
From: Iain More <lain.More@launceston.tas.gov.au>
Sent: Wednesday, 1 June 2022 1:23 PM
To: TPC Enquiry
Subject: Launceston Draft Local Provisions Schedule - Directions Response
Attachments: Launceston LPS - Post Hearings Directions Response.pdf; LPS - Post Hearings Directions - Heritage Changes comments.pdf; Cimitiere Street Heritage Precinct - Updated Version with comments.pdf

Categories:

Dear Commission,

Council is in receipt of your direction letter dated 18 May 2022.

Please find a response to the direction schedule as required by Attachment A of the letter.

Should you have any questions or require any further clarification, please do not hesitate to contact me.

Kind Regards,

Iain More | Town Planner | City Development | City of Launceston
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Launceston Draft Local Provisions Schedule Post Hearings Directions Response

Direction #1:

Provide a version of the Cimitiere Street Local Heritage Precinct datasheet that identifies (in track changes) the differences between the exhibited version of the datasheet and the amended version of the datasheet submitted with the s.35F report.

Response:

Please see 'Cimitiere Street Heritage Precinct - Updated Version with comments' and 'LPS - Post Hearings Directions - Heritage Changes comments' documents attached. The original datasheet has also been attached.

Direction #2:

Provide an opinion, including reasons, on what sub-zone should be applied to the Rural Living Zone at Towers Drive, St Leonards in the event that Amendment 58 (rezone land at 40520 Tasman Highway, St Leonards from Rural Resource to Rural Living) is included in the draft LPS under s.35KA of the Land Use Planning and Approvals Act 1993.

Response:

The permit approved 30 lots over the subject site. All lots are between 1ha and 2ha in size, with the exception of Lot 3, which is 3.8ha in size and contains an existing dwelling and associated outbuildings. With the exception of Lot 3, it was not the intention that the lots be further subdivided, which was supported by the restrictions of the existing Rural Living subdivision provisions, which limits subdivision to 1ha.

Therefore, due to the layout of the subdivision and the size of the lots, it is recommended that the property be placed into Rural Living A.

Direction #3:

Provide details of any other approved amendments to the Launceston Interim Planning Scheme 2015 that, in the opinion of the Planning Authority, should be included in the draft LPS under s.35KA of the Land Use Planning and Approvals Act 1993.

Response:

In addition to the amendments that have become operational as described in the Section 35F report, the following is a list which have since become operational since the lodgement of the LPS in 2019:

1. Amendment 50 - 242-254 St Leonards Road - Rezone site from Community Purpose Zone to General Residential Zone, and DA0678/2018 - Residential - Construction of eight dwellings;
2. Amendment 52 - Modification to Raglan Street, Kings Meadows Specific Area Plan;
3. Amendment 61 - Zone land from Commercial to General Residential and DA0698/2019 - Construct 24 Multiple Dwellings and Associated Works - 357-361 Hobart Road, Youngtown;
4. Amendment 62 - Rezone part of 3-7 George Street, Launceston from Particular Purpose Zone PPZ-7 to Urban Mixed Use, and DA0102/2020 - Bulky Goods Sales, Changes of Use to Showroom (Auction House);
5. Amendment 63 - Add Clause 9.5 - Access Across Land in Another Zone;

- | |
|--|
| <ol style="list-style-type: none"> 6. Amendment 66 - Insertion of the Gorge Hotel Specific Area Plan at 123, 125-133 Paterson Street, and 16 Margaret Street; and 7. Amendment 67 - Text amendment to allow Hospital Services at 243-247 Wellington Street and 237-241 Wellington Street |
|--|

It should also be noted that there are four scheme amendment proposals which are with Council currently and have not yet been decided.

- | |
|---|
| <ol style="list-style-type: none"> 1. Amendment 68 - Partial rezoning of land at Launceston Golf Club - 27-99 Opossum Road, Kings Meadows from Recreation to General Residential, and DA0560/2019 - Subdivide two lots into 14 lots; 2. Amendment 69 - Rezoning from Rural Resource to General Residential at 11-45 Abels Hill Road, St Leonards, and DA0537/2021 - Subdivision to create 17 lots; 3. Amendment 70 - Change of zoning from Community Purpose to Urban Mixed Use Zone at 10-16 wellington Street, Launceston (CT133230/1); and 4. Amendment 71 - Partial rezoning of land at Launceston Golf Club 27-99 Opossum Road, Kings Meadows from Recreation to General Residential and Development Application DA0760/2021 to Subdivide One Lot into Three Including the Construction of a Road. |
|---|

Direction #4:

Provide a response to the natural values assessments submitted by Ms. Claire Gregg for the Launceston Church Grammar School (Representation 15) dated 13 April 2022 for the land at 36 Button Street, Mowbray FR 144358/1, 41 Button Street, Mowbray FR 102085/1, and 137 East Tamar Highway Mowbray FR 173811/1. Consideration of the removal of the priority vegetation area overlay from land at 137 East Tamar Highway, Mowbray could take into account whether the provisions under the Natural Assets Code for land located within the Waterway and Coastal Protection Area overlay would offer sufficient protection.

Response:

36 & 41 Button Street, Mowbray

Council accepts the findings of the Natural Values Report, prepared by Scott Livingston, dated 8/04/2022. The report finds that whilst the land does contain a component of native vegetation, the habitat value is low. The report further concludes that the removal of the overlay is unlikely to have any significant impact on the identified natural values.

Council can accept the removal of the overlay from the site, noting however that C6.0 Local Historic Heritage Code will still be applicable, and vegetation removal may still be subject to an application under the code.

137 East Tamar Highway, Mowbray

Council accepts the findings of the Natural Values Report, prepared by Scott Livingston, dated 8/04/2022. Important to note is that the findings of the report have identified areas of both priority habitat and threatened flora and fauna. Council still consider the protection of these identified areas as important, and any urban expansion needs to take the natural environment into consideration.

As discussed, the site is located within the waterway and coastal protection area. One of the main concerns about only relying on this area type would be a developments potential to comply wholly with the relevant Acceptable Solution, without the need for any consideration of existing flora or fauna. However, upon review of the Code provisions against the

characteristics of the land, it would be difficult for any application to proceed without consideration of at least one performance criteria.

Notwithstanding, the report provided by the representor demonstrates that the site contains threatened flora and fauna. It is unclear why the priority vegetation overlay would be removed when such flora and fauna has been identified. It is not uncommon for both the waterway and coastal protection area to overlay with priority vegetation. One of the purposes of the code is to minimise impacts on identified priority vegetation.

Accordingly, Council believe that the priority vegetation overlay should be retained.

Direction #5:

Submit written evidence that all registered owners of each of the following properties support the application of the Rural Zone to the land:

- 288 Relbia Road, Relbia FR 129968/2; and
- 332 Relbia Road, Relbia FR 211126/1.

Response:

Letters were mailed on 27/05/2022 to the following persons:

Owners of 288 Relbia Road, Relbia:

*F & C Turner
288 Relbia Road
RELBIA TAS 7258*

Owners of 332 Relbia Road, Relbia:

*D Newman
332 Relbia Road
RELBIA TAS 7258*

No response has been received.

Direction #6:

Submit written evidence that all registered owners of each of the following properties support the application of the Rural Zone and Priority Vegetation Area overlay to the land as shown in Attachment 11 of the Launceston City Council submission dated 13 April 2022:

- 58 Swan Drive, Swan Bay FR 169223/1;
- 2235 East Tamar Highway, Mount Direction FR 131672/1;
- 2203 East Tamar Highway, Mount Direction FR 144205/3; and
- 2205 East Tamar Highway, Mount Direction FR 144205/2.

Response:

Letters were mailed on 27/05/2022 to the following Persons:

Owners of 58 Swan Drive, Swan Bay:

*R & M McLaine
Lochbui - 58 Swan Drive
SWAN BAY TAS 7252*

Owner of 2235 East Tamar Highway, Mount Direction. *Please note it is unclear where the current owner resides, and two letters have been issued to two potential residential addresses:

*A Smith
23 West Goderich Street
DELORANE TAS 7304
(2235 East tamar Highway)*

*A Smith
16 Drummond Crescent
PERTH TAS 7300
(2235 East tamar Highway)*

Owners of 2203 and 2205 East Tamar Highway, Mount Direction:

*RV Pty Ltd
PO Box 1513
LAUNCESTON TAS 7250
(2203 and 2205 East Tamar Highway)*

No response has been received.

Direction #7:

Provide a response to the natural values assessment and proposed amendment to the Priority Vegetation Area overlay submitted by Adam and Tania Poultny (Representation 40) dated 12 April 2022 for the land at 2460 Deddington Road, Blessington FR 28411/1.

Response:

Council accepts the natural values assessment prepared by Anna Povey, dated 08/04/2022 for the partial removal of the property vegetation area overlay at the property. Upon review of the letter is it understood that the northern section of the site, as identified on the supplied map, contains vegetation of little value. Council are supportive of the overlays removal along this section.

Launceston Draft Local Provisions Schedule
Post Hearings Directions Response
Cimitiere Street Local Heritage Precinct datasheet

Attachment 1 contains the updated datasheet as presented in the Section 35F report. Unfortunately due to the changes, a tracked changes version was difficult to achieve. The datasheet contains notes relating to the changes compared to the originally submitted datasheet. An explanation of the changes are discussed below.

1. The layout, drafting, and formatting of the document has been revised, to allow for easier interpretation.

The layout has been altered, including appropriate headings and numbers for easier interpretation. Words such a

2. Inclusion of an 'extent' section, describing the precinct

The extent sections describes the physical extent of the precinct. This was previously the 'description' section of the original datasheet.

3. Revised precinct map

The map has been amended to clearly identify the precinct boundaries, as well the level of contribution within the precinct.

4. Background has been reduced

The background section has been greatly reduced.

5. Introduction of a guidance section

A guidance section has been introduced to ensure users of the datasheet understand how it works.

6. Revised statement of local historic heritage significance

The statement of local historic heritage significance has been moved to the front of the document and modified.

7. Heritage values, characteristics, and features have been streamlined

This section has been made modified into easier to read sections which have been clearly numbered, instead of the previous datasheets approach which 'scattered' these sections throughout the datasheet.

8. Architectural elements have been refined and made clearer

Architectural elements have now been clearly identified through the use of real life examples within the precinct.

9. Conservation policy has been refined

Changes to the conservation policy have occurred, making the policies clear and easier to understand.

10. Design criteria has been refined and separated from conservation policy

Design criteria is now a separate section, to make it clearer, rather than been combined with the conservation policy.

11. Endnotes section added

An endnotes section provides some final guidance.

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

Cimitiere Street Precinct

Description

This datasheet applies to all land located within the Cimitiere Street Heritage Precinct included in the Local Heritage Precinct Table C6.2 and addresses Clauses C6.1, C6.7.1 and C6.7.3 of the Local Historic Heritage Code in the Tasmanian Planning Scheme.

1. Extent

The Cimitiere Street Precinct is situated in central Launceston, within an area commonly known as 'The Glebe' situated northeast of the main city centre and adjoining the City Park.

The precinct is comprised of a small residential area located around a triangular park at the eastern end of Cimitiere Street. It is bounded to the north and east by the commercial and light industrial estates occupying the low-lying ground adjacent to the North Esk River. To the south it is bounded by residential areas along Racecourse Crescent and Elphin Road, and to the west by City Park and the area known as the former railway land which lies between Lawrence and Willis streets.

The alignment of Cimitiere Street through the precinct effectively marks the edge of the North Esk flood plain to the north. To the south it is edge by the base of Windmill Hill which steeply rises towards Elphin road and creates the Southern edge, forming the central triangular square.



Figure 1 - Heritage Precinct Map

Level of Contribution to Significance of precinct

- | | |
|--|------------------|
| | Contributory |
| | Non-Contributory |

Note: All properties have been mapped to show their significance to the precinct, however, works to those listed as Local Heritage Places or on the Tasmanian Heritage Register (THR) are not subject to assessment against the Local Heritage Precinct provisions or the guidance provided in this document.

For information relating to THR and Local Heritage Place listings, visit the Heritage Tasmania, LIST Map, and iPlan websites.

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

2. Background

Cimitiere Street or the Glebe demonstrates the early tight-knit fabric of Victorian housing development, with row houses and individual houses located in close proximity to the street and set around a civic square.

The precinct did not undergo significant residential development until the late 19th century, with many of the houses built in the area being property of the Holy Trinity Church and later sold. This is likely the origin of the name 'The Glebe' previously referred to as the 'Clergymans's Glebe'.

The Glebe grew into a residential suburb during the 1870s due to the proximity of new industries in the surrounding area, such as the Launceston Gasworks, Launceston and Western Railway Company workshops, Mount Bischoff Tin Mining Company and the Gunn family establishing the Gunns timber Mill in 1875 to the north of the precinct which remains a commercial site. Several of the dwellings in the precincts are linked to significant identities involved in these building, mining and commercial industries.

The housing stock includes single and two storey dwellings from predominantly the late Victorian period and continues through to the interwar period. The precinct provides a series of highly aesthetic streetscapes of terrace houses of various styles, forms and building materials from timber, stone, exposed brick and rendered brick. The buildings are slightly different, creating interest along the street while also having a high degree of continuity and consistent scale.

The terraces and individual dwellings face the street with small paved or cottage gardens behind low fences of timber or brick. To the south the dwellings and gardens sit above the street on stone terraces, a key feature to the precinct. Along with these front gardens and the central park with its established trees the precinct has a generally green appearance.

3. Guidance

The 'Statement of local historic heritage significance and historic heritage values' (Statement of Significance) relates to the values, features, and characteristics of the precinct. This informs the Conservation Policy and Design Criteria which are considered in the assessment of planning permit applications.

Under the Tasmanian Planning Scheme significance of precincts are assessed relating to their contribution to the understanding of local history, creative or technical achievements, a class of building or place, or aesthetic characteristics, or an association with a group for social or spiritual reasons, or individuals or groups of importance to the community.

The Statement of Significance for this precinct has been developed from those included in the following documents:

- *Launceston Heritage Study Summary report and recommendations, November 2007 prepared by Paul Davies Heritage Architects.*
- *Launceston Heritage Study Places of State heritage significance, site inventory August 2006 prepared by Paul Davies Heritage Architects.*

All properties have been graded in regard to their importance and consistency with the significance of the precinct ('contributory' and non-contributory') as detailed in figure 1 '*Heritage Precinct map*'. However, works to those listed as Local Heritage Places in Table C6.1 or on the Tasmanian Heritage Register (THR) are not subject to assessment under the Local Heritage Precinct provisions (Clauses C6.7.1, C6.7.3).

The Conservation Policy relates to the retention of the precinct's valued existing characteristics and features and the Design Criteria relate to new buildings, alterations and additions to existing buildings, outbuildings, fences, landscaping, vehicle accommodation, some services and subdivision.

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

Statement of local historic heritage significance & historic heritage values

4. Statement of local historic heritage significance:

(a) Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:
(i) local history; or
Cimitiere Street Precinct is culturally significant in its role in demonstrating early modest Launceston residential life, especially during the Victorian period, in concert with surrounding precincts in High Street and Elphin Road and stands as an example of land granted to church groups for housing.
(ii) creative or technical achievements; or
Not applicable
(iii) a class of building or place; or
The precinct is of 'architectural' significance in demonstrating a rare form of housing in Launceston with rows of terrace houses (and individual houses) located in close proximity to the street and set around a modest civic square. This is the only location within the city that an intact housing precinct of this character exists and where early development predominates. It holds high 'architectural' significance in that while terrace and small scale cottages are found across the city they are largely isolated from their original context. In this group, apart from infill development, the Victorian character of small-scale housing survives.
A number of the buildings also have high individual 'architectural' significance as fine examples of modest housing of the Victorian period.
(iv) aesthetic characteristics as follows; or
The precinct provides a series of consistent streetscapes, from Lawrence Street to Racecourse Crescent, of high visual and 'aesthetic' value demonstrating the core values of housing development in Launceston, with its clear lines of sight to house facades and front gardens with low fences or retaining walls.
The primarily timber weatherboard residences from the 1870s to 1940s with consistent original external detailing, finishes, and materials, create a distinctive visual impression and valued streetscape qualities.

(b) Significance of the precinct's association with:
(i) a particular community or cultural group for social or spiritual reasons; or
Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region
A large portion of the area was developed and owned by the Anglican Parish of the Holy Trinity Church. The remaining buildings and infrastructure stand as an example of land granted to the Anglican Church and developed in the 1870s and 1890s for housing. Several of the buildings were occupied or commissioned by key individuals from the area who were connected to the industry and infrastructure period growth of the late 1800s.

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

When visible from streets the following values, features and characteristics form part of the precinct:

5. Historic Heritage Values:

- a) Consistent tight-knit streetscapes of modest residential Victorian era row housing along Cimitiere Street, Kilby Lane, Lawrence Street, Boland Street, Innes Street and Racecourse Crescent.
- b) Substantially intact original streetscapes including dwellings that are single to double storey in form and scale.
- c) Original and distinctive row housing style.
- d) Groupings of houses sharing similar architectural features.
- e) Consistent materials and finishes to existing buildings.
- f) Buildings set close to street frontages.
- g) Streetscapes of high visual quality including modest front gardens, open square and street plantings
- h) Front setbacks with low fences and gardens contributing to openness of street space
- i) Fences which are consistent in location and height and are of styles and materials which are consistent with the houses

6. Characteristics

- a) The level change in the land form from the original period of development including the elevation of houses on the southern side of Cimitiere Street above the footpath.
- b) Houses to the northern side of Cimitiere Street set at street level, with direct connections to the street and the central park.
- c) A predominance of mid to late Victorian terraces and conjoined terrace cottages.
- d) Buildings of a consistent scale (1 - 2 storey) and form.
- e) Consistent use of elements such as verandas, timber and iron detailing, and double hung timber windows.
- f) Consistent groups of buildings of other architectural periods and styles including; Victorian Georgian, Victorian Italianate, Federation and Inter-War.¹
- g) Buildings of brick and timber cladding.
- h) Modest scale of buildings and front garden behind low fences.
- i) Absence of off street parking facilities which would impact on street frontages

For more information on architectural periods and styles refer to Appendix A.

7. Features

- a) Street facing verandahs
- b) Timber and iron balustrading
- c) Traditional roof forms including hips and projecting gables
- d) Corrugated iron roof sheeting
- e) Dormer windows to roofs
- f) Timber double hung windows
- g) Painted weatherboard walls
- h) Exposed stone facing to buildings and retaining walls
- i) Polychrome (multi coloured) face brickwork
- j) Brick chimneys
- k) Decorative bargeboards
- l) Timber finials
- m) Original and early iron and timber detailing
- n) Ornamental iron work
- o) Low picket, brick, and ironwork fences
- p) Small cottage-style front gardens

Also refer to 'Figures for statements of local historic heritage significance & historic heritage values' below.

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

Figures for statements of local historic heritage significance & historic heritage values

Early Victorian Transition (1840-1865) - though most built after 1865



Building elements

Form

1. Simple formal symmetrical
2. Single to two storeys
3. Terrace or free standing
4. Steep hipped corrugated iron roof

Windows & Doors

5. Timber Double hung timber windows

Details

6. Simple often paired brick chimneys
7. Minimal eaves
8. Simple verandas with timber balustrade
9. Restrained timber ornamentation

Materials and finishes

10. Exposed, brick, weather boards or render
11. Wall Colours Beige, pale pinks and stone
12. Contrast trim red, green, cream and brown
13. Corrugated iron roof Grey or Red

Fences and retaining walls

14. Low timber pickets fences max 1m high
15. Bluestone Retaining walls

Open space and landscaping

16. Buildings set close to street
17. Small cottage gardens low plantings
18. Minimal to no setbacks to sides

Vehicle access, parking, outbuildings

19. No provision for parking from street
20. Often lane way rear access

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

Mid Victorian (1865-1880)



39 - 41 Cimitiere Street - Mid Victorian Terrace cottages



19-23 Cimitiere Street - Mid Victorian Terraces



36-40 Cimitiere Street - Mid Victorian Terraces



37 Lawrence street - Mid Victorian single dwelling

Buildings and building elements

Form

1. Simple formal symmetrical
2. Single to two storeys
3. Terrace or free standing
4. Hipped corrugated iron roof

Windows & Doors

5. Double hung timber windows often grouped
6. Highlight windows over doors

Details

7. Simple often paired brick chimneys
8. Verandas with cast iron or timber decoration
9. Decorative timber brackets under narrow eaves
10. Dormer windows to roofs

Materials and finishes

11. Multi coloured brick, render or weather-board
12. Beige, pale pinks and stone
13. Contrast trim red, green, cream and brown
14. Corrugated iron roof in grey or red

Fences and retaining walls

15. Timber or cast iron fences max 1m high often with brick or stone plinths/piers.
16. Retaining walls often Bluestone

Open space and landscaping

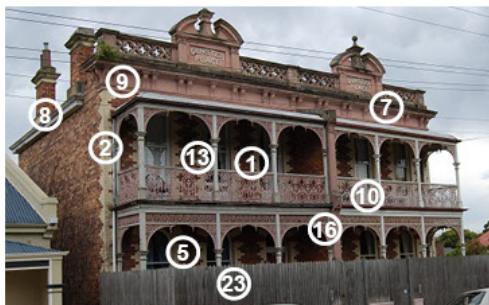
17. Small front setbacks
18. Low front geometric garden layouts
19. Minimal to no setbacks to sides

Vehicle access, parking, outbuildings

20. No provision for parking
21. Often lane way rear access

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

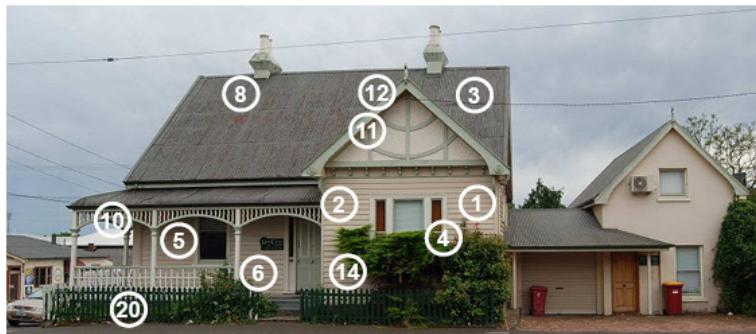
Late Victorian (1880-1890)



Dunster Place, 24-26 Cimitiere Street - Late Victorian Terraces (*Boom Style*)



7 Cimitiere street - Late Victorian single dwelling



14 Cimitiere Street - Late Victorian with Edwardian extension single dwelling

Buildings and building elements

Form

1. Simple form some projecting rooms
2. Single storey houses or 1-2 storey terraces
3. Hip and gable roof forms

Doors & Windows

4. Tripartite Windows often with coloured glass-sidelight
5. Double hung sash windows
6. Doors with fanlights and sidelights

Details

7. Ornate ornamentation often in Italianate style
8. Italianate parapet
9. Ornate brick chimneys
10. Brickwork incorporates rendered mouldings
11. Verandahs with decorative cast iron lacework
12. Elaborate barge boards to gable ends
13. Timber finials

Materials and finishes

14. Multi-coloured contrasting brickwork
15. Timber weather board with square edge or incised to look like stone work
16. Creams, grey and pale pinks with contrasting trims browns, red browns and green
17. Intricate Iron Lace-work to verandahs
18. Red and blue glass at entry

Fences and retaining walls

19. Decorative cast iron or timber with stone or brick piers
20. Stone retaining walls
21. Fences materials matching house no more than 1.2 m high

Open space and landscaping

22. Small ornamental gardens, with paths, water features, statues,
23. Exotic plants, palm trees, shrubberies
24. Set close to street minimal to no setbacks to sides

Vehicle access, parking, outbuildings

25. No provision for parking

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

Federation (1890 – 1915)



47-49 Cimitiere Street - Federation Terrace



20 Racecourse crescent - Federation single dwelling

Buildings and building elements

Form

1. Simple form often with projecting front room
2. Single storey houses or 1-2 storey terraces
3. Steep hipped corrugated iron roofs
4. Front facing and often 'flying' gables
5. Verandas

Windows & Doors

6. Windows casement or double hung
7. Bay windows
8. Sidelight and fan lights over doors

Details

9. Decorative barge boards
10. Timber details brackets & fretwork
11. Brick Chimneys

Materials and finishes

12. Weather boards Square-edged or bull-nosed
13. Coloured or stained glass
14. Roofing painted in Terracotta or grey to look like slate
15. Gables rendered or half timbered
16. Cream and Beige with contrast trim red, green, beige

Fences and retaining walls

17. Timber pickets often with masonry base
18. In keeping elements of the house
19. Stone retaining walls

Open space and landscaping

20. Larger front setbacks with more formal garden
21. Front Lawns

Vehicle access, parking, outbuildings

22. Detached pavilions often lane way rear access
23. Materials and forms to match house

Design, topography, vegetation and views



Cimitiere Street View East - South side of Street & Central Park



Cimitiere Street View East - North side of Street & Central Park

General features

1. Row cottages and terraces
2. Level change on South side of street
3. Building orientated around central Park
4. Established trees and park

Design Criteria/Conservation Policy

Where performance criteria for demolition (refer Clause C6.7.1) or alterations to existing structures (refer Clause C6.7.3) apply, the following Design Criteria and Conservation Policy then apply.

Properties are assessed as being 'contributory', or 'non-contributory' to the precinct character and are identified in Figure 1 – '*Heritage Precinct map*'.

- **Contributory** – Contributes to the understanding of the precinct's significance and aesthetic characteristics
- **Non- Contributory** – Detracts from the understanding of the precinct's values, characteristics, and features

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

Conservation Policy

The following Conservation Policy is proposed to conserve the heritage character and significance of the precinct and to encourage the recovery of significance, particularly of streetscape and townscape elements which add to the presentation and character of the entire precinct.

8. Demolition of buildings and building elements

- 8.1. Buildings and structures within 'contributory' places are to be retained wherever possible.
- 8.2. Elements not listed as part of the precinct's 'values', 'features' or 'characteristics', may be removed where they enhance the character of the precinct.
- 8.3. In determining applications for demolition to 'contributory' places, it should be considered that the demolition or removal of any part of the place will not adversely affect the heritage significance of the wider precinct.
- 8.4. In the case of demolition or removal of elements to 'contributory' places which are not listed as 'features' or 'characteristics' of the precinct, applications must be accompanied by a demolition plan and demonstrate that:
 - a) the partial demolition or removal contributes to the long-term conservation of the heritage precinct's significance, including its 'values, features, and characteristics'.
 - b) the demolition or removal contributes to the long-term conservation of a 'contributory' place.
 - c) the 'contributory' place is structurally unsound and cannot be reasonably rectified, noting that the poor condition of a contributory place should not in itself be a reason for permitting demolition of key features and characteristics of the heritage precinct.
 - d) the partial demolition or removal should not adversely affect built fabric that contributes to the significance of the precinct.
- 8.5. Partial demolition of 'contributory' places should not result in 'facadism', where only the very front most parts of buildings are maintained, but the integrity and massing of the place is lost either through demolition or obtrusive additions.
- 8.6. Applications for demolition or removal of buildings, structures or landscape elements from 'non-contributory' properties must be accompanied by documents that describe the use and form of the intended development.

9. Reproduction of features

- 9.1. Reproduction of architectural features should only occur in instances where it can be proved that they were originally present and evidence of original or earlier appearance can be provided.

10. Materials and finishes

- 10.1. Existing unpainted, unrendered masonry and brick exterior surfaces to 'contributory' places should be retained and not be painted or rendered. This does not apply to non-original features.
- 10.2. Removal of finishes from masonry surfaces to 'contributory' places must be supported by advice from a suitably qualified person. (i.e. Heritage Architect).

11. Fences and retaining walls

- 11.1. Original or early fences to 'contributory' places should be retained.
- 11.2. Original fences maybe reconstructed where historical evidence exists of their form.
- 11.3. If original fences and walls require replacement or a 'contributory' place requires a new fence, they should be replaced 'like for like' or in a manner which is considered to be typical of the period of the buildings on the site, or the predominant fencing style in the precinct. Any alternative solution must be supported by a report from a suitably qualified person.

12. Open space and landscaping

- 12.1. Front private garden settings, setbacks and open views that add to the public realm should be retained.
- 12.2. Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, however removal maybe considered if it will assist in the preservation of other historic heritage significance, and this is supported by a report prepared by a suitably qualified person (i.e. an Arborist).

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

- 12.3. Removal, destruction or lopping of trees or the removal of vegetation should not detract from the existing character of the precinct.
- 12.4. Existing street and parkland trees are to be retained.
- 12.5. The generous nature strips are to be retained.

13. Subdivision

- 13.1. Road and allotment layouts that date from the original layout of the subdivision are to be retained.

14. Vehicle access, parking, outbuildings, and services

- 14.1. Original/early detached single garages should be retained.
- 14.2. Original/early outbuildings should be retained.

Design Criteria

The following Design Criteria have been developed to provide for new development that is commensurate with the significance of the precinct.

Where performance criteria for new work apply (refer Clause C6.7.3), the following criteria should then be applied to guide the design and assessment of proposals.

15. Design of alterations & additions to existing buildings

Alterations and additions to existing buildings:

- 15.1. Should not alter fabric that contributes to the local heritage precinct's significance and of any part of a 'contributory' place;
- 15.2. Should not obscure fabric that contributes to the local heritage precinct's significance and of any part of a 'contributory' place that is visible from the public realm;
- 15.3. Should be located to the rear of the 'contributory' place, where possible;
- 15.4. Should be located in a manner that does not detract from or dominate the significant fabric of the heritage features and/or characteristics. This may be achieved utilising a combination of setbacks, heights and physical separation as appropriate;
- 15.5. Should not rely on vegetation and fences to limit visibility from the street as they are not considered to be permanent screening;
- 15.6. Should be sympathetic with heritage fabric and make use of materials and surface finishes that are complementary to the significant fabric of the heritage precinct;
- 15.7. Should use design details which are interpretive, honestly representing their modernity while also conveying the patterns and heritage character of their surroundings, making reference to the, features and characteristics of the heritage precinct (including, but not limited to the type and form and arrangement of windows, doors, and façade lines such as continuous cornices).

16. Design of new buildings

New buildings:

- 16.1. Should be sympathetic with heritage fabric and make use of materials and surface finishes that are complementary to the significant fabric of the heritage precinct.
- 16.2. Should use design details which are interpretive, honestly representing their modernity while also conveying the patterns and heritage character of their surroundings, making reference to the, features and characteristics of the heritage precinct (including, but not limited to the type and form and arrangement of windows, doors, and façade lines such as continuous cornices).
- 16.3. Should not rely on vegetation and fences to limit visibility from the street as they are not considered to be permanent screening.

17. Siting

- 17.1. New buildings and additions/alterations to 'non-contributory' places should be oriented in a similar manner to adjacent 'contributory' heritage places and to the heritage precinct as a whole.
- 17.2. New development should have a front setback equal or greater than any adjoining contributory building and no building (including garages, carports and outbuildings) is proposed in the front setback.

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

- 17.3. For additions and alterations to 'contributory' places, new development should have side setbacks equal or greater than the existing building.
- 17.4. For 'non-contributory' places, new development should have side setbacks consistent with those on neighbouring contributory places.

18. Building form and height

- 18.1. New buildings and additions should be of a height and form which are consistent with the predominant single storey development of the precinct as viewed from the street.
- 18.2. If multi-storey additions are required, they should be in recessive locations with proportions subservient to the dominant character of the precinct (i.e., to the rear or beyond a main roof ridge line, and recessive from existing side walls).
- 18.3. The roof form, pitch and massing of the building should relate to the significant neighbouring buildings visually connected to it.

19. Materials, surface finishes and details

- 19.1. New development should incorporate and/or draw from the material palette and colours of the precincts character which includes but is not exclusive to brown, orange-red and cream brick, concrete rendered sills and lintels, terracotta tiled and corrugated roofing.
- 19.2. Painting should not be carried out in a manner that detracts from the understanding of the place (i.e., painting in corporate colours, painting over and covering windows, and loss of contrast that provides for articulation of architectural features).

20. Fences and retaining walls

- 20.1. New fences should not block views of façades and gardens facing the public realm.
- 20.2. Design of new fences for 'non-contributory' places should complement the characteristics of existing fences in the precinct including, height, visual permeability, spacing of elements and materials and finishes.ⁱⁱ

21. Open space and landscaping

- 21.1. New hard and soft landscaping should be designed to complement the heritage values of the area.
- 21.2. New hard and soft landscaping should be constructed without damaging existing significant features.
- 21.3. Grassed nature strips and street plantings should be retained.

22. Subdivision

- 22.1. Subdivision should not adversely impact the heritage values of the precinct.
- 22.2. Subdivision should retain appropriate curtilage to existing and future buildings, including gardens and landscaping.

23. Vehicle access, parking, outbuildings and services

- 23.1. Garages, carports, and outbuildings should be located to the rear of dwellings where possible.
- 23.2. If garages, carports or outbuildings are visible from the public realm, then these should be subservient in scale and design to the main building/s on the site.
- 23.3. Garages, carports and outbuildings for corner properties should have setbacks which are greater than or equal to the dwelling's street setbacks.
- 23.4. Garages and carports and outbuildings should use construction/cladding to match the dwelling on the site.
- 23.5. Works to the street should take into consideration the original street profile including generous nature strips with trees.
- 23.6. Provision for vehicle access and parking should not detract from the existing character of the precinct.

Figures for Design Criteria/Conservation Policy

Not Applicable.

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1

Endnotes:

ⁱ Architectural periods and styles most relevant to the precinct

- a) Early Victorian – Transition (1840-1865)
Simple forms with formal symmetrical layouts, either single or two storey terrace/free standing house/cottages with simple verandas and restrained ornamentation. Steeply pitched, hipped corrugated iron or slate roofs with walls in rendered brick (often scored to look like stone), exposed local brick or painted square edge weather boards. Double hung timber windows are symmetrically placed on facades. Wall colours are variations of cream and brown with contrasting trims matching wood colours. Fences match aesthetic of house using either stone retaining walls or simple timber pickets of no more than 1 metre high revealing cottage gardens limited ornamental plants.
- b) Mid Victorian
Retains the simple form with double hung timber windows and colours of early Victorian buildings with more ornamentation. Brickwork is often rendered; hipped roofs incorporate decorative brackets under eaves and timber verandas incorporate some cast iron lacework. Fences no more than 1.2 metre high and are often a combination of timber pickets and masonry end piers rendered or in face brickwork which show a more geometric garden layout.
- c) Late Victorian
Retains the same form as earlier Victorian buildings but with grander ornamentation and parapets often in Italianate style. Brickwork incorporates rendered mouldings and multi-coloured brickwork. Windows are double hung and often grouped with sidelight. The Verandas use intricate cast iron lacework to balustrades and to the roof over.
- d) Federation Style (1890 - WW1)
Incorporates a lot of similar details to Victorian but is more reserved, and decoration is generally in timber fretwork and brackets. Roofs have larger eaves often with front facing gables with decorative barge boards. Fences use timber pickets that are more decorative than earlier picket fences, sometimes using timber capping.

ⁱⁱ Fence design guidance

Detailed design guidance for fences may be found in the following publications:

- The National Trust's '*Fences and Gates*' Technical Bulletin 8.1 may be sourced from their website:
<https://www.nationaltrust.org.au/wp-content/uploads/2016/07/Fences-and-Gates.pdf>
- The City of Hobart's '*New Fences for Old Houses: A guide to designing a traditional fence for your home*'. For access to this document please refer to the 'City of Hobart publications listing' page:
<https://www.hobartcity.com.au/Council/News-publications-and-announcements/City-of-Hobart-publications-listing>