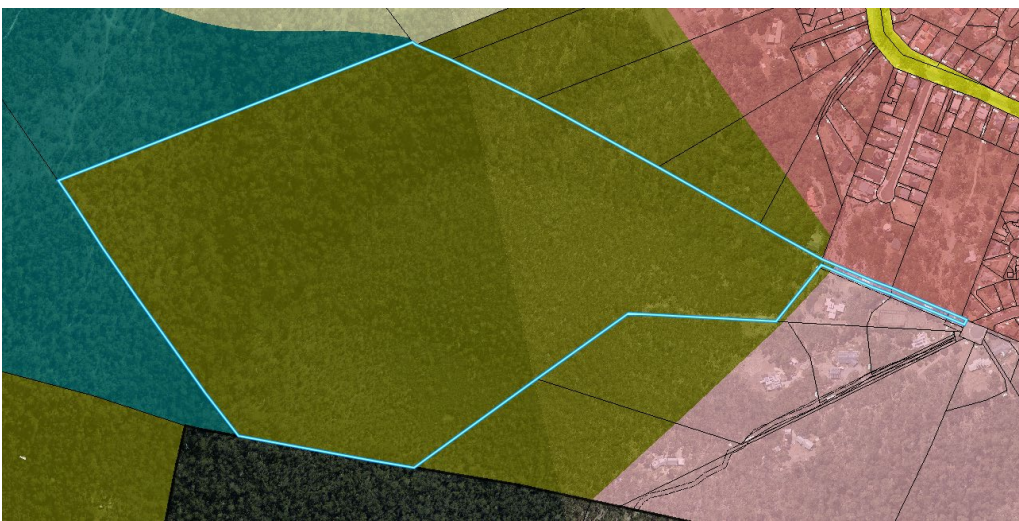


Figure B28: 22 Lalwinya Road

The remainder of this area has frontage to Nelson Road (Figure B29), and has dual zoned lots with Low Density Residential to the north east, and Environmental Living to the south west. All of these lots have existing dwellings in the Low Density Residential portion, and *Eucalyptus pulchella* forest and woodland in the south western portion. The dual zoning in this location provides an important vegetation protection and development buffer as the Low Density Residential zone does not allow for vegetation protection. As such, it is recommended that the dual zoning be retained and that the Environmental Living zone be converted to Rural Living 5ha zoning.



Figure B29: 464A to 492 Nelson Road

Table B7: List of properties in Mt Nelson transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
36-38 Nicholas Dr	EL & GR	LC & GR	
38A Nicholas Dr	EM, EL & GR	EM	Access strip is in EL & GR, as such, it should match the rest of the lot, which is EM.
40C Nicholas Dr	EL & GR	LC & GR	
42 Nicholas Dr	EL & GR	LC	GR is only the access strip, so should be removed to eliminate dual zoning.
10 Stephanie Cl	EL	RL(A)	There are no remaining vegetation values on the site to warrant LC zoning.
10A Stephanie Cl	EL	RL(A)	There are no remaining vegetation values on the site to warrant LC zoning.
32 Marlborough St	EL	RL(A)	
33 Marlborough St	EL	RL(A)	
21A Enterprise Road	EL & GR	LC & GR	Retain boundary as is.
415 Nelson Rd	EL & LDR	LDR & EM	
464A Nelson Rd	EL & LDR	LDR & LC	

Street Address	Current Zone	Proposed Zone	Comment
472A Nelson Rd	EL & LDR	LDR & LC	Rear of lots contains viable significant vegetation. Not appropriate to make single zone, retain vegetation protection, and retain existing development potential. As such, necessary to retain split zone.
486 Nelson Rd	EL & LDR	LDR & LC	
490A Nelson Rd	EL & LDR	LDR & LC	
492 Nelson Rd	EL & LDR	LDR & LC	Application of the LC instead of RL has been directed by the TPC in their section 35 notice.
607-627 Nelson Rd	EL, LDR & RL	LC, LDR & RL(A)	
624 Nelson Rd	EL	RL(C)	
626 Nelson Rd	EL & RL	RL(C)	
626A Nelson Rd	EL & RL	RL(C)	
688 Nelson Rd	EL	RL(C)	
22 Lalwinya Rd	EL & RL	LC	
24 Lalwinya Rd	EL & RL	RL(C)	Zone boundary adjusted to align with rear boundary to 22 Lalwinya Road.
28B Lalwinya Rd	EL & RL	RL(C)	
30 Lalwinya Rd	EL & RL	RL(C)	

## B1.9 Kingston

While a few of the lots in this area (Figure B30 and Figure B30) have been cleared of most vegetation, the overall area retains significant vegetation of conservation value. The lots that have been cleared have already been developed for residential (and in one instance Domestic Animal Boarding), so an existing use right exists for these sites. As such, despite the varied lot sizes, ranging between 1ha and 19.8ha, it is considered that the land should be converted to Landscape Conservation.



Figure B30: 103 Hall Street





Figure B31: Properties in Proctors Road and Satchell Drive.

Table B8: List of properties in Kingston transitioning from Environmental Living.

Street Address	Current Zone	Proposed Zone	Comment
70-72 Proctors Rd	EL	LC	
74A Proctors Rd	EL	LC	
74B Proctors Rd	EL	LC	
76 Proctors Rd	EL	LC	
71 Proctors Rd	EL	LC	
73 Proctors Rd	EL	LC	
83 Proctors Rd	EL	LC	
85 Proctors Rd	EL	LC	
87-93 Proctors Rd	EL	LC	
95 Proctors Rd	EL	LC	
109 Proctors Rd	EL	LC	
111 Proctors Rd	EL	LC	
113 Proctors Rd	EL	LC	
115 Proctors Rd	EL	LC	

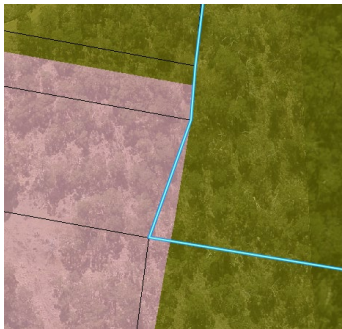
Street Address	Current Zone	Proposed Zone	Comment
119 Proctors Rd	EL	LC	
121 Proctors Rd	EL	LC	
123 Proctors Rd	EL	LC	
Proctors Rd (FR 85877/1 and FR 28799/1)	EL	LC	
All titles from 1 to 9 Satchell Dr	EL	LC	
103 Hall St	EL & RL	LC	<p>RL is a small anomaly in the south western corner of the lot. Therefore, a single zone should apply and follow the lot boundary.</p> 

Table B9: Comparison in use status in the previous, current and future planning schemes.

	City of Hobart Planning Scheme 1982							HIPS 2015		TPS	
	Rural B	Rural C	Hills Face	Resi 2	Special Use 6	Recreation	Landscape & Skyline Conservation	Rural Living	Environmental Living	Rural Living	Landscape Conservation
Educational and occasional care	X	X	D	D	D	X	D	NPR (home based child care only)  D	NPR (home based child care only)		D (child care, primary school, existing respite centre)
Natural and Cultural Values Management								NPR	NPR	NPR	NPR
Passive Recreation	P	P	P	P	P	P	P	NPR	NPR	NPR	NPR
Residential (single Dwelling)	P	P	X	P	X	X	X	NPR	P	NPR	P (home based business or within building envelope on a title)  D (rest)
Residential (Multiple Dwelling)	X	X	X	D (as flat or elderly persons unit)	X	X	X	X	X		
Domestic Business	D	D	D	D	D	X	D	NPR	P		



	City of Hobart Planning Scheme 1982							HIPS 2015		TPS	
Utilities (minor)								NPR	NPR (only underground)		P
Resource Development								P (agriculture) D (rest)	D (small scale and on land already cleared at scheme date)	NPR (grazing)	D (not intensive animal husbandry or plantation forestry)
Visitor Accommodation	X	X	X	X	X	D	X	P	P	P	
Business and professional services	X	X	X	D (consulting rooms) X (office)	X	X	X	D (vet only)	X	D (vet only)	
Community meeting and entertainment	X	X	X	D (community centre or place of worship)	X	X	X	D (church, public hall or craft centre)	D (church, public hall or craft centre)	D (church, public hall or craft centre)	D (church, public hall or craft centre)
Domestic animal breeding, boarding or training								D	X	D	D
Emergency services								D	D (fire station)	D	D
General retail and hire	X	X	X	X	X	D	X	D (only roadside stall)	X	D (primary produce sales, and sales	D (only Associated with a

	City of Hobart Planning Scheme 1982							HIPS 2015	TPS
									related to resource development) tourist operation)
Resource Processing								D X	D (not abattoir, animal sale year, or sawmill)
Sports and recreation								D D	D
Tourist Operation								D X	
Utilities (major)								D D	D
Hospital	X	X	X	D	X	X	X		
Active Recreation	X	X	D	D	D	D	X		
Local Shop	X	X	X	D	X	D	X		D
Light Industry	D	X	X	D	X	X	X		
Warehouse	D	X	X		X	X	X		
Amusement Machines / Health Studio	X	X	X	X	X	D	X		
Transport Depot / Timber Yard / Industry	X	X	X	X	X	D	X		

	City of Hobart Planning Scheme 1982	HIPS 2015	TPS
Manufacture and processing			D (alterations and extensions to existing)
Food Services			D (max floor area 200m <sup>2</sup> )
Vehicle fuel sales and service			D

E – Exempt / As of Right, NPR – No Permit Required, P – Permitted, D – Discretionary, X – Prohibited



Table B10: Comparison of lot sizes in the previous, current, and future planning schemes

	City of Hobart Planning Scheme 1982							HIPS 2015		TPS	
	Rural B (41)	Rural C (40, 44C, 45)	Hills Face (-)	Residential 2 (21B, 22, 22A, 23, 24, 24A, 26C, 27C, 30B, 33, 34A, 5A, 35B, 35C, 36, 37C, 37D, 39)	Special Use 6 (42)	Recreation (-)	Landscape & Skyline Conservation (43D, 43H, 43I, 44B)	Rural Living	Environmental Living	Rural Living	Landscape & skyline Conservation
Minimum lot size	40,000	40,000	1,000	26C, 27C, 30B, 33, 34A, 35A, 35B, 24, 23, 21B, 22 - 550  24A, 35C, 39 - 750  22A, 36, 37C, 37D - 1000	As determined by Council	-	43D, H & I - 1,000  44B - 5,000	1ha or 2ha in Ridgeway	10ha or 4ha in Lenah Valley	1ha 2ha 5ha 10ha	50ha
Minimum frontage width	6m	6m	6m	6m	As determined by Council	-	6m	40m (P) 6m (D)	40m (P) 6m (D)	40m (P) 3.6m (D)	40m (P) 3.6m (D)

## **Appendix C   Central Business Zone review**

## C1 Zoning Review – Commercial Zone between Melville and Brisbane Streets

### C1.1 Background

Work was commissioned by the City of Hobart to consider potential absolute maximum building height limits in the Central Business Zone. In the resultant report by Leigh Woolley, Building Height Standards – Review Report June 2018, different areas of the central area of Hobart have been identified as having different capacity for building heights. These different height areas take into account the topography of the city, townscape values and important view lines. Generally, the central area of the zone is considered able to accommodate development above 45m in some limited cases, and surrounding bands are able to accommodate development from 18-45m, with 18-30m and 12-18m closer to the Sullivans Cove area. Some land that is currently zoned Commercial is included in the 18-45m height band, and it is this land that is considered for rezoning to Central Business to align with the development potential of adjacent areas (see Figure 1).

### C1.2 Study area

There are 4 block study areas considered for rezoning. Two of the study areas are only part of a block, and one includes a full street block as well as some properties of an adjacent block (see Figure 1 below).

- **Study block 1** is in the block bounded by Brooker Avenue, Bathurst Street, Campbell Street and Brisbane Street.
- **Study block 2** is the full block is bounded by Argyle Street, Melville Street, Campbell Street and Brisbane Street.
- **Study block 3** is in the block bounded by Elizabeth Street, Melville Street, Argyle Street and Brisbane Street.
- **Study block 4** includes the whole street block bounded by Harrington Street, Melville Street, Murray Street and Brisbane Street, and also includes properties with frontage to Murray Street from the adjacent block.

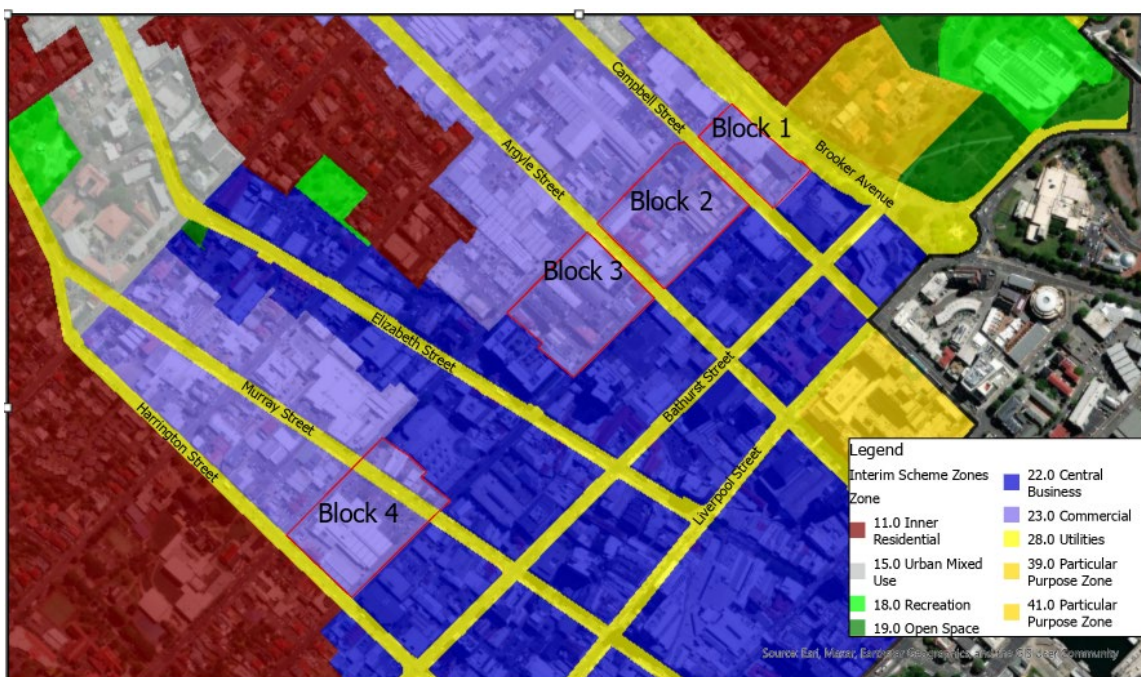


Figure C1: Study block areas, showing current zoning



## C1.3 Assessment

### C1.3.1 Purpose statements

The purpose statements of the Central Business Zone generally, and more specifically in the Hobart Central Business Zone Specific Area Plan (SAP), encourage the strengthening of the area as the primary activity centre for Hobart with highest order of activity centre uses and development, while maintaining a pleasant human scale environment of active frontages and through-links. Residential development and visitor accommodation are encouraged above ground floor level and the contribution of heritage places is respected.

The purpose statement of the Hobart Commercial Zone SAP is to provide a diversity of uses that reflects the transition between the Central Business Zone and inner residential areas and provide for residential use primarily above ground floor level.

### C1.3.2 Land use

Allowable use classes under the proposed Tasmanian Planning Scheme (TPS) are reasonably different between the Central Business Zone and the Commercial Zone, as compared in the table below.

Table C1: Comparison of use class status under the Commercial and Business Zone sin the TPS.

Use status	Commercial Zone	Central Business Zone*
No Permit Required (NPR)	Natural and Cultural Values Management	Business and Professional Services
	Passive Recreation	Food services other than drive through take away
	Utilities	General retail and hire if not sex product shop or supermarket greater than 400m <sup>2</sup>
	Residential (home based business)	Natural and Cultural Values Management
		Passive Recreation
		Residential (home based business)
		Utilities (minor)
Permitted (P)	Bulky Goods Sales (vehicle sales fronting Argyle, Murray, Campbell)	Bulky Goods Sales
	Emergency Services	Community Meeting and Entertainment
	Equipment Machinery and Hire	Education and Occasional Care
	Residential (above ground floor)	Emergency Services

Use status	Commercial Zone	Central Business Zone*
	Service Industry	Hotel Industry (not Adult Entertainment Venue)
	Storage (not liquid or solid fuel depot)	Research and Development
		Residential (above ground floor)
		Sport and Recreation (above ground floor)
		Tourist Operation
		Visitor Accommodation (above ground floor, not camping and caravan park or overnight camping area)
Discretionary (D)	Bulky Goods Sales (if not P)	Custodial Facility (not remand centre)
	Business and Professional Services	Equipment and Machinery Sales and Hire
	Community Meeting and Entertainment	Hospital Services
	Educational and Occasional Care	Hotel Industry (Adult Entertainment Venue)
	Food Services	Manufacturing and Processing (alterations and extensions to existing)
	General Retail and Hire	Residential (if not NPR/P)
	Hotel Industry (alterations or extensions to existing)	Resource Processing (food and beverage production)
	Manufacturing and Processing	Service Industry (alterations or extensions to existing)
	Research and Development	Sports and Recreation (if not P)
	Residential (if not NPR/P)	Storage (not liquid, solid or gas fuel depot)

Use status	Commercial Zone	Central Business Zone*
	Resource Processing (food and beverage production)	Transport Depot and Distribution (public transport facility)
	Sports and Recreation	Utilities (if not NPR)
	Transport Depot and Distribution	Vehicle Fuel Sales and Service
	Tourist Operation	Vehicle Parking
	Utilities	Visitor Accommodation (not camping and caravan park or overnight camping area or listed as P)
	Vehicle Fuel Sales and Service	
	Vehicle Parking	
	Visitor Accommodation	
Prohibited (X)	All other uses	All other uses

\*Qualifications relating to the Active Frontage Overlay are removed as the study blocks are not in this overlay.

In general terms, the Commercial Zone has fewer NPR or P uses and slightly more D uses in comparison to the Central Business Zone. The most notable discrepancies relate to more relaxed service, machinery and manufacturing use provisions but tighter retail, food, entertainment and office use provisions in the Commercial Zone compared to the Central Business Zone. The current uses, and potential change in use status following a rezoning is considered below for each study block:

#### Block 1

There are 4 properties in the block, consisting of 3191 m<sup>2</sup>, 750 m<sup>2</sup>, 1089 m<sup>2</sup> and 2289 m<sup>2</sup> in area. Land uses are General Retail and Hire (large floor area - Officeworks), business and professional services, visitor accommodation and residential.

Under the current Commercial zoning, all 4 uses are discretionary (accounting for residential uses being at least partly at ground floor level). Under the Central Business Zone, 2 uses would be NPR and 2 would be discretionary (accounting for Visitor Accommodation and Residential at least partly at ground floor level).

#### Block 2

There are 3 large properties in study block 2 (with 2 including more than one title), consisting of 1825 m<sup>2</sup>, 5800 m<sup>2</sup> and 7365 m<sup>2</sup> in area per property. Land uses are for two of the properties are Emergency Services (fire station and ambulance station), and the third property is a convict penitentiary which operates as a public historical site, entertainment and hire (community meeting and entertainment/Tourist operation).

Study Block 2 has two out of three properties with a permitted use and one with a discretionary use under the Commercial Zone. Under the Central Business Zone, all three of these property uses would be permitted.



### Block 3

There are 13 properties in study block 2 (with 2 including more than one title), ranging from 268 m<sup>2</sup> to 2704 m<sup>2</sup>. Current land uses in study block 2 are for Hotel Industry, Residential, Bulky Goods Sales, Food Services, Educational and Occasional Care, Community Meeting and Entertainment, Business and Professional Services and Service Industry. One property is currently vacant, with an approved permit for redevelopment for Business and Professional Services.

Under the current commercial zoning, the block has 4 properties with permitted use and 8 properties with discretionary use. Under a Central Business zoning, 4 properties would have an NPR use, 5 properties would have a p use and 3 properties would have a d use. One of these discretionary uses (Service Industry) includes the qualification that only extensions and alterations to an existing use a discretionary, whereas a new use of that type would be prohibited. The vacant site's approved use (Business and Professional Services) is currently D but would be NPR under the Central Business Zone.

### Block 4

There are 7 properties in the block, one including more than one title. Properties range in size from 109 m<sup>2</sup> to 11400 m<sup>2</sup> in area. The largest property is a bulky goods sales use (K&D Warehouse), and other uses are Business and Professional Services, Residential, Food Services, General Retail and Hire and Service Industry.

Under the current commercial zoning, 2 properties would be in permitted use (accounting for residential use being above ground floor level) and 5 in discretionary use. Under a Central Business zoning, this would change to 4 properties with an NPR use, 2 permitted and 1 Discretionary (noting that Service Industry is only discretionary if alterations and extensions to existing, with new proposed uses prohibited).

The number of uses that would be permitted or no permit required would increase under a Central Business zoning as opposed to the existing Commercial zoning in all study blocks. Only one use (Service Industry) would change from being permitted to discretionary/prohibited under a rezoning scenario. There are two uses in this category in the study areas - a panel beaters and a tire service centre. These uses would not become a 'non-conforming use' under the Central Business Zone as they are existing uses that are able to be altered and extended under discretion.

It is noted that, while service industry uses are not completely precluded under the Central Business Zone, they are not encouraged, and these sites would likely be redeveloped into 'higher' uses for the zone if they were no longer commercially zoned. While it is convenient for some service industry uses to be available in reach of the city, these city blocks are located in areas that could support more intensive development for more optimal Central Business related uses. Areas of the Commercial Zone will still remain around the CBD, although it is noted that as development pressure increases, service related uses may well cease being viable in these locations. The comprehensive future of the Commercial Zone may be subject to separate consideration as the prevailing mix of uses changes over time.

### **C1.3.3 Development potential**

Land under the Central Business Zone is subject to a higher level of development potential compared to land in the Commercial Zone. For example, the permitted height limit under the Commercial Zone of the LPS is proposed to be 12m/3 storeys (or 15m/4 storeys if providing residential accommodation), with an absolute maximum of 18 m, and the proposed permitted height in the Central Business Zone height area 4 is 15 m on south-facing frontages and 18m on north-facing frontages with an absolute maximum of 45 m. Over this height area, the Central Business Zone SAP proposed provisions for discretionary development require a gradual transition of the height of development from the core to the surrounding zones. As all study blocks would be on the outer edge of height area 4, it is unlikely development would have the

capacity to reach the absolute maximum limit of 45 m, although the development potential would still be higher than if zoned Commercial.

The Central Business Zone SAP provides additional height controls for buildings that are adjacent to heritage listed places, which restricts development at frontages to no more than 1 storey above an adjacent heritage place. This may reduce the permitted development height of some lots in the study blocks if they were to be rezoned, however as this heritage adjacency provision applies only for the first 15m of a frontage, and therefore in many instances increased potential to the rear of the same lot would balance this heritage restriction. The overall development gain would far outweigh potential small scale individual reductions in development potential due to the heritage adjacency provisions.

Despite this gain in potential development potential, it is likely that Block 1 in particular does not have significant practical potential for development at this point in time. Out of three properties, one is a significant heritage listed place that is owned by the National Trust, and the other two are owned by the Crown and are used for emergency services (fire and ambulance). There is still benefit in including this block in the Central Business Zone, however, as any future expansion of the emergency services on the site would be more easily accommodated in the height provisions of this zone.

Development on all blocks would be restricted to some degree due to limitations such as heritage listings and lot size/lot ownership. These restrictions would be the same despite the zoning, although it is considered that a Central Business Zoning may provide more incentive to accumulate and amalgamate land into larger development sites.

A property of note in the study area is the K&D Warehouse site at 103 Melville Street. Rezoning this large site Central Business to encourage it to be developed efficiently and to its maximum potential is considered logical. It is noted that this site is across the road from the Inner Residential Zone, however, and therefore any development would need to reflect a transition between the residential zone and the Central Business Zone. Provisions in the Central Business Zone SAP have been drafted to ensure there is a sufficient transition over these fringe areas of the Central Business Zone

#### **C1.3.4 Southern Tasmania Regional Land Use Strategy**

The rezoning is considered to meet the provisions of the Southern Tasmania Regional Land Use Strategy (STRLUS), in particular:

PI1 maximise the efficiency of existing physical infrastructure.

AC1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.

AC2 Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.

The rezoning represents a relatively minor adjustment of the current Central Business Zone boundary and includes land that is substantially utilised by uses that are expressly supported by the Central Business Zone purpose and allowable use classes. It allows for some additional development potential which consolidates Hobart as the primary activity centre, as per the Activity Centre Hierarchy detailed in the STRLUS. Increasing development potential also maximises the efficiency of the existing physical infrastructure in an appropriate location.

#### **C1.3.5 Planning system objectives and State Policies**

It is considered that the rezoning would satisfy the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993* (the Act), in particular it would:

- Assist sound strategic planning by not prejudicing the achievement of the relevant Zone Objectives or the STRLUS objectives.
- Be consistent with the objective to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.
- Provide greater flexibility to address changes in local environmental, social and economic circumstances.
- Allow for a more efficient use of the existing infrastructure and facilities.
- Facilitate the integration of compatible and complementary land use activities in a managed and safe environment.
- Provide for the exercise of greater flexibility to fully consider the capability of the land.

It is not considered that the zoning change will compromise the achievement of any State Policy objectives.

#### **C1.4 Conclusion**

It is considered that all four study blocks are appropriate for rezoning from Commercial to Central Business. The zoning will more accurately reflect the current uses on the blocks and will generally allow for increased development potential in a well located and well serviced area on the fringe of the CBD.



## **Appendix D   New heritage places datasheets**

## D1 Local Historic Heritage Places Datasheets

Table 1: New heritage places under the Hobart LPS

Street name	Street number	Suburb	Datasheet link
Mercer Street	12	New Town	Datasheet: 12 Mercer Street, New Town, Reference Number HOB-C6.1.2354
New Town Road	232	New Town	Datasheet: 232 New Town Road, New Town, Reference Number HOB-C6.1.2596
Tower Road	8	New Town	Datasheet: 8 Tower Road, New Town, Reference Number HOB-C6.1.3504
Argyle Street	393	North Hobart	Datasheet: Grand Stand, Argyle Street, North Hobart, Reference Number HOB-C6.1.3085
Brooker Avenue	256	North Hobart	Datasheet: 256 Brooker Avenue, North Hobart, Reference Number HOB-C6.1.469
Carr Street	21	North Hobart	Datasheet: 'Wyvenhoe' 21 Carr Street, North Hobart, Reference Number HOB-C6.1.613
Federal Street	40-46	North Hobart	Datasheet: 40-46 Federal Street, North Hobart, Reference Number HOB-C6.1.1214
Federal Street	48	North Hobart	Datasheet: 48 Federal Street, North Hobart, Reference Number HOB-C6.1.1217
Feltham Street	51	North Hobart	Datasheet: 51 Feltham Street, North Hobart, Reference Number HOB-C6.1.1225
Feltham Street	1-15	North Hobart	Datasheet: 1-15 Feltham Street, North Hobart, Reference Number HOB-C6.1.1223 Datasheet: 32 Pitt Street, North Hobart, Reference Number HOB-C6.1.2871
Pitt Street	32	North Hobart	Datasheet: 32 Pitt Street, North Hobart, Reference Number HOB-C6.1.2871
Ryde Street	1-5	North Hobart	Datasheet: Grand Stand, 1-5 Ryde Street, North Hobart, Reference Number HOB-C6.1.3084
Tasma Street	57	North Hobart	Datasheet: 57 Tasma Street, North Hobart, Reference Number HOB-C6.1.3479
Tasma Street	79	North Hobart	Datasheet: 79 Tasma Street, North Hobart Reference Number HOB-C6.1.3485
Frederick Street	6	West Hobart	Datasheet: 6 Frederick Street, West Hobart, Reference Number HOB-C6.1.1315

Street name	Street number	Suburb	Datasheet link
Frederick Street	12	West Hobart	Datasheet: 12 Frederick Street, West Hobart, Reference Number HOB-C6.1.1316
Frederick Street	13	West Hobart	Datasheet: 13 Frederick Street, West Hobart, Reference Number HOB-C6.1.1317
Liverpool Street	395	West Hobart	Datasheet: 395 Liverpool St, West Hobart, Reference Number HOB-C6.1.2029
Warwick Street	111	West Hobart	Datasheet: 2/111 Warwick Street, West Hobart, Reference Number HOB-C6.1.3575
Warwick Street	127	West Hobart	Datasheet: 127 Warwick Street, West Hobart, Reference Number HOB-C6.1.3583
Warwick Street	156	West Hobart	Datasheet: 156 Warwick Street, West Hobart, Reference Number HOB-C6.1.3586
Warwick Street	166	West Hobart	Datasheet: 166 Warwick Street, North Hobart, Reference Number HOB-C6.1.3587
Watkins Street	11	West Hobart	Datasheet: 11 Watkins Avenue, West Hobart, Reference Number HOB-C6.1.3623
William Street	13	West Hobart	Datasheet: 13 William Street, West Hobart, Reference Number HOB-C6.1.3675
Cascade Road	52	South Hobart	Datasheet: 52 Cascade Road, South Hobart, Reference Number HOB-C6.1.632
Huon Road	677	Fern Tree	Datasheet: 677 Huon Road, Fern Tree, Reference Number HOB-C6.1.1716
Campbell Street	31	Hobart	Datasheet: 31-35 Campbell Street, Theatre Royal Hotel, Reference Number HOB-C6.1.539
Collins Street	158	Hobart	Datasheet: 158 Collins Street, Hobart., Reference Number HOB-C6.1.740
Elizabeth Street	205	Hobart	Datasheet: 205 Elizabeth Street, Hobart, Reference Number HOB-C6.1.1124
Melville Street	1-5	Hobart	Datasheet: 98A Campbell Street, 2 Melville Street, 1-5 Melville Street, Hobart, Reference Number HOB-C6.1.544
CBD	Hobart Rivulet	Hobart	Datasheet: Hobart Rivulet, CBD (Molle Street – River Derwent), Reference Number HOB-C6.1.10



Street name	Street number	Suburb	Datasheet link
Morrison Street	19	Hobart (Waterfront)	Datasheet: The Telegraph Hotel, 19 Morrison Street, Hobart, Reference Number HOB-C6.1.2420
Morrison Street	21	Hobart (Waterfront)	Datasheet: Peter Johnstone Marine, 21-25 Morrison Street, Hobart, Reference Number HOB-C6.1.2421
Hunter Street	Sesquicentenary Memorial	Hobart (Waterfront)	Datasheet: Sesquicentenary Memorial, Hunter Street, Hobart, Reference Number HOB-C6.1.1705
Victoria Dock	Crane	Hobart (Waterfront)	Datasheet: Victoria Dock, Hobart, Reference Number HOB-C6.1.3524
Gladstone Street	2-4	Battery Point	Datasheet: 2-4 Gladstone Street, Hobart, Reference Number HOB-C6.1.1386
Montpelier Retreat	37	Battery Point	Datasheet: 37 Montpelier Retreat, Battery Point, Reference Number HOB-C6.1.2415
Sandy Bay Road	46-48	Battery Point	Datasheet: 46-48 Sandy Bay Road, Battery Point, Reference Number HOB-C6.1.3127
Sandy Bay Road	50-62	Battery Point	Datasheet: 50-62 Sandy Bay Road, Battery Point, Reference Number HOB-C6.1.3128
Lambert Avenue	2A	Sandy Bay	Datasheet: 2A Lambert Avenue, Sandy Bay, Reference Number HOB-C6.1.1821
Lambert Avenue	4	Sandy Bay	Datasheet: Lambert Avenue, Sandy Bay, Reference Number HOB-C6.1.1822
Regent Street	48	Sandy Bay	Datasheet: 48 Regent Street, Sandy Bay, Reference Number HOB-C6.1.3018
Pillinger Drive/Pinnacle Road	Road	Wellington Park	Datasheet: Pillinger Drive – Pinnacle Road – Mountain Summit, Reference Number HOB-C6.1.2840

## Datasheet: 12 Mercer Street, New Town, Reference Number HOB-C6.1.2354

### Description

Built in 1924 number 12 Mercer Street was built on land that originally formed part of 33 acres and 3 roods granted to the Lord Bishop of Tasmania, the land was granted under the Glebe Lands Act 1865, the act granted land situated in New Town which includes the location of Mercer Street today. 12 Mercer Street is a single storey brick Federation Arts and Crafts residence. Constructed on a sandstone base the asymmetrical residence features a gabled roof form with Marseilles pattern terracotta roof tiles, and exposed brackets under the eaves. Gable infill consists of timber shingles, and gable ends feature curved apex ornaments (see images) positioned either side of a central wide and tall battered brick chimney (see images). The front entrance to the house is via an arched porch with brick columns and sandstone capping on the southern side of the residence (see images). Stone lintels are positioned above lead light casement windows that also feature lead light top lighting, and brick sills are positioned below the windows. A low-level clinker brick fence frames the front garden complete with a curvilinear Art Nouveau styled front gate.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

12 Mercer Street is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of New Town. Built in 1924 the building represents the pattern of residential development that occurred within Mercer Street during this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Is representative of the principle characteristics of a single storey Federation Arts and Crafts residence which contributes to the historical streetscape. 12 Mercer Street is one of a very small number of residences in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the Federation period of development in this area of New Town.

(iv) aesthetic characteristics;

Slightly set back from the street in a front garden framed by a low-level brick fence the residence is a prominent visual element and makes a significant contribution to the streetscape. Number 12 Mercer Street is a representative example of a Federation Arts and Crafts brick residence, distinguished by its asymmetrical form, gabled terracotta tile roof, prominent battered brick chimney, shingle gable infill, led light casement windows, arched entrance porch, and sandstone base.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**





## Datasheet: 232 New Town Road, New Town, Reference Number HOB-C6.1.2596

### Description

Number 232 New Town Road is the former New Town police station, built in 1928 on land that originally formed part of land occupied by the Government Farm. Situated slightly off the road behind an early brick wall, the building is situated between the entrance to Ogilvie High School and St Johns Avenue. Number 232 New Town Road is an early Inter-War institutional style building. The two storey brick building features a pitched corrugated iron roof with parapeted gables. The building features finely painted stone mouldings along the accents of gables, and a motif in the central gable dates the building c.1928. The near symmetrical building features a central projecting gabled bay, with three grouped sash windows positioned along both the top and ground level. Windows feature stone quoining and pointed arch mouldings. Positioned either side of the central projecting bay are identical entrance porches, positioned above the sloping roofs of these porches on the top floor are small diamond windows set in square frames. The building features two original brick chimneys with stucco mouldings.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

232 New Town Road is of local historic significance for contributing to the understanding of early 20th century development along New Town Road. Built in 1928 the building demonstrates an early Inter-War institutional building, and the historical trend of establishing small police stations to service Hobart's residential areas.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

232 New Town Road is significant for its ability to demonstrate the principal characteristics of a two storey brick Inter-War institutional building. The building contributes to the historical streetscape of New Town Road and is significant in conjunction with neighbouring buildings, in demonstrating a relatively intact nineteenth/early twentieth century mixed commercial, institutional, and residential streetscape.

(iv) aesthetic characteristics;

Positioned close to the road and bordered by low level brick walling the former New Town Police Station is a prominent visual element and makes a significant contribution to the streetscape. The building is a representative example of a two storey brick early Inter-War complex. Distinguished by its gabled parapet roof, painted stone mouldings, sash windows with stone sills and decorative quoining, two prominent brick chimneys, and a symmetrical façade configuration.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

### **Images for statements of local historic heritage significance and heritage values**



## Datasheet: 8 Tower Road, New Town, Reference Number HOB-C6.1.3504

### Description

Built in 1914 the Federation weatherboard residence was built on land that originally formed part of 33 acres and 3 roods granted to the Lord Bishop of Tasmania, the land was granted under the Glebe Lands Act 1865, the act granted land situated in New Town which includes the location of Tower Road today. The residence is situated on a corner lot positioned between Tower Road and Mercer Street and features a large open front garden with original woven wire fence and gates (see images). The weatherboard residence sits on a sandstone base and features a hipped and gabled roof, with one gable addressing Tower Road and the other slightly smaller gable facing Mercer Street. A bullnose verandah with slender timber posts and an arched timber frieze wraps around the residence between the two gables, with a small section of early infilled verandah facing Mercer Street. Two tall, corbelled brick chimneys are positioned on either side of the residence. The gable infill features patterned pressed tin, and simply detailed timber bargeboards. Below the gables are square bay windows, with separate faceted corrugated iron roofs, and timber framed sash windows (see images). Below the window sills are framed pressed tin panels positioned to the front and both sides of the bay. The front door of the residence is located on the Tower Road frontage of the building, the four panelled timber door features green side and top frosted glazing.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 8 Tower Road is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of New Town. Built in 1914 the building demonstrates the pattern of development that occurred along Tower Road and the tendency to locate residences close to main roads such as New Town Road prior to automobile use.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Number 8 Tower Road is representative of the principle characteristics of Federation weatherboard residence. The residence is one of a number in the area that represents this architectural style, and



forms part of a collection of significant residences that are evidence of the early 20th century period of development in the Tower Road area.

(iv) aesthetic characteristics;

Positioned on a corner lot in an open front garden with original fence the residence forms prominent visual element and makes a significant contribution to the streetscape. Number 8 Tower Road is a representative example of single storey weatherboard Federation residence, distinguished by its hipped and gabled corrugated iron roof, tall corbeled brick chimneys, and square bay windows, bullnose verandah supported by slender timber posts, decorative pressed tin panels, and sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: Grand Stand, Argyle Street, North Hobart, Reference Number HOB-C6.1.3085

### Description

The North Hobart Oval Argyle Street grandstand known as the Horrie Gorringer Stand began construction in 1923 it seated 840 people and was opened in 1924 for the Australian National Football Carnival. The grandstand's name sake Horrace (Horrie) Gorringer was a celebrated Tasmanian footballer who represented the state numerous times between 1915 and 1930. In 1991 club rooms were constructed beneath the grandstand.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

The Horrie Gorringer Grandstand positioned along Argyle Street is of local historic significance as a representation of the early 20th century cultural and recreational facilities of Hobart. The ground has been the venue of many famous sporting and cultural events and is closely associated with local sporting identities.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

Significance as a fine example of an early 20th century timber and brickwork grandstand at a major sports venue. The grandstand acts as a landmark within the area creates a significant aesthetic focal point along this section of Argyle street. The structure demonstrates the major characteristics of sporting grandstands of this period.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable



## Datasheet: 256 Brooker Avenue, North Hobart, Reference Number HOB-C6.1.469

### Description

Number 256 Brooker Avenue is positioned on 35 perches originally granted to John Foster a prominent magistrate, merchant, and shipowner. Brooker Avenue was formerly known as Park Street before the creation of the Brooker Highway in 1954. Built in 1910 number 256 Brooker Avenue is a substantial Federation Queen Anne brick residence positioned on the corner of Newport Street and Brooker Avenue. The residence is constructed on a sandstone base and features a hipped and gabled corrugated iron roof with exposed rafters, and original stuccoed brick chimneys (see images). The property has an entrance porch facing onto Newport Street, a set of sandstone steps leads to a timber and lead light door with both top and side lighting panels (see images). Beneath gables are grouped windows with multi-pane top lighting and stone sills, and a faceted bay window is positioned on the south west elevation of the building. The upper sections of the building feature roughcast render over the brickwork, and gable infill features timber shingle panelling and decorative brackets beneath. Number 256 Brooker Avenue is positioned within a large garden.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 256 Brooker Avenue is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of North Hobart. Built in 1910 the building demonstrates the pattern of development that occurred along Park and Letitia Street and the tendency to locate residences close to main roads prior to automobile use.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Number 256 Brooker Ave is representative of the principal characteristics of Federation Queen Anne brick residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the early 20th century period of development in this area of North Hobart.

(iv) aesthetic characteristics

Positioned on a large block the substantial residence forms prominent visual element and makes a significant contribution to the streetscape. 256 Brooker Avenue is a representative example of a single storey brick Federation Queen Anne residence, distinguished by its sandstone base, hipped and gabled corrugated iron roof, tall stuccoed brick chimneys, exposed rafters, grouped windows with multi-pane top lights, faceted bay window, gable infill shingle detailing and decorative brackets, and front entrance door featuring side and top lighting panels

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: 'Wyvenhoe' 21 Carr Street, North Hobart, Reference Number HOB-C6.1.613

### Description

Number 21 Carr Street was built on land that originally formed part of 11 Acres Gtd. to James Milne Wilson a politician, and successful brewer. In the 1830s Wilson built Hobartville Estate on the granted land, the estate was later taken over by James Lord and after his death the land surrounding Hobartville was subdivided into 54 residential lots in 1885. Wyvenhoe was constructed in 1898 and occupied three of the fifty-four subdivided blocks. Wyvenhoe is a large single storey Victorian Italianate brick residence constructed on a sandstone base. The residence features a corrugated iron roof with decorative bracketed eaves, and several prominent corbeled brick chimneys (see images). Rounded arched windows with stone sills are visible throughout the residence, and two projecting bays with faceted roofs are positioned on the eastern and southern elevations. The residence maintains a large curtilage with established garden and plantings. The building has been extended and altered over time, however the original features and form of the overall building is still clearly apparent.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

21 Carr Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of North Hobart. Built in 1898 the building represents the subdivision of Hobartville Estate, and the pattern of residential development that occurred within Carr Street during this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Is representative of the principal characteristics of a large single storey brick Victorian Italianate residence which contributes to the historical streetscape. 21 Carr Street is one of a very small number of residences in the area that represents this architectural style, and forms part of a



collection of significant residences that are evidence of the late 19th and early 20th century period of development in this area of North Hobart.

(iv) aesthetic characteristics;

Slightly set back from the street in a front garden the large residence is a prominent visual element and makes a significant contribution to the streetscape. Number 21 Carr Street is a representative example of a Victorian Italianate brick residence, distinguished by its asymmetrical form, prominent corbelled brick chimneys, bracketed eaves, and faceted bays.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: 40-46 Federal Street, North Hobart, Reference Number HOB-C6.1.1214

### Description

The land on which numbers 40-46 Federal Street were constructed on was originally part of 5 acres 3 roods and 34 perches granted to Elizabeth Lowes. The 2-bedroom workers cottages were built in the late 1890s and most likely housed workers from the nearby Government Quarry on the Domain. The four identical weatherboard cottages feature hipped corrugated iron roofs, with small bullnose verandah roofs supported by slender timber posts (see images). The facade of each residence features a single sash window, and four panel timber door with a small top light. The modest cottages feature prominent corbeled brick chimneys, and open verandahs feature decorative timber friezes, or iron lace. The cottages are positioned close to the street and feature small and narrow front gardens some with low level fencing (see images) The rear yards of buildings extend to the adjacent Feltham Street. At least two of the cottages have had rear extensions however the original form of all buildings is still clearly apparent.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

40-46 Federal Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of North Hobart. Built in the late 1890s the building represents the pattern of residential development that occurred within Feltham Street, and represent the modest speculative built housing of this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

The residences are representative of the principle characteristics of late Victorian workers cottages and the row of four largely unaltered cottages contributes to the historical streetscape. Numbers 40-46 Federal Street are part of a small number of residences in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late Victorian period of development in this area of North Hobart.

(iv) aesthetic characteristics;

The row of cottages are positioned close to the street with small and narrow front gardens framed by a low level picket fences. The residences form a prominent visual element and make a significant contribution to the streetscape. Numbers 40-46 Federal Street are representative examples of Late Victorian weatherboard workers cottages, distinguished by hipped corrugated iron roofs, prominent corbelled brick chimneys, bullnose verandahs with slender timber posts, and sash windows. 40-46 Federal Street forms part of a surviving row of four near-identical workers cottages located in the centre of Federal Street, this intact setting reinforces the collective value of the individual buildings.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**





## Datasheet: 48 Federal Street, North Hobart, Reference Number HOB-C6.1.1217

### Description

The land on which St Margaret's Church stands originally formed part of 5 acres, 3 roods, and 34 perches granted to Elizabeth Lowes. In 1886 St Margaret's Anglican Church Parish of The Holy Trinity was built and consecrated. The building was designed by prominent Tasmanian architect George Fagg, the church underwent extensive remodelling in 1928. The church was owned by The Trustees of The Diocese of Tasmania until 2007 when the property was purchased and converted into a residence.

The building is constructed of brick and positioned on a sandstone base. The church is positioned with a minimal set back from the street, and positioned to the eastern side the narthex features a small arched entrance with a gabled brick parapet. The symmetrical façade of the church features two slender arched windows with deep recessed sandstone sills, and detailed sandstone and brick arched lintels are positioned above (see images). In the centre of the two windows is a finely detailed pointed brick arch with decorative hood moulding and inset is a wide three panelled arched window (see images). This archway which extends down to the sandstone base was the original entrance to the church and was converted to a central window in the 1928 remodelling. The gable features a simply detailed timber bargeboard, with a half timber and roughcast stucco infill, with an ironwork crucifix positioned on the apex of the gable.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

#### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

48 Federal Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of North Hobart. Built in the 1886 (remodelled in 1928) the building represents the pattern of development that occurred within Federal and Feltham Street, and signifies the population growth of North Hobart and the subsequent establishment of religious facilities in the local area.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

The property is representative of a class of place that demonstrates a late Victorian church building that represent the parish providing for religious and community needs, the property also exemplifies religious and community ways of life in the late 19th and 20th century.

(iv) aesthetic characteristics;

Located in central Federal Street and positioned with a minimal setback from the street, the site's position amongst modest single storey cottages gives the Church a distinct prominence in the urban fabric of Federal Street. Distinguished by sandstone bases, brick construction, gabled roofs, sandstone sills and lintels, decorative hood mouldings, and crucifixes positioned on gable apexes. The property forms a prominent visual element and makes a significant contribution to the streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

The church has social significance for its place in the spiritual lives of the people of North Hobart from 1886 until its closure in 2007. The property was also a place for community and social gatherings since 1886 and has social importance within its community.

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

As a representative example of the work of the noted architect George Fagg who practiced in Tasmania from 1885 until his death in 1897.

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: 51 Feltham Street, North Hobart, Reference Number HOB-C6.1.1225

### Description

In 1886 St Margaret's Anglican Church Parish of The Holy Trinity was built and consecrated, with the Mission Hall constructed shortly after at 51 Feltham Street, Feltham Street was originally named Ware Street until 1939. The buildings were designed by prominent Tasmanian architect George Fagg, both the church and hall underwent extensive remodelling in 1928.

The hall building is constructed of brick and positioned on sandstone base. The hall features a gabled roof form, and the façade of the building is positioned internally to address the church rather than Feltham Street. While the rear of the building backs onto Feltham Street where a prominent corbelled brick chimney is positioned. The symmetrical façade of the hall features four expressed brick pilasters with two positioned on the edges of the frontage, and two flanking the central three windows. Two smaller windows are positioned either side of the central arrangement, all windows feature timber frames, and thick sandstone lintels. The front and side gables all feature half-timber and roughcast infill, with side gables featuring small arched roof vents. Ironwork crucifixes are fixed to all three gables of the hall.

The hall served many purposes in the late 19<sup>th</sup> and early 20<sup>th</sup> century with uses including a Sunday school, soup kitchen, free kindergarten, and hosted fundraising events, concerts, and community meetings. The church and hall were owned by The Trustees of The Diocese of Tasmania until 2007 when the property was purchased and converted into a residence.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

48 Federal Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of North Hobart. Built in the 1886 (remodelled in 1928) the building represents the pattern of development that occurred within Federal and Feltham Street, and signifies the population growth of North Hobart and the subsequent establishment of religious facilities in the local area.

(ii) creative or technical achievements;



Not applicable

(iii) a class of building or place;

The property is representative of a class of place that demonstrates a late Victorian church hall building that represent the parish providing for religious and community needs, the property also exemplifies religious and community ways of life in the late 19th and 20th century.

(iv) aesthetic characteristics;

The position of the hall amongst modest single storey cottages gives the hall a distinct prominence in the urban fabric of Feltham Street. Distinguished by a sandstone bases, brick construction, gabled roofs, sandstone sills and lintels, decorative hood mouldings, and crucifixes positioned on gable apexes. Although the hall addresses the church rather than the street the property forms a prominent visual element and makes a significant contribution to the streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

The church complex has social significance for its place in the spiritual lives of the people of North Hobart from 1886 until its closure in 2007. The property was also a place for community and social gatherings since 1886 and has social importance within its community.

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

As a representative example of the work of the noted architect George Fagg who practiced in Tasmania from 1885 until his death in 1897.

## Datasheet: 1-15 Feltham Street, North Hobart, Reference Number HOB-C6.1.1223

### Description

The land on which numbers 1-15 Feltham Street were constructed on was originally granted to George Taylor. Originally named Ware Street, the small streets name was changed to Feltham Street in 1939. The 2-bedroom workers cottages were built in 1900 and most likely housed workers from the nearby Government Quarry on the Domain. The eight identical weatherboard cottages feature pyramid hipped corrugated iron roofs, with separate verandah roof supported by slender timber posts (see images). The frontage of each residence originally featured a single sash window, and four panel timber door with a small top light, however numbers 11, 7, 5, and 1 Feltham Street now have enclosed or glazed verandahs. The modest cottages feature corbeled brick chimneys, and those with open verandahs feature decorative timber friezes. The cottages are positioned close to the street and feature small and narrow front gardens some with low level picket fencing. The rears of a number of cottages have been extended however the original form of all the buildings is still clearly apparent.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

1-15 Feltham Street is of local historic significance for contributing to the understanding of the late 19<sup>th</sup> and early 20<sup>th</sup> century suburbanisation of North Hobart. Built in 1900 the buildings represents the pattern of residential development that occurred within Feltham Street, and represent the modest speculative built housing of this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

The residences are representative of the principle characteristics of late Victorian workers cottages and the row of eight largely unaltered cottages contributes to the historical streetscape. Numbers 1-15 Feltham Street are part of a small number of residences in the area that represents this

architectural style, and forms part of a collection of significant residences that are evidence of the late Victorian period of development in this area of North Hobart.

(iv) aesthetic characteristics;

The row of cottages are positioned close to the street with small and narrow front gardens some framed by a low level picket fences. The residences form a prominent visual element and make a significant contribution to the streetscape. Numbers 1-15 Feltham Street are representative examples of Late Victorian weatherboard workers cottages, distinguished by hipped corrugated iron roofs, corbelled brick chimneys, verandahs with slender timber posts, and sash windows. 1-15 Feltham Street forms part of a surviving row of eight near-identical workers cottages located at the eastern end of Feltham Street, this intact setting reinforces the collective value of the individual buildings.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**





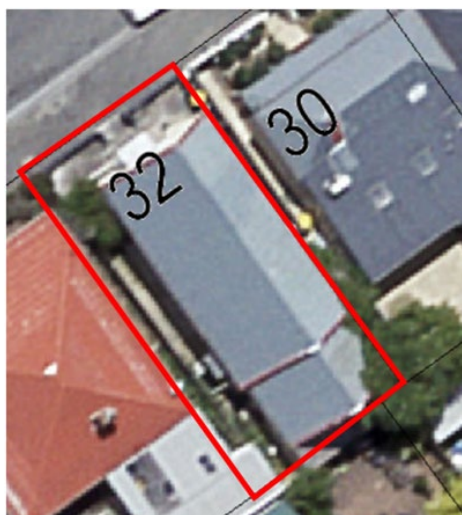
## Datasheet: 32 Pitt Street, North Hobart, Reference Number HOB-C6.1.2871

### Description

Number 32 Pitt Street is positioned on part of 11 acres and 1 rood granted to John Dunn. Built for Rev Isaac Hardcastle Palfreyman, a Reverend of the Free Methodist Church. In 1883 Rev Palfreyman built and opened his own independent Church and private school at 32 Pitt Street (then known as King Street). The Obituary of Rev Palfreyman that appeared in the Mercury on 4<sup>th</sup> of June 1921 describes the church as “a wooden building seating about 200 people, and at the place the reverend carried on a private school”. 1934 newspaper report on the Jubilee of the Pitt Street Sunday school confirms the building was still in use. And in 1950 Mr M Murdoch the hall was still operating for religious purposes including bible study and gospel services. 1965 16<sup>th</sup> Hobart Llanherne Air Scouts From at least 1965 until 1994 the building was owned by The Boy Scouts Association. After this date the building was sold for private use and has remained as a residence since.

Number 32 Pitt Street is an example of a Victorian Carpenter Gothic building. The building features a steeply pitched corrugated iron gabled roof, the street facing gable has ornate timber bargeboards, and pointed timber finial with pendant, this finial has replaced the original crucifix that was positioned here (see images). In the upper gable is a small six pane rectangular window, although early photos of the building show a small arched gable vent was originally located here. The building entrance features double timber doors, which originally sat within a pointed arch frame but now has a small awning roof above (see images). Each side elevation features two-pointed arch windows with six glazed panes inset into a timber frame. The building features a porch at the rear with a separate smaller gable. The eastern elevation shows a very small fibreboard lean too addition with a single timber door. The street frontage has low level timber picket fence partially running along the front boundary.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

32 Pitt Street is of local historic significance for contributing to the understanding of the late 19th century history of the North Hobart area. Built in 1883 the building contributes to the understanding of the history of religious worship and recreation in North Hobart. Number 32 Pitt Street represents

the population growth in North Hobart during this period and the consequential establishment of social and religious services to cater for the needs of increasing population.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

32 Pitt Street is significant for its ability to demonstrate the principal characteristics of a Victorian Carpenter Gothic hall/church. The building is positioned close to the street and has important townscape significance as a dominant landmark within Pitt Street. The weatherboard building is distinguished by its steeply pitched corrugated iron gabled roof, featuring a bargeboard with scalloped detailing. Each side elevation features two pointed arch windows with six glazed panes inset into a timber frame. The building features a porch at the rear with a separate smaller gable.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Number 32 Pitt Street is of cultural heritage significance because it has special meaning for the community from its history as a church hall. Important to the North Hobart (and wider Hobart) community as a meeting and recreational space since 1883.

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

The church is of cultural heritage significance for its association with Rev Isaac Hardcastle Palfreyman and family from construction in 1883 until at least 1934.

#### **Images for statements of local historic heritage significance and heritage values**



## Datasheet: Grand Stand, 1-5 Ryde Street, North Hobart, Reference Number HOB-C6.1.3084

### Description

The grandstand of at North Hobart oval located along 1-5 Ryde Street was constructed in late 1921 and was named the George Miller Stand after long time North Hobart Football Club member. It was the first stand built at the oval that was opened in 1922, and remains the oldest in use. In 2012 a blaze tore through the George Miller stand which sustained substantial fire damage, resulting in the timber component of the building needed to be replaced. Reconstruction work on the grandstand was completed in 2014.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

The George Miller Grandstand at 1-5 Ryde Street is of local historic significance as a representation of the early 20th century cultural and recreational facilities of Hobart. The ground has been the venue of many famous sporting and cultural events and is closely associated with local sporting identities.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

Significance as a fine example of an early 20th century timber and brickwork grandstand at a major sports venue. The grandstand acts as a landmark within the area creates a significant aesthetic focal point along Ryde street. The structure demonstrates the major characteristics of grandstands of this period.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

## Datasheet: 57 Tasma Street, North Hobart, Reference Number HOB-C6.1.3479

### Description

This section of Tasma Street was formerly known as High Street, the street was constructed by the late 1830s, and the land on either side was subdivided into parcels which were granted to numerous settlers. Built in 1910 Number 57 Tasma Street was constructed on three roods and 27 perches originally granted to John Morgan. The two storey brick Federation Italianate residence with a corrugated hip roof and two tall brick chimneys. Constructed on a sandstone base the residence features a two storey three faceted bay to the street with arched windows and a moulded string course between the storeys (see images). There is a verandah on both levels with the upper level featuring a bullnose roof, and is partially enclosed by glazing on the eastern side. The verandah is supported with timber posts, and cast iron railings, brackets and frieze (see images~~Error! Reference source not found.~~). There are paired eave brackets and a four panelled timber front door with frosted glass in the top and side lights. The property has a number of outbuildings located in the rear yard, and an unsympathetic external stair case has been added to the front of the residence (see images). The open front yard allows the residence to have a significant street presence.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

57 Tasma Street is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of this area of North Hobart. The building is a representation of the early Federation period of residential development that occurred within Tasma Street.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

57 Tasma Street is a predominately intact example of a substantial Federation Italianate residence. The building is one of a small number of residences in the area that represents this architectural



style, and forms part of a small collection of significant Federation residences that are evidence of the early Federation period of development in Tasma Street.

(iv) aesthetic characteristics;

Positioned close to the street with an open front yard the Federation Italianate residence is a prominent visual feature and makes a significant contribution to the streetscape. The residence is a representative example of a modest Victorian Georgian brick cottage. Distinguished by its hipped corrugated iron roof, sash windows, and brick chimney. The cottage forms part of a surviving group of several modest Victorian Georgian buildings located at the western end of Tasma Street, this intact setting reinforces the collective value of the individual buildings.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: 79 Tasma Street, North Hobart Reference Number HOB-C6.1.3485

### Description

This section of Tasma Street was formerly known as High Street, the street was constructed by the late 1830s, and the land on either side was subdivided into parcels which were granted to numerous settlers. Number 79 Tasma Street was built in 1840 on land that was originally part of 13 perches granted to John Smith. The residence is one of the earliest in the street and appears in its original form on James Sprent's comprehensive early 1840s survey of Hobart. The modest early Victorian Georgian cottage has an unusual façade with an asymmetrical fenestration arrangement that has resulted from additions to the building over its history (see images). The residence is set slightly off the street with a small cottage garden bordered by a low level masonry fence. The cottage features a hipped corrugated iron roof, with a front verandah supported by slender timber posts, and timber diagonal cross balustrading (see images). A single modestly detailed brick chimney remains to the front of the building. Two sash windows are positioned on the façade and a central four panel timber door is placed between the two windows.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

79 Tasma Street is of local historic significance for contributing to the understanding of the early 19th century suburbanisation of this area of North Hobart. The building is a representation of the Victorian period of residential development that occurred within Tasma Street.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

79 Tasma Street is a substantially intact example of a modest early Victorian Georgian cottage. The building is one of a number of residences in the area that represents this architectural style, and forms part of a small collection of significant Victorian Georgian residences that are evidence of the early Victorian period of development in Tasma Street.

(iv) aesthetic characteristics;

Positioned close to the road at the western end of Tasma Street the Victorian Georgian workers cottage is a prominent visual feature and makes a significant contribution to the streetscape. The residence is a representative example of a modest Victorian Georgian brick cottage. Distinguished by its hipped corrugated iron roof, sash windows, and brick chimney. The cottage forms part of a surviving group of several modest Victorian Georgian buildings located at the western end of Tasma Street, this intact setting reinforces the collective value of the individual buildings.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**



## Datasheet: 6 Frederick Street, West Hobart, Reference Number HOB-C6.1.1315

### Description

Frederick Street appears in James Sprent's 1843 map of Hobart, and the location on which number 6 Frederick Street was built formed part of land originally granted to Ann Williams. Built in the late 1890s the Victorian cottage has undergone some aesthetic changes however the original form of the overall building and its architectural style is still clearly apparent. The weatherboard cottage features a symmetrical façade, a hipped roof that has had its original cladding replaced with ceramic tiles, a barrel roofed dormer with two small sash windows, and a single tall painted brick chimney (see images). The cottage is positioned on a stone base with a set of central steps leading up to a verandah and front door. The verandah is supported by slender timber posts and is enclosed on both sides with glazed panels (see images). Sash windows are positioned either side of the central front door featuring a top light. The cottage is positioned close to the street and a low level masonry fence borders a small front garden.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 6 Frederick Street is of local historic significance for contributing to the understanding of the late nineteenth and early 20th century suburbanisation of West Hobart. Built in the late 1890s the building represents residential development within Frederick Street during this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Is representative of the principle characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. Number 6 Fredrick Street is one of a number of cottages in the area that represents this architectural style, and forms part of a collection of significant housing stock that is evidence of the late Victorian period of development in this area of West Hobart

(iv) aesthetic characteristics;



Positioned close to the street the cottage is a prominent visual element and makes a significant contribution to the streetscape. Number 6 Fredrick Street is a representative example of a late Victorian weatherboard cottage, distinguished by its symmetrical form, hipped roof, barrel roof dormer, sash windows, front verandah, and tall chimney.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: 12 Frederick Street, West Hobart, Reference Number HOB-C6.1.1316

### Description

Frederick Street appears in James Sprent's 1843 map of Hobart, the land on which number 12 Frederick Street was built formed part of 39 perches originally claimed by Martin John Flanagan. Built in the late 1890s the Victorian cottage has undergone some aesthetic changes however the original form of the overall building and its architectural style is still clearly apparent. The weatherboard cottage features a symmetrical façade, hipped roof that has had its original cladding replaced with ceramic tiles, and tall cement rendered brick chimneys. The cottage is positioned on a sandstone base and a set of stairs with timber balustrading lead up to a small covered porch and front door. Double hung sash windows are positioned either side of the central front door featuring a top light (see images). The cottage is positioned close to the street and a low-level timber picket fence borders the small front garden.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 12 Frederick Street is of local historic significance for contributing to the understanding of the late nineteenth and early 20th century suburbanisation of West Hobart. Built in the late 1890s the building represents residential development within Frederick Street during this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Is representative of the principal characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. 12 Fredrick Street is one of a number of cottages in the area that represents this architectural style, and forms part of a collection of significant housing stock that is evidence of the late Victorian period of development in this area of West Hobart

(iv) aesthetic characteristics;

Positioned close to the street the cottage is a prominent visual element and makes a significant contribution to the streetscape. 12 Fredrick Street cottage is a representative example of a late Victorian cottage, distinguished by its symmetrical form, hipped roof, sandstone base, sash windows, and tall chimneys.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: 13 Frederick Street, West Hobart, Reference Number HOB-C6.1.1317

### Description

Frederick Street appears in James Sprent's 1843 map of Hobart, and the location on which number 13 Frederick Street was built formed part of 1A-2R-11Ps granted to M J McLaughlin. Built in 1915 the Federation Arts and Crafts residence has undergone some extensions to the rear however the original form of the overall building and its architectural style is still clearly apparent. The two-storey asymmetrical brick residence has a medium setback from the street with a front garden path leading up to a set of steps into an enclosed porch. The roof takes a varied gable form, with prominent eaves with exposed rafters, prominent gable verge, and brackets under gables (see images). The large street facing gable features timber shingle infill in the upper gable and roughcast rendered walling beneath. A projecting bay window made up of four panels with frosted top lights is positioned beneath the gable and is supported by timber brackets beneath. Positioned directly below the projecting bay window, on the ground floor are two casement windows with a detailed brick lintel and thick stone sill (see images). Two tall and prominent roughcast rendered chimneys with exposed brick detailing are positioned on the northern and southern sides of the residence. The northern side of the residence features an arched window with lead light detailing, and the north facing gable features shingle infill, with a double casement window beneath, and a projecting bay window directly below on the ground floor level. A low-level painted masonry fence with pedestrian gate borders the front of the property. The rear of the residence has been extended however the original form of the overall building is still clearly apparent.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

13 Frederick Street is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of West Hobart. Built in 1915 the building represents the pattern of residential development that occurred within Frederick Street during this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;



Is representative of the principal characteristics of a double storey Federation Arts and Crafts residence which contributes to the historical streetscape. 13 Frederick Street is one of a small number of residences in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the Federation period of development in this area of West Hobart

(iv) aesthetic characteristics;

Positioned with a medium set back from the street in a front garden framed by a low level painted masonry fence, the residence is a prominent visual element and makes a significant contribution to the streetscape. Number 13 Frederick Street is a representative example of a Federation Arts and Crafts brick residence, distinguished by its asymmetrical form, gabled roof, roughcast rendered brick chimneys, projecting bay windows, exposed rafters under eaves, shingle gable infill, led light casement windows, roughcast rendered walling, and detailed brick lintels.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: 395 Liverpool St, West Hobart, Reference Number HOB-C6.1.2029

### Description

Number 395 sits on 2 roods and 16 perches originally granted to George Wilson. In 1900 Mr William Mathers built *Mirimar*, the double storey 'Decorated' Federation timber weatherboard residence is positioned high above the road with a large open front garden. The residence features a hipped corrugated iron roof with timber brackets under the eaves, and four tall, corbelled brick chimneys. A 1973 extension with external stairs was constructed on the eastern elevation of the residence which has slightly altered the original symmetrical façade of the residence. The front of the building features a double storey verandah with slender timber posts, decorative iron lace frieze and balustrading (see images). The upper floor features large timber framed sash windows positioned either side of a central door, the four panelled timber door featuring side and top lighting opens onto the verandah, and two decorative lamps are fixed to the wall on either side of the door. The lower storey follows the same fenestration layout as the storey above however the sash windows are a slightly smaller scale, and the central front door features a top light but no side lighting (see images). Although the building has been extended the original form of the overall building is still clearly apparent.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values.

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 395 Liverpool Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of West Hobart. Built in 1900 the building demonstrates the pattern of development that occurred along upper Liverpool Street and the tendency to locate residences close to main roads prior to automobile use. 395 Liverpool Street is significant as an estate of the Mathers family that was subsequently subdivided with the neighbouring residences numbers 397, and 393 built by the extended family, demonstrating this common practice at the time.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Number 395 Liverpool Street is representative of the principal characteristics of Federation 'Decorated' weatherboard residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the early 20th century period of development in the upper Liverpool Street area.

(iv) aesthetic characteristics;

Set back from the street and positioned on the high side of Liverpool Street the residence forms prominent visual element and makes a significant contribution to the streetscape. 395 Liverpool Street is a representative example of a two storey weatherboard Federation 'Decorated' residence, distinguished by its hipped corrugated iron roof, tall corbeled brick chimneys, double storey verandah supported by slender timber posts, with decorative iron lacework friezes and balustrading, and sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: 2/111 Warwick Street, West Hobart, Reference Number HOB-C6.1.3575

### Description

111 Warwick Street is a Victorian Georgian building positioned off Warwick Street with part of the building appearing in Sprent's 1840s survey of Hobart. The building is located within an internal lot and cannot be viewed from Warwick Street. The residence takes a varied form with a two storey brick Victorian Georgian building orientated towards the east, the residence features a hipped corrugated iron roof, and a ground storey verandah with pairs of slender timber posts and balustrading. The symmetrical façade features three twelve pane sash windows with stone lintels and sills on the upper storey. Whilst the ground floor consists of two twelve pane sash windows with stone lintels and sills, and timber shutters, a central front door features multi-pane top lighting. Two tall corbeled painted brick chimneys are positioned to the rear of the building. An early timber weatherboard extension is situated on the western side of the property. The extension features a twin gabled roof form with a central front door, informally placed multi-pane windows, and a single simply detailed brick chimney.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 111 Warwick Street is of local historic significance for contributing to the understanding of the mid to late 19th century suburbanisation of West Hobart. The building demonstrates the pattern of development that occurred along Warwick Street and the tendency to locate residences close to main roads such as Elizabeth Street.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Number 111 Warwick Street is representative of the principle characteristics of a Victorian Georgian residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the mid to late 19th century period of development in this area of West Hobart.



(iv) aesthetic characteristics;

Set back from the street in a large internal block 111 Warwick Street is a representative example of a painted brick Victorian Georgian residence with an early twin gabled weatherboard extension. The residence is distinguished by its symmetrical form, hipped corrugated iron roof, tall corbeled brick chimneys, a concave verandah supported by slender paired timber posts and balustrading, and multi-pane sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

## Datasheet: 127 Warwick Street, West Hobart, Reference Number HOB-C6.1.3583

### Description

Built in 1900 Number 127 Warwick Street was built on land that was originally part of 2 acres, and 2 perches granted to brothers Charles & Edward Elliott. Located on an internal block the building can only be partially viewed from Warwick Street. Built in 1900 the Victorian cottage has undergone some additions and aesthetic changes, however the original form of the overall building and its architectural style is still clearly apparent. The cottage has an unusual façade with an asymmetrical fenestration arrangement. Two eight pane sash windows are positioned to the south western side of the façade, whilst a single sash window is positioned towards the north western edge of the façade. Situated between the windows is a timber front door with a large glazed panel inset in the top half of the door (see images). Single gabled dormer window is positioned to the north western side of the building and features multi-pane glazing. The roof of the residence takes a mansard form, whilst the veranda is positioned under a broken back roof (see images). The original roof cladding has been replaced with synthetic tiles. The cottage features two rendered brick chimneys, and the property retains a large rear yard with established garden.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 127 Warwick Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of West Hobart. The building demonstrates the pattern of development that occurred along Warwick Street and the tendency to locate residences close to main roads such as Elizabeth Street before the rise in automobile use.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Number 127 Warwick Street is representative of the principle characteristics of a late Victorian cottage. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late 19th to early 20th century period of development in this area of West Hobart.

(iv) aesthetic characteristics;

Set back from the street in a large internal block 127 Warwick Street is a representative example of a late Victorian cottage. The residence is distinguished by its mansard roof, tall brick chimneys, a broken back verandah supported by slender paired timber posts, and multi-pane sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**



## Datasheet: 156 Warwick Street, West Hobart, Reference Number HOB-C6.1.3586

### Description

The segments of land formed by Lansdowne Crescent, Warwick and Hill Streets, were known as Crescent Fields, and were subdivided in the late 1850s. Residential development was slow until the 1880s and 1890s, and the introduction of a tram service to the area in 1914, greatly influenced residential development. Number 156 Warwick Street was built on land that formed part of two roods and 16 perches that were granted to Basset Dickson Jnr. Drainage plans date the building to the early 1900s and the large residence is an example of Federation Queen Anne architecture. The building is now used as a medical centre and is setback off the street with a large open front garden with terraced stone walling. Positioned on a sandstone base the painted brick residence features a hipped and gabled corrugated iron roof with three tall painted corbeled brick chimneys. A bullnose verandah supported by slender timber posts featuring a decorative timber frieze, and balustrading. The street facing gable features roughcast stucco infill with a half-timber effect, a modestly detailed timber bargeboard, and two timber brackets supporting the projecting gable. Positioned beneath the gable is a four panelled bay window featuring multi-pane amber top lights and sash windows beneath. A set of stone steps lead from the garden up to the front verandah where the centrally positioned front door with side and top lighting is situated, adjacent to the front door is a single sash window (see images). The eastern elevation features a section of verandah that has been enclosed. The residence has retained a large block however a large asphalt carpark at the rear has slightly diminished the heritage curtilage of the property.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 156 Warwick Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of West Hobart. Built in the early 1900s the building demonstrates the pattern of development that occurred along Warwick Street that coincided with the introduction of tram services to the area.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;



Number 156 Warwick Street is representative of the principal characteristics of Federation Queen Anne residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late 19th and early 20th century period of development in this area of West Hobart.

(iv) aesthetic characteristics;

Set back from the street in a large and open front garden the residence forms a prominent visual element and makes a significant contribution to the streetscape. 156 Warwick Street is a representative example of a stuccoed Federation Queen Anne residence, distinguished by its asymmetrical form, hipped and gabled corrugated iron roof, tall, corbeled brick chimneys, bullnose verandah supported by slender timber posts, decorative timber frieze and balustrading, bay window with multi-pane and coloured top lighting, and sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**



## Datasheet: 166 Warwick Street, North Hobart, Reference Number HOB-C6.1.3587

### Description

The segments of land formed by Lansdowne Crescent, Warwick and Hill Streets, were known as Crescent Fields, and were subdivided in the late 1850s. Residential development was slow until the 1880s and 1890s, and the introduction of a tram service to the area in 1914, greatly influenced residential development. The building was constructed in 1900 and is an example of a Federation Italianate residence. The large single storey brick residence is set far off the street but remains highly visible within the street scape. The residence features a hipped and gabled corrugated iron roof, featuring three painted brick chimneys. The building is positioned on a high base and a set of steps lead to a front verandah with central front door (see images). The asymmetrical façade of the residence features a faceted bay window with a separate roof, featuring three curved arch windows, featuring stucco mouldings articulating lintels. The front verandah is supported by slender posts with decorative brackets, and iron lace frieze, a small section of verandah is enclosed with glazing on the eastern side. The central front door features arched lead light glazing, and top and side lighting also with lead lighting. Adjacent to the front door beneath the verandah is a three panel window, featuring timber frames, and two sash windows are positioned either side of a larger fixed window(see images). The building now serves as a religious centre and the residence has retained a large block, however the building has undergone extensions to the rear, and a large gravel carpark at the front of the property has slightly diminished the heritage curtilage of the property.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values.

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 166 Warwick Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of West Hobart. Built in the 1900 the building demonstrates the pattern of development that occurred along Warwick Street that coincided with the introduction of tram services to the area.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Number 166 Warwick Street is representative of the principal characteristics of Federation Italianate residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late 19th and early 20th century period of development in this area of West Hobart.

(iv) aesthetic characteristics;

Set back from the street the residence still holds prominence visually and makes a significant contribution to the streetscape. 166 Warwick Street is a representative example of a stuccoed Federation Queen Anne residence, distinguished by its asymmetrical form, hipped and gabled corrugated iron roof, brick chimneys, verandah supported by slender posts with decorative brackets and iron lace frieze, a faceted bay window with separate roof, and central front door featuring lead lighting, top, and side lights.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

#### **Images for statements of local historic heritage significance and heritage values**



## Datasheet: 11 Watkins Avenue, West Hobart, Reference Number HOB-C6.1.3623

### Description

Number 11 Watkins Avenue is positioned on land originally owned by George Watkins, a former convict who acquired 1 acres, 3 roods, and 9 perches on the southern side of Warwick Street after he was pardoned 1844. A gardener and labourer Watkins cultivated the land which remained in the family until Watkins Avenue was created to connect Warwick Street and Patrick Street in the mid-1920s. Sir Robert Cosgrove former Premier of Tasmania, purchased land from the Watkins family in 1924 and subdivided it into allotments with access onto the western side of Watkins Avenue. Sir Robert built number 11 Watkins Avenue for himself and family in 1929 and lived there until at least the late 1950s with his wife Dame Gertrude Cosgrove. He became Premier in 1939 and served in that position until 1958 making him the longest serving Premier in Tasmania's history.

Number 11 Watkins Avenue is a substantial two storey Inter-War brick residence, positioned on a large block with a generous rear yard. Features of the residence include a low hipped corrugated iron roof with wide eaves and exposed rafters. Two tall brick chimneys are positioned on either side of the residence, and a recessed upper storey balcony that faces onto the street (see images). Windows feature stone sills and lintels, and a bay window on the front elevation features a separate faceted roof. The entrance door is positioned centrally in beneath a small inset porch, the timber front door features a lead lighting with floral motifs, and side and top lighting panels. The residence features a low brick fence with two cast iron pedestrian gates and a central path, the entrance is approached via a set of concrete steps with iron hand rails. Number 11 Watkins Avenue is set back from the street and features an established front yard, the scale and geometric form of the building make it a prominent element within the streetscape.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 11 Watkins Street is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of West Hobart. Sir Robert Cosgrove former Premier of Tasmania, purchased land from the Watkins family in 1924 and subdivided it into allotments with access onto the western side of Watkins Avenue. Sir Robert built number 11 Watkins Avenue for himself and family in 1929.



(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Number 11 Watkins Avenue is an example of a substantial Inter-War brick residence. The house is one of a small number residences in the area that represents a substantial two storey Inter-War brick residential building, 11 Watkins Street forms part of a collection of significant residences that are evidence of the Inter-War period of development in this area of West Hobart.

(iv) aesthetic characteristics;

Positioned on a large block, the scale and geometric form of 11 Watkins Street makes it a prominent element within the streetscape. The substantial two storey Inter-War brick residence features a low hipped corrugated iron roof with wide eaves and exposed rafters, two tall brick chimneys are positioned to either side of the building. A key feature of the facade is the recessed upper storey balcony that looks onto the street. Windows feature stone sills and lintels, and a bay window on the front elevation features a separate faceted roof. The entrance door is positioned centrally beneath a small inset porch, the timber front door features lead lighting with floral motifs, and side and top light panels. A low brick front fence with two cast iron pedestrian gates is positioned along the frontage of the residence, and a central path lead to a set of concrete steps with iron hand rails positioned up to the front door. Number 11 Watkins Avenue is set back from the street and features an established front yard, and large rear yard with mature trees.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Number 11 Watkins Avenue was built as the primary residence for Sir Robert Cosgrove and wife Dame Gertrude Cosgrove in 1929, they lived at the residence for over two decades. Sir Robert became Premier in 1939 and served in that position until 1958 making him the longest serving Premier in Tasmania's history.

**Images for statements of local historic significance and heritage value.**



## Datasheet: 13 William Street, West Hobart, Reference Number HOB-C6.1.3675

### Description

William Street appears in James Sprent's 1843 map of Hobart, and the land on which number 13 William Street was built originally formed part of 39 perches claimed by Martin John Flanagan. Built in the late 1890s the Victorian Georgian residence. The symmetrical façade features a hipped corrugated iron roof, the cottage is positioned on a stone base, and a front verandah is supported by slender timber posts with multi pane glazing enclosing one side (see images). Timber framed sash windows are positioned either side of the central front door featuring a top light. The cottage is positioned close to the street and a timber picket fence borders a small front garden (see **Error! Reference source not found.**).

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 13 William Street is of local historic significance for contributing to the understanding of the late nineteenth and early 20th century suburbanisation of West Hobart. Built in the late 1890s the building represents residential development within William Street during this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Is representative of the principle characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. 13 William Street is one of a number of cottages in the area that represents this architectural style, and forms part of a collection of significant housing stock that is evidence of the late Victorian period of development in this area of West Hobart

(iv) aesthetic characteristics;

Positioned close to the street the cottage is a prominent visual element and makes a significant contribution to the streetscape. 13 William Street cottage is a representative example of a late Victorian cottage, distinguished by its symmetrical form, hipped roof, and sandstone base, front verandah with slender timber posts, sash windows, and central front door.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic significance and heritage value.**



## Datasheet: 52 Cascade Road, South Hobart, Reference Number HOB-C6.1.632

### Description

Built in 1880 on part of 229 acres originally granted to Robert Lapthrop Murray, number 52 Cascade Road is a late Victorian 'Decorated' cottage. Positioned on the corner of Congress Street and Cascade Road the residence sits on the high side of Cascade Road and is positioned on a sandstone base. The single storey weatherboard residence features a hipped corrugated iron roof, and three tall, corbeled brick chimneys. A corrugated iron bullnose verandah is located on the front and eastern elevations, supported by slender timber posts with decorative iron lace, and timber balustrading. The residence features symmetrical fenestration on the façade with sash windows positioned either side of the central four panel timber door, with side and top lighting (see images). The eastern elevation features a sash window beneath the verandah, and a small projecting wing also features a sash window (see images). The residence has a small cottage garden fronting Cascade Road that is enclosed by a masonry retaining wall with a timber picket fence. The rear of the building has been extended however the original form of the overall building is still clearly apparent.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 52 Cascade Road is of local historic significance for contributing to the understanding of the late 19th century suburbanisation of South Hobart. Built in 1880 the building demonstrates the pattern of development that occurred along Cascade Road and the tendency to locate residences close to main roads prior to automobile use.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;



Number 52 Cascade Road is representative of the principle characteristics of Victorian 'Decorated' weatherboard residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late Victorian period of development in this area of South Hobart.

(iv) aesthetic characteristics;

Positioned on a corner lot on the high side of Cascade Road the residence forms prominent visual element and makes a significant contribution to the streetscape. 52 Cascade Road is a representative example of a weatherboard Victorian 'Decorated' cottage, distinguished by its hipped corrugated iron roof, tall corbeled brick chimneys, bullnose verandah supported by slender timber posts, decorative iron lacework, sandstone base, and sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**



## Datasheet: 677 Huon Road, Fern Tree, Reference Number HOB-C6.1.1716

### Description

Number 677 Huon Road was built in the aftermath of the 1967 bushfires, the residence was one of many constructed in the late 1960s in Fern Tree in a post fire building boom. The Canning family lost their house at 677 Huon Road during the 1967 fires and employed Melbourne architect David McGlashan to design a new family home on the site. Positioned at the end of a long driveway, the residence is hidden from the road and positioned in a large garden setting. Constructed in 1969 the residence comprises of three modest platforms that step down the slope of the site allowing the residence to sit within the landscape. The building is constructed of concrete bricks, timber panelling, and large expanses of fixed glazing. Three skillion roofs are all pitched at the same angle with corrugated iron cladding and box gutters. A central wide concrete brick chimney also forms a prominent element of the residence. The reflection pools, Japanese influenced courtyard, and terraced gardens were designed by Torquil Canning who grew up in the residence and went on to become a horticulturist. The garden was part of the former Open Garden Scheme and remains a significant element of the property.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 677 Huon Road is of local historic significance for contributing to the understanding of late 20th century Modernist design approach, and landscaping design in Tasmania. The building represents the post 1967 bushfires residential construction within Fern Tree.

(ii) creative or technical achievements;

The residence demonstrates significant heritage value in establishing a high degree of creative achievement through the sensitive articulation of the building in response to the steep site and the relationship to its Tasmanian bush setting. The property is also of creative significance for its landscaping techniques with Japanese influenced courtyard and reflection pools.

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

The residence is distinguished by its three platforms each stepping down the steep site. The corrugated iron skillion roof features box gutters, and a wide concrete block chimney. The single storey building is constructed of concrete bricks, timber panelling, and large expanses of fixed glazing with clerestory windows. The extensive landscaped gardens feature reflection pools, stone walling, and established trees and shrubs.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

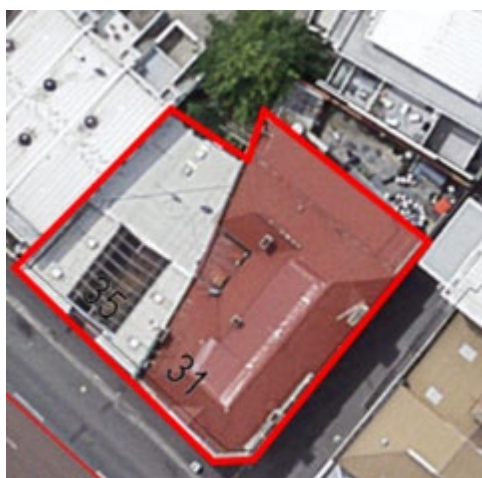
As a representative example of the work of architect David McGlashan, landscape designer Torquil Canning.

## Datasheet: 31-35 Campbell Street, Theatre Royal Hotel, Reference Number HOB-C6.1.539

### Description

The Theatre Royal Hotel was built in 1904 on the site of the original 1830s hotel of the same name. George Adams of Tattersalls gambling syndicate fame purchased and demolished the original hotel and, in its place, constructed the current building in 1904. George Adams remained the licensee until 1915 when Mr Patrick Gleeson took over the ownership for three years, this was followed by Mr Richard Jackman who was the proprietor of the hotel for twenty six years from 1919 until his death in 1945. Positioned on the corner of Campbell and Sackville Street the Theatre Royal Hotel is a Federation Free Classical style building. The two storey brick hotel has a single storey wing that has been altered significantly however the remainder of the building is predominately intact. The hotel features tiling halfway up the external walls of the ground storey, detailed stucco mouldings, a parapet roof form with central pediment containing Art Nouveau lettering, detailed cornicing, and stringcourse banding. The top storey features a roughcast treatment along the upper section above windows, upper storey sash windows have coloured multi-pane top lights and curved arched lintels with stucco detailing (see images). The ground floor features sash windows with curved brick lintels, and decorative brick motifs. Three original entrances are positioned along the building with one onto facing onto Campbell Street, another positioned on the corner of the two streets, and a third more discrete entrance is located along Sackville Street. Each doorway is highly decorative and features a pointed pediment detail with an arched brick lintel below, and corbelled brick motif detailing positioned below the arches (see images). The hotel along with the neighbouring c.1836 Theatre Royal remains one of the last surviving buildings of Hobart's Wapping district.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

31 Campbell Street is of local historic significance for contributing to the understanding of early 20th century commercial development in the Wapping district of Hobart. Built in 1904 the building demonstrates a Federation Free Classical hotel, and is one of the very few buildings dating from the 19th and early 20th century that remains in the area.

(ii) creative or technical achievements;



Not applicable

(iii) a class of building or place;

31 Campbell Street is significant for its ability to demonstrate the principle characteristics of a relatively intact two storey brick Federation Free Classical commercial building. The building is one of a small number in the inner Hobart area that represents this architectural style. The building also plays an important role as one of very few nineteenth and early twentieth century buildings remaining in the Wapping district that can contribute to the understanding of the districts history.

(iv) aesthetic characteristics;

Positioned on the street and wrapping around the corner of Campbell and Sackville Street the building is a prominent visual element and makes a significant contribution to the streetscape. The Theatre Royal Hotel demonstrates the principal characteristics of a Federation Free Classical building. Distinguished by its parapet roof form, parapeted pediment with Art Nouveau lettering, stucco mouldings, tiled exterior walls, string course banding, finely detailed arched entrances, and roughcast treatment to the upper storey.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**



## Datasheet: 158 Collins Street, Hobart., Reference Number HOB-C6.1.740

### Description

158 Collins Street was originally known as Signet House with construction dating to the late 19<sup>th</sup> century. The building has had a number of commercial uses and is currently utilized by healthcare providers. Positioned close to the street the three storey stuccoed brick building features refined detailing and makes a significant contribution to the streetscape. The building features a parapet roof with a modestly projecting cornice, and moulded stringcourses define each level of the building. The top floor features four rectangular windows with stucco moulding and stone stills, whilst the middle floor follows the same fenestration pattern, the four windows on this level are in the form of curved arches (see images). The ground floor features an arched entrance way to the eastern side of the façade, fitted with a large timber panelled door and glazed top light. The centre of the ground floor façade features a large arched shopfront styled window with intricate lead light detailing. One of the most significant features of the building is the arched carriage way on the western side of the façade (see images). The arched carriage way allows access to the internal block and exposes the early brickwork behind the stuccoed façade.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

158 Collins Street is of local historic significance for contributing to the understanding of late 19<sup>th</sup> century commercial development along Collins Street.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

158 Collins Street is significant for its ability to demonstrate the principle characteristics of a relatively intact three storey stuccoed brick late Victorian commercial building. The building forms part of a group of buildings within the area that represents this architectural period, and

contributes to the mixed streetscape of nineteenth and early-mid twentieth century commercial buildings within the area.

(iv) aesthetic characteristics;

Positioned close to the street 158 Collins Street is a prominent visual element and makes a significant contribution to the streetscape. Distinguished by its parapet roof, string course mouldings, rectangular windows on the upper level, curved arch windows on the middle level, and the arched carriage way on the ground floor.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

### **Images for statements of local historic heritage significance and heritage values**



## Datasheet: 205 Elizabeth Street, Hobart, Reference Number HOB-C6.1.1124

### Description

Positioned on 1 acre 1 rood and 5 perches originally granted to John Dunn number 205 Elizabeth Street is a tall and narrow building dating from the late Federation / early Inter-War period. The three-storey brick building features a largely altered shop front on the ground floor however the upper two storeys remain intact. The symmetrical building features a parapet roof form, with sandstone capping, and a decorative sandstone cornice with dentils and detailed moulding is positioned above the top floor windows (see images). The two top storey timber framed sash windows feature multi-pane top lights and decorative brick lintels, below the windows are glazed tiles. The 2nd storey features two timber framed sash windows, with glazed tiles beneath (see images). The façade has a strong vertical emphasis with vertical bays divided by exposed brickwork, and expressed brick columns.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

205 Elizabeth Street is of local historic significance for contributing to the understanding of the early 20th century mixed commercial and residential develop of the mid-town area of Elizabeth Street.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

Positioned between two larger buildings, number 205 Elizabeth Street is a prominent visual element and makes a significant contribution to the streetscape. The building is distinguished by its symmetrical form, parapet roof, sandstone cornice with detailed moulding and dentils, sash windows, glazed tile walling, detailed brick lintels, and the strong vertical emphasis of the building with vertical bays divided by exposed brickwork, and expressed brick columns.



(b) Significance of the local heritage place and its values because of its association with:

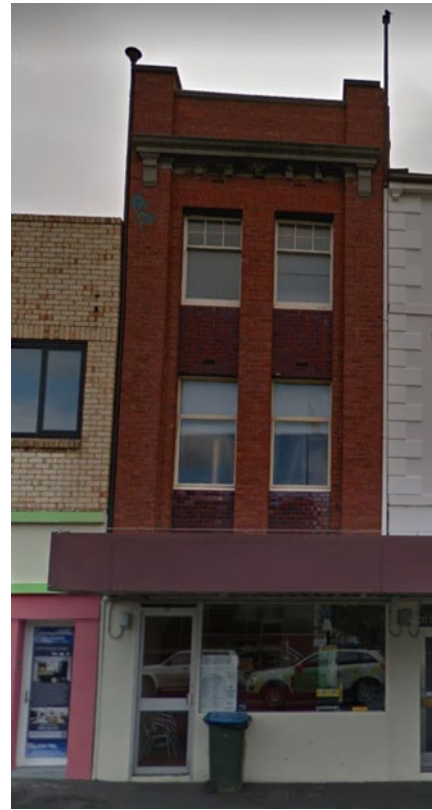
(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**



**Datasheet: 98A Campbell Street, 2 Melville Street, 1-5 Melville Street, Hobart, Reference Number HOB-C6.1544**

**Description**

Constructed as part of the Hobart Convict Penitentiary later known as the Hobart Gaol and Criminal Courts, the site has a lengthy association with correction, law enforcement and religious activity. The section of nineteenth century sandstone walling is located on the boundary between 1 and 5 Melville Street, and 98A Campbell Street. The development of a prison on the site began in 1821, and the wall is constructed using squared sandstone blocks, with the length spanning nearly two street blocks (see images). A large section of the site was demolished in 1963, and the high sandstone walling that surrounded the gaol was dismantled to retain only the low-level walling that remains today (see images). The walling demonstrates the original boundary of the large complex that occupied the site from 1821 until 1985 as a continuous place of correction, law enforcement, and religious activity in Hobart.

**Specific Extent**



**Statement of local historic heritage significance and historic heritage values**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

For demonstrating the principal characteristics of colonial sandstone walling associated with the Hobart Convict Penitentiary later known as the Hobart Gaol and Criminal Courts. The wall is of cultural heritage significance as a representation of an early stone wall in central Hobart that relates to the first stages of settlement in the area.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Is representative of the principle characteristics of a colonial sandstone wall that contributes to the historical streetscape. The wall provides a significant connection to the establishment of the Hobart Convict Penitentiary later known as the Hobart Gaol and Criminal Courts.

(iv) aesthetic characteristics;

The sandstone walling creates a prominent visual element and makes a significant contribution to the streetscape. The sandstone wall is significance as an integral element of the Hobart Convict Penitentiary heritage site later known as the Hobart Gaol and Criminal Courts

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

### Images for statements of local historic heritage significance and heritage values



## **Datasheet: Hobart Rivulet, CBD (Molle Street – River Derwent), Reference Number HOB-C6.1.10**

Component Streets:

- Argyle Street
- Barrack Street
- Collins Street
- Elizabeth Street
- Harrington Street
- Murray Street
- Liverpool Street
- Victoria Street

### **Description**

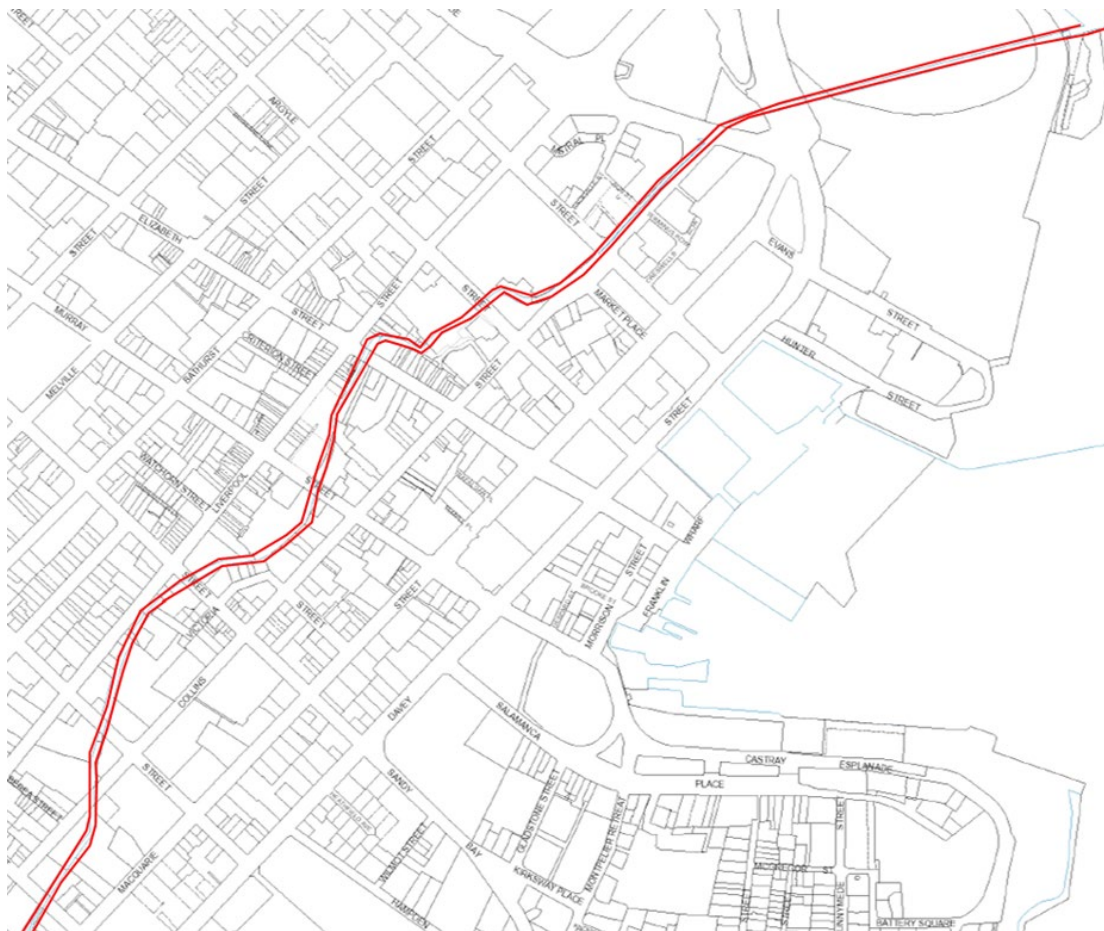
The Hobart Rivulet was once the life blood of the early settlement of Hobart with the history of the rivulet reflecting the development of the city. The rivulet was not only a primary source of drinking water for Hobart's population but was also a significant source of energy for early industries. Early industries around Molle Street and upper Collins Street included Walkers Brewery and Flour Mill, Johnstone Brothers Woollen Factory, and a number of other small factories, distilleries, and government flour and timber mills were established along this section of the rivulet. The first bridges over the rivulet were of basic timber construction, Wellington Bridge in Elizabeth Street is thought to have been the first substantial structure to negotiate the rivulet built in 1816. Construction began on brick and stone bridges in the 1820s across Argyle Street, Campbell Street, and Murray Street.

The working-class area of Wapping which was centred around lower Collins, Campbell, and Hunter Streets developed around the rivulet with a number of industries such as the gas works, abattoirs, fish markets, and a soap factory were located in the area. The industrial activity and population growth prompted the rivulet become rapidly polluted, and typhoid epidemics during the 1880s and 1890s prompted local government to improve the quality of the Rivulet by attempting to restrict industrial contamination, and enclosing the waterway beneath the city. Floods are frequent on the rivulet and some major floods, such as those in 1854, 1872, and 1960, severely damaged parts of the city.

The rivulet maintains a subtle presence as it winds its way beneath the city, however there are small sections of the rivulet that remain open and can be viewed from street level, including the bridge on Molle Street next to the Johnstone Brothers Woollen Factory, the opening on Collins Street backing onto the former Tepid Baths, and former Walkers Brewery and Flour Mill, the Barrack Street Bridge that sees the rivulet flow between Collins and Liverpool Streets, Harrington Street features a small bridge in front of a public toilet complex, Elizabeth Street Mall features an opening the Wellington Bridge, with the final opening within the CBD visible on the corner of Collins and Campbell Street outside the Royal Hobart Hospital in the Wapping district. The rivulet runs a curving course flowing easterly from Molle Street downwards through the CBD eventually terminating into the River Derwent flowing under the Cenotaph on the Domain. A number of buildings back onto the rivulet but frontages of buildings remain addressing the street rather than the rivulet. Some buildings are constructed over the top of the rivulet, an example being the Murray Street entrance Cat and Fiddle Arcade. Refer images below.



## Specific Extent



## Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

The numerous remaining buildings, complexes, intact infrastructure, and archaeological features which demonstrate the importance and contribute to the understanding of the Rivulet in the development of early Hobart industrial activity and settlement.

For the representation of diverse historical themes, and a wide variety of significant elements and physical features including bridges, walling, and tunnels.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

The significant former industrial complexes The Johnstone Brothers Woollen Factory, and Walkers Brewery and Flour Mill demonstrate the development of early Hobart industrial activity.

(iv) aesthetic characteristics;

The contribution of the Rivulet to the aesthetic and visual qualities through its urban setting and the historic structures along its length.

(b) Significance of the local heritage place and its values because of its association with:

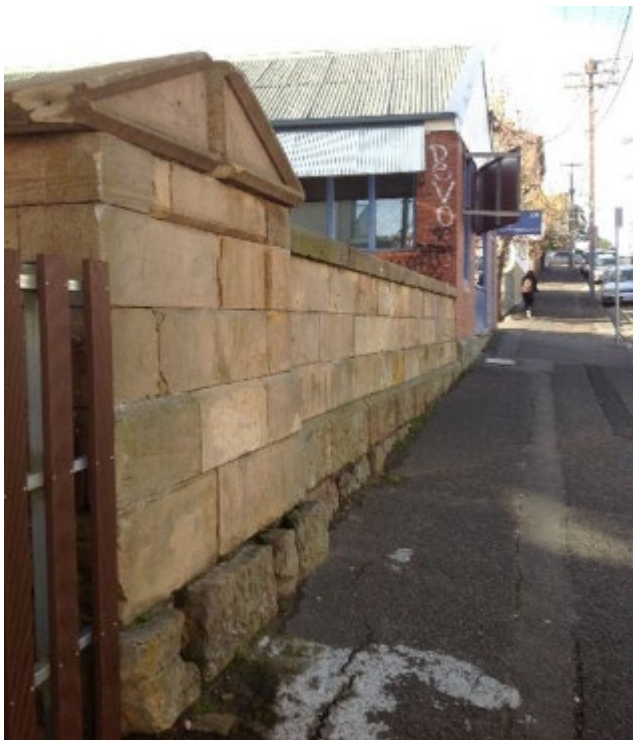
(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**



## Datasheet: The Telegraph Hotel, 19 Morrison Street, Hobart, Reference Number HOB-C6.1.2420

### Description

Number 19 Morrison Street was built in 1941 on the site of a much earlier (1858) building that was also known as The Telegraph Hotel. Positioned on the corner of Brooke and Morrison Street the hotel is an example of the Inter-War Streamline Moderne style. The two storey hotel brick with a parapet roof features tiling from the floor to roof of the ground level, and a suspended awning roof curving around the street corner with letter signage reading 'Telegraph Hotel' (see images). Fenestration along the ground level remains largely intact, including decorative glass bricks on the Brooke Street facade, however windows under the awning section have replaced with modern glazing (see images). The semicircular wing of the building is positioned to wrap around the intersection of Morrison and Brooke Street, with the upper storey featuring the original steel frame curved windows. The remainder of the upper storey windows are also steel framed and remain highly intact (see images). Painted and projecting string courses emphasizes the strong horizontal appearance of the building. A single projecting bay with a stepped parapet is visible on the Brooke Street façade, whilst another stepped parapet is visible on the Brook Street façade, whilst another stepped parapet with a recessed window bay and balconette is located on the Morrison Street façade.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

19 Morrison Street is of local historic significance for contributing to the understanding of mid-20th century commercial development along the Hobart waterfront area. Built in 1941 the building demonstrates an Inter-War Streamline Moderne commercial building.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

19 Morrison Street is significant for its ability to demonstrate the principle characteristics of a relatively intact two storey brick Inter-War Streamline Modern commercial building. The building is one of a small number in the area that represents this architectural style, and contributes to the



mixed streetscape of nineteenth and early-mid twentieth century commercial buildings within the area.

(iv) aesthetic characteristics;

Positioned on the street and wrapping around the corner of Morrison and Brooke Street the building is a prominent visual element and makes a significant contribution to the streetscape. The Telegraph Hotel demonstrates the principal characteristics of an Inter-War Streamline Moderne commercial building. Distinguished by its parapet roof form, steel window framing, tiled exterior walls, horizontal emphasis through string course banding, curved central bay, and suspended awning roof.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**





## Datasheet: Peter Johnstone Marine, 21-25 Morrison Street, Hobart, Reference Number HOB-C6.1.2421

### Description

Number 21-25 Morrison Street is positioned on land originally granted to Richard Lewis auctioneer and merchant in Van Diemen's land in the early to mid 19<sup>th</sup> century. Number 21-25 Morrison Street was built in 1915 by Mr J.G Turner a Fruit Merchant and Manufacturer who had long been associated with maritime and wharfing activities within Hobart. The building is positioned on the corner of Brooke and Morrison Street and is an example of Federation Warehouse style. The two-storey brick building was originally created with four separate shop fronts facing onto Morrison Street whilst it appears the remainder of the building was utilized for warehousing (see images). The building features a parapet roof with a decorative central parapeted gable, and a projecting cornice wraps around the building, and emphasized piers divide the façade into five bays. Shopfront windows are positioned along the ground floor of the façade, whilst the upper floor features five grouped windows with stone sills (images). The building has operated as Peter Johnstone Ship chandlers since 1964, and is a significant landmark within the Hobart waterfront.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

21 Morrison Street is of local historic significance for contributing to the understanding of early 20<sup>th</sup> century commercial / industrial development along the Hobart waterfront area. Built in 1915 the building demonstrates the Federation Warehouse style.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

21 Morrison Street is significant for its ability to demonstrate the principal characteristics of a relatively intact two storey brick Federation Warehouse building. The building is one of a small

number in the area that represents this architectural style and contributes to the mixed streetscape of nineteenth and early-mid twentieth century commercial buildings within the area.

(iv) aesthetic characteristics;

Positioned on the street and wrapping around the corner of Morrison and Brooke Street the building is a prominent visual element and makes a significant contribution to the streetscape. 21-25 Morrison Street demonstrates the principal characteristics of a Federation Warehouse building. Distinguished by its parapet roof form with central parapeted gable, emphasised piers, shopfront windows, projecting cornice, stringcourse banding, and symmetrical fenestration along the façade.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**

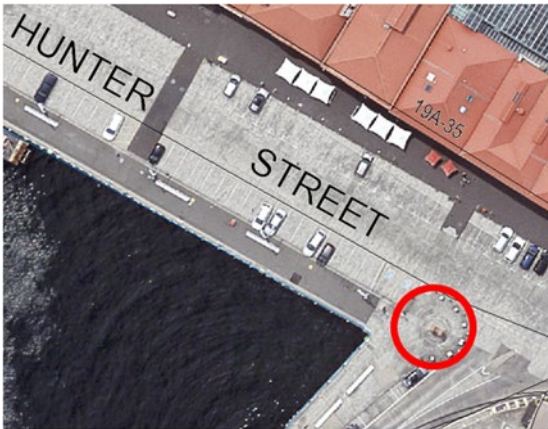


## Datasheet: Sesquicentenary Memorial, Hunter Street, Hobart, Reference Number HOB-C6.1.1705

### Description

Located over the Franklin Wharf bridge, positioned on the waterside edge of Hunter Street sits the Sesquicentenary Memorial of Hobart. The monument celebrates the 1804 landing of Lieutenant Colonel David Collins at Sullivan's Cove to establish the first permanent settlement in Van Diemen's Land. The 1954 celebrations of 150 years of colonial settlement in Hobart was marked by another historical event, with the royal visit of Queen Elizabeth the Second to Tasmania. On the 20<sup>th</sup> of February the memorial unveiling ceremony took place in Hunter Street with Queen Elizabeth and Prince Phillip Duke of Edinburgh in attendance, officially opened by the Queen the unveiled monument was constructed of Tasmanian Red Granite, and features sandstone carvings of the HMS Lady Nelson and the HMS Ocean (see images). Some years after the unveiling the monument was moved from its central position in Hunter Street, to the more practical position on the water side edge of the street where it remains today in a largely unaltered state.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

The Sesquicentenary Memorial of Hobart was unveiled by Queen Elizabeth the Second on 20<sup>th</sup> February 1954, marking 150 years to the day that Lieutenant Colonel David Collins landed at Sullivan's Cove to establish the first permanent colonial settlement in Van Diemen's Land. The memorial is of local historic heritage significant for its representation of two significant events in Hobart's history, the 1804 settlement of Hobart, and the 1954 Royal Visit to Tasmania.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

Not applicable

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage values**





## Datasheet: Victoria Dock, Hobart, Reference Number HOB-C6.1.3524

### Description

The 19<sup>th</sup> century crane is located between Victoria Dock and the Mures building, the crane was in use prior to 1885. It originally operated on the edge of Franklin Wharf, in Morrison Street, and was moved to Victoria Dock in the 1890s. The crane still remains in working order and is currently used by small boats and craft within Victoria Dock for marine repairs and maintenance (see images).

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

The crane located at Victoria Dock is an example of a 19th century crane that has been associated with shipping, and maritime activities in Hobart for the past 133 years.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

Not applicable

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

Images for statements of local historic heritage significance and heritage values



## Datasheet: 2-4 Gladstone Street, Hobart, Reference Number HOB-C6.1.1386

### Description

Number 2-4 Gladstone Street is a two-storey conjoined Victorian Georgian warehouse building, dating from the mid-late 1800s. James Sprent's 1840s map of Hobart shows the plot of land that the buildings were later constructed on lists successful Jewish merchant and ex-convict Judah Solomon as the landholder during this period. Although altered the Georgian form of the warehouses are still evident. The buildings are of sandstone construction but have been heavily rendered and painted. The buildings feature symmetrical facades and hipped corrugated iron roofs (see images). Number two Gladstone Street features a central gantry bay on the upper floor with large stone lintel above, that has been infilled with glazing (see images). Sash windows appear to have been replaced with three panelled steel frame windows.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

2-4 Gladstone Street is of local historic significance for contributing to the understanding of a mid-late 19th century warehouse in Sullivan's Cove. The building demonstrates a two-storey conjoined warehouse, and is one of the very few buildings dating from the 19th century that remains in Gladstone Street.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

2-4 Gladstone Street is significant for its ability to demonstrate the principle characteristics of a two storey conjoined Victorian Georgian warehouse building. The building plays an important role as one of the few nineteenth century buildings remaining in Gladstone Street that can contribute to the understanding of the areas 19th century history.

(iv) aesthetic characteristics;

Positioned on the street the two conjoined Victorian Georgian warehouse buildings make a significant contribution to the streetscape. The buildings are distinguished by hipped corrugated iron roofs, symmetrical facades, and the visible gantry bay on the top floor of Number Two Gladstone Street.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

#### **Images for statements of local historic heritage significance and heritage values**





## Datasheet: 37 Montpelier Retreat, Battery Point, Reference Number HOB-C6.1.2415

### Description

Number 37 Montpelier Retreat formed part of 6 acres and 39 perches originally granted in 1836 to William Thomas Parramore, who served as secretary to Lieutenant-Governor George Arthur. Number 37 consists of two conjoined buildings of varying styles, the earlier building on the eastern end of the lot was constructed around 1890, and the slightly later building on the western side was constructed in the first decades of the 1900s. The 1890s structures appear to have been built as a late Victorian decorated brick cottage constructed on a sandstone base. The cottage is positioned off the street within a small cottage garden that is confined by a low sandstone wall. The cottage features a symmetrical façade with a central timber door with top light, and sash windows with stone sills and lintels are positioned either side. A set of steps leading through the garden access the elevated veranda which is supported by two slender Tuscan style columns, and decorative ironwork panels of balustrading frame the veranda. The cottage features a hipped corrugated iron roof with a large Italianate dormer centrally positioned to face the street.

The adjoining building which dates to the Federation period features a gabled parapet roof with brick capping, the façade features a central pair of sash windows with the upper sash consisting of multi-panes. A narrow ventilator is positioned above the window in the centre of the gable. The building is accessed via the veranda of the adjoining cottage through a single four panelled timber door. Number 37 Montpelier has had a number of uses over the years including a residence, public house, antique shop, and now operates as a restaurant. Refer to images.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

37 Montpelier Retreat is of local historic significance for contributing to the understanding of late 19th and early 20th century development with Battery Point. The property demonstrates the evolution of a brick Victorian decorated cottage with the early 20th century addition of a brick Federation style building.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

37 Montpelier Retreat is significant for its ability to demonstrate the principal characteristics of a Victorian decorated cottage with a later Federation addition. The building contributes to the historical streetscape of Montpelier Retreat and is one of a small number of buildings remaining in Montpelier Retreat that represents the late 19th and early 20th century development of the area.

(iv) aesthetic characteristics;

Setback off the street in a small cottage garden framed by low level sandstone walling number 37 Montpelier Retreat is a prominent visual element and makes a significant contribution to the streetscape. The buildings are representative examples of a late Victorian decorated brick cottage, and an adjoin brick Federation building. The cottage is distinguished by its symmetrical form, corrugated iron hipped roof, large Italianate dormer window, prominent brick chimneys, and sash windows with stone lintels and sills. The Federation addition is distinguished by its gabled parapet roof, central sash windows, and original brick chimneys.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

#### Images for statements of local historic heritage significance and heritage value



## Datasheet: 46-48 Sandy Bay Road, Battery Point, Reference Number HOB-C6.1.3127

### Description

Number 46-48 Sandy Bay Road formed part of 6 acres and 39 perches originally granted in 1836 to William Thomas Parramore, who served as secretary to Lieutenant-Governor George Arthur. City of Hobart drainage plans date the construction of the residence to 1936. 42-46 Sandy Bay Road is a two storey Inter-War Art Deco apartment block. Constructed of brick the building features a parapet roof with two projecting double storey bays flanking the central balcony on the top storey, and central entrance porch on the ground floor (see images). The apartment features three entrances, one via the central ground floor entrance porch, the second via a set of concrete steps on the northern face of the building that access to the top floor, and a third entrance is located to the southern side on the ground floor the building (see images). A prominent Art Deco styled flat and wide brick chimney is located on the southern side of the building. String course banding runs above the lower and upper-level sash windows, and a patterned motif moulding runs along the parapet of the building (see images). The central top floor balcony features brick balustrading with parallel line detailing. The residence has a modest set back and a stylized brick and ironwork fence borders the building from the road (see images).

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

46-48 Sandy Bay Road is of local historic significance for contributing to the understanding of the mid-20th century infill development along Sandy Bay Road. Built in 1936 the building demonstrates the evolution of small-scale apartment buildings during this period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

46-48 Sandy Bay Road is significant for its ability to demonstrate the principal characteristics of a two-storey face brick Inter-War apartment block. The building contributes to the historical

streetscape of Sandy Bay Road and is one of a small number of apartment blocks in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the Inter-War of development and infill in inner city Hobart.

(iv) aesthetic characteristics;

Positioned close to the road and framed by a low-level stylised brick and ironwork fence the building is a prominent visual element and makes a significant contribution to the streetscape. Number 46-48 Sandy Bay Road is a representative example of an Inter-War Art Deco brick apartment block, distinguished by its two double storey bays, central balcony with entrance porch below, parapet roof form, a single prominent flat and wide brick chimney, moulded motifs, and string course banding across the lower and upper levels.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

#### **Images for statements of local historic heritage significance and heritage value**





## Datasheet: 50-62 Sandy Bay Road, Battery Point, Reference Number HOB-C6.1.3128

### Description

50-62 Sandy Bay Road formed part of 6 acres and 39 perches originally granted in 1836 to William Thomas Parramore, who served as secretary to Lieutenant-Governor George Arthur. Number 50-62 Sandy Bay Road was built by a Mr A.H Aspinall in 1905. The double storey Federation brick building consists of shopfronts on the ground level, flats on the upper level, and has an extra basement level at the rear. The building is positioned directly onto the street frontage and wraps around the corner of Sandy Bay Road and Montpelier Retreat (see images). Constructed on a sandstone base the brick building features a parapet roof with sandstone cornicing, and a sandstone stringcourse defines the upper and lower levels of the building. The ground level features shop front windows, and a single decorative porthole window is positioned on the northern end of the façade (see images). A sandstone pediment is positioned on the corner of the building drawing attention to its corner position on the street. Two prominent chimneys are located along the Montpelier Retreat side of the building, with another chimney positioned to the rear. Upper storey windows are sash with timber frame, and feature stone lintels. Ground floor shop front windows and doorways also feature stone lintels. Metal holsters are fixed along the top storey of the residence that indicate an awning roof was at some stage a feature of the building (see images). The rear of the building features significant early weatherboard additions with bay windows, casement windows, and lead lighting (see images). The rear of the building steps down the sloping road of Montpelier Retreat to provide an additional basement level to the building.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

50-62 Sandy Bay Road is of local historic significance for contributing to the understanding of early 20th century development along Sandy Bay Road. Built in 1905 the building demonstrates a Federation commercial/residential building, located in one of the early established commercial areas of inner Hobart.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

50-62 Sandy Bay Road is significant for its ability to demonstrate the principal characteristics of a two storey brick Federation style commercial/residential complex. The building contributes to the historical streetscape of Sandy Bay Road and is significant in conjunction with its neighbours, in demonstrating a relatively intact late nineteenth/early twentieth century mixed commercial and residential streetscape.

(iv) aesthetic characteristics;

Positioned on the street and wrapping around the corner of Sandy Bay Road and Montpelier Retreat the building is a prominent visual element and makes a significant contribution to the streetscape. Number 50-62 Sandy Bay Road is a representative example of a two storey Federation brick commercial / residential complex. Distinguished by its parapet roof, sandstone corncicing, sash windows with stone lintels, sandstone string course, prominent brick chimneys, and shop front configuration on the ground floor.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

#### **Images for statements of local historic heritage significance and heritage values**





## Datasheet: 2A Lambert Avenue, Sandy Bay, Reference Number HOB-C6.1.1821

### Description

Number 2A Lambert Avenue forms part of 38 acres and 3 roods that were originally granted to Lambert Dobson. Lambert Avenue was created and subdivided for housing in 1910, number 2A is an example of infill development that occurred in the street during the 1940s-1950s. Number 2A was built for Mr Frederick J Baily in 1950, who also owned the adjoining property at 399 Sandy Bay Road. The residence is set back from the street behind a sandstone and timber fence, and features the original garage with timber bi-fold doors along the western end of the street elevation. The residence is a two storey brick Functionalist building with Streamline Moderne design elements. The building features a prominent double storey parapeted curved bay with a large panels of windows along both storeys (see images) The roof of the residence is clad in tiles and a prominent wide and tall brick chimney is positioned towards the street, and a stringcourse of stone runs above the lower and top floor windows (see images). The building is orientated to address the garden rather than the street and features a garden patio, landscaped hedges, and established trees.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

2A Lambert Avenue is of local historic significance for contributing to the understanding of the development of Lambert Avenue, and the infill development that occurred in the street during the mid-20th century.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

Positioned slightly off the street in a large established garden number 2A is a prominent visual element within Lambert Avenue and makes a significant contribution to the streetscape. The



Functionalist building with Streamline Modern design elements is distinguished by its curved double storey parapeted bay, string course moulding, corner windows, original garage with bi-fold doors, and prominent wide and tall brick chimney.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## Datasheet: Lambert Avenue, Sandy Bay, Reference Number HOB-C6.1.1822

### Description

Number 4 Lambert Avenue is positioned on 38 acres and 3 roods originally Granted to Sir. W.L. Dobson. The Victorian Italianate residence named *Birrlee* was built in 1890 and served as the long-term residence of the Whiteside family. Built in the late nineteenth century, *Birrlee* reflected the growing popularity of Sandy Bay as a residential suburb for successful Hobart businessmen, and the growth in residential development that corresponded with the introduction of a tram service to the area in 1893. The substantial two storey painted brick residence features a hipped corrugated iron roof and demonstrates the principal characteristics of a substantial Victorian Italianate residence in a large garden setting. The asymmetrical residence features a double storey bay window with a separate faceted roof projecting towards the street (see images). Windows on the ground level feature curvilinear mouldings above lintels, stringcourse moulding running beneath window sills on the upper floor, and ornamental dentils beneath the eaves (see images). The eastern elevation features a double storey verandah, enclosed on the bottom storey and partially enclosed on the upper storey with glazing. Three tall painted corbeled brick chimneys are visible on the roof. A tall fence with hedging borders the residence from the street. *Birrlee* retains a large and established rear garden and a small front yard.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 4 Lambert Avenue is of local historic significance for contributing to the understanding of the late 19th century suburbanisation of Sandy Bay. Built in 1890 *Birrlee* reflects the growing popularity of Sandy Bay as a residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service to the area in 1893.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

4 Lambert Avenue is an intact example of a substantial Victorian Italianate residence. The building is one of a number of residences in the area that represents this architectural style, and forms part of a collection of significant Victorian Italianate residences that are evidence of the late Victorian period of development in Sandy Bay.

(iv) aesthetic characteristics;

Positioned close to street the substantial Victorian Italianate residence is a prominent visual feature and makes a significant contribution to the streetscape. Number 4 Lambert Avenue demonstrates the principal characteristics of a Victorian Italianate residence. Distinguished by its hipped corrugated iron roof, painted brickwork, faceted bay windows, double storey verandah, decorative mouldings and dentils, tall corbeled brick chimneys, and large intact garden setting.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**





## Datasheet: 48 Regent Street, Sandy Bay, Reference Number HOB-C6.1.3018

### Description

Number 48 Regent Street was constructed for Mr George Wright and Mrs Rosina Wright in 1888. The house remained in the Wright family for the next 50 years and was sold in 1938 after the death of their daughter Maud who inherited and lived in the house. The residence is an example of a late Victorian weatherboard cottage. The property features a hipped roof clad in corrugated iron, featuring two tall painted brick chimneys, and two gabled dormer windows facing onto the street (see images). The façade has an infilled verandah fronting the street, the glazed infill features green and purple frosted top lights, and weatherboard skirting. A central front door and flanking sash windows are visible beneath the verandah (see images). The residence has a modest setback from the street with a small front garden framed with a low timber picket fence.

### Specific Extent



### Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 48 Regent Street is of local historic significance for contributing to the understanding of the late 19th century suburbanisation of Sandy Bay. Built in the 1880s the house demonstrates the residential development that occurred along Regent Street during the late Victorian period.

(ii) creative or technical achievements;

Not applicable

(iii) a class of building or place;

Is representative of the principle characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. 48 Regent Street is one of a number of cottages in the area that represents this architectural style, and forms part of a collection of significant housing stock that is evidence of the late Victorian period of development in this area of Sandy Bay.

(iv) aesthetic characteristics;

Positioned close to the street the cottage is a prominent visual element and makes a significant contribution to the streetscape. 48 Regent Street is a representative example of a late Victorian cottage, distinguished by its symmetrical form, steep hipped roof, tall brick chimneys, sash windows, and central front door.



(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region;

Not applicable

**Images for statements of local historic heritage significance and heritage value**



## **Datasheet: Pillinger Drive – Pinnacle Road – Mountain Summit, Reference Number HOB-C6.1.2840**

### **Description**

The construction of the first section of road from Huon Road to the Springs commenced in 1885, using short term prison labour and completed by free labour. The bottom section of the new road formed Pillinger Drive, named after the Government Minister of Public Works, Alfred Thomas Pillinger who oversaw the project. The section of road was officially opened for traffic to The Springs in February 1899 and measured a distance of two miles and fifty-two chains.

From c.1890s to the 1920s there was a large increase in the recreational use of kunanyi/Mount Wellington, this was largely due to places now being accessible along the newly built road by both horse & cart and motorcar from Huon Road to The Springs.

Given the success of the new road the State Government struck a deal with the Hobart City Council to continue the road to The Pinnacle. The section of roadway from The Springs to The Pinnacle was built as part of a government program during the Great Depression work for the dole scheme. Many local residents were employed to work on the road with construction commencing with 40 workers in August 1934 and growing to a workforce of up to 90 men as the construction progressed. The manual labour was hard with much of the work done by hand, with the aid of wheelbarrows, and horses dragging scoops and carts. There was a danger element to the work with frequent gelignite blasts used to break up large sections of rock in order for the road to progress.

The Springs was used as a base for workers, with basic huts housing the unmarried men and used as sleeping quarters. As the road progressed further up the mountain another base camp was constructed just below Big Bend, where archaeological evidence of the workers camps is thought to exist.

The extension from The Springs to the Pinnacle was controversial given the level of clearing and excavation of the mountain landscape was visible from the city, with the new road extension termed by critics 'Ogilvie's Scar' after A.G. Ogilvie who was Premier during this period. As the road neared completion, a new summit lookout, ice-skating rink, and car parking for several hundred cars were constructed near The Pinnacle. Chains of wire cabling had been salvaged from old Melbourne cable trams, and Mt Lyell copper mine were re-used for the erection of guard barriers along the road. After two and a half years of gruelling construction the road was officially opened on 23<sup>rd</sup> January 1937 by Governor Sir Ernest Clark and Premier A.G. Ogilvie.

The road construction provided long-term employment for Hobart citizens that struggled during the Great Depression. For generations Pinnacle Road has enabled Hobart locals and tourists from across the world to enjoy the kunanyi / Mount Wellington summit and the views it offers of Hobart city and the River Derwent. The road today is operational and has been subject to ongoing maintenance and is considered to be in good condition, with a high degree of integrity.

### **Specific Extent.**

TO BE PROVIDED

**Statement of local historic heritage significance and historic heritage values.**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Pinnacle Road is of historical significance as a tangible reminder of the work undertaken from 1895-1899 and 1935-1937 by both prison labourers and local residents many of whom were employed during the Great Depression work for the dole scheme. The road is also associated with the settlement and population growth of early Hobart and the demand for recreational use of the mountain.

(ii) creative or technical achievements;

Pinnacle Road was regarded as a great engineering achievement in early road building and surveying in Tasmania. The work was undertaken in harsh climatic conditions carried out with 19th and early 20th century equipment such as hand tools, explosives, wheelbarrows and horses dragging scoops. The reusing of materials such as the tram cables for the vehicle barriers are testament to the economic hardship experienced in Tasmania at the time.

(iii) a class of building or place;

Not applicable

(iv) aesthetic characteristics;

Pinnacle Road is of historical significance as a highly visited and valued area of public open space, in a natural setting. Pinnacle Road is of aesthetic significance as a road winding through the dramatic topography and landscape of the mountain.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons;

Pinnacle Road is socially significant for its provision of access to popular places for recreation and leisure within the Wellington Park area. The local community continues to demonstrate its attachment to Pinnacle Road by using it to access these places.

(ii) the life or works of a person, or group of persons, of importance to the locality or region.

Is significant in relation to its association with Premier A.G Ogilvie.

**Images for statements of local historic heritage significance and heritage value**



Building Pinnacle Road, Mt. Wellington, with Premier A. G. Ogilvie and Mayor J. J. Wignall (AOT NS4023/1/51)



View of and from Pinnacle Road (AOT PH30/1/1780)



**Appendix E   Heritage precincts review**

## E1 Heritage precinct amendments

In depth site analysis of each heritage precinct has been undertaken and precinct boundaries were reviewed as part of this process. It was found that a number of heritage precincts had the scope to have elements either added or removed to create more coherent precincts. A number of boundary revisions are therefore proposed to existing precincts; some precincts that were found to be lacking in heritage value were removed, and new precincts have been identified for inclusion. All heritage precincts have statements of local historic heritage significance, design criteria and conservation policies.

This document should be read in conjunction with the 'City of Hobart Local Heritage Precincts: Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy', January 2019.

Table 1: Heritage precinct boundary adjustments

Precinct	Area to be adjusted	Removal / Inclusion of properties	Link to further information
Glebe 1 (HOB-C6.2.2)	11-17, and 14-18 Shoobridge Street, 21-29 Bayley Street, and 22-25 Aberdeen Street.	Inclusion	Glebe 1 (HOB-C6.2.2 The Glebe)
Hobart 5 (HOB-C6.2.8)	10 Warneford Street (Carpark)	Removal	Hobart 5 (HOB-C6.2.8 Warneford Street)
Hobart Rivulet 1 (HOB-C6.2.9)	34-38C Macfarlane Street	Removal	Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)
Hobart Rivulet 1 (HOB-C6.2.9)	35-45 Mckellar Street	Removal	Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)
Hobart Rivulet 1 (HOB-C6.2.9)	40-44 Molle Street	Revised precinct boundary	Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)  See also the Appendix D Datasheet Hobart Rivulet, CBD (Molle Street – River Derwent), Reference Number HOB-C6.1.10
Lenah Valley 1 (HOB-C6.2.10)	172, 174, 176 and 178 Augusta Road	Inclusion	Lenah Valley 1 (HOB-C6.2.10 Edge Avenue)
Lenah Valley 2 (HOB-C6.2.11)	128A Augusta Road, 2 Haig Street	Removal	Lenah Valley 2 (HOB-C6.2.11 Augusta Road)
Lenah Valley 4 (HOB-C6.2.14)	18-20 and 3-25 Courtney Street	Inclusion	Lenah Valley 4 (HOB-C6.2.14 Courtney Street)
Mount Stuart 5 (HOB-C6.2.21)	12A, 14, and 16 Mount Stuart Road	Inclusion	Mount Stuart 5 (HOB-C6.2.21 Mount Stuart Road)
North Hobart 2 (HOB-C6.2.23)	410 and 412 Argyle Street	Inclusion	North Hobart 2 (HOB-C6.2.23 Carr Street)

Precinct	Area to be adjusted	Removal / Inclusion of properties	Link to further information
North Hobart 2 (HOB-C6.2.23)	360 – 402 Argyle Street, 9-11 Ryde Street, and 1-21 Carr Street	Inclusion	North Hobart 2 (HOB-C6.2.23 Carr Street)
North Hobart 7 (HOB-C6.2.28)	1-5 Lefroy Street	Inclusion	North Hobart 7 (HOB-C6.2.28 Lefroy Street)
North Hobart 10 (HOB-C6.2.30)	317 and 319 Murray Street	Inclusion	North Hobart 10 (HOB-C6.2.30 Burnett Street)
New Town 5 (HOB-C6.2.39)	372 Park Street	Removal	New Town 5 (HOB-C6.2.39 Bay Road and Swanston Street)
New Town 6 (HOB-C6.2.40)	5,6,7 Douglas Street	Inclusion	New Town 6 (HOB-C6.2.40 Montagu Street)
New Town 6 (HOB-C6.2.40)	13 Oakley Street	Removal	New Town 6 (HOB-C6.2.8.7 Montagu Street)
New Town 7 (HOB-C6.2.41)	5-9A Clare Street	Inclusion	New Town 7 (HOB-C6.2.41 Fraser Street)
New Town 9 (HOB-C6.2.43)	26 Bedford Street, 1A Honora Ave	Removal	New Town 9 (HOB-C6.2.43 Augusta Road and Bedford Street)
New Town 10 (HOB-C6.2.44)	91A and 91 New Town Road + Pedestrian Laneway	Inclusion	New Town 10 (HOB-C6.2.44 Paviour Street)
Sandy Bay 2 (HOB-C6.2.50)	42 Princes Street (cottage at petrol station)	Inclusion	Sandy Bay 2 (HOB-C6.2.50 42 Princes Street)
Sandy Bay 2 (HOB-C6.2.50)	40, 42, and 44 Regent Street	Inclusion	Sandy Bay 2 (HOB-C6.2.50 40, 42 and 44 Regent Street)
Sandy Bay 2 (HOB-C6.2.50)	2 Gregory Street	Inclusion	Sandy Bay 2 (HOB-C6.2.50 2 Gregory Street)
Sandy Bay 9 (HOB-C6.2.59)	11 Quorn Street		Sandy Bay 9 (HOB-C6.2.59 11 Quorn Street)
Sandy Bay 12 (HOB-C6.2.56)	Laneway access to Nutgrove Beach	Inclusion	Sandy Bay 12 (HOB-C6.2.62 568 Sandy Bay Road)
Sandy Bay 12 (HOB-C6.2.62)	4 Maning Avenue	Removal	Sandy Bay 12 (HOB-C6.2.62 Maning Ave)
South Hobart 4 (HOB-C6.2.66)	6 Hean Street	Removal	South Hobart 4 (HOB-C6.2.66 Wentworth Street)

Precinct	Area to be adjusted	Removal / Inclusion of properties	Link to further information
West Hobart 3 (HOB-C6.2.72)	3-7 and 2-6 D'Emden Street	Inclusion	West Hobart 3 (HOB-C6.2.72 Lansdowne Crescent and Hill Street)
West Hobart 5 (HOB-C6.2.74)	128 and 120 Melville Street, and 140-144 Harrington Street	Inclusion	West Hobart 5 (HOB-C6.2.74 Bathurst and Melville Street)

Table 2: New and Removed Heritage Precincts

Precinct	Area to be Adjusted	New Precinct / Remove Precinct	Link to further information
Hobart 4	Precinct to be split into two	Create	Hobart 4 (HOB-C6.2.6 Hobart Fitzroy Place and HOB-C6.2.7 Hobart Davey and Macquarie Street)
New Town 1	Precinct to be split into two	Create	New Town 1 (HOB-C6.2.34 Tower Road and HOB-C6.2.35 Springvale Avenue)
Letitia Street	90 to 112 Letitia Street, + 23 Boa Vista Road	Create	New Precinct (HOB-C6.2.33 Letitia Street, North Hobart)
Lower Jordon Hill Road	5 - 61 Lower Jordan Hill Road 2 - 60 Lower Jordan Hill Road	Create	New Precinct (HOB-C6.2.76 Lower Jordon Hill Road)
Manning Avenue	4-14 Manning Avenue	Create	Sandy Bay 12 (HOB-C6.2.62 Maning Ave)
North Hobart 9	Whole of precinct to be removed	Remove	North Hobart 9
Lenah Valley 6	Whole of precinct to be removed	Remove	Lenah Valley 6
Sandy Bay 13	Whole of precinct to be removed	Remove	Sandy Bay 13



### Glebe 1 (HOB-C6.2.2 The Glebe)

This heritage precinct boundary adjustment will add numbers 11-17, and 14-18 Shoobridge Street, 21-29 Bayley Street, and 22-25 Aberdeen Street into the precinct. This area contains Inter-War and Post-War residences that are consistent with the scale, form, setback, and construction types as those buildings located in the current precinct boundary. The area recommended for inclusion contains intact groupings of residences that display shared details and architectural features of their period.



Map E1: HOB-C6.2.2.1 The Glebe Precinct.



Figure E1: Examples of the precinct characteristics.

### Hobart 5 (HOB-C6.2.8 Warneford Street)

This heritage precinct boundary adjustment will remove an area currently used as carpark (shown below in Figure E2.) and the entrance to the Hobart Day Surgery. The precinct will consist of nine dwellings/consulting rooms all of which have a consistent scale, architectural qualities, and cohesive streetscape.



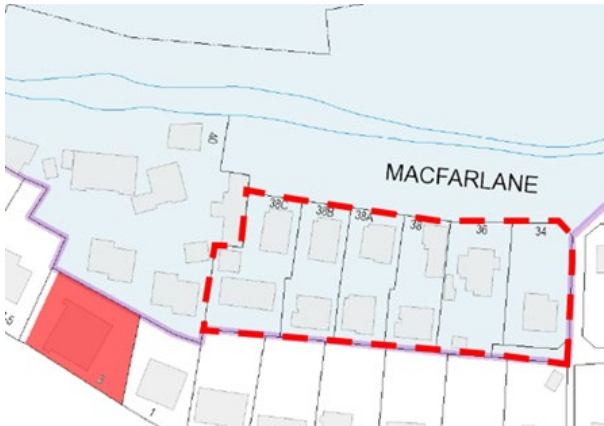
Map E2: Spatial area to be modified in HOB-C6.2.3.6 Warneford Street



Figure E2: Photo of the carpark to be removed from the precinct.

### Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)

This heritage precinct boundary adjustment will remove the following residences: 34, 36, 38, 38A, 38B and 38C Macfarlane Street. They are late 20<sup>th</sup> century units and do not relate or contribute to the history or linear and park-like character or qualities of the Hobart Rivulet precinct.



Map E3: Spatial area to be removed from HOB-C6.2.4.1 Hobart Rivulet Strickland Ave – Molle Street



Figure E3: Example of housing to be removed from precinct.

The second amendment to this precinct is to remove the properties from 35 to 45 McKellar Street. These properties have been identified as making no contribution to the precinct and date from the 1970s.

The new precinct boundary is to include the grassed open space between the southern road edges of the cul-de-sac section of McKellar Street.



Map E4: Spatial area of properties to be removed from HOB-C6.2.4.1 Hobart Rivulet Strickland Ave – Molle Street

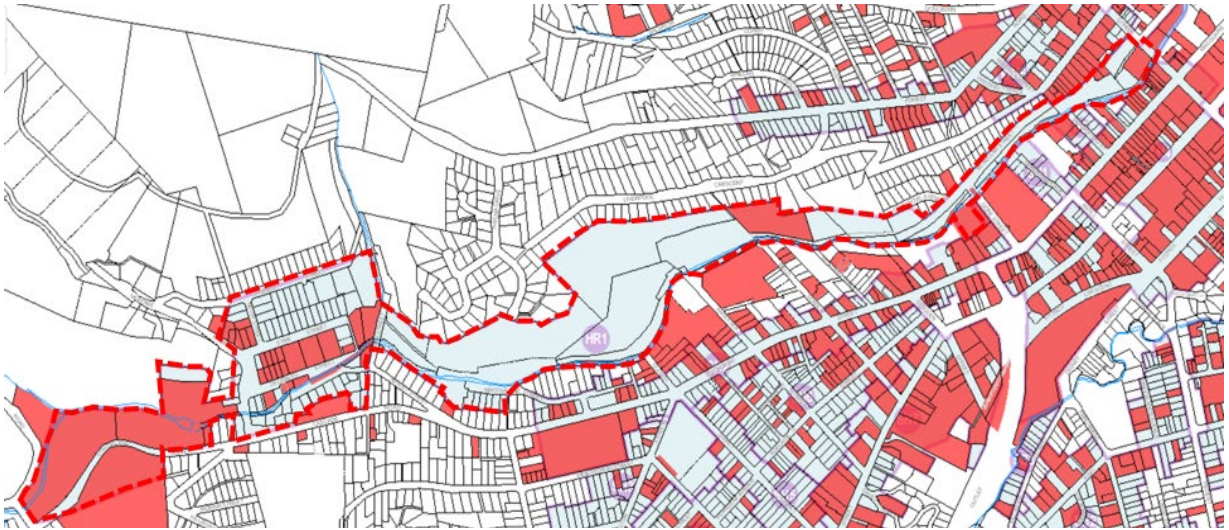


Figure E4: Example of the housing to be removed from the precinct listing.



### Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)

The amendment to this precinct is to terminate the boundary of the Hobart Rivulet 1 precinct at the street boundary edge of 40-44 Molle Street. The precinct will extend from this point back to the western end terminating at the Cascade Brewery. The physical characteristics of the Rivulet precinct are very different to the attributes of the remainder of the precinct between Molle Street and Campbell Street which is a heavily modified watercourse with stone, concrete and brick walls either open above or built over by buildings or roadways. The remainder of the current Hobart Precinct 1 will be listed as a heritage place. The map below shows the section of Rivulet that will remain as a precinct.



Map E5: Spatial extent of heritage precinct Hobart 4

Figure E5: None provided

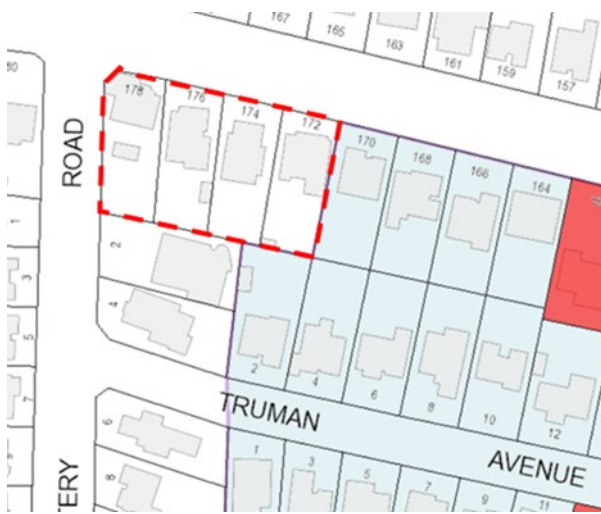


### Lenah Valley 1 (HOB-C6.2.10 Edge Avenue)

This precinct boundary adjustment is to include the following properties 172, 174, 176 and 178 Augusta Road into the precinct.

These parcels were from the original 1940 subdivision, with the dwellings plus the corner shop all built between 1942 and 1946 and are contemporaneous with the other houses on Augusta Road and elsewhere in the Lenah Valley 1 Precinct.

This section of Augusta Road is made up of red brick single storey dwellings with original finishes, fenestration, external forms, and open front gardens. Together with the original corner shop attached to a dwelling on the corner of Augusta Road and Pottery Road, they form a homogeneous and significant streetscape.



Map E6: Spatial area expanded at 1 HOB-C6.2.5.1 Edge Avenue



Figure E6: Example of housing to be included in the Precinct boundary.

## Lenah Valley 2 (HOB-C6.2.11 Augusta Road)

This adjustment of the precinct boundary will remove 128A Augusta Road / 2 Haig Street. Number 128A is a new infill development of a form and scale that does not contribute to the precinct, and 2 Haig Street is an institutional building that does not contribute to the precinct in terms of architectural styles and construction periods.



Map E7: Spatial area demonstrating properties to be removed from precinct HOB-C6.2.5.2 Augusta Road A



Figure E7: Example of properties to be removed from precinct listing.

### Lenah Valley 4 (HOB-C6.2.14 Courtney Street)

Adjustment of precinct boundary to include numbers 18-20 and 3-25 Courtney Street. The houses form an intact grouping of Inter-War brick residences many with original front fences. These properties are of a homogenous scale and character and contribute to the overall streetscape.



Map E8: Spatial area to be included in precinct HOB-C6.2.5.5 Courtney Street



Figure E8: Examples of housing to be included in the precinct.

### Mount Stuart 5 (HOB-C6.2.21 Mount Stuart Road)

This boundary adjustment will add the following properties of 12A, 14 and 16 Mount Stuart Road to the existing precinct. The properties of 14 and 16 Mount Stuart Road are late Victorian and are of a similar construction period of houses elsewhere in this precinct.



Map E9: Spatial area to be included in precinct HOB-C6.2.6.5 Mount Stuart Road



Figure E9: example of properties to be included in the precinct boundary.



## North Hobart 2 (HOB-C6.2.23 Carr Street)

This boundary adjustment of the precinct will include numbers 360 – 402 Argyle Street, 9-11 Ryde Street, and 1-21 Carr Street. The new boundary follows the original plan of Hobartville Estate and includes a large number of significant and intact Victorian, Federation, and Inter-War residences.



Map E10: Spatial area to be included in precinct HOB-C6.2.7.2 Carr Street



Figure E10 Examples of properties to be included in the precinct boundary.

## North Hobart 2 (HOB-C6.2.23 Carr Street)

This boundary adjustment of the precinct will include numbers 410 and 412 Argyle Street into the precinct; 408 is currently in the precinct. These three residences were all constructed in 1926 and share identical design features, together the three buildings would form a cohesive group in the precinct. As part of this amendment, the heritage listing of 408 Argyle Street will be deleted.



Map 11: Spatial area showing the inclusion of housing into HOB-C6.2.7.2 Carr Street



Figure 11: Example of housing to be included in the precinct.

### North Hobart 7 (HOB-C6.2.28 Lefroy Street)

This is to add the property known as 1-5 Lefroy Street. This building was built for the Church of Jesus Christ of Latter-Day Saints in 1924 and completed in 1925. It is an integral part of the precinct streetscape in character and scale.



Map E12: Spatial area showing the properties to be included in precinct HOB-C6.2.7.7 Lefroy Street



Figure E12: Example of building to be incorporated into precinct.

### North Hobart 10 (HOB-C6.2.30 Burnett Street)

This boundary adjustment will add numbers 317 and 319 Murray Street and the remainder of the property known as 100 Burnett Street into the precinct.

Both 317 and 319 Murray Street are late 19<sup>th</sup> century/early 20<sup>th</sup> century houses and are of a scale and style that exhibits continuity with buildings around the corner in Burnett Street. The property known as 100 Burnett is heritage listed (on THR as well), but only one of the land parcels is heritage listed.



Map E13: Spatial area showing the properties to be included in precinct HOB-C6.2.7.10 Burnett Street

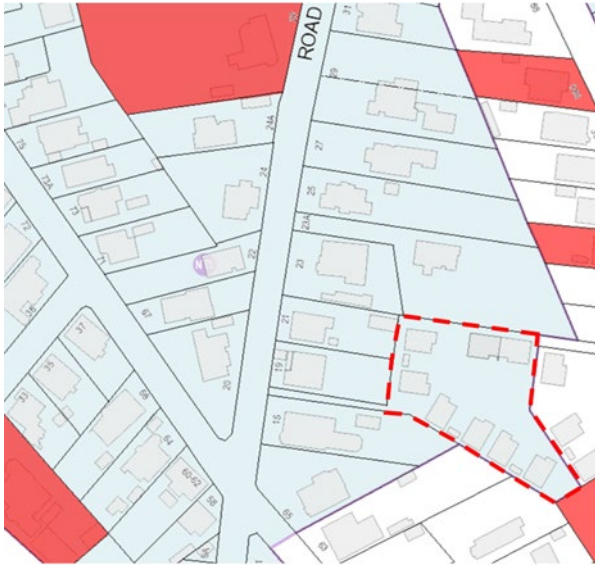


Figure E13: Examples of buildings to be included in the precinct.



### New Town 5 (HOB-C6.2.39 Bay Road and Swanston Street)

This amendment to the precinct will remove a parcel of land to the rear of 372 Park Street that has a development from the 1970s. Two land parcels are part of this same development, and this is the land to the rear on which a housing development is situated. The amendment will retain the walkway between the two properties of 15 and 19 Bay Road in the precinct as these walkways are important features throughout New Town.



Map E14: Spatial area showing the land to be removed from Precinct HOB-C6.2.8.6 Bay Road and Swanston Street



Figure E14: Examples of the buildings to be removed from the precinct listing.

## New Town 6 (HOB-C6.2.40 Montagu Street)

There are two boundary adjustments associated with this precinct. The first is to extend the boundary of the precinct to include numbers 5, 6, and 7 Douglas Street, an intact grouping of Inter-War brick residences. In conjunction with this amendment, the heritage listings of 2 and 5 Douglas Street will be deleted. The second adjustment is to alter the boundary of the precinct to align with the current property boundaries between 75 Montagu Street and 13 Oakley Street. The area to be deleted is shown below, number 13 Oakley Street has been subdivided and a permit issued for a new house on this block.



Map E15: Spatial area to be adjusted in Douglas Street (above) and between Montagu and Oakley Streets (below) in precinct HOB-C6.2.8.7 Montagu Street

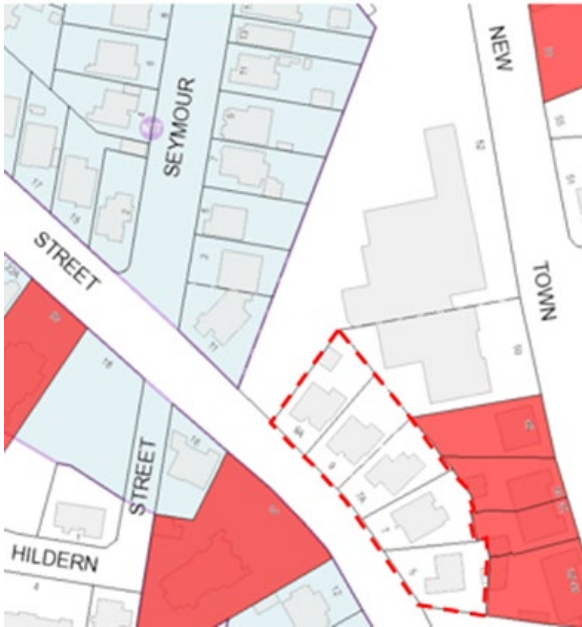


Figure E15: Example of housing in the precinct.



### New Town 7 (HOB-C6.2.41 Fraser Street)

This adjustment will add 5-9A Clare Street, an intact grouping of Inter-War brick residences that relate to Inter-War residences along Clare Street that are already included in the precinct.



Map E16 Spatial area of the properties to be included in the precinct HOB-C6.2.8.8 Fraser Street



Figure E16: Examples of the housing to be included in the precinct.

### New Town 10 (HOB-C6.2.44 Paviour Street)

This adjustment will add numbers 91 and 91A New Town Road and the laneway between Paviour Street and New Town Road into the existing precinct. The property at 91 New Town Road is of a similar age and architectural style to those houses next door and in the precinct, whilst number 91A is an earlier late Victorian building.

These two properties are oriented towards the street, and both set behind a high sandstone 19<sup>th</sup> century retaining wall, adding to the late 19<sup>th</sup> century character of the area.

The laneway located next to number 91 New Town Road is evidence of an early pedestrian link connecting streets in New Town to a transport corridor.



Map E17: Spatial area of properties to be included in precinct HOB-C6.2.8.11 Paviour Street

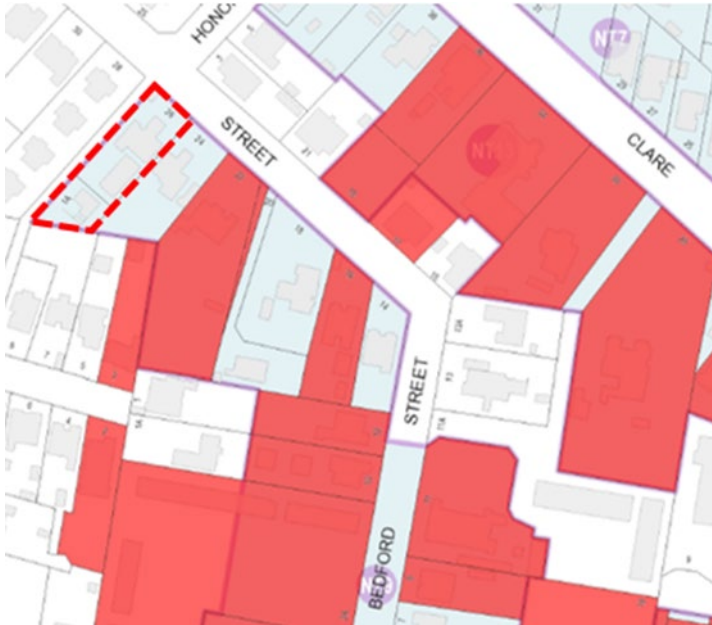


Figure E17: Examples of the buildings to be included in the precinct.



### New Town 9 (HOB-C6.2.43 Augusta Road and Bedford Street)

The boundary adjustment is to remove the following properties: 26 Bedford Street and 1A Honara Ave. These two properties are on the edge of the precinct and do not make a contribution to the overall character of the precinct. 26 Bedford Street was originally a single storey Inter-War brick residence, but it has however undergone major additions which detract from the original form and style of the building. 1A Honara Ave is a 1980s unit development built on land subdivided from 25 Bedford.



Map E18: Spatial area of the properties to be removed from precinct HOB-C6.2.8.10 Augusta Road and Bedford Street



Figure E18 Examples of the buildings to be removed from the precinct listing (above) and 26 Bedford Street which will be removed from the listing (below)



### Sandy Bay 2 (HOB-C6.2.50 42 Princes Street)

The boundary of this precinct is to be adjusted to include 42 Princes Street into the precinct. The residence is one of a pair with 44 Princes Street which is already located in the precinct, both are examples of single storey weatherboard Federation cottages.



Map E19: Spatial area of the inclusion of 42 Princes Street in HOB-C6.2.9.2



Figure E19: 42 Princes Street to be included in the precinct.

### Sandy Bay 2 (HOB-C6.2.50 40, 42 and 44 Regent Street)

40, 42, and 44 Regent Street is to be included into Sandy Bay 2 Heritage Precinct (HOB-C6.2.9.2) – Grouping of 3 double storey late Federation / Interwar brick residences.



Map E20: Spatial area of 40, 42, and 44 Regent Street to be included in precinct HOB-C6.2.9.2

Figure E20: 40, 42 and 44 Regent Street



### Sandy Bay 2 (HOB-C6.2.50 2 Gregory Street)

This amendment of the precinct is to add 2 Gregory Street into the precinct. The Federation building is part of a section of two storey brick buildings that form a coherent streetscape on the northern side of Gregory Street and contribute to the precinct.



Map E21: Spatial area of 2 Gregory Street to be included in the precinct HOB-C6.2.9.2

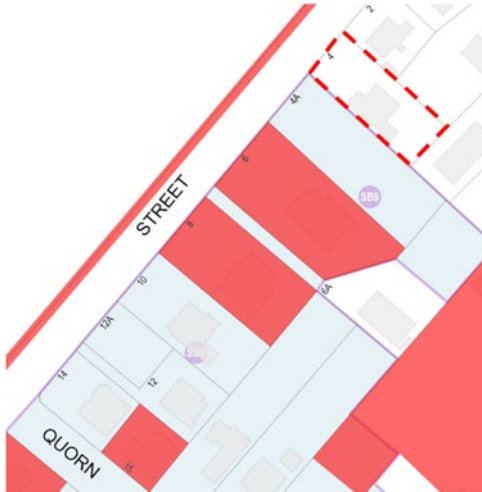


Figure E21: 2 Gregory Street to be included in the precinct.



### Sandy Bay 9 (HOB-C6.2.59 11 Quorn Street)

This heritage precinct boundary adjustment is to add the property known as number 4 Earl Street. The house was constructed in c.1935 and is an intact and fine example of domestic architecture from the Inter-War period positioned in a garden setting. Its addition to the precinct is in line with the precinct's statements of significance which refer to the highly intact and good examples of Inter-War houses in garden settings.



Map E22: Spatial area of 4 Earl Street to be included in Precinct HOB-C6.2.9.11 Quorn Street



Figure E22: 4 Earl Street to be included in the precinct.

### Sandy Bay 12 (HOB-C6.2.62 568 Sandy Bay Road)

This boundary adjustment is to include the stepped laneway access to Nutgrove beach that is located between 560 and 568 (Sandy Bay Infant School into Sandy Bay Precinct 12,) the lane way forms an important connection from Sandy Bay Road to the foreshore and contributes to the character of the precinct.



Map E23: Spatial area of the laneway between 560 and 569 Sandy Bay Road to be included in Sandy Bay 12 precinct



Figure E23: Photo example of the steps to be included.

### Sandy Bay 12 (HOB-C6.2.62 Maning Ave)

Number 4 Maning Avenue is to be removed from SB 12 and transferred into the new Maning Avenue precinct. The residence addresses Maning Avenue rather than Sandy Bay Road, and its brickwork construction with tiled roof and typical Federation detailing is in keeping with the character of the Maning Avenue precinct.



Map 24: Spatial area of 4 Maning Avenue to be removed from Sandy Bay 12 Precinct and included in the new Manning Avenue Precinct



Figure 24: 4 Maning Avenue.

### South Hobart 4 (HOB-C6.2.66 Wentworth Street)

This boundary adjustment involves the removal of the Post War c.1956 residence at 6 Hean Street from the precinct. The property does not relate to the significance of the precinct or neighbouring properties and contains a non-contributory garage which dates to 1986. Numbers 2 and 4 Hean Street are from a 1925 subdivision, while 6 Hean Street was part of a later 1950s subdivision that included 11, 9, and 7 Wellesley Street which are located outside the precinct.



Map E25: Spatial area to be removed from precinct HOB-C6.2.10.4 Wentworth Street



Figure E25: 6 Hean Street to be removed from the precinct.



### West Hobart 3 (HOB-C6.2.72 Lansdowne Crescent and Hill Street)

This boundary adjustment is to extend the precinct boundary to include 3 - 7, and 2 - 6 D'Emden Street in the precinct. The buildings form a group of single storey Inter-War brick residences. These properties contribute to and are part of the same homogenous scale and character of dwellings in Hamilton Street.



Map E26: Spatial area of properties to be included in HOB-C6.2.11.3 Lansdowne Crescent and Hill Street



Figure E26: Examples of the housing to be included in the precinct.

### West Hobart 5 (HOB-C6.2.74 Bathurst and Melville Street)

This adjustment to the precinct boundary will include numbers 128 and 120 Melville Street, and 140-144 Harrington Street into the West Hobart 5 precinct. Both residences at 120 and 128 Melville Street date to the early Federation period, both houses are orientated toward the street, and demonstrate the original residential nature of the Melville Street. Number 140-144 Harrington Street features an internal building that appears on Sprent's 1840s map of Hobart.



Map E27: Spatial area to show the inclusion of various properties in precinct HOB-C6.2.11.5 Bathurst and Melville Street

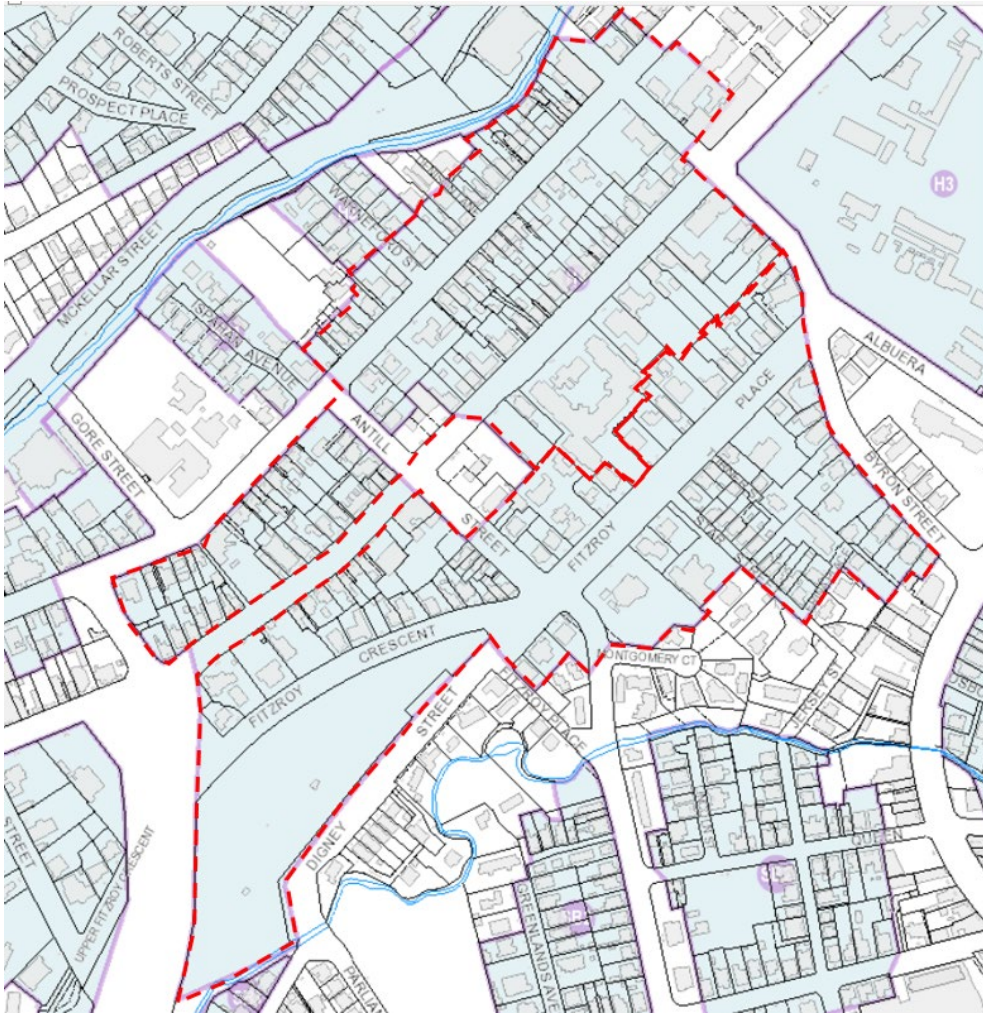


Figure E27 Property in Melville Street to be included in the precinct (above) and properties in Harrington Street to be included in the precinct (below)



#### Hobart 4 (HOB-C6.2.6 Hobart Fitzroy Place and HOB-C6.2.7 Hobart Davey and Macquarie Street)

This precinct is to be divided into two separate precincts. One precinct will focus on the quality residential streetscapes of Fitzroy Crescent and Fitzroy Place. Whilst the other will focus on Davey and Macquarie Streets with their more intense and mixed scale development.



Map E28: Spatial extent of the two new separate precincts

Figure E28 None provided



## New Town 1 (HOB-C6.2.34 Tower Road and HOB-C6.2.35 Springvale Avenue)

This precinct is to be altered by removing a section (shown in hatching below) of road and rail land. This will create two new precincts. The precinct between New Town Road and the railway line are generally larger properties with single storey houses from the mid to late 19<sup>th</sup> century and up to World War II, while those residences to the east of the railway line are more modest, but cohesive houses from the Interwar period and Post War Austerity styles.



Map E29: Spatial extent of the heritage area showing hatched area to be removed



Figure E29 Typical dwellings in the precinct



### New Precinct (HOB-C6.2.33 Letitia Street, North Hobart)

This is a new precinct. It exhibits a cohesive character of houses from the late 19<sup>th</sup> century, through to a Inter War period characterised by single storey houses orientated toward the street, original detailing and free from intrusions. The properties include 90 to 112 Letitia Street and 23 Boa Vista Road on the corner and is shown on the map below.



Map E30: Spatial extent of the new precinct in Letitia Street



Figure E30 Typical dwellings in the precinct

### New Precinct (HOB-C6.2.76 Lower Jordon Hill Road)

Lower Jordon Hill Road was created from the subdivision of Lenaker Estate. The estate was an eight acre orchard through which the Providence Valley Rivulet flowed, the original homestead 'Lenaker' is today located at 23 Swan Street. Lower Jordan Hill Road was part of forty-two lots created through Mr. Samuel Joseph Cato's 1892 subdivision of the estate. The Lenaker subdivision offered sixteen lots fronting onto Mount Stuart Road, seventeen lots fronting onto Lower Jordan Hill Road and eight lots fronting onto a steep new road called Una Street. Almost all of the houses on the north side of the street were constructed by 1910 therefore date from the Victorian/ Federation periods. With the southern side featuring houses constructed during the Victorian / Federation periods, with a smaller number of residences dating to the Inter-War / Post War period.



Map E31: Spatial extent of the new precinct in Lower Jordan Hill Road

Figure E31 None provided

### New Precinct (HOB-C6.2.62 Maning Avenue, Sandy Bay)

This section of Manning Avenue is to be added as a New Precinct. This small residential area is characterised by consistent medium scaled Federation houses, set well back and along the western edge above the street with. The area demonstrates considerable integrity. The buildings are generally constructed of face brickwork with tiled roofs and typical Federation detailing. Most houses have brick chimneys with terra-cotta chimney pots as part of their formal composition. The urban form is determined by the sloping topography with the houses set above the street to take advantage of the views. It is to be noted that number 4 Manning Avenue is to be removed from the SB12 precinct, and transferred into this new Manning Avenue precinct.



Map E32: Spatial extent of the new precinct in Maning Avenue



Figure E32 Typical dwellings in the new precinct



## North Hobart 9

This precinct is to be deleted. The precinct has been assessed as having little coherence and consistency.



Map E33: Spatial extent of the North Hobart 9 precinct



### Sandy Bay 13

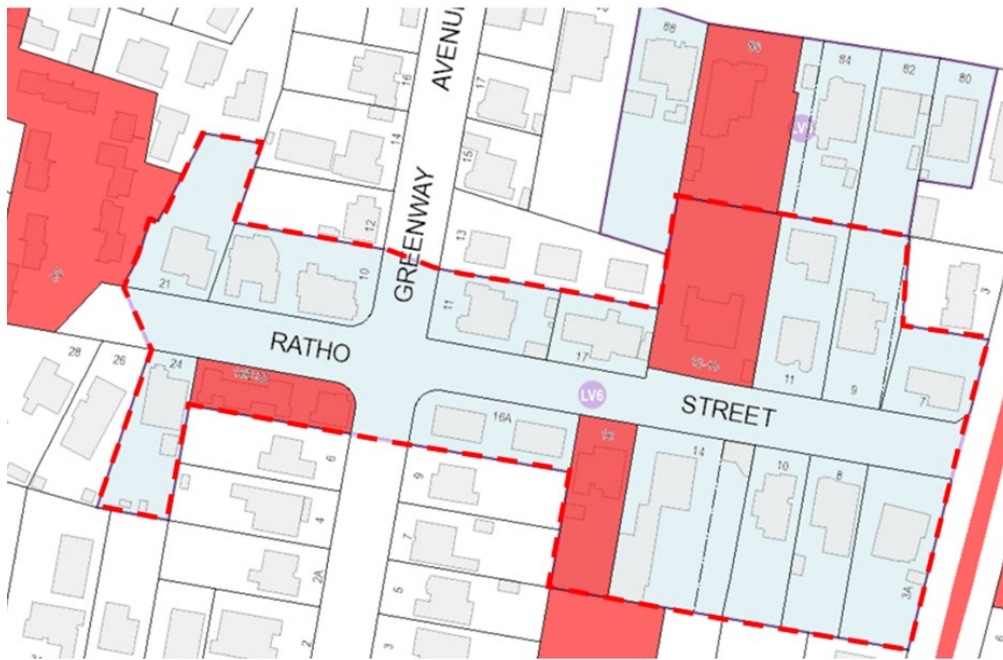
This precinct is to be deleted. The precinct has been reviewed and it has been determined that a number of houses have undergone alterations that have resulted in the area lacking the qualities and characteristics that formally made it a cohesive precinct. It is to be noted that the individual heritage listing of 572 will not change.



Map E34: Spatial extent of the Sandy Bay 13 precinct

## Lenah Valley 6

This precinct is to be deleted. The precinct has been reviewed and it has been determined that it lacks cohesiveness and qualities that create character. Individual buildings and places of merit are individually listed. The heritage listings will not change.



Map E35: Spatial extent of the Lenah Valley 6 precinct

## **Appendix F    Golf Links Estate heritage precinct review**

## F1 Golf Links Estate precinct (HOB-C6.2.57) review

The *Hobart Interim Planning Scheme 2015* (HIPS 2015) does not identify the southern side of Alexander Street as part of the Sandy Bay 6 Heritage Precinct – The Golf Links Estate. The current precinct boundary aligns to the original Golf Links Estate Subdivision (see figure F1).

The Golf Links Estate consisted of 270 allotments that were laid out and sold between 1915 and 1922 by Co-operative Estates Limited. The estate stretched from Lord Street to the high side of Alexander Street. Research has indicated that the Golf Links Estate was extended to the southern side of Alexander Street between 1923 – 1928. Co-operative Estates Limited owned the strip of land between the southern side of Alexander Street and the creek that runs behind French Street, and it is likely that drainage and infrastructure issues associated with the creek contributed to this section of land been a later inclusion into the Golf Links Estate subdivision. The subdivision of this area commenced in February 1923 and by 1928 seventeen houses had been constructed along this southern side of Alexander Street.

Research on housing construction dates in Alexander Street has found that the southern side majority of houses (16 out of 21) were constructed from 1925 – 1927. Whilst on the northern side the majority of houses (10 out of 16) were constructed between 1923 – 1926. Houses on the southern side of the street appear to be constructed on smaller lots and the houses are of a more modest size, whilst residences along the upper side of the street are set on larger allotments and are of a slightly larger construction. This been said both sides of the street were primarily developed during the small time period of 1923-1927. The both sides of Alexander Street features similar residential styles, are primarily of a single storey scale, and are positioned directly to face the street. Housing styles are primarily Californian bungalows and simply detailed Inter-War domestic weatherboard residences.

There is considerable merit to have the southern side of Alexander Street incorporated into the Sandy Bay 6 – Golf Links Estate Heritage Precinct. The extended boundary to include this area should be amended as part of the Local Heritage Precinct provisions for the Tasmanian Planning Scheme. A short description of the southern side of Alexander Street and detail of the areas slightly later inclusion into the Golf Links Estate subdivision will be included in the historical description of the Heritage Precinct document (see Appendix E)

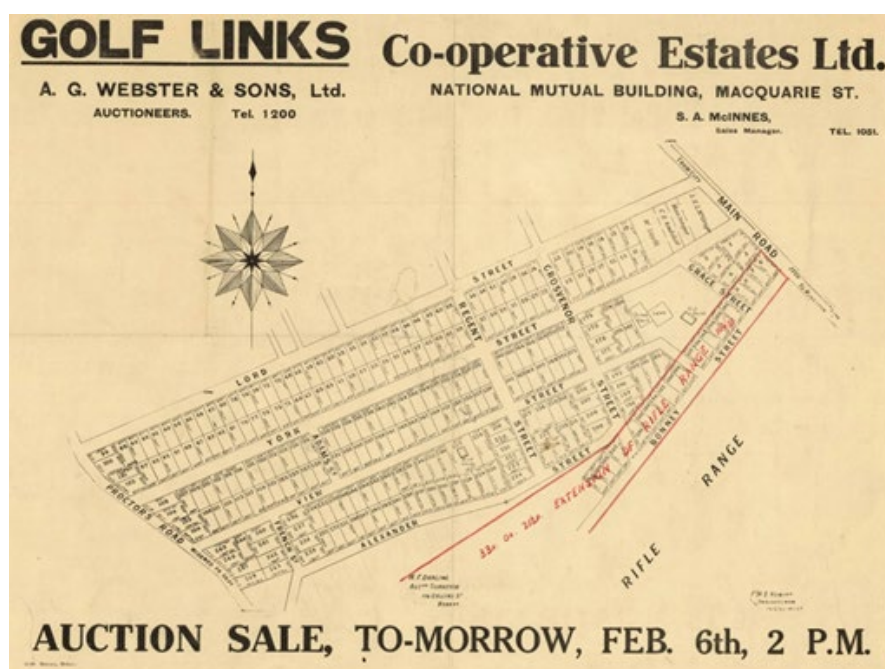


Figure F1: Original Golf Links Estate subdivision plan. AF721-1-540



## **Appendix G    Sullivans Cove PPZ explanatory notes**

# **G1 Sullivans Cove PPZ explanatory notes**

## **G1.1 Zone purpose statements**

There are 14 zone purpose statements proposed. They have a hierarchical order. The first four purpose statements constitute the high-level overall objectives for the Sullivans Cove area. The next six purpose statements are statements relating to specific and detailed desired outcomes. The final four purpose statements deal with objectives specific to each Activity Area in the PPZ and signs.

These statements are a translation of the objectives and principles in Part B – Sullivans Cove Strategic Framework of the *Sullivans Cove Planning Scheme 1997* (SCPS 1997), the objectives in the various activity areas in Part D and the objectives in the relevant schedules in Part E.

## **G1.2 Definitions**

### **G1.2.1 Activity Area 1.0 through to Activity Area 3.0**

These are defined terms to give effect to the specific sub-precincts that will be shown on the overlay maps in the Hobart LPS. The boundaries for the sub-precincts are based on the current Activity Areas under Figure 4 of the SCPS 1997. There are some minor modifications where part of Activity Area 2.0 west of Market Place is being included in the Central Business Zone.

### **G1.2.2 Apparent Size**

Translated from a definition under clause 23.5 of the SCPS 1997. The term is utilised in P1 of clause HOB-P10.6.5 (Building Appearance and Design).

### **G1.2.3 Cove floor, Cove slopes, Cove wall, enclosing ridge, rear of the Cove and Sullivans Cove setting**

The underlying objective of the standards relating to building form and design in the SCPS 1997 is to ensure that development preserves the landscape setting of Sullivans Cove with development reflecting the natural amphitheatre created by the water with the city and mountain backdrop.

These objectives are expressed throughout multiple clauses in the SCPS 1997. In order to provide for the consideration of these desired built outcomes in performance criteria it has been necessary to create a term – being Sullivans Cove setting – that can be consistently referred to in the relevant performance criteria.

The term ‘Sullivans Cove Setting’ recognises that the setting is comprised of five other parts being: cove floor, cove slopes, cove wall, enclosing ridge and rear of the cove.

While these terms are occasionally referred to individually in performance criteria (for example under P1 of clause HOB-P10.6.4) articulating that together, these terms, form the landscape setting is important to recognising the spatial connectivity between the areas.

The definition of these supporting terms – cove floor, cove slopes, cove wall, enclosing ridge and rear of the Cove are derived from the SCPS 1997 as follows:

- Cove floor – derived from clause 24.3.1 of the SCPS 1997.
- Cove slopes – a definition of cove slopes is contained at clause 24.3.1 of the SCPS 1997 however the definition has also been informed by the definition under the Sullivans Cove Planning Review 1991, due to the wider application of the cove slopes concept under this PPZ. In the SCPS 1997 the concept is referred to under Schedule 3 – Public Urban Space only.
- Cove wall – derived from clause 23.5 of the SCPS 1997, but refined based upon discussion of the Cove wall under clause 23.1 of the SCPS 1997.

- Enclosing ridge – derived from clause 24.3.1 of the SCPS 1997.
- Rear of the Cove – derived from clause 24.3.1 of the SCPS 1997 but refined to ensure that it captures its application in this PPZ.

Each definition refers to Figure HOB-P10.1 which provides the spatial boundaries of each component of the Sullivans Cove setting.

#### **G1.2.4 Gross leasable floor area**

This is a new definition which is utilised in the use table to restrict the size of a single general retail and hire use. The existing gross floor area definition in the State Planning Provisions is not suitable as it refers to the building rather than the area of a tenancy.

#### **G1.2.5 Primary space, Secondary space, Sullivans Cove spatial system**

The Sullivans Cove spatial system is discussed under many sections of the SCPS 1997. For example, clauses 5, 6.2, 7.3.2, 23.1, 23.2, 24.1 and 24.2.

A specific definition of each relevant term is not however included in the SCPS 1997. The definition of Sullivans Cove spatial system is based upon the references in the SCPS 1997, but the specific wording is derived from the *Sullivans Cove Planning Review 1991*. Including a definition of the spatial system has been necessary to provide meaning to references in the performance criteria of the development standards.

The terms of primary space and secondary space are defined under clause 23.5 of the SCPS 1997, however the definitions in this PPZ have been refined based upon the *Sullivans Cove Planning Review 1991* to ensure that the terms are more completely captured through the text rather than just reference to the figure.

These terms are supported by Figure HOB-P10.5

#### **G1.2.6 Urban gardens**

Urban gardens are discussed under clause 23.1 of the SCPS 1997, however not specifically defined. This definition is derived from the *Sullivans Cove Planning Review 1991*. It is specifically referenced within clause HOB-P10.6.6 (Urban Gardens).

Individually prominent building and Townscape

These are new definitions consistent with those used in the Central Business Zone SAP and both terms are already used in the SCPS 1997.

### **G1.3 Use table**

The use table is a translation from the mix of permitted, discretionary and prohibited uses within Activity Areas 1.0, 2.0 and 4.3 under the SCPS 1997, taking into account the changed definitions of use classes and defined uses within the State Planning Provisions.

### **G1.4 Use standards**

#### **G1.4.1 HOB-P10.4.1 – Visitor Accommodation**

This use standard is a translation from the 'deemed to comply' provision for Visitor Accommodation under clauses 15.3.3 and 16.3.1 of the SCPS 1997.

#### **G1.4.2 HOB-P10.5.2 – Location of Residential Use in Activity Area 2.0**

This use standard is a translation from the 'deemed to comply' provisions for Residential accommodation under clause 16.3.1 of the SCPS 1997. It has been extended to be more consistent with provisions relevant to the Hobart CBD and recognises existing small pockets of residential properties.

#### **G1.4.3 HOB-P10.5.3 – Location of Active Uses**

This use standard is a translation from the 'deemed to comply' provisions for Office under clause 16.3.1 of the SCPS 1997. It has however been refocused on the main pedestrian streets within Sullivans Cove and focused on uses that do (rather than do not) provide for active frontages.

#### **G1.4.4 HOB-P10.5.4 – Discretionary Uses within Activity Area 2.0**

This is a new use standard. Its objective is to ensure that the extent of commercial uses within Sullivans Cove does not undermine the Hobart CBD. Its drafting is based upon similar provisions within the suite of business zones in the State Planning Provisions.

#### **G1.4.5 HOB-P10.5.5 – Non-Residential Uses in Activity Area 3.0**

This use standard is a translation from the 'deemed to comply' provision for various non-residential uses under clauses 15.3.4 of the SCPS 1997. Its objective is to ensure that Activity Area 3.0 primarily remains a residential area with only small scale non residential uses to avoid impacting upon the Hobart CBD.

#### **G1.4.6 HOB-P10.5.6 – Residential Amenity**

This use standard is a translation from the 'deemed to comply' provision for various non-residential uses under clauses 15.3.4 and 16.3.1 of the SCPS 1997 that are aimed at protecting the amenity of existing residential properties.

It applies to existing buildings only, as in new buildings adequate safeguards can be incorporating into the design and there are no established expectations of residential amenity by existing residents.

#### **G1.4.7 HOB-P10.5.7 - Car parking numbers**

The objective of this standard is to minimise the amount of on-site parking spaces within Sullivans Cove and provide that parking does not detract from the heritage values and character of the area. This is a translation of the intent of Schedule 5 – Traffic, Access and Parking in the SCPS 1997.

### **G1.5 Development standards**

#### **G1.5.1 HOB-P10.6.1 – Building height**

This development standard is a translation of the height requirements under clause 23.6.1A of the SCPS 1997 with some additional objectives and performance in order to achieve greater consistency with similar provision in the Hobart Central Business Zone SAP. The height figure referred to in the acceptable solution is a direct translation of Figure 9 in the SCPS 1997. It has however been amended to exclude the cove floor area which is addressed through a separate standard at clause HOB-P10.6.3.

#### **G1.5.2 HOB-P10.6.2 – Building Alignment**

This development standard is a translation of the building alignment requirements under clause 23.6.1A of the SCPS 1997. It has however been amended to exclude the cove floor area which is addressed through a separate standard at clause HOB-P10.6.3.

#### **G1.5.3 HOB-P10.6.3 – Buildings on the Cove floor**

This is a new development standard applying to buildings on the cove floor. The current height, building alignment and plot ratio requirements under clause 23.6.1A of the SCPS 1997 has caused consistent application issues with new development on the cove floor. This is because the drafting of those standards are based on a concept of 'buildings forming space' rather than 'buildings in space'. Additionally, some of the current standards, such as plot ratio, are difficult to apply due to current title arrangements, with much of the cove floor within a single title owned by Tasports.



Further, recent development applications have given cause to reconsider how well the current planning scheme provisions are ensuring that the spatial characteristics of the cove floor and the objectives relating to pedestrian access and views to the water are attained.

#### **G1.5.4 HOB-P10.6.4 – Plot Ratio in Activity Area 2.0**

This development standard is a translation of the plot ratio requirements under clause 23.6.1A of the SCPS 1997. It has however been amended to exclude the cove floor area (at table HOB-P10.1) which is addressed through a separate standard at clause HOB-P10.6.3.

#### **G1.5.5 HOB-P10.6.5 – Building Appearance and design**

This development standard is a translation of the apparent size requirements under clause 23.6.1A of the SCPS 1997 and the building surfaces requirements under clause 23.7.

It is acknowledged that the translation has required a degree of reinterpretation based upon the overall zone purpose statements due to the nature of translating the current 'deemed to comply' provisions into an acceptable solution format.

The standard also includes new building appearance standards (A3/P4 and A4/P4) to provide a regulatory basis for the consideration of these issues as well as provide consistency with the developments standards applying to the Hobart CBD and Macquarie Point.

#### **G1.5.6 HOB-P10.6.6 – Urban gardens**

This development standard is a translation of the urban gardens requirements under clause 23.6.1A of the SCPS 1997.

#### **G1.5.7 HOB-P10.6.7 – Pedestrian links**

This is a new development standard aligned with the current strategic planning principles in the SCPS 1997 that have been translated across to zone purpose statements and consistent with similar requirements for the Hobart CBD.

#### **G1.5.8 HOB-P10.6.8 – Outdoor storage areas**

This is a new development standard aimed at ensuring consistency the developments standards applying to the Hobart CBD and Macquarie Point.

#### **G1.5.9 HOB-P10.6.9 – Frontage fences in Activity Area 2.0**

This is a new development standard aligned with the requirements of A1.1 under HOB-P10.6.2. It also provides consistency with the State Planning Provisions for the Inner Residential Zone. It should be noted however that the SPP exemptions state that 'for all other zones' fences up to 1.8m (of any level of transparency) are exempt on a public boundary. It is considered that this exemption should not apply to this or other PPZs.

#### **G1.5.10 HOB-10.6.10 – Design and siting of signs**

This development standard is a translation of the matters to be considered for signs under clause 25.13 and 'Prohibited' Signs under clause 25.10 of the SCPS 1997. The table referred to in A1/P1 is a translation of elements of Table 25.1 in the SCPS 1997. The table has however been amended to reflect signage definitions in the SPPs and to include sign types that are not in the SPPs.

#### **G1.5.11 HOB-10.6.11 – Third party signs**

This development standard is a translation of the prohibition of third-party signs under clause 25.12 of the SCPS 1997.

#### **G1.5.12 HOB-10.6.12 – Signs on or adjacent to historic heritage places**

This development standard is a translation of clause 25.11 of the SCPS 1997.

### **G1.6 Subdivision standards**

#### **G1.6.1 HOB-P10.7.1 and HOB-P10.7.2**

Currently all subdivision under the SCPS 1997 is discretionary pursuant to clause 27.3.1. This discretionary status has been carried across to the AS/PC format by limiting the acceptable solution to consolidation of lots.

The other subdivision standards are for consistency with the State Planning Provisions and the PPZ – Macquarie Point.

**Appendix H    Huon Quays PPZ explanatory notes**

# H1 Huon Quays PPZ explanatory notes

The following notes provide an explanation of the purpose and intent of the provisions under the proposed Particular Purpose Zone – Huon Quays and Domain Slip.

## H1.1 Zone purpose statements

These purpose statements are a replacement of the 'General Characteristics of the Activity Area' and the Objectives and Performance Criteria for Activities under clause 20.1 and 20.2 of the *Sullivans Cove Planning Scheme 1997* (SCPS 1997) respectively.

## H1.2 Use table

The definition of uses under the SSCPS Scheme 1997 do not neatly align with the use classes as defined under the State Planning Provisions (SPPs). Subsequently, the translation of the allowable uses fall into three categories:

- Uses that are easily translated into the use classes in the SPPs including educational and occasional care, service industry (if for marine vessels), port and shipping, research and development and food services.
- Uses which do not fall within a defined use class yet would be appropriate for the site including emergency services, tourist operation (if related to the port and marine industry and a visitor information centre) and transport depot (if associated with public transport). These uses have been included with the necessary qualifications.
- Uses which would generally fit within a defined use class under the SCPS 1997, such as: Vehicle fuel sales and service (if for marine vessels) – generally fits within commercial port operations; and community meeting and entertainment (if not a function centre) – generally fits within arts and cultural facility. As such, these uses have been included with the necessary qualifications.

## H1.3 Use standards

### H1.3.1 HOB-P12.5.1 Discretionary uses

This standard for discretionary uses has been included to ensure the purpose and function of the Domain Slip and Huon Quays can be achieved.

## H1.4 Development standards

### H1.4.1 HOB-P12.6.1 Demolition

The Huon Quays and Domain Slip area will be greater than the State listing, which is consistent with the current requirements of the SCPS 1997. As such, it is considered necessary to include specific provision around the consideration of demolition.

### H1.4.2 HOB-P12.6.2 Building height

This height standard is a direct translation.

### H1.4.3 HOB-P12.6.3 Building and works

The standard currently applicable to the site 4.2 Regatta Point:

- The applicable permitted height is 12 m with a plot ratio of 2.5.



- The plot ratio means the ratio between the floor area or areas of a building or buildings and the site upon which such a development is proposed. The site area (land only) is approximately 1.8 ha thereby providing for a significant building/s on the site.

The proposed provisions for the PPZ provide for a direct translation of the permitted height of 12 m; however, given the building footprint and design of the building is critical and the permitted height is 12 m the permitted pathway is for alterations or for a minimal increase in floor area and not on the water side of the Drill Hall. A permitted pathway has been provided for requirements of single lengths of blank walls and the location of mechanical plant and other service infrastructure.

#### **H1.4.4 HOB-P12.6.4 Outdoor storage areas**

This standard is to ensure the visual amenity of the area is maintained, which is particularly important given its high visibility from public places. This requirement aligns with current drafting standards.

### **H1.5 Subdivision standards**

#### **H1.5.1 HOB-P12.7.1 Subdivision of land**

The current subdivision standards applicable to the site are under Schedule 6 of the SCPS 1997 and lack clarity around appropriate types of subdivision. Given the size of the site area and the multiple titles involved, some subdivision and/or boundary adjustment may be appropriate, however only if the subdivision of land is for the purpose of facilitating the desired use and development of the land. The subdivision standards provide this guidance.

#### **H1.5.2 HOB-P12.7.2 Services**

This clause is to ensure consistency with the PPZ template in the SPPs.

## **Appendix I    Active Frontage overlay review**

## 11 Extension of the Active Frontage Overlay: Review of Elizabeth Street between Brisbane Street and Warwick Street.

### 11.1 Background

The Active Frontage Overlay was introduced into the Central Business Zone of the *Hobart Interim Planning Scheme 2015* (HIPS 2015) to control building design and uses at ground floor to ensure interest and engagement for passing pedestrians in key city streets. The activation of streetscapes for pedestrians is supported by the Zone Purpose Statements, specifically:

22.1.1.6 *To encourage intense activity at pedestrian levels with shop windows offering interest and activity to pedestrians.*

The following area is designated as being within the Active Frontage Overlay (see Figure 11).

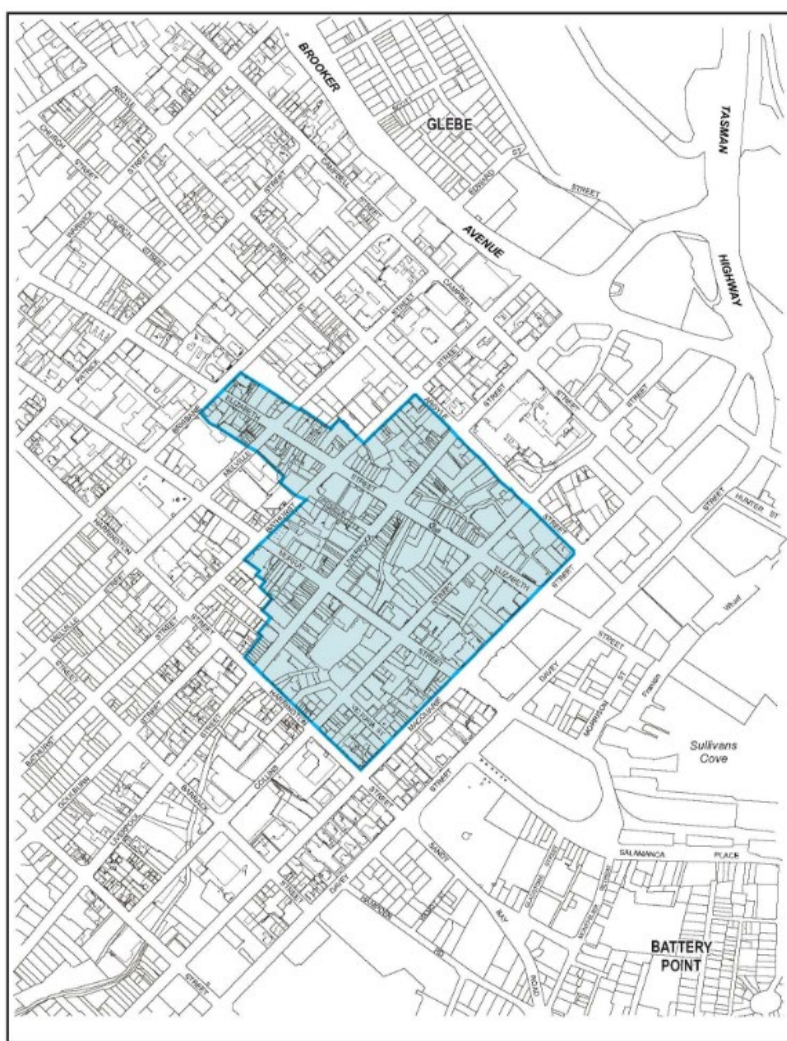


Figure 11 Active Frontage Overlay under the HIPS 2015

The Active Frontage Overlay will also form part of the controls for the Central Business Zone Specific Area Plan (SAP) under the Hobart Local Provisions Schedule (Hobart LPS). Use and development within this overlay is subject to an additional layer of controls.

Qualifications in the Central Business Zone Use Table restrict the operation of some uses at ground floor level within the Active Frontage Overlay. These uses are:

- Bulky goods sales
- Educational and occasional care
- Research and development
- Tourist operation
- Hospital services
- Storage

Uses that are prohibited in general within the Active Frontage Overlay are:

- Equipment and machinery sales and hire
- Vehicle fuel sales and service

In terms of development, the permitted standards under the SAP require that new or altered buildings within the overlay must ensure at least 80% of the surface area of ground level frontages to be clear glazing and door openings. Awnings are also required.

## 11.2 Assessment of Active Frontage Overlay extension

A study area along Elizabeth Street from Brisbane Street to Warwick Street is considered for inclusion in the Active Frontage Overlay (see Figure I2).

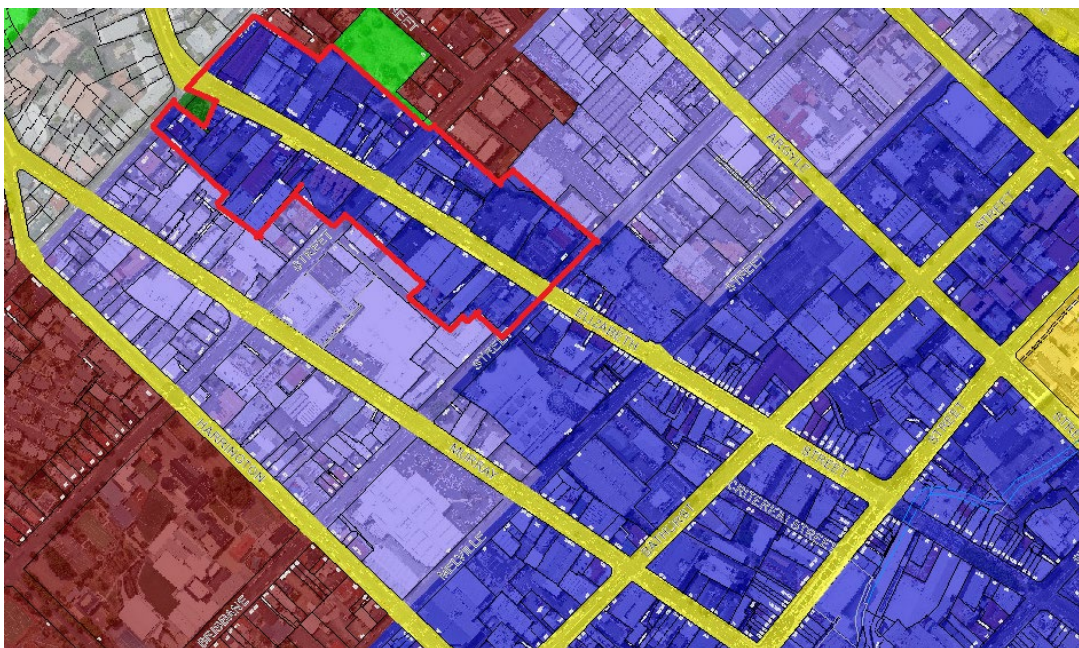


Figure I2 Study area (outlined in red) – Elizabeth Street from Brisbane Street to Warwick Street, within the Central Business Zone

This area is considered for inclusion in the overlay due to its importance as a link between the CBD and the North Hobart retail strip which is well frequented by pedestrians and cyclists. It is part of a wider identified Integrated Transit Corridor identified in the Southern Tasmania Regional Land Use Strategy (STRLUS) which links the city to the Northern suburbs of Hobart. In addition to this, the study area is identified as part of a program of revitalisation works for local retail areas, following from the report '*A Plan for Hobart's Local Retail Precinct*', endorsed by Council in December 2015. The first project to arise from this report (works to the Lenah Valley retail area) has been completed, and work is underway on the revitalisation of the New Town retail precinct. The third area to be considered is the study area along Elizabeth Street, which is an area in need of revitalisation.



An extension of the Active Frontage Overlay is considered for this section of Elizabeth Street to ensure that future development along this corridor is small-scale and engaging for pedestrians and cyclists into the future.

Current uses within the study area include the following:

- General Retail and Hire
- Community meeting and entertainment
- Business and professional services
- Residential
- Visitor Accommodation
- Bulky goods sales
- Utilities
- Manufacturing and processing
- Food services
- Hotel industry

There are no uses in the area currently that have overall prohibited status under the Active Frontage Overlay provisions, however there are 2 Bulky goods sales uses at ground floor level (Forty Winks at 174 Elizabeth Street and The Blackwood Shop at 247 Elizabeth Street). While Bulky goods sales is generally a permitted use in the Central Business Zone, the qualification prohibits this use at ground floor level within the Active Frontage Overlay (except for access). As such, the two existing bulky goods sales shops, which are currently a permitted use in the area, would become 'non-conforming' uses if the Active Frontage Overlay were to be applied. Despite this, the continuing operation of these tenancies would not be affected by the application of an overlay, and even if the tenancies were to change hands the use rights would persist until such time as they are vacant for 2 years or changed to another use. Therefore, the application of the overlay is not seen to be a significant impediment to these uses if they wish to continue. It would, however, encourage more active uses if the current tenants were to move on.

There are some key sites within the study area that have the potential for redevelopment. There is currently a significant hotel/residential/mixed use development proposed for 234-250 Elizabeth Street, which is a site of 4 land parcels that is owned by Fragrance. The other notable section of the study area with significant capacity for redevelopment is the south-western side of Elizabeth Street between Brisbane and Patrick Streets. Only one of the 6 parcels of land in this section is heritage listed (160 Elizabeth Street, at the corner of Brisbane Street, which contains Roxburgh House). The remaining titles all have large, poorly activated frontages and are operating as offices or bulky goods sales, which are not optimal uses for encouraging street-level interaction. In this stretch, there is also a large carparking area, which is set below the Elizabeth Street ground level. A workshop/warehouse building on the opposite side of the street (189 Elizabeth Street) which is potentially currently vacant) has a blank frontage wall and would also provide a development opportunity.

If these sites were to be redeveloped, the application of the Active Frontage Overlay will encourage uses and building design that is more accommodating of street level activation. A significant opportunity would be lost if these sites are redeveloped with large, low-interaction frontages and uses.

### 11.3 Conclusion

Elizabeth Street between Brisbane Street and Warwick Street is an important link between the CBD and North Hobart, and further to the Northern suburbs of Hobart. Its future as an active linkage route is indicated by the recognition of Elizabeth Street as an Integrated Transit Corridor under the STRLUS. There are a number of properties in the area that currently do not contribute actively to the street and provide a disjointed experience for pedestrians but have significant scope for redevelopment. Any such redevelopment should be guided towards providing increased activation and visual interest to pedestrians and cyclists. This is particularly relevant given the intention to invest Council funds in improving the streetscape in this area. Two existing uses in the area would become 'non-conforming' under the Active Frontage Overlay qualifications. However, as they would retain existing use rights, the application of the overlay is not considered to be unduly restrictive to these long standing uses if they continue as they are. It is appropriate that if they were to cease operating, uses with more capacity to activate and invigorate the area are encouraged. As such, it is considered that the Active Frontage Overlay should be extended along section of Elizabeth Street between Brisbane and Warwick Streets under the Central Business Zone SAP.

**Appendix J    Assessment against STRLUS**

J1 Regional Land Use Strategy assessment

J1.1 Biodiversity

Policy reference	Regional policy	Assessment response
BNV 1	Maintain and manage the region’s biodiversity and ecosystems and their resilience to the impacts of climate change.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"><li>• Protecting land with the highest environmental values through the application of the Environmental Management Zone.</li><li>• Protecting significant environmental values through codes dealing with natural assets such as biodiversity, landscape, waterways and coastal protection.</li><li>• Rezoning of land previously zoned Environmental Living to Environmental Management and Rural Living based upon existing development, vegetation type and quality and lot size.</li><li>• Minimising loss of native vegetation and/or soil disturbance, preventing the spread of weeds from development sites and sedimentation of waterways through construction management provisions.</li></ul>
BNV 1.1	<p>Manage and protect significant native vegetation at the earliest possible stage of the land use planning process.</p> <p>Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme.</p>	
BNV 1.2	<p>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:</p> <p>a) specify the spatial area in which biodiversity values are to be recognised and protected; and</p> <p>b) implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</p>	
BNV 1.3	<p>Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.</p> <p>Biodiversity offsets:</p> <p>a) are to be used only as a ‘last resort’;</p> <p>b) should provide for a net conservation benefit and security of the offset in perpetuity;</p> <p>c) are to be based upon ‘like for like’ wherever possible.</p>	
BNV 1.4	Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.	
BNV 1.5	Where vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.	
BNV 1.6	Include in the planning scheme, preserving climate refugia where there is scientifically accepted spatial data.	
BNV 2.	Protect threatened native vegetation communities, threatened flora and fauna species, significant habitat for threatened fauna species, and other native vegetation identified as being of local importance and places important for building resilience and adaptation to climate change for these.	
BNV 2.1	<p>Avoid the clearance of threatened native vegetation communities except:</p> <p>(a) where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and</p> <p>(b) where the clearance will not significantly detract from the conservation of that threatened native vegetation community.</p>	



Policy reference	Regional policy	Assessment response
BNV 2.2	Minimise clearance of native vegetation communities that provide habitat for threatened species.	
BNV 2.3	Advise potential applicants of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.	
BNV 3	Protect the biodiversity and conservation values of the Reserve Estate.	
BNV 4	Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.	
BNV 4.1	Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy.	
BNV 5	Restrict the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.	
BNV 5.1	Provide for construction management plans where vegetation clearance or soil disturbance is undertaken that include weed management actions where the site is known, or suspected, to contain declared weeds.	
BNV 6	Geodiversity:	
BNV 6.1	Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level.	
BNV 6.2	Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local).	

## J1.2 Water resources

Policy reference	Regional policy	Assessment response
WR 1	Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>Protecting environmental values of waterways generally through the Natural Assets Code.</li> <li>Minimising loss of riparian native vegetation in particular through the Natural Assets Code and zone provisions.</li> <li>Minimising loss of native vegetation and/or soil disturbance, preventing the spread of weeds from development sites and sedimentation of waterways through construction management provisions.</li> </ul>
WR 1.1	Use and development is to be undertaken in accordance with the State Policy on Water Quality Management.	
WR 1.2	Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers.	
WR 1.3	Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System.	

Policy reference	Regional policy	Assessment response
WR 1.4	Where development that includes vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.	

### J1.3 The Coast

Policy reference	Regional policy	Assessment response
C 1	Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>Protecting coastal values through the application of the Environmental Management Zone and the Natural Assets, Coastal Erosion and Coastal Inundation Hazard Codes.</li> <li>Protecting significant environmental values through the Natural Assets Code.</li> <li>Providing appropriate setbacks for development from the coast.</li> <li>Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of, weeds from development sites through a construction management provisions.</li> <li>Avoiding zoning any further land or urban development identified as at risk from rising sea levels.</li> <li>Back-zoning land identified as potentially at risk from rising sea levels where not substantially developed.</li> <li>Managing areas identified as potentially at risk from rising sea levels through the Coastal Inundation Hazards Code.</li> <li>Recognising and protecting climate refugia through appropriate zoning and/or code provisions.</li> <li>Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</li> </ul>
C 1.1	Use and development is to avoid or minimise clearance of coastal native vegetation.	
C 1.2	Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.	
C 1.3	Prevent development on coastal mudflats, unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast. Prevent development on actively mobile landforms in accordance with the State Coastal Policy 1996.	
C 1.4	Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless: (a) The land is utilised for rural resource purposes; or (b) It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy.	
C 2	Use and development in coastal areas is to be responsive to the effects of climate change including sea level rise, coastal inundation and shoreline recession.	
C 2.1	Include provisions in the planning scheme relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays.	
C 2.3	Growth is to be located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.	
C 2.4	Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise.	

#### J1.4 Managing risks and hazards

Policy reference	Regional policy	Assessment response
MRH 1	Minimise the risk of loss of life and property from bushfires.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Avoiding zoning any further land for urban development identified as at risk from rising sea levels.</li> <li>• Back-zoning land identified as potentially at risk from rising sea levels where not substantially developed.</li> <li>• Managing areas identified as potentially at risk from rising sea levels through the Coastal Inundation Hazard Code.</li> <li>• Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</li> <li>• Avoiding zoning any new areas identified as at unacceptable risk from bushfire, flooding, land instability, dispersive and/or acid sulphate soils for urban development.</li> <li>• Recognising areas at risk from bushfire and managing use and development accordingly through the Bushfire-Prone Areas Code.</li> <li>• Recognising areas at risk from flooding and managing use and development accordingly through the Coastal Inundation Hazard Code.</li> <li>• Recognising areas at risk from land instability and managing use and development accordingly through the Landslip Hazard Code.</li> <li>• Implementation of the Potentially Contaminated Land Code.</li> </ul>
MRH 1.1	Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.	
MRH 1.2	Subdivision road layout designs are to provide for safe exit points in areas subject to bushfire hazard.	
MRH 1.3	Allow clearance of vegetation in areas adjacent to dwellings existing at the time that the planning scheme based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to vegetation management provisions, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection.	
MRH 1.4	Include provisions in the planning scheme for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.	
MRH 1.5	Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.	
MRH 1.6	Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.	
MRH 2	Minimise the risk of loss of life and property from flooding.	
MRH 2.1	Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.	
MRH 2.2	Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.	
MRH 3	Protect life and property from possible effects of land instability.	
MRH 3.1	Prevent further development in declared landslip zones.	
MRH 3.2	Require the design and layout of development to be responsive to the underlying risk of land instability.	
MRH 3.3	Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.	
MRH 4	Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.	
MRH 4.1	Include provisions in the planning scheme requiring the consideration of site contamination issues.	
MRH 5	Respond to the risk of soil erosion and dispersive and acid sulfate soils.	

Policy reference	Regional policy	Assessment response
MRH 5.1	Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.	
MRH 5.2	Wherever possible, development is to avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then require management to be undertaken in accordance with the Acid Sulfate Soils Management Guidelines prepared by the Department of Primary Industries, Parks, Water and the Environment.	

### J1.5 Cultural values

Policy reference	Regional policy	Assessment response
CV 1	Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Providing for the recognition and appropriate protection of known historic cultural heritage and archaeological sites of at least local significance in the Local Historic Heritage Code.</li> <li>• Protecting heritage and cultural landscape precincts through the Local Historic Heritage Code.</li> <li>• Applying the Environmental Management or Local Historic Landscape Precincts, to recognised significant landscapes, particularly key skylines and ridgelines around Greater Hobart.</li> <li>• Generally zoning undeveloped land along the coast as Environmental Management, Recreation or Open Space.</li> </ul>
CV 1.1	Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.	
CV 1.2	Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community.	
CV 1.3	Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.	
CV 1.4	Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.	
CV 2	Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.	
CV 2.1	Support the completion of the review of the Historic Cultural Heritage Act 1995.	
CV 2.2	<p>Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:</p> <p>(a) places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council.</p> <p>(b) places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.</p> <p>(c) places of national or international significance are listed through national mechanisms as determined by the Australian Government.</p>	
CV 2.3	Provide for a system wherein the assessment and determination of applications for development affecting places of significance is undertaken at the level of government appropriate to the level	



Policy reference	Regional policy	Assessment response
	<p>of significance:</p> <p>(a) Heritage places of local significance: by the local Council acting as a Planning Authority.</p> <p>(b) Heritage places of state significance: by the Tasmanian Heritage Council on behalf of the State Government with respect to heritage values, and by the local Council with respect to other land use planning considerations, with coordination and integration between the two.</p>	
CV 2.4	Recognise and list heritage precincts within the Local Historic Heritage Code and spatially define them by associated overlays.	
CV 2.5	Base heritage management upon the Burra Charter and the HERCON Criteria, with the Local Historic Heritage Code provisions in the planning scheme drafted to be consistent with relevant principles therein.	
CV 2.6	<p>Standardise statutory heritage management.</p> <p>(a) Listings in the planning scheme should be based on a common inventory template, (recognising that not all listings will include all details due to knowledge gaps).</p> <p>(b) The Local Historic Heritage Code provisions in the planning scheme should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control.</p>	
CV 2.7	Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.	
CV 3	Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.	
CV 3.1	Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation.	
CV 4	Recognise and manage significant local historic and scenic landscapes throughout the region to protect their key values.	
CV 4.1	State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values.	
CV 4.2	The key values of regionally significant landscapes are not to be significantly compromised by new development through appropriate provisions within the planning scheme.	
CV 4.3	Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in the planning scheme.	
CV 5	Recognise and manage archaeological values throughout the region to preserve their key values.	
CV 5.1	Known sites of archaeological potential to be considered for listing as places of either local or state significance within the Local Historic Heritage Code or on the State Heritage Register respectively, as appropriate.	

Policy reference	Regional policy	Assessment response
CV 5.2	Development that includes soil disturbance within an area of archaeological potential is to be undertaken in accordance with archaeological management plans to avoid values being lost, or provide for the values to be recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.	

**J1.6 Recreation and open space**

Policy reference	Regional policy	Assessment response
ROS 1	Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>Applying the Recreation and Open Space Zones to land accommodating active sporting facilities and passive recreation respectively.</li> </ul>
ROS 1.1	Adopt an open space hierarchy consistent with the Tasmanian OpenSpace Policy and Planning Framework 2010, as follows; (a) Local (b) District (c) Sub-regional (d) Regional (e) State (f) National	
ROS 1.2	Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; (a) Parks; (b) Outdoor Sports Venues; (c) Landscape and Amenity; (d) Linear and Linkage; (e) Foreshore and waterway; (f) Conservation and Heritage; (g) Utilities and Services; and (h) Proposed Open Space.	
ROS 1.3	Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.	
ROS 1.4	Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010 (Appendix 3).	
ROS 1.5	Provide for residential areas, open spaces and other community destinations that are well connected with a network of high quality walking and cycling routes.	

Policy reference	Regional policy	Assessment response
ROS 1.6	Subdivision and development is to have regard to the principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.	
ROS 2	Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.	
ROS 2.1	Avoid unnecessary duplication of recreational facilities across the region.	

### J1.7 Social infrastructure

Policy reference	Regional policy	Assessment response
SI 1	Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>Recognising and protecting key sites used for community facilities by applying the Community Purpose Zone.</li> <li>Including planning scheme provisions pertaining to Crime Protection through Environmental Design principles in the Central Business Zone SAP.</li> <li>Recognising and protecting the ongoing operation of the Royal Hobart Hospital through application of a PPZ.</li> </ul>
SI 1.1	Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions, its ongoing function and redevelopment in its current location.	
SI 1.2	Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.	
SI 1.3	Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.	
SI 1.4	Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.	
SI 1.5	Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.	
SI 1.6	Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.	
SI 1.7	Provide flexibility in the planning scheme for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport.	
SI 1.8	Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within the planning scheme.	
SI 1.9	Provide for the inclusion of Crime Prevention through Environmental Design principles in the planning scheme.	
SI 1.10	Recognise the role of the building approvals processes in providing access for people with disabilities.	

Policy reference	Regional policy	Assessment response
SI 2	Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.	
SI 2.1	Provide flexibility in the planning scheme for a variety of housing types (including alternative housing models) in residential areas.	
SI 2.2	The planning scheme is not to prevent the establishment of social housing in residential areas.	

## J1.8 Physical infrastructure

Policy reference	Regional policy	Assessment response
PI 1	Maximise the efficiency of existing physical infrastructure.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Confining land zoned for urban development to in the Urban Growth Boundary.</li> <li>• Protecting the function and safety of transport infrastructure through the Parking and Sustainable Transport Code.</li> <li>• Facilitating densification in inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones.</li> <li>• Recognising and protecting major utilities through the use of the Utilities Zone.</li> <li>• Protecting major transmission assets through the Electricity Transmission Infrastructure Code.</li> </ul>
PI 1.1	Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.	
PI 1.2	Provide for small residential scale energy generation facilities in the planning scheme.	
PI 2	Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.	
PI 2.1	Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.	
PI 2.2	Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.	
PI 2.3	Identify, protect and manage existing and future infrastructure corridors and sites.	
PI 2.4	Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.	
PI 2.5	Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, with pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) consistent with the Regional Land Use Strategy.	
PI 2.6	Recognise and protect electricity generation and major transmission assets within the planning	



J1.9 Land use and transportation

Policy reference	Regional policy	Assessment response
LUTI 1	Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"><li>• Confining land zoned for urban development to in the Urban Growth Boundary.</li><li>• Implementing a Residential Land Release Program for the Greenfield Development Precincts identified in the Regional Land Use Strategy that follows a land release hierarchy planning process from strategy (greenfield targets in urban growth boundary) to conceptual sequencing plan to precinct structure plan (for each Greenfield Development Precinct) to Subdivision Permit to Use and development permit.</li><li>• Protecting the function and safety of transport infrastructure through the Road and Rail Assets Code.</li><li>• Facilitating densification in inner urban areas in close proximity to the larger activity centres and integrated transit corridors through use of the Inner Residential and Urban Mixed Use Zones and facilitating higher density dwelling types through zone standards.</li><li>• Recognising and protecting major utilities and transport corridors through the use of the Utilities Zone.</li><li>• Ferry infrastructure is supported in Activity Area 1.0 (City of Hobart Waterfront) of the Sullivans Cove PPZ</li></ul>
LUTI 1.1	Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.	
LUTI 1.2	Allow higher density residential and mixed use developments within 400 metres, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.	
LUTI 1.3	Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres.	
LUTI 1.4	Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.	
LUTI 1.5	Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.	
LUTI 1.6	Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.	
LUTI 1.7	Protect major regional and urban transport corridors through the planning scheme as identified in Maps 3 & 4.	
LUTI 1.8	Apply buffer distances for new development to regional transport corridors identified in Map 4 in accordance with the Road and Railway Assets Code to minimise further land use conflict.	
LUTI 1.9	Car parking requirements in the planning scheme and provision of public car parking is to be consistent with achieving increased usage of public transport.	
LUTI 1.10	Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.	
LUTI 1.11	Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.	
LUTI 1.12	Encourage end-of-trip facilities in employment generating developments that support active transport modes.	

J1.10 Tourism

Policy reference	Regional policy	Assessment response
T 1	Provide for innovative and sustainable tourism for the region.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p>

Policy reference	Regional policy	Assessment response
T 1.1	Protect and enhance authentic and distinctive local features and landscapes throughout the region.	<ul style="list-style-type: none"> <li>Ensuring key tourism uses are appropriately zoned and provided for.</li> <li>Providing for small scale visitor accommodation as a permitted use in appropriate zones.</li> <li>Providing for the assessment of new major tourism developments through alternative assessment processes such as Section 43A applications.</li> </ul>
T 1.2	Identify and protect regional landscapes, which contribute to the region's sense of place, through the planning scheme.	
T 1.3	Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production.	
T 1.4	Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.	
T 1.5	Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.	
T 1.6	Recognise, that the planning scheme may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.	
T 1.7	Allow for objective site suitability assessment of proposed tourism use and development through existing planning scheme amendment processes (section 40T application).	

### J1.11 Strategic economic opportunities

Policy reference	Regional policy	Assessment response
SEO 1	Support and protect strategic economic opportunities for Southern Tasmania.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>Applying a SAP to the commercial and light industrial areas in Hobart to support the existing patterns of use.</li> <li>Applying the Port and Marine Zone to recognise the regional strategic importance of the port and marine activities.</li> <li>Application of a PPZ to Self's Point oil and gas storage facility.</li> <li>Minimising and preventing land use conflicts through allocation of zones and the use of the Attenuation Code.</li> <li>Place specific provisions have been provided for Sullivans Cove in a PPZ.</li> </ul>
SEO 1.1	Protect the following key sites and areas from use and development which would compromise their strategic economic potential through the planning scheme provisions:  (a) Hobart Port (including Macquarie and Princes Wharves); (b) Macquarie Point rail yards; and (c) Princes of Wales Bay marine industry precinct.	
SEO 1.2	Include place specific provisions for the Sullivans Cove area in the planning scheme.	
SEO 1.3	Recognise the regional economic importance of Southwood through specific planning provisions within the planning scheme that allow for its expansion and use by timber, mineral or other primary industries benefitting from its strategic location.	

**J1.12 Productive resources**

Policy reference	Regional policy	Assessment response
PR 1	Support agricultural production on land identified as significant for agricultural use by affording it the highest level of protection from fettering or conversion to non- agricultural uses.	There is no land suitable for significant agriculture in the Hobart municipal area. As such this section is not applicable to assessment of the LPS.
PR 1.1	Utilise the Agriculture Zone to identify land significant for agricultural production in the planning scheme and manage that land consistently across the region.	
PR 1.2	Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Agriculture Zone, within which the planning scheme is to manage potential for land use conflict.	
PR 1.3	Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production.	
PR 1.4	Prevent further land fragmentation in the Agriculture Zone by restricting subdivision unless necessary to facilitate the use of the land for agriculture.	
PR 1.5	Minimise the use of prime agricultural land for plantation forestry.	
PR 2	Manage and protect the value of non-significant agricultural land in a manner that recognises the potential and characteristics of the land.	
PR 2.1	Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.	
PR 2.2	Support opportunities for down-stream processing of agricultural products in appropriate locations or ‘on-farm’ where appropriate supporting infrastructure exists and the use does not create off-site impacts.	
PR 2.3	Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.	
PR 2.4	The introduction of sensitive uses not related to agricultural use, such as dwellings, are only to be allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.	
PR 3	Support and protect regionally significant extractive industries.	
PR 3.1	Existing regionally significant extractive industry sites are to be appropriately zoned, such as the Rural Zone, and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.	
PR 4	Support the aquaculture industry.	
PR 4.1	Provide appropriately zoned land on the coast in strategic locations, and in accordance with The Coast Regional Policies, for shore based aquaculture facilities necessary to support marine farming.	
PR 4.2	Identify key marine farming areas to assist in reducing potential land use conflicts from an increasingly industrialised industry.	

Policy reference	Regional policy	Assessment response
PR 5	Support the forest industry.	
PR 5.1	Working forests, including State Forests and Private Timber Reserves (for commercial forestry), are to be appropriately zoned, such as the Rural Zone.	
PR 5.2	Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.	
PR 5.3	Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves	

### J1.13 Industrial activity

Policy reference	Regional policy	Assessment response
IA 1	Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>Applying a SAP to light industrial areas in Hobart and a PPZ to the Self's Point oil and gas storage facility to support the existing patterns of use.</li> <li>Applying the Port and Marine Zone to recognise the regional strategic importance of the port and marine activities and to support ongoing operation.</li> <li>Minimising and preventing land use conflicts through appropriate zoning of land and the use of the Attenuation Code.</li> </ul>
IA 1.1	Industrial land is to be relatively flat and enable easy access to major transport routes, and other physical infrastructure such as water, wastewater, electricity and telecommunications	
IA 1.2	Locate new industrial areas away from sensitive land uses such as residentially zoned land.	
IA 1.3	Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	
IA 1.4	Provide a 15-year supply of industrial land, zoned for industrial purposes within the planning scheme – in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.	
IA 1.5	Aim to provide a minimum 5-year supply of subdivided and fully serviced industrial land.	
IA 1.6	Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non- industrial purposes.	
IA 2	Protect and manage existing strategically located export orientated industries.	
IA 2.1	Identify significant industrial sites through zoning and avoid other industrial uses not related to its existing function from diminishing its strategic importance.	
IA 3	Industrial development is to occur in a manner that minimises regional environmental impacts and protects environmental values.	
IA 3.1	Take into account environmental values and the potential environmental impacts of future industrial use and the ability	



#### J1.14 Activity centres

Policy reference	Regional policy	Assessment response
AC 1	Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Applying a SAP for the Central Business Zone in accordance with the Activity Centre Network.</li> <li>• Applying the General Business Zone in accordance with the Activity Centre Network.</li> <li>• Applying the Local Business Zone in accordance with the Activity Centre Network.</li> <li>• Applying a SAP for the Commercial zone in accordance with the Activity Centre Network.</li> </ul>
AC 1.1	Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.	
AC 1.2	Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre network through the planning scheme, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.	
AC 1.3	Discourage out-of-centre development by only providing for in-centre development within the planning scheme.	
AC 1.4	Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.	
AC 1.5	Encourage high quality urban design and pedestrian amenity through the respective development standards.	
AC 1.6	Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.	
AC 1.7	Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.	
AC 1.8	Encourage new development and redevelopment in established urban areas to reinforce the strengths and individual character of the urban area in which the development occurs.	
AC 1.9	Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.	
AC 1.10	Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.	
AC 1.11	Consolidate the Cambridge Park Specialist Activity Centre by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing.	
AC 1.12	Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning scheme.	
AC 2	Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.	
AC 2.1	Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.	

Policy reference	Regional policy	Assessment response
AC 2.2	Encourage high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.	
AC 2.3	Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.	
AC 2.4	Encourage structure and economic development planning for lower- level Activity Centres by local planning authorities.	
AC 3	Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.	
AC 3.1	Actively encourage people to walk, cycle and use public transport to access Activity Centres.	
AC 3.2	Support high frequency public transport options into Principal and Primary Activity Centres.	
AC 3.3	The minimum car parking requirements and associated 'discretion' in the planning scheme for use and development in the Principal and Primary Activity Centres are to encourage the use of alternative modes of transport other than private cars.	
AC 3.4	Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.	
AC 3.5	Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.	

### J1.15 Settlement and residential development

Policy reference	Regional policy	Assessment response
SRD 1	Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.	<p>The Hobart LPS is consistent with these regional policies and will likely further the outcomes by:</p> <ul style="list-style-type: none"> <li>• Confining land zoned for urban development to the Urban Growth Boundary.</li> <li>• Zoning land for higher densities in inner urban areas through use of the Inner Residential and Urban Mixed Use Zones.</li> <li>• Applying the General Residential Zone to existing areas developed to suburban densities where fully serviced or if not fully serviced where they are capable of being serviced</li> <li>• Applying the Inner Residential Zone to inner urban areas where full services exist, in close proximity to good public transport, services, facilities and employment opportunities.</li> </ul>
SRD 1.1	Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.	
SRD 1.1A	<p>A Notwithstanding the growth strategies or growth scenarios listed in Table 3, where a contemporary land supply and demand analysis of residential growth patterns for a settlement which is a Major District Centre, District Town or Township, indicates that more residential land should be made available to accommodate additional residential growth, the growth strategy or growth scenario listed in Table 3 for that settlement may be varied where the additional residential growth:</p> <p>(a) supports urban consolidation or contiguous development;</p>	

Policy reference	Regional policy	Assessment response
	<p>(b) does not significantly alter the intended relative growth between the settlements in the region and their proposed regional function listed in Table 3;</p> <p>(c) will service the shortage of residential land within the settlement identified in the land supply and demand analysis;</p> <p>(d) is identified in a contemporary land use strategy for the municipality endorsed by the planning authority;</p> <p>(e) is documented in a settlement structure plan approved by the planning authority which provides for the additional residential growth;</p> <p>(f) can be supplied with reticulated water, sewerage and stormwater services; and</p> <p>(g) is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety and road and rail networks.</p> <p>The settlement structure plan in (e) should include, where relevant, indicative subdivision plans, potential staging, key movement paths, open space networks, buffers for relevant constraints, plans or proposals for the protection of cultural and natural values, and, with demonstrated consultation with State agencies and relevant infrastructure providers, plans or proposals for:</p> <ul style="list-style-type: none"> <li>the provision of reticulated services;</li> <li>the management of waste or stormwater; and</li> <li>the delivery of social infrastructure (such as health and educational facilities) to match proposed residential growth, public transport and road infrastructure considerations.</li> </ul> <p>The provision of additional residential growth in Major District Centres, District Towns or Townships should be considered in the context of any available regional or sub-regional contemporary supply and demand analysis or settlement strategy.</p>	<ul style="list-style-type: none"> <li>Applying the Low Density Residential Zone only where necessary to manage land values or hazards, where full services are not available and are unlikely to become available, or to acknowledge existing lot density area.</li> </ul>
SRD 1.2	<p>Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:</p> <ol style="list-style-type: none"> <li>Strategy (regional function &amp; growth scenario);</li> <li>Settlement Structure Plans (including identification of settlement boundaries);</li> <li>Subdivision Permit;</li> <li>Use and Development Permit.</li> </ol>	
SRD 1.3	<p>Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:</p> <ol style="list-style-type: none"> <li>to existing rural living communities; or</li> <li>for the purposes of preparing a Local Provision Schedule, to land within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone.</li> </ol> <p>Land not currently zoned for rural living or environmental living communities may only be zoned for such use where one or more of the following applies:</p> <p>(a) Recognition of existing rural living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to Rural Living provided:</p>	

Policy reference	Regional policy	Assessment response
	<ul style="list-style-type: none"> <li>(i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and</li> <li>(ii) only limited subdivision potential is created by rezoning.</li> </ul> <p>(b) Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agriculture with other land better suited for rural living purposes, in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;</li> <li>(ii) the land rezoned to rural living use is adjacent to an existing rural living community;</li> <li>(iii) the land rezoned to rural living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;</li> <li>(iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</li> <li>(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</li> </ul> <p>(c) Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) the land must predominantly share common boundaries with: <ul style="list-style-type: none"> <li>A. existing Rural Living zoned land; or</li> <li>B. rural living communities which comply with SRD1.3(a);</li> </ul> </li> <li>(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;</li> <li>(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;</li> <li>(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible ,a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;</li> <li>(v) the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;</li> <li>(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</li> <li>(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.</li> </ul>	
SRD 1.4	Allow for increased densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.	
SRD 1.5	Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).	
SRD 1.6	Utilise the Low Density Residential Zone only where it is necessary to manage land constraints	
SRD 2	Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.	



Policy reference	Regional policy	Assessment response
SRD 2.1	Residential growth for Greater Hobart is to occur through 50% infill development and 50% greenfield development.	
SRD 2.2	Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.	
SRD 2.3	<p>Provide greenfield land for residential purposes across the following Greenfield Development Precincts:</p> <ul style="list-style-type: none"><li>• Bridgewater North</li><li>• Brighton South</li><li>• Droughty Point Corridor</li><li>• Gagebrook/Old Beach</li><li>• Granton (Upper Hilton Road up to and including Black Snake Village)</li><li>• Midway Point North</li><li>• Risdon Vale to Geilston Bay</li><li>• Sorell Township East</li><li>• Spring Farm/Huntingfield South</li></ul>	
SRD 2.4	Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.	
SRD 2.5	<p>Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows:</p> <ol style="list-style-type: none"><li>1. Strategy (greenfield targets within urban growth boundary);</li><li>2. Conceptual Sequencing Plan;</li><li>3. Precinct Structure Plans (for each Greenfield Development Precinct);</li><li>4. Subdivision Permit; and</li><li>5. Use and Development Permit.</li></ol>	
SRD 2.6	Increase densities to an average of at least 25 dwellings per hectare (net density) <sup>1</sup> within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.	
SRD 2.7	<p>Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:</p> <ul style="list-style-type: none"><li>• Glenorchy LGA - 40% (5300 dwellings)</li></ul>	

<sup>1</sup> It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare maybe less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.

Policy reference	Regional policy	Assessment response
	<ul style="list-style-type: none"> <li>Hobart LGA – 25% (3312 dwellings)</li> <li>Clarence LGA - 15% (1987 dwelling)</li> <li>Brighton LGA - 15% (1987 dwellings)</li> <li>Kingborough LGA - 5% (662 dwellings)</li> </ul>	
SRD 2.8	Aim for the residential zones in the planning scheme to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.	
SRD 2.9	Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.	
SRD 2.10	Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.	
SRD 2.11	Increase the supply of affordable housing.	
SRD 2.12	<p>Notwithstanding SRD 2.2 and SRD 2.8, land outside the Urban Growth Boundary shown in Map 10 may be considered for rezoning for urban development if it:</p> <p>(a) shares a common boundary with land in the Urban Growth Boundary which is zoned for urban development;</p> <p>(b) comprises:</p> <ul style="list-style-type: none"> <li>(i) a lot that is outside the Urban Growth Boundary with an area not more than 2ha; or</li> <li>(ii) the residual area of a lot that is partially outside the Urban Growth Boundary, with the area of the lot outside the Urban Growth Boundary not more than 2ha;</li> </ul> <p>(c) does not constitute a significant increase in land zoned for urban development outside the Urban Growth Boundary in that locality; and</p> <p>(d) results in minimal potential for land use conflicts with adjoining land uses.</p>	



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