

# TASMANIAN PLANNING COMMISSION

## DECISION

**Local Provisions Schedule** Launceston

**Date of decision** 21 July 2022

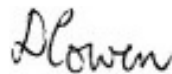
Under section 35K(1)(a) of *Land Use Planning and Approvals Act 1993* (the Act), the Commission directs the planning authority to modify the draft LPS in accordance with the notice at Attachment 2.

When the directed modifications have been undertaken under section 35K(2), the Commission is satisfied that the LPS meets the LPS criteria and is in order for approval under section 35L(1).

The Commission finds that the draft LPS requires substantial modification and accordingly, under section 35KB of the Act, the Commission directs the planning authority to prepare an amendment, under Part 3B, of the LPS and to submit the amendment to the Commission after the LPS comes into effect, in accordance with the notice in Attachment 3.



Ann Cunningham  
**Delegate (Chair)**



Dianne Cowen  
**Delegate**



Pam Allan  
**Delegate**

### Disclosure statement

Pam Allan, a Commission delegate disclosed at a hearing held on 27 April 2022 that she is a resident of the City of Launceston Municipality.

There were no objections to Ms. Allan determining the matter.

# REASONS FOR DECISION

## Background

The Launceston Planning Authority (the planning authority) exhibited the Launceston draft Local Provisions Schedule (the draft LPS), under section 35D of *Land Use Planning and Approvals Act 1993* (the Act), from 21 July 2021 until 18 September 2021.

On 27 January 2022 the planning authority provided the Commission with a report under section 35F(1) into 56 representations received on the draft LPS. In addition, eight representations, made after the end of the exhibition period, were included by the planning authority in the report under section 35F(2)(b) of the Act. A list of representations is at Attachment 1.

## Date and place of hearing

The Commission must hold a hearing into representations to the draft LPS under section 35H of the Act.

Hearings were held at The Tramsheds, 4 Invermay Road, Invermay on 27, 28 and 29 April, and 12 and 13 May 2022 and the Tasmanian Planning Commission, Hearing Room, Level 3, 144 Macquarie Street, Hobart on the 17 of May 2022.

## Consideration of the draft LPS

1. Under section 35J(1) of the Act the Commission must consider:
  - the planning authority section 35F(1) report and the draft LPS to which it relates;
  - the information obtained at the hearings;
  - whether it is satisfied that the draft LPS meets the LPS criteria under section 34; and
  - whether modifications ought to be made to the draft LPS.
2. Under section 35J(2) of the Act the Commission may also consider whether there are any matters that relate to issues of a technical nature or may be relevant to the implementation of the LPS if the LPS were approved.
3. The LPS criteria to be met by the draft LPS are:
  - (a) contains all the provisions that the SPPs specify must be contained in an LPS;
  - (b) is in accordance with section 32 of the Act;
  - (c) furthers the objectives set out in Schedule 1 of the Act;
  - (d) is consistent with each State policy;
  - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;
  - (f) has regard to 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;
  - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and

- (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*.
- 4. The relevant regional land use strategy is the Northern Tasmania Regional Land Use Strategy 2021 (the regional strategy).
- 5. In addition to the LPS criteria, the Commission has considered Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application (Guideline No. 1) issued under section 8A of the Act.
- 6. The requirements for making modifications to the draft LPS are set out under section 35K of the Act. The modifications can be broadly categorised as modifications [section 35K(1)(a) and (b)].
- 7. The Commission may also reject the draft LPS and request that the planning authority prepare a substitute draft LPS [section 35K(c)].
- 8. Where the Commission has determined modifications ought to be made, these are set out in a notice under sections 35K(1)(a) of the Act (see Attachment 2).
- 9. The decisions on relevant modifications considered under section 35KA of the Act are set out below.
- 10. Where the Commission has determined substantial modifications ought to be made to the draft LPS and such modifications are suitable to be made as an amendment, under Part 3B to the LPS, it may direct the planning authority to prepare the amendment and submit to the Commission after the LPS comes into effect. These are set out in a notice under section 35KB of the Act (see Attachment 3).

## **Consideration of subsequent amendments to the Launceston Interim Planning Scheme 2015 under section 35KA**

### **Amendment 53 – rezoning of part of 1/45-51 Thistle Street, South Launceston**

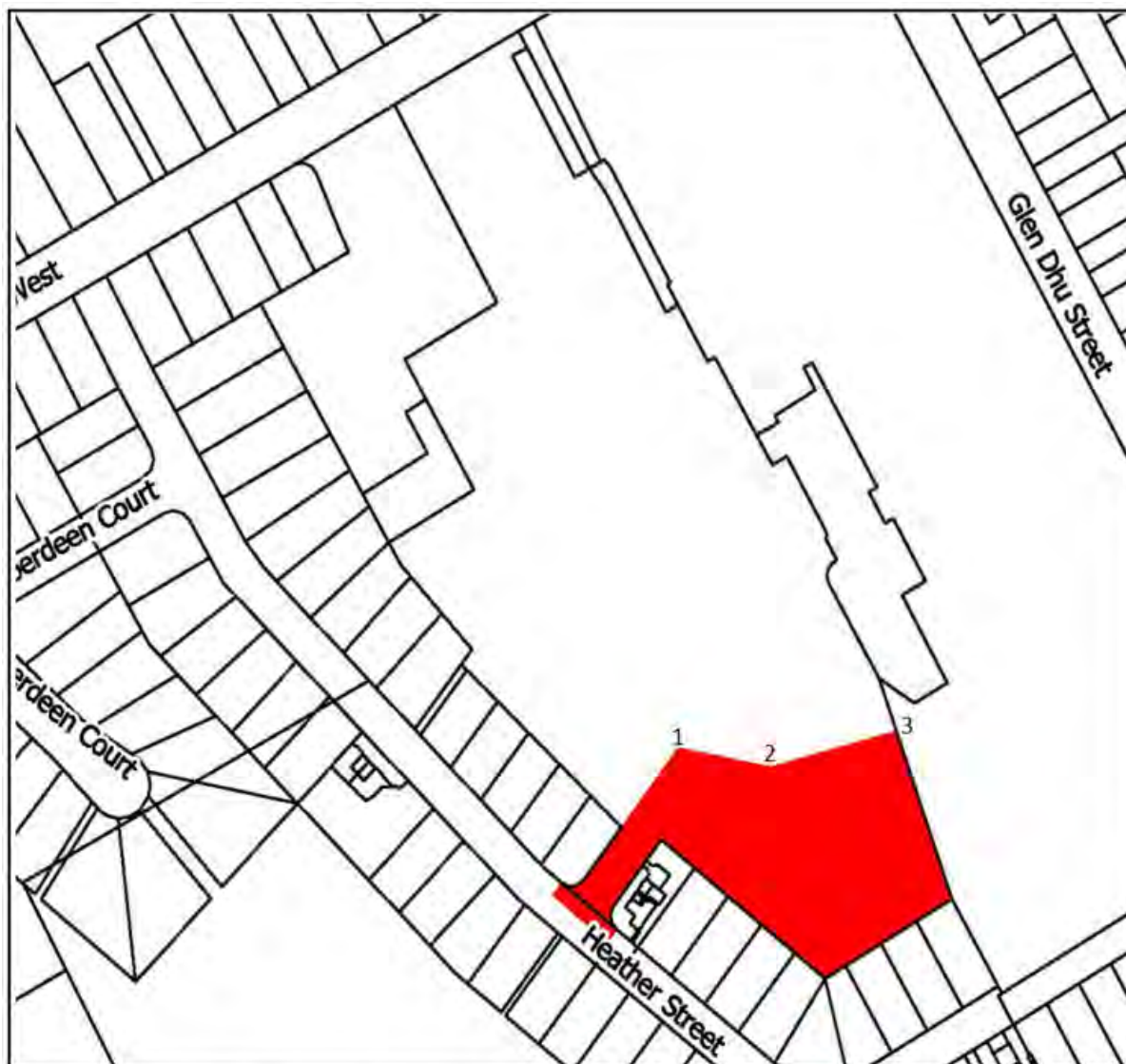
- 11. Amendment 53 to rezone part of 1/45-51 Thistle Street, South Launceston from the Light Industrial Zone to the General Residential Zone came into effect on the 31 March 2021.

#### **Commission consideration**

- 12. The land is zoned Light Industrial in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence.

#### **Commission decision**

- 13. Modification:
  - Revise the zoning of that part of 1/45-51 Thistle Street, South Launceston folio of the Register 142453/1 shown in the diagram below, to General Residential:



Point	Easting	Northing
1	511605.51	5410607.59
2	511641.95	5410600.53
3	511691.62	5410613.71



General Residential Zone

14. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 53 to the Launceston Interim Planning Scheme 2015.

#### **Amendment 57 – rezoning of 1A George Town Road, Newnham**

15. Amendment 57 to rezone 1A George Town Road, Newnham from the Recreation Zone to the Inner Residential Zone came into effect on the 8 July 2020.



### Commission consideration

16. In the draft LPS, the land is zoned Recreation. The Commission finds that the draft LPS should be modified to reflect the amendment, but that the General Residential Zone should apply as it is the zone generally similar to the interim planning scheme Inner Residential Zone and the adjacent land is zoned General Residential in the draft LPS.

### Commission decision

17. Modification:
- Revise the zoning of 1A George Town Road, Newnham folio of the Register 137221/2 to General Residential.
18. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 57 to the Launceston Interim Planning Scheme 2015.

### Amendment 58 – rezoning of 40520 Tasman Highway, St Leonards

19. Amendment 58 to rezone 40520 Tasman Highway, St Leonards from the Rural Resource Zone to the Rural Living Zone came into effect on the 12 January 2021.

### Commission consideration

20. The land is zoned Rural in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. The areas of the lots generally range from 1ha – 1.5ha commensurate with the Rural Living sub-zone A. No changes to other controls in the draft LPS are required as a consequence.

### Commission decision

21. Modification:
- Revise the zoning of the following properties to Rural Living A:
    - a. 7 Magpie Court, St Leonards folio of the Register 181498/4;
    - b. 9 Magpie Court, St Leonards folio of the Register 181498/5;
    - c. 11 Magpie Court, St Leonards folio of the Register 181498/11;
    - d. 15 Towers Drive, St Leonards folio of the Register 181498/30;
    - e. 18 Towers Drive, St Leonards folio of the Register 181498/1;
    - f. 20 Towers Drive, St Leonards folio of the Register 181498/2;
    - g. 25 Towers Drive, St Leonards folio of the Register 181498/29;
    - h. 26 Towers Drive, St Leonards folio of the Register 181498/3;
    - i. 27 Towers Drive, St Leonards folio of the Register 181498/28;
    - j. 35 Towers Drive, St Leonards folio of the Register 181498/27;
    - k. 42 Towers Drive, St Leonards folio of the Register 181498/6;
    - l. Lot 500 Towers Drive, St Leonards folios of the Register 182687/7, 182687/8, 182687/21, 182687/22, 182687/23, 182687/24, 182687/25, 182687/26, 183048/9, 183048/10, 183048/12, 183048/13, 183048/14, 183048/15, 183048/16, 183048/17, 183048/18, 183048/19, and 183048/20;

- m. Subdivision Road (Magpie Court, St Leonards) folio of the Register 181498/100;
  - n. Subdivision Road (Towers Drive, St Leonards) folio of the Register 181498/101;
  - o. Subdivision Road (Towers Drive, St Leonards) folio of the Register 182687/101;
  - p. Subdivision Road (Harden Court and Towers Drive, St Leonards) folio of the Register 183048/101; and
  - q. Footway between Harden Court and Magpie Crescent, St Leonards folio of the Register 183048/102.
22. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 58 to the Launceston Interim Planning Scheme 2015.

#### **Amendment 61 – rezoning of 359-361 Hobart Road, Youngtown**

23. Amendment 61 to rezone 359-361 Hobart Road, Youngtown from the Commercial Zone to the General Residential Zone came into effect on the 19 July 2021.

#### **Commission consideration**

24. The land is zoned Commercial in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence.

#### **Commission decision**

25. Modification:
- Revise the zoning of 359-361 Hobart Road, Youngtown folios of the Register 175679/1, 175679/2, 175679/3, and 175679/4 to General Residential.
26. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 61 to the Launceston Interim Planning Scheme 2015.

#### **Amendment 62 – rezoning of part of 3-7 George Street, Launceston**

27. Amendment 62 to rezone part of 3-7 George Street, Launceston from the Particular Purpose Zone 7 – Boags Brewery to Urban Mixed Use Zone came into effect on the 2 March 2022.

#### **Commission consideration**

28. The land is zoned Particular Purpose Zone 7 – Boags Brewery in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. Consequential modifications to Figure LAU-P7.1 and Figure LAU-P7.2.2 are required to reflect the amended area of the Particular Purpose Zone.
29. No changes to other controls in the draft LPS are required as a consequence.

#### **Commission decision**

30. Modification:
- Revise the zoning of that part of 3-7 George Street, Launceston located on the western side of folio of the Register 169239/1 to Urban Mixed Use.
31. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 62 to the Launceston Interim Planning Scheme 2015.

**Amendment 66 – Specific Area Plan 123, 125-133 Paterson Street, and 16 Margaret Street, Launceston**

32. Amendment 66 to insert Gorge Hotel Specific Area Plan at 123, 125-133 Paterson Street and 16 Margaret Street, Launceston came into effect on the 16 March 2022.

**Commission consideration**

33. The Commission finds that the draft LPS should be modified to reflect the amendment. This would require the provision to be inserted in the draft LPS written document and to be shown on the overlay maps.

**Commission decision**

34. Modification:
- Revise the draft LPS written document by inserting Gorge Hotel Specific Area Plan as shown in Annexure A of Attachment 2; and
  - Revise the Specific Area Plan overlay by inserting the Gorge Hotel Specific Area Plan to the land at 123, 125-133 Paterson Street, and 16 Margaret Street, Launceston folios of the Register 151150/2, 151150/3, and 175274/1 as shown in the diagram below:



35. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 66 to the Launceston Interim Planning Scheme 2015.

**Amendment 67 – Site-specific Qualification at 237-241 and 243-247 Wellington Street, Launceston**

36. Amendment 67 to insert Hospital Services as a Discretionary use at 237-241 and 243-247 Wellington Street, Launceston came into effect on the 12 January 2022.

**Commission consideration**

37. The Commission finds that the draft LPS should be modified to reflect the amendment. This would require the provision to be inserted in Table LAU-Site-specific Qualifications and for the Site-specific Qualification to be shown on the overlay maps.

**Commission decision**

38. Modification:
- Revise the Site-specific Qualifications overlay map by inserting Site-specific Qualification LAU-17.1 at 237-241 and 243-247 Wellington Street, Launceston folios of the Register 178943/1, 70186/2, 228901/1, and 227180/1; and
  - Revise the draft LPS written document by inserting clause LAU-17.1 in Table LAU-Site-specific Qualifications as shown in Annexure A of Attachment 2:

Reference Number	Site Reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
LAU-17.1	237-241 and 243-247 Wellington Street, Launceston	178943/1 70186/2 228901/1 227180/1	An additional Discretionary Use Class for this site is:  Hospital Services	Commercial Zone - 17.2 Use Table

39. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 67 to the Launceston Interim Planning Scheme 2015.

**Amendment 68 – rezoning of part of 27-99 Opossum Road, Kings Meadows**

40. Amendment 68 to rezone part of 27-99 Opossum Road, Kings Meadows General Law deed 16/4964 and folio of the Register 198059/1 from the Recreation Zone to the General Residential Zone was approved on 19 July 2022 and will come into effect on 22 July 2022.

**Commission consideration**

41. The land is zoned Recreation in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence.

**Commission decision**

42. Modification:

- Revise the zoning of that part of 27-99 Opossum Road, Kings Meadows General Law deed 16/4964 and folio of the Register 198059/1 shown in the diagram below, to General Residential:



43. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 68 to the Launceston Interim Planning Scheme 2015.

#### **Amendment 70 – rezoning of 10-16 Wellington Street, Launceston**

44. Amendment 70 to rezone 10-16 Wellington Street, Launceston from the Community Purpose Zone to the Urban Mixed Use Zone came into effect on the 17 June 2022.

#### **Commission consideration**

45. The land is zoned Community Purpose in the draft LPS. The Commission finds that the draft LPS should be modified to reflect the amendment. No changes to other controls in the draft LPS are required as a consequence. It is otherwise noted that the draft LPS does not require modification to reflect approved amendments 50, 52 56, 59 and 65 to the

interim planning scheme as the provisions are already incorporated in the draft LPS and/or otherwise provided for by the SPPs.

#### **Commission decision**

46. Modification:
  - Revise the zoning of 10-16 Wellington Street, Launceston folio of the Register 133230/1 to Urban Mixed Use.
47. Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 70 to the Launceston Interim Planning Scheme 2015.

### **Issues raised in the representations**

#### **General Residential Zone – 50-52 Forster Street, Invermay**

**Representations:** Department of Communities Tasmania (6 and 7)

48. The representor requested that the zoning of 50-52 Forster Street, Invermay folio of the Register 205431/1 be revised from the Commercial Zone to the General Residential Zone. The reason was that the property is comprised of two land titles; one of which is zoned Commercial and the other zoned General Residential. The representor seeks the same zone for both titles as eleven multiple dwellings are located across the property.
49. The planning authority supported the request in its section 35F report, but noted that the Invermay/Inveresk Flood Inundation Specific Area Plan would apply and prohibit further residential use and development on the land. This is because the site is located in the Invermay Road Commercial Precinct in the Specific Area Plan, and not the Inveresk Residential Precinct.

#### **Commission consideration**

50. The Commission agrees that both titles should be included in the General Residential Zone.

#### **Commission decision**

51. Modification:
  - Revise the zoning of 50-52 Forster Street, Invermay folio of the Register 205431/1 to General Residential.
52. Reason: To apply the General Residential Zone consistent with Guideline No. 1.

#### **General Residential Zone – 298-300 Hobart Road, Youngtown**

**Representations:** Woolcott Surveys (22)

53. The representor requested that the zoning of 298-300 Hobart Road, Youngtown folios of the Register 23820/2 and 23820/3 be revised from the Commercial Zone to the General Residential Zone because the land contains residential use (two dwellings/flats). The representor contended that the General Residential Zone would increase the likelihood that the site would be further developed as the land has not attracted commercial use for some time.
54. The planning authority supported the request in its section 35F report and was satisfied that the representor provided sufficient information to support the General Residential Zone, including an analysis against the regional strategy. The planning authority noted that

the site is within the urban growth area and therefore no local strategy for rezoning is required.

55. At the hearing, the owner of the land advised that a laundromat has been operating at the site since 1 April 2022. The owner also outlined various options for future use and development of the land and was clear that the intended future use of the land was residential. In response, the planning authority remained supportive of the General Residential Zone and stated that the loss of Commercial-zoned land was not a concern as sufficient opportunity for commercial use and development exists elsewhere within the city.

#### **Commission consideration**

56. The Commission agrees that the General Residential Zone should be applied to the land and accepts the views of the planning authority and representor that the Zone would recognise the existing residential use of the land. The Commission is also of the opinion that the regional strategy does not indicate that the Commercial Zone should be applied. In the circumstances, it is reasonable that the General Residential Zone be applied.

#### **Commission decision**

57. Modification:
  - Revise the zoning of 298-300 Hobart Road, Youngtown folios of the Register 23820/2 and 23820/3 to General Residential.
58. Reason: To apply the General Residential Zone consistent with Guideline No. 1.

#### **General Residential Zone – 70 Talbot Road, South Launceston and 60 Gascoyne Street, Kings Meadows**

**Representations:** George Darby (36), Jared McDonald (41)

59. The representors requested that the zoning of 70 Talbot Road, South Launceston and 60 Gascoyne Street, Kings Meadows be revised from the Low Density Residential Zone to the General Residential Zone on the basis that the land could be further developed by subdivision or multiple dwellings. The representors noted potential landslip issues, but were of the opinion that such issues could be overcome through engineering design for future development. The representation submitted by Mr. Darby was supportive of the General Residential Zone that was applied to the property at 3/88 Talbot Road, South Launceston. The representation made by Mr. McDonald noted that the land at 60 Gascoyne Street was similar to land on the northern side of Gascoyne Street and the surrounding area where the General Residential Zone had been applied.
60. The planning authority opposed the requests in its section 35F report because both properties are within the medium landslip hazard band on the Landslip Hazard Area overlay, have a steep slope, and are within areas that feature a number of large blocks where further development would be inappropriate as a result of landslip risk. On that basis, the planning authority was of the opinion that the General Residential Zone would not satisfy GRZ 1 of Guideline No. 1 and that the Low Density Residential Zone should be applied under LDRZ 1.

### **Commission consideration**

61. The Commission is persuaded by the planning authority's view and concludes that the Low Density Residential Zone should be applied under LDRZ 1 of Guideline No. 1. Insufficient information is available to determine whether the landslip risk is tolerable.

### **Commission decision**

62. The Commission considers that no modifications are required.

### **General Residential Zone – 8 Goderich Street, Invermay**

#### **Representations:** Leigh Dell (62)

63. The representor requested that the zoning of 8 Goderich Street, Invermay be revised from the Commercial Zone to the General Residential Zone because the owner wants to develop the land for Residential or Visitor Accommodation use.
64. The planning authority opposed the request in its section 35F report because the land is highly constrained by flood hazard and is potentially contaminated by a former service station that was located to the south of the site. On that basis, the planning authority was not satisfied that the General Residential Zone satisfied GRZ 3 of Guideline No. 1. The planning authority also noted that if the General Residential Zone were applied, it would isolate 10 Goderich Street as Commercial-zoned land on the eastern side of Goderich Street, which would result in fragmented zoning.

### **Commission consideration**

65. The Commission is not persuaded that the General Residential Zone should be applied to the land. While it may be possible to manage flood-risk to an acceptable level through the Invermay/Inveresk Flood Inundation Specific Area Plan, the land is potentially contaminated by the former service station. The Commission also affords some weight to the planning authority's view that zoning of the land to General Residential would disrupt the zoning pattern as it relates to 10 Goderich Street.

### **Commission decision**

66. The Commission considers that no modifications are required.

### **Inner Residential Zone**

#### **Representations:** Department of State Growth (5), Department of Communities Tasmania (6 and 7)

67. The representors raised concern that significant areas of the Inner Residential Zone in the interim planning scheme were proposed to be zoned General Residential in the draft LPS. The concerns included that:
- the Inner Residential Zone would provide for high density, infill housing that satisfies a demand for well-located, accessible housing in Launceston;
  - the Inner Residential Zone would provide opportunity for a greater diversity of housing types near existing infrastructure and services;
  - development potential would be reduced because the General Residential Zone provides for a lower dwelling density and a lower maximum height, which would limit the dwelling yield on the land for social and affordable housing;



- the Inner Residential Zone would provide for local businesses that form an important part of inner residential areas and do not detract from broader housing outcomes; and
  - the areas are identified in the regional strategy as priority consolidation areas. The purpose of these areas is to 'support a broadened range of housing accommodation types and to provide improved access, services, amenity and liveability.' Any major conversion of land from the Inner Residential Zone to General Residential Zone should also consider the impact on housing supply across Launceston, including the potential for these changes to generate greater pressure for peri-urban and new greenfield development.
68. The planning authority opposed any changes to the zoning in its section 35F report for the following reasons:
- the General Residential Zone would reduce the possibility that incompatible uses such as General Retail and Hire would be established in existing residential areas that currently have a coherent pattern of use and development;
  - the SPP Inner Residential Zone greatly increases site coverage and significantly reduces lot size and multiple dwelling density. The General Residential Zone provisions are more closely aligned with the interim planning scheme Inner Residential Zone, which would be a more direct translation that would allow development to continue in an appropriate pattern; and
  - the General Residential Zone satisfies Guideline No. 1.
69. At the hearing, the planning authority explained the purpose of the Inner Residential Zone in the interim planning scheme was to provide for increased residential densities with a high standard of amenity that contributes to the streetscape. Residential use and development was a clear priority in the Zone. In contrast, the SPP Inner Residential Zone encourages a much different character. The planning authority's view was that any deviation from the currently intended residential character provided by the interim planning scheme Inner Residential Zone would need a strategic planning assessment to justify. The planning authority also added that the Inner Residential Zone provides for a number of commercial uses that may result in existing activity centres being expanded in contravention of the regional strategy, and that higher dwelling density is not desired in some areas due to known flood-risk.
70. The Department of Communities Tasmania attended the hearing and advised that it accepted the reasons for the General Residential Zone that were given by the planning authority.

#### **Commission consideration**

71. The Commission has examined the provisions of the General Residential Zone and the regional strategy and notes that the regional strategy targets 25+ dwellings per hectare in the highest-density areas of Launceston, particularly the Launceston CBD and 'inner core frame areas.' Review of existing density of the areas where the General Residential Zone would replace the interim planning scheme Inner Residential Zone showed that most areas already have in excess of 25 dwellings per hectare - the minimum amount required by the regional strategy.
72. Although the General Residential Zone would result in loss of development potential on some lots, particularly where subdivision is concerned (the interim planning scheme provided a minimum lot size of 300m<sup>2</sup>, while the draft LPS would provide a minimum lot

size of 500m<sup>2</sup>), dwelling density for multiple dwellings would increase from one dwelling per 350m<sup>2</sup> under the interim planning scheme, to one dwelling per 325m<sup>2</sup> under the draft LPS. Therefore, dwelling potential would be generally the same.

73. The Commission is persuaded by the planning authority's view that the Inner Residential Zone, which would increase potential dwelling density to one dwelling per 200m<sup>2</sup> and the minimum lot size to 200m<sup>2</sup>, could have a significant impact on the character of some areas that contravenes Strategic Direction G2.3 of the regional strategy (promote local character values).
74. The Commission also notes that the planning authority seeks to avoid inappropriate General Retail and Hire use and agrees that consolidation of the activity centres is supported by the regional strategy, which discourages 'out-of-centre' commercial use and development.
75. The Commission is therefore satisfied that the General Residential Zone satisfies Guideline No. 1 and the regional strategy.

#### **Commission decision**

76. The Commission considers that no modifications are required.

#### **Inner Residential Zone – 44 and 48 Forster Street, and part of 147-149 Invermay Road, Invermay**

##### **Representations: FJA Solutions (19)**

77. The representor requested that the zoning of 44 and 48 Forster Street, Invermay be revised from the General Residential Zone to the Inner Residential Zone and part of 147-149 Invermay Road, Invermay be revised from the Commercial Zone to the Inner Residential Zone. The representor advised that the owner of the land intends to undertake an affordable multi-residential housing development.
78. The representor also sought an amendment to the Invermay/Inveresk Flood Inundation Specific Area Plan to change the land from the Invermay Road Commercial Precinct to the Inveresk Residential Precinct, because the Commercial Precinct prohibits further residential use and development on the land.
79. The planning authority opposed the request in its section 35F report because:
  - the land is within an area at risk of flooding
  - the Commercial Zone meets Guideline No. 1;
  - the land contains retail use that required large floor area; and
  - a split-zoning of the land was not preferred.
80. The planning authority otherwise noted that the General Residential Zone had been applied in preference to the Inner Residential Zone for the reasons above. The planning authority added that the Invermay/Inveresk Flood Inundation Specific Area Plan is a transitioning provision that cannot be altered in this process and noted that further investigation of flood risks and flood modelling is required before the planning controls are altered to provide for new residential use on the land.
81. At the hearing, the planning authority reiterated that it intends to limit potential for new dwellings in the area due to the flood risks until further studies are undertaken to identify engineering solutions that increase protection of the area. At present, the flood risks to commercial use and development are tolerable because those uses are not habitable.

### **Commission consideration**

82. The Commission accepts the views of the planning authority and determines that the zoning of the land should remain as exhibited. The Commission is of the opinion that a residential zone should not be applied to any part of 147-149 Invermay Road, Invermay until the planning authority is satisfied that further information on the flood risks to the land is available. The Commission noted that the Invermay/Inveresk Flood Inundation Specific Area Plan is a transitioning provision declared by the Minister for Planning and the requested modifications extend beyond the permitted alterations allowed under the Act.

### **Commission decision**

83. The Commission considers that no modifications are required.

### **Low Density Residential Zone – 153 Lilydale Road, Rocherlea**

#### **Representations: FJA Solutions (21)**

84. The representor requested that the zoning of 153 Lilydale Road, Rocherlea be revised from the Rural Zone to the Low Density Residential Zone. The reasons include:
- the Low Density Residential Zone would match the zone of the houses to the east of the site and the land on the opposite of Lilydale Road;
  - any contamination on the land would need to be cleaned up anyway; and
  - impacts on residential amenity caused by the adjacent railway and quarry may be minimised through building design.
85. The planning authority opposed the request in its section 35F report and made the following comments:
- the site is located within the urban land use area, but outside of the urban growth areas defined in the regional strategy; and
  - the proposal satisfies Guideline No. 1, however no supporting information was provided by the representor to show how the Low Density Residential Zone would meet the regional strategy.
86. At the hearing, the planning authority added that the site is heavily constrained by Lilydale Road and the train line, that the land is a 'greyfield site' formerly used for industrial purposes and that it is unknown if the land has any residual contamination.

### **Commission consideration**

87. The Commission does not agree that the Low Density Residential Zone should be applied to the land for the following reasons:
- there is insufficient evidence about site contamination to demonstrate that the land is suitable for residential use;
  - there is insufficient evidence about impacts on residential amenity; and
  - the land is not located in an area where residential use and development is anticipated by the regional strategy. The Zone would not otherwise be applied to recognise current residential use and development.

### **Commission decision**

88. The Commission considers that no modifications are required.

### **Low Density Residential Zone – 320 Peel Street West, Summerhill**

#### **Representations: Steve Kerrison (38)**

89. The representor requested that the zoning of part of 320 Peel Street West, Summerhill folio of the Register 16873/4 be revised from the Landscape Conservation Zone to the Low Density Residential Zone. The representor advised that part of the land was historically zoned future urban (Launceston Planning Scheme 1996) but was changed to Low Density Residential under the interim planning scheme. The representor also enclosed a copy of a development application made to the planning authority under the interim planning scheme that sought approval of a boundary adjustment to contain the Low Density Residential Zone on a single title.
90. The planning authority supported the request in its section 35F report and added that the requested planning permit for the boundary adjustment had been issued.

#### **Commission consideration**

91. The Commission agrees that the Low Density Residential Zone should be applied to part of the land shown as Lot 2 on the endorsed plan of subdivision that forms part of planning permit DA0557/2020. This would enable the zoning to reflect the historic intended land use and planning permit. The Commission also notes that the land is identified as urban and in a supporting consolidation area under the regional strategy and that the proposed zoning is consistent with Guideline No. 1.

#### **Commission decision**

92. Modification:
  - Revise the zoning of that part of 320 Peel Street West, Summerhill folio of the Register 16873/4 identified as Lot 2 on the endorsed plan of subdivision that forms part of planning permit DA0557/2020 granted by the planning authority on 31 August 2020 to Low Density Residential.
93. Reason: To apply the Low Density Residential Zone consistent with Guideline No. 1 and the regional strategy.

### **Low Density Residential Zone – 1890 Lilydale Road, Lilydale**

#### **Representations: Darren Caletti (50)**

94. The representor requested that the zoning of 1890 Lilydale Road, Lilydale folios of the Register 219605/1, 223525/1 and 125219/1 be revised from the Agriculture Zone to the Low Density Residential Zone. The reasons include:
  - the property contains three titles and the representor had intended to build on the title at the rear;
  - the land is located adjacent to the Low Density Residential Zone; and
  - there is insufficient land area to carry out any form of viable agriculture.
95. In the section 35F report, the planning authority supported application of the Low Density Residential Zone to folio of the Register 219605/1 because the land contains a dwelling and has similar characteristics to other adjacent land fronting Lilydale Road that are located in the Low Density Residential Zone. However the planning authority did not support the Low Density Residential Zone for the other two lots because residential use on those lots could fragment the surrounding agricultural land.

96. At the hearing, the planning authority added that access to the two rear titles is constrained, therefore making the lots unsuitable for the Low Density Residential Zone. It added that retention of the Agriculture Zone on these two lots would increase the potential for those lots to be sold and joined with the adjacent farms.

#### **Commission consideration**

97. The Commission agrees that the Low Density Residential Zone should be applied to folio of the Register 219605/1 and also agrees with the planning authority that the two rear lots be zoned Agriculture. The land is within a broader area zoned Agriculture with evidence of farming activity, that would risk being compromised by residential use and development being established on the lots.

#### **Commission decision**

98. Modification:
- Revise the zoning of that part of 1890 Lilydale Road, Lilydale folio of the Register 219605/1 to Low Density Residential.
99. Reason: To apply the Low Density Residential Zone consistent with Guideline No. 1.

#### **Rural Living Zone**

**Representations:** Woolcott Surveys (24), PDA Surveyors (33), Garry Dawkins (48), Jerrod Nichols (59), Tom and Angela Bertram (63), Gordon Ryan (64)

100. The representors requested that the zoning of the following properties be revised from the Rural Zone or Agriculture Zone to the Rural Living Zone or partially to the Rural Living Zone:
- 299 Relbia Road, Relbia;
  - 95-125 Glenwood Road, Relbia;
  - 40768 and 40855 Tasman Highway, Waverley;
  - 15 Darleymore Lane, St Leonards; and
  - 43 Los Angeles Road, Swan Bay.
101. The reasons include:
- 299 Relbia Road, Relbia is currently zoned Rural Living D and Agriculture. That part of the land zoned Agriculture is located on the western side of Relbia Road. An agriculture assessment was submitted with the representation, which indicates that the land is not suitable for Agriculture. The representor also submitted a noise and ground vibration assessment, which concluded that noise from the nearby Mount Oriel quarry and other quarries, are likely to be inaudible at the site nearly all the time, would not impact the amenity of residents at 299 Relbia Road, or cause any other environmental harm. The Rural Living Zone D would allow use that is consistent with the surrounding area. The minimum lot size would allow the land to be subdivided into two lots that would be consistent with the development pattern to the north and south. The Rural Zone was requested in the event the Rural Living Zone was not approved;
  - part of 95-125 Glenwood Road, Relbia was previously zoned Rural Residential under the Launceston Planning Scheme 1996 and a planning permit granted for its subdivision. A legislative change resulted in the final stages not being completed. The

zoning of the land was subsequently changed. The planning authority agreed on multiple occasions to reinstate the zone;

- the representor and owner of 40768 Tasman Highway, Waverley submitted an agriculture assessment which concludes that the land is constrained, not ideal for agricultural use and is therefore suitable for the Rural Living Zone;
- 40855 Tasman Highway, Waverley is surrounded by residential subdivisions on all its boundaries and the Rural Living Zone would have no impact on farming activities;
- 15 Darleymore Lane, St Leonards is constrained and not useful for agriculture. The land is within a priority investigation area under the regional strategy and may have access to reticulated services meaning that it could be an urban residential zone in future; and
- 43 Los Angeles Road, Swan Bay is suitable for a Rural Living subdivision. An area of approximately 7ha adjacent to Windermere Road was proposed to be developed with minimum lots of 1ha. The Rural Living Zone would be consistent with the zone purpose.

102. The planning authority opposed the requests in its section 35F report because none of the proposed changes were compliant with Guideline No. 1 on the basis that there is no supporting strategy (required by RLZ 2). The planning authority made the following comments in response to each representation:

- 299 Relbia Road Relbia contains landslip and is within an Attenuation Area overlay for the Mount Oriel quarry. The noise assessment has not been referred to Mineral Resources Tasmania. The planning authority is currently undertaking a review of zoning in the Relbia area, which would include 299 Relbia Road. The land is identified as unconstrained in the State land potentially suitable for the agriculture zone mapping and it is therefore appropriate to zone the land Agriculture;
- part of 95-125 Glenwood Road, Relbia was identified as unconstrained in the State land potentially suitable for the agriculture zone mapping and it is therefore appropriate to zone the land Agriculture;
- insufficient information was provided to support rezoning of 40768 Tasman Highway, Waverley. The Agriculture and Rural zoning was applied as a result of the land being unconstrained in the State land potentially suitable for the agriculture zone mapping. The planning authority would be receptive to a draft amendment request to rezone the land;
- not enough information was provided to support rezoning of 40855 Tasman Highway, Waverley, in particular how the Rural Living Zone would satisfy the regional strategy. The planning authority would be receptive to a draft amendment request to rezone the land;
- there was insufficient information provided to support rezoning of 15 Darleymore Lane, St Leonards, in particular how the Rural Living Zone would satisfy the regional strategy. The site was identified within the St Leonards Village Discussion Paper as a priority residential area, however it would be premature to consider a rezoning of the land at this stage because there is no formally endorsed local strategy; and
- 43 Los Angeles Road, Swan Bay is highly constrained and subject to a Scenic Protection Area overlay, the Landslip Hazard Area overlay, and is flood-prone.

103. At the hearing, Mr. James Stewart (Woolcott Surveys) represented the land owner Mr. Simon Healey and contended that the proposal satisfied clause D2.2.2 of the regional

strategy. Specifically, Mr. Stewart noted that the land does not have capacity for agriculture, is in an existing rural residential area, has good road access, is not subject to flooding or inundation and is also clear of native vegetation. His view was that the Rural Living Zone would satisfy Guideline No. 1, particularly RLZ 1, RLZ 2 and RLZ 4, and AZ6(e) because that land is not part of a broader farm.

104. Mr. Healey added that he had historically used the land for agricultural business and farming enterprise, including grazing of cattle, however he could not continue these activities because the land has several adjoining land owners, some of whom had made complaints about his activities. The land previously contained a business with 38 staff, however the land was now 'sterile' to farming production. Mr. Healey was also accompanied by Mr. Jason Lynch of Pinion Advisory agriculture consultants who expressed his view that the land was better suited to the Rural or Rural Living Zone, primarily because the land cannot be connected to an irrigation scheme.
105. In response, the planning authority advised that it had changed its view and that it now supported application of the Rural Zone at 299 Relbia Road, Relbia on the advice of its agriculture consultant RMCG. As a consequence, the planning authority recommended that the land at 288 Relbia Road and 332 Relbia Road also be included in the Rural Zone to ensure a consistent zoning pattern across the area. The planning authority also noted that it was undertaking a study of zoning in the Relbia area (the Relbia Feasibility Study) but that the draft study identified the land was intended to be zoned Rural and not the Rural Living Zone preferred by the representor. The planning authority reiterated its view that the Rural Living Zone is not supported by the regional strategy or local strategy and therefore did not meet RLZ 4(c) of Guideline No. 1 despite the representor's agricultural assessment demonstrating that the land is constrained.
106. In response to representation 33 (95-125 Glenwood Road, Relbia), the planning authority added that the land is within the Relbia Feasibility Study area, which indicates that the Rural Living Zone should be extended to expand the zone to align with the hatched area shown in the endorsed plan of subdivision. The existing planning permit was otherwise still valid because the subdivision had been substantially commenced.
107. The planning authority made the following comments in response to representations 48, 59, 63 and 64 respectively:
  - subdivision of 40768 Tasman Highway, Waverley may be possible in the future as it would fit with the unfolding pattern of development in the area;
  - the St Leonards Village Discussion Paper identifies the land at 15 Darleymore Lane, St Leonards as potentially suitable for the General Residential Zone in future, but there is insufficient information to be able to support a change to the zone of the land at this time;
  - there is insufficient information, particularly about bushfire and natural assets, to support application of the Rural Living Zone at 43 Los Angeles Road, Swan Bay; and
  - there is insufficient information, particularly about bushfire and natural assets, to support application of the Rural Living Zone at 40855 Tasman Highway, Waverley. However the land adjoins the General Residential Zone to the south-west and the land may be suitable as a future extension to Waverley. The planning authority added that the land is within the study area identified in the St Leonards Village Discussion Paper but that a significant amount of strategic work, including residential supply and demand calculations, would be required to establish exactly what zone should be applied in future.

### Commission consideration

108. The Commission is not persuaded that the Rural Living Zone should be applied to any of the properties identified by the representors. None of the proposed rezonings are supported by a local strategy that would be required to demonstrate compliance with RLZ 2(a) of Guideline No. 1. The Commission notes the following in response to each property:
- it is not appropriate to zone all of 299 Relbia Road, Relbia Rural Living as it would establish a new Rural Living Zone on the western side of Relbia Road. The panel does not agree that removal of an existing split-zoning of the property is appropriate as the zones are clearly delineated by Relbia Road. The planning authority's intent to undertake a review of the zoning in the Relbia area is noted, which may provide more information about the appropriate future zone for the land. The Commission acknowledges that there may be land use conflicts in the area, particularly dwellings, that constrain use and development of the land for agricultural use and therefore agrees that the land, together with 299 and 332 Relbia Road should be zoned Rural;
  - the planning authority's view that strategic work needs to be finalised prior to rezoning of 95-125 Glenwood Road, Relbia, is reasonable. The land is identified as unconstrained in the State land potentially suitable for the agriculture zone mapping. It is therefore appropriate that the land remain in the Agriculture Zone at this point in time;
  - the planning authority would be receptive to a draft amendment request to rezone the land at 40768 Tasman Highway, Waverley in the event that more information is available to demonstrate compliance with the regional strategy; and
  - there was insufficient information provided to demonstrate how rezoning of 15 Darleymore Lane, St Leonards and 43 Los Angelos Road, Swan Bay would satisfy the regional strategy. Both properties are identified as unconstrained in the State land potentially suitable for the agriculture zone mapping. It is therefore appropriate that the land remain in the Agriculture Zone at this point in time.

### Commission decision

109. Modification:
- Revise the zoning of that part of 299 Relbia Road, Relbia folio of the Register 122876/1 located on the western side of Relbia Road, 288 Relbia Road, Relbia folio of the Register 129968/2, and 332 Relbia Road, Relbia folio of the Register 211126/1 to Rural.
110. Reason: To apply the Rural Zone consistent with Guideline No. 1.

### Commission consideration under section 35KB

111. The Commission finds that the amendment is a substantial modification as there may be a public interest in the amendment. Under section 35KB, the Commission considers the substantial modifications required are suitable to be made by way of an amendment, under Part 3B of the Act, of the Launceston LPS, after it comes into effect.

### Commission decision under section 35KB

112. Draft amendment directed to the Launceston LPS:
- Rezone that part of 299 Relbia Road, Relbia folio of the Register 122876/1 located on the western side of Relbia Road, 288 Relbia Road, Relbia folio of the Register 129968/2, and 332 Relbia Road, Relbia folio of the Register 211126/1 to Rural as shown in Attachment 3.



113. Reason:

- To apply the Rural Zone consistent with Guideline No. 1.
- The Commission considers that the modification is a substantial modification as there may be a public interest.

#### **Urban Mixed Zone – 76 and 78 Cimitiere Street, Launceston**

##### **Representations: FJA Solutions (18)**

114. The representor, on behalf of the owner of 76 Cimitiere Street, Launceston, requested that the zoning of 76 and 78 Cimitiere Street be revised from the Commercial Zone to the Urban Mixed Use Zone because it would reflect the zone otherwise applied to the city block.
115. The planning authority supported the request in its section 35F report and made the following comments:
- the block is currently being revitalised and contains a genuine mix of uses that includes a car wash and battery store and it is anticipated that there will be a further mix of uses in the future; and
  - the Commercial Zone no longer satisfies Guideline No. 1 because the site is small in area and therefore cannot provide large floor area retailing.
116. In response to Commission directions made prior to the hearing, the representor provided a statement from the owner of 78 Cimitiere Street that it supported application of the Urban Mixed Use Zone.

##### **Commission consideration**

117. The Commission agrees that the Urban Mixed Use Zone should be applied to the land for the reasons given by the planning authority in the s.35F report.

##### **Commission decision**

118. Modification:
- Revise the zoning of 76 and 78 Cimitiere Street, Launceston folios of the Register 141649/3 and 141649/1 to Urban Mixed Use.
119. Reason: To apply the Urban Mixed Use Zone consistent with Guideline No. 1.

#### **Local Business Zone – 725 John Lees Drive, Dilston**

##### **Representations: City of Launceston (9)**

120. The representor requested that the zoning of 725 John Lees Drive, Dilston be revised from the Rural Zone to the Local Business Zone. The reasons include:
- the existing use is not Resource Development and the land is not suitable for agriculture;
  - the Rural Zone would reduce the potential for the existing General Retail and Hire use to be expanded; and
  - the local shop on the land is a service centre for the greater northern area of the municipality.
121. The planning authority supported the request in its section 35F report on the basis that the Local Business Zone would be consistent with LBZ 3 of Guideline No. 1 and would allow the

existing use to be developed into a local activity centre for the Windermere and Swan Bay area.

122. At the hearing, the planning authority explained that the shop provides important local services to a community of several hundred people located in the Rural Living zoned properties to the north and south of Dilston. It contended that application of the Local Business Zone in recognition of the existing use would be a good planning outcome because local residents would be able to avoid travelling to Newnham or north Launceston for local services. The planning authority added that the owner has plans to use and develop the site with other commercial uses and also opined that a site-specific qualification to provide for such uses could be appropriate for the land. The planning authority also contended that although the Local Business Zone would be unusual in the location, the land provides services for the local community and was therefore of the opinion that Guideline No. 1 was satisfied.

#### **Commission consideration**

123. The Commission is not satisfied that the Local Business Zone satisfies Guideline No. 1 and in particular LBZ 3 because much of the surrounding land is zoned Agriculture and the area cannot be characterised as a residential area. The provisions that apply to the land could be revisited in future in the event that a local strategy is developed that supports intensification of the use. The Commission agrees that the land provides important services to the local community, however given the requirements of Guideline No. 1 and the general planning principles that require consideration under Schedule 1 of the Act, an alternative type of provision such as a site-specific qualification, specific area plan, or particular purpose zone, may be more appropriate depending on the use intended by the owner.

#### **Commission decision**

124. The Commission considers that no modifications are required.

#### **Local Business Zone – 53-53A Invermay Road, Invermay**

##### **Representations: FJA Solutions (20)**

125. The representor requested that the zoning of 53-53A Invermay Road, Invermay folios of the Register 125036/1, 205955/1, 199257/1, 36887/1, 53420/1, and 27197/1, and 16 Dry Street, Invermay folios of the Register 19150/1 and 126266/1 be revised from the Commercial Zone to the Local Business Zone. The reasons include:
- the owner of the land may want to consolidate the titles and construct a supermarket on the land. The Commercial Zone would limit General Retail and Hire use;
  - a supermarket would serve the local area more than the adjoining city and suburbs; and
  - the development may include a range of food outlets, a mixed business supermarket, or local services.
126. The planning authority opposed the request in its section 35F report for the following reasons:
- the proposed uses are possible within the Local Business Zone and the Commercial Zone, noting that the two zones have some differences in use status and use standards, therefore the owner's vision for the land is still achievable without the need to rezone;

- the Commercial Zone is consistent with the pattern of development in the area, which features properties on Invermay Road that are also zoned Commercial; and
- the Commercial Zone would provide the most flexibility of use.

#### **Commission consideration**

127. The Commission notes the owner's desire to develop the land with supermarket and other mixed uses, however in the absence of any firm details about the proposed use and development, the Commission is not persuaded that the Local Business Zone should be applied. The land currently contains a car dealership (Bulky Goods Sales) which is a Permitted use in the Commercial Zone, which indicates that the Commercial Zone is appropriate. Bulky Goods Sales (car showroom) is Discretionary in the Local Business Zone, but with use standards that intend to constrain the use to limit impact on residential amenity. The Commission agrees with the planning authority's view that the zoning pattern in the area, particularly along Dry and Bedford streets, should be maintained because it recognises the existing use of the local area.
128. The Commission finds that application of the Commercial Zone is most appropriate in the circumstances and notes that the owner could pursue an amendment to the zone in future, if and when further details of the proposed use and development could be provided.

#### **Commission decision**

129. The Commission considers that no modifications are required.

#### **Local Business Zone – Oakden Road and Westbury Road, Prospect**

##### **Representations: Silverdome Complex (35)**

130. The representor requested that the zoning of land at the junction of Oakden Road and Westbury Road that contains an existing sign advertising the Silverdome Complex, be revised from the General Residential Zone to the Local Business Residential Zone.
131. The planning authority opposed the request in its section 35F report because the sign is an existing non-conforming use and there is no strategic basis to change the zone.

#### **Commission consideration**

132. The Commission notes that the sign would ordinarily be prohibited on the land, however the graphics on the sign can continue to be changed under the exemption at clause C1.4 of the SPPs because the sign has been lawfully established. Additionally, clause 7.1.1 of the SPPs provides for changes to an existing non-conforming use.
133. Otherwise, the Commission notes that the land is zoned General Residential because it adjoins a residential area to the west where residential amenity, including visual amenity, is prioritised. It would not be appropriate to extend the Local Business Zone from the eastern side of Oakden Road to the western side. The Commission therefore determines that the land should remain in the General Residential Zone

#### **Commission decision**

134. The Commission considers that no modifications are required.

## **Local Business Zone – 40 Arthur Street, East Launceston**

### **Representations: Robert Montgomery (55)**

135. The representor requested that the zoning of 40 Arthur Street, East Launceston be revised from the General Residential Zone to the Local Business Zone. The reasons include:
- the property is adjacent to several other properties zoned Local Business;
  - over time these properties have been converted from residential dwellings and the precinct has become a small local hub that contains a grocery store, restaurant, coffee shop and a real estate agent;
  - the subject property is flat and tied visually and geographically to the surrounding Local Business-zoned properties; and
  - the residential amenity of the dwelling on the subject property is compromised by the adjacent business activities.
136. The planning authority opposed the request in its section 35F report for the following reasons:
- the Local Business Zone does not satisfy Guideline No. 1;
  - insufficient information was provided by the representor to demonstrate how the zone was consistent with the regional strategy, in particular the regional activity centre hierarchy and settlement network;
  - there has been no analysis of the uses that might occur on the site if rezoned; and
  - the Local Business Zone would transfer amenity issues to other residential properties that adjoin the site.

### **Commission consideration**

137. The Commission agrees with the planning authority's view that insufficient information has been provided to demonstrate that the Local Business Zone is consistent with the regional strategy. The Commission is also in agreement that the Local Business Zone is not compliant with Guideline No. 1 and would only serve to consign the current amenity impacts to other nearby residential properties. The General Residential Zone must therefore be retained.

### **Commission decision**

138. The Commission considers that no modifications are required.

## **Commercial Zone – 128 Wellington Street, Launceston**

### **Representations: MLP Developments (60)**

139. The representor requested that the zoning of 128 Wellington Street, Launceston be revised from the Local Business Zone to the Commercial Zone because the land contains a supermarket that has a current floor area that exceeds the amount allowed by the Local Business Zone. The representor was therefore of the view that the supermarket would be a non-conforming use.
140. In the section 35F report, the planning authority explained that a supermarket (General Retail and Hire) is in fact a 'No Permit Required' use in the Local Business Zone, although clause 14.3.3 of the SPP would limit gross floor area to 250m<sup>2</sup> under the Acceptable

Solution of clause 14.3.3 Retail impact. An increase in gross floor area would therefore need assessment under the Performance Criteria. In contrast, a supermarket would be a Discretionary use in the Commercial Zone. The planning authority was not satisfied that the Commercial Zone would satisfy Guideline No. 1 because of the existing use of the land. The planning authority also noted that the owners of the property intend to lodge a draft amendment request to provide for the supermarket to be expanded.

141. At the hearing, Mr. Odin Kelly (GHD) for the owner Mr. Mark Pernell explained that Mr. Pernell intends to redevelop the site, but is currently constrained by the use qualification for General Retail and Hire that applies to the land under the interim planning scheme, which limits gross floor area to 1400m<sup>2</sup>. Mr. Pernell indicated that his basic concern was that the controls of the zone that applied to the land would provide for redevelopment of the supermarket with a greater floor area than that which exists. To that end, Mr. Kelly and Mr. Pernell conceded that the Local Business Zone was best.

#### **Commission consideration**

142. The Commission agrees with the planning authority's view that the supermarket would be a 'No Permit Required' use in the Local Business Zone. It is also noted that the use would be subject to clause 17.3.2 P1 of the SPPs – Discretionary use in the Commercial Zone, which is a similar standard to clause 14.3.3 P1 in the Local Business Zone. The more favourable status of the use in the Local Business Zone would therefore appear to be an advantage to the owner. The Commission notes the owner's agreement with the Local Business Zone and their intention to pursue a planning permit under the terms of the SPPs.

#### **Commission decision**

143. The Commission considers that no modifications are required.

#### **Rural Zone – 3420 Blessington Road, Upper Blessington**

##### **Representations: Woolcott Surveys (23)**

144. The representor requested that the zoning of 3420 Blessington Road, Upper Blessington be revised from the Agriculture Zone to the Rural Zone because the owner wants to develop the land with a coffee shop and ski equipment sales or hire business. The representor added that the owner may also develop a hub for cycle gear in warmer months. An agricultural assessment was submitted with the representation which indicates that the land is not suitable for Agriculture and could be zoned Rural, which would provide a broader range of allowable uses.
145. The planning authority opposed the request in its section 35F report as information provided by the planning authority's agriculture consultant indicates that the land should remain in the Agriculture Zone.
146. At the hearing, the planning authority's agriculture consultant, RMCG, was of the opinion that the Agriculture Zone should be applied so that the land was not spot-zoned in difference to the surrounding Agriculture Zone. RMCG otherwise opined that the proposed development may still be possible under the provisions of the Agriculture Zone.

#### **Commission consideration**

147. The Commission is not satisfied that the Rural Zone should be applied to the land. Although the Rural Zone is supported by the advice of the representor's agriculture consultant, it is at odds with the advice that the planning authority has received. That

advice gives greater weight to maintenance of the prevailing Agriculture Zone and avoidance of a spot-zone, which is an important land use planning principle.

148. The Commission notes the owner's intent to develop the land with a commercial use, however in the absence of any firm details about the proposed use and development, the Commission is not persuaded that the Rural Zone is appropriate. While the representor's agricultural assessment concludes that the land could be zoned something other than Agriculture, it doesn't demonstrate that a commercial use in the rural setting is appropriate.
149. The Commission finds that application of the Agriculture Zone is most appropriate in the circumstances and notes that the owner could make a request for a draft amendment to change the provisions in future, if and when further details of the proposed use and development are available. Such details would allow the planning authority and the Commission to decide whether such a use is appropriate in the location and to determine whether an alternative type of provision, such as a site-specific qualification may be a more appropriate control for the site.

### **Commission decision**

150. The Commission considers that no modifications are required.

### **Rural Zone – 135 Rostella Road, Dilston**

#### **Representations: Woolcott Surveys (25)**

151. The representor requested that the zoning of 135 Rostella Road, Dilston be revised from the Agriculture Zone to the Rural Zone. The representor sought the Rural Zone on the basis that it would allow current agricultural activities to continue, but would allow a greater range of uses that would enable the owner to more appropriately use the land according to its capability. The representor submitted an agricultural assessment, which concludes that the land should be zoned Rural because farming activities are constrained by the presence of nearby dwellings and the soil and water resources at the site are limited.
152. The planning authority opposed the request in its section 35F report because information provided by the planning authority's agriculture consultant indicates that the land should remain in the Agriculture Zone.
153. At the hearing, the owner of the land, Mr. Charles Booth, contended that the land should be zoned Rural because it is not suitable for agricultural use as evidenced by the agricultural assessment. Mr. Booth also noted that while an irrigation scheme had recently been announced by the State government for the Tamar Valley, his property was located in a position where it would be an 'unviable' investment to install the infrastructure needed to access the supply. Mr. Booth considered his land to be a 'hobby farm' and outlined his intention to subdivide the land for Rural Living use and development in the future.
154. In response, the planning authority's agriculture consultant, RMCG, was of the view that the land should remain in the Agriculture Zone because the land:
  - is identified as unconstrained in the State land potentially suitable for the agriculture zone mapping;
  - is class 4 under the land capability mapping available on the LIST; and
  - has an area of 117.4ha, and has potential to be irrigated in future.

155. RMCG contended that the decisive factor was whether the potential for irrigation exists, not whether connection to the irrigation scheme was viable for the current owner. It added that there were examples of similar situations in Tasmania where landowners were prepared to make commensurate investments to irrigate their land.
156. Furthermore, Mr. Booth also outlined that agricultural activity on the land was constrained by the existence of surrounding dwellings and that the land is affected by inundation and salinity caused but the adjoining saltwater body. In response, RMCG remained of the view that there was still enough area available on the land for activities that were unconstrained, including buffer areas to nearby dwellings.

#### **Commission consideration**

157. The Commission accepts the expert evidence and advice given in the representor's agricultural assessment and consequently agrees that the Rural Zone should be applied in accordance with Guideline No. 1. In particular, the Commission is satisfied that the Rural Zone complies with RZ 3 and AZ 6 of Guideline No. 1, which provides for land identified as unconstrained in the State land potentially suitable for the agriculture zone mapping if supported by detailed local strategic analysis.
158. However the Commission also notes the merit of RMCG's view that the Agriculture Zone should be applied and considers that the methodology it has used is technically sound. Both parties were able to present strong arguments for the respective zones and so the decision turns on the finer details of the constraints of the land, in particular the existing lack of a connection to irrigation, the presence of residential use and development in the area and the potential salinity hazard, which is identified on the LIST as 'moderate' for much of the land.

#### **Commission decision**

159. Modification:
  - Revise the zoning of 135 Rostella Road, Dilston folio of the Register 38796/1 to Rural.
160. Reason: To apply the Rural Zone consistent with Guideline No. 1.

#### **Rural Zone – 2147 East Tamar Highway, Mount Direction**

##### **Representations: Craig McKenzie (34)**

161. The representor requested that the zoning of 2147 East Tamar Highway, Mount Direction be revised from the Agriculture Zone to the Rural Zone because the provisions of the Agriculture Zone are too restrictive and the land contains native bushland, which is not suitable for agriculture. The representor wished to subdivide the land to allow his children to build a dwelling.
162. The planning authority opposed the request in its section 35F report on the basis that its agriculture consultant indicated that the land should remain in the Agriculture Zone. However the agriculture consultant's report appended to the section 35F report stated that the representor's land, as well as five other adjoining properties should be zoned Rural or Rural Living. The additional properties were:
  - 58 Swan Drive, Swan Bay folio of the Register 169223/1;
  - 2235 East Tamar Highway, Mount Direction folio of the Register 131672/1;
  - 2203 East Tamar Highway, Mount Direction folio of the Register 144205/3;

- 2205 East Tamar Highway, Mount Direction folio of the Register 144205/2; and
  - 2287 East Tamar Highway, Dilston folio of the Register 86593/1.
163. The agricultural consultant's assessment noted that the land has limited potential for agricultural use, was predominantly mapped as land capability Class 6, with an area of Class 7 and that the Rural Zone would be consistent with the zoning and use of the surrounding area.
164. Prior to the hearing, the planning authority in response to a Commission direction, clarified that its recommendation was that the land identified by RMCG, including the representor's land, should be zoned Rural. Furthermore, the planning authority provided a map of the area that showed how the Priority Vegetation Area overlay should be applied in the event that the land was zoned Rural.
165. Following the hearing, the planning authority was directed to seek the opinion of the owners of the each property to confirm whether they would support application of the Rural Zone and Priority Vegetation Area overlay, however no responses from the landowners were forthcoming.

#### **Commission consideration**

166. The Commission accepts the expert evidence and advice given by the planning authority's agriculture consultant and consequently agrees that the Rural Zone should be applied in accordance with Guideline No. 1. In particular, the Commission is satisfied that the Rural Zone complies with RZ 3 and AZ 6 of Guideline No. 1, which provides for land identified as unconstrained in the State land potentially suitable for the agriculture zone mapping to be zoned Rural if supported by detailed local strategic analysis.

#### **Commission decision**

167. Modification:
- Revise the zoning of the following properties to Rural:
    - a. 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1;
    - b. 58 Swan Drive, Swan Bay folio of the Register 169223/1;
    - c. 2235 East Tamar Highway, Mount Direction folio of the Register 131672/1;
    - d. 2203 East Tamar Highway, Mount Direction folio of the Register 144205/3;
    - e. 2205 East Tamar Highway, Mount Direction folio of the Register 144205/2;
    - f. 2287 East Tamar Highway, Dilston folio of the Register 86593/1; and
    - g. User road adjacent to the East Tamar Highway and surrounded by folio of the Register 153121/1.
  - Revise the Priority Vegetation Area overlay by applying the overlay to the following properties as shown in the Regional Ecosystem Model mapping and identified in Attachment 11 of the planning authority's submission received 13 April 2022:
    - a. 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1;
    - b. 58 Swan Drive, Swan Bay folio of the Register 169223/1;
    - c. 2235 East Tamar Highway, Mount Direction folio of the Register 131672/1;
    - d. 2203 East Tamar Highway, Mount Direction folio of the Register 144205/3;
    - e. 2205 East Tamar Highway, Mount Direction folio of the Register 144205/2;
    - f. 2287 East Tamar Highway, Dilston folio of the Register 86593/1; and
    - g. User road adjacent to the East Tamar Highway and surrounded by folio of the Register 153121/1.



168. Reason: To apply the Rural Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.

**Commission consideration under section 35KB**

169. The Commission finds that the amendment is a substantial modification as there may be a public interest in the amendment. Under section 35KB, the Commission considers the substantial modifications required are suitable to be made by way of an amendment, under Part 3B of the Act, of the Launceston LPS, after it comes into effect.

**Commission decision under section 35KB**

170. Draft amendment directed to the Launceston LPS:
- Rezone the following properties to the Rural Zone as shown in Attachment 3:
    - a. 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1;
    - b. 58 Swan Drive, Swan Bay folio of the Register 169223/1;
    - c. 2235 East Tamar Highway, Mount Direction folio of the Register 131672/1;
    - d. 2203 East Tamar Highway, Mount Direction folio of the Register 144205/3;
    - e. 2205 East Tamar Highway, Mount Direction folio of the Register 144205/2;
    - f. 2287 East Tamar Highway, Dilston folio of the Register 86593/1; and
    - g. User road adjacent to the East Tamar Highway and surrounded by folio of the Register 153121/1.
  - Apply the Priority Vegetation Area overlay to the following properties as shown in Attachment 3:
    - a. 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1;
    - b. 58 Swan Drive, Swan Bay folio of the Register 169223/1;
    - c. 2235 East Tamar Highway, Mount Direction folio of the Register 131672/1;
    - d. 2203 East Tamar Highway, Mount Direction folio of the Register 144205/3;
    - e. 2205 East Tamar Highway, Mount Direction folio of the Register 144205/2;
    - f. 2287 East Tamar Highway, Dilston folio of the Register 86593/1; and
    - g. User road adjacent to the East Tamar Highway and surrounded by folio of the Register 153121/1.
171. Reason:
- To apply the Rural Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.
  - The Commission considers that the modification is a substantial modification as there may be a public interest.

**Rural Zone – 298 Patersonia Road, Nunamara**

**Representations:** Paul Matthews and Donna Crompton (44)

172. The representor requested that the zoning of 298 Patersonia Road, Nunamara be revised from the Agriculture Zone to the Rural Zone because over 90% of the land is covered by a conservation covenant. The representor added that the remaining 5.5 acres outside the covenant is not large enough to sustain an agricultural or commercial use.
173. The planning authority opposed the request in its section 35F report on the advice of its agriculture consultant, RMCG, which noted that although in isolation the land is suitable for the Rural Zone, it should be included in the prevailing Agriculture Zone to ensure that a spot-zone is avoided.

### **Commission consideration**

174. The Commission accepts the advice of the planning authority's agriculture consultant and determines that the land should remain in the Agriculture Zone. The Commission notes that while the land is steep in parts and is largely covered in native vegetation, avoidance of spot-zoning is an important land use planning principle and so agrees with the agriculture consultant's view that the Agriculture Zone should be applied because the land is situated in a broader area zoned Agriculture.

### **Commission decision**

175. The Commission considers that no modifications are required.

### **Agriculture Zone – Blessington Road, Blessington**

#### **Representations:** Department of State Growth (5)

176. The representor requested that the zoning of Blessington Road, Blessington folio of the Register 50/6664 be revised from the Utilities Zone to the Agriculture Zone. The reason was that the land does not form part of the State road casement and is not required for future development of the road network. It contended that the Agriculture Zone would be consistent with the broader area.
177. The planning authority supported the request in its section 35F report.
178. At the hearing, the planning authority also clarified that it supported the consequential removal of the Priority Vegetation Area overlay.

### **Commission consideration**

179. The Commission accepts that the land does not form part of the State road casement and agrees that the Agriculture Zone should be applied consistent with the area that surrounds the site. The Commission notes that the Priority Vegetation Area overlay would need to be removed from the site in compliance with Guideline No. 1.

### **Commission decision**

180. Modification:
- Revise the zoning of Blessington Road, Blessington folio of the Register 50/6664 to Agriculture and remove the Priority Vegetation Area overlay.
181. Reason: To apply the Agriculture Zone consistent with Guideline No. 1.

### **Landscape Conservation Zone – General Issues**

#### **Representations:** Conservation Landholders Tasmania (12), Tasmanian Land Conservancy (13)

182. The representors requested that all land with a conservation covenant declared under the *Nature Conservation Act 2002* be zoned Landscape Conservation or Environmental Management. The reasons include that:
- land that contains conservation covenants are already recognised for natural values. The zone of the land should reflect the use and development potential of such land;
  - application of the Landscape Conservation Zone would satisfy Guideline No. 1;
  - conservation covenants are part of the Tasmanian Reserve Estate, which is land reserved to be managed for biodiversity conservation under Tasmania's Regional

Forest Agreement. The land is also part of Australia's National Reserve System and therefore contributes to the fulfilment of Australia's obligations under the international Convention on Biological Diversity 1993. All of the reserves are listed in the latest version of the Collaborative Australian Protected Area Database;

- in Tasmania, privately protected land covers a smaller area than publicly protected land, but it contains a higher percentage of threatened communities;
- private reserves, including all private conservation covenants and Tasmanian Land Conservancy reserves, have a reserve management plan prepared by experts to protect, conserve, and manage the ecological, scientific, cultural and aesthetic values of the area in the public interest; and
- that zoning of the broader landscape around conservation covenants should be carefully considered to avoid fragmentation of the land that might impact natural values.

183. In the section 35F report, the planning authority recommended against blanket inclusion of all land with a conservation covenant in the Landscape Conservation and Environmental Management zones and noted that zone application must be balanced with the implementation of the Rural and Agriculture zones based on the State land potentially suitable for the agriculture zone mapping.

#### **Commission consideration and observation**

184. The Commission observes that conservation covenants are made under the *Nature Conservation Act 2002*, but are not reserves. The reason is that conservation covenants are not specifically identified as reserves in the interpretation in Part 3, or Schedule 1 of the *Nature Conservation Act 2002*. These sections list each type of reserve, including private nature sanctuaries and private nature reserves. The definition of 'reserved' given in the *Nature Conservation Act 2002* (as opposed to the definition for 'reserved land') means land that is 'set aside or acquired for a conservation purpose.' This means that the use of the land must be primarily for conservation purposes i.e. by having the status of a reserve of a type listed in Schedule 1 of the *Nature Conservation Act 2002*.
185. The Commission also notes the different processes prescribed for declaration of reserves (made for private land under section 12 of the *Nature Conservation Act 2002*), versus the process for the Minister to 'enter into' a conservation covenant with a landowner (made as a covenant that 'runs with' the land under section 34 of the *Nature Conservation Act 2002*). Unlike a reserve, a conservation covenant 'runs with' the land like a contract and the land is not 'set aside', meaning that it is not taken to be primarily in effect for conservation purposes.
186. Determining the zone to apply to a conservation covenant needs to be balanced with application of zones based on sound planning principles, such as, minimising spot-zoning and applying the zoning that satisfies Guideline No. 1 and the regional strategy. The application of zoning as the primary method of the control of use and development, should firstly be undertaken irrespective of whether a covenant applies, with weight given to the existence and content of a covenant when multiple zoning options are available. Areas that have extensive conservation covenants (such as a cluster of many, a large area, or both) may demonstrate good strategic planning merit for applying this zone provided that broader landscape values (not only biodiversity values) are demonstrated.
187. Apart from the specific parcels of land considered elsewhere in this decision, the Commission generally supports the Rural and Agriculture zoning that has been applied by

the planning authority. The Commission's consideration of representations that requested zoning changes to specific sites and provided significant further detail are outlined below.

### **Landscape Conservation Zone – Various Properties**

**Representations:** Conservation Landholders Tasmania (12), Launceston Field Naturalists Club (14), Chris Calverley (37), Anna Povey (42), Nicole Tapp (43), Neil Ayers (46), Moira Scott (49), Kerry Wood and Margaret Dockray (53)

188. The representors requested that various parcels of land be revised from the Rural Zone and Agriculture Zone to the Landscape Conservation Zone, or be split-zoned to contain land with covenants in the Landscape Conservation Zone and land outside covenanted areas with agricultural use to be contained in the Rural Zone and Agriculture Zone. The reasons include:
  - that the whole or majority of each property is under a conservation covenant and therefore has been identified for protection and conservation;
  - that the land contains a Private Nature Sanctuary; and
  - that the conservation covenants were approved by the Minister for Environment, which demonstrate that the properties contain threatened vegetation as listed in Schedule 3A of the *Nature Conservation Act 2002*.
189. The representors requested the following properties that contain conservation covenants be zoned Landscape Conservation:
  - 250 Mountain Road, Lilydale folio of the Register 204912/1;
  - 188 Bardenhagen Road, Turners Marsh folio of the Register 251617/1;
  - 262a Austins Road, Turners Marsh folio of the Register 128905/1;
  - 460 Austins Road, Turners Marsh folio of the Register 163247/2;
  - 229 Cherry Farm Road, Underwood folio of the Register 212906/1;
  - 691a Brown Mountain Road, Karoola folio of the Register 163468/2;
  - 12 Powers Road, Underwood folio of the Register 246431/1;
  - 50 Powers Road, Underwood folio of the Register 39699/1;
  - 160 Whites Mill Road, Underwood folios of the Register 161070/4, and 206977/1;
  - 2 Myrtle Bank Road, Myrtle Bank folios of the Register 207097/1, 204200/2, 50171/1, 235111/1, 50171/2, and 87114/2;
  - 163 East Diddleum Road, Tayene folio of the Register 49914/1;
  - 148 Goullees Road, Underwood folio of the Register 42762/5;
  - 194 Goullees Road, Underwood folio of the Register 43810/1;
  - 298 Patersonia Road, Nunamara folio of the Register 30233/1;
  - Escarpment Drive, St Leonards folio of the Register 164126/1;
  - 287 Burns Creek Road, Burns Creek folios of the Register 115907/1, 45671/3, and 45671/2; and
  - 2460 Deddington Road, Blessington folio of the Register 28411/1.

190. The representation made by Conservation Landholders Tasmania requested that 252 Austins Road, Turners Marsh be split-zoned, with the conservation covenant zoned Landscape Conservation and a private timber reserve on the land (except the dwelling and its access located within the private timber reserve) zoned Rural. The representor also requested that 325 Watery Plains Road, White Hills folios of the Register 208625/1, 232243/1 and 106554/1 be split-zoned with the conservation covenant zoned Landscape Conservation and the remainder of the land zoned Agriculture.
191. Furthermore, the Conservation Landholders Tasmania representation requested that the following properties that contain the Pipers Ridge Private Nature Sanctuary also be zoned Landscape Conservation:
  - 478 Brown Mountain Road, Karoola folio of the Register 239943/1;
  - 229 Cherry Farm Road, Underwood folio of the Register 212906/1;
  - 233 Cherry Farm Road, Underwood folio of the Register 238641/1;
  - 234 Cherry Farm Road, Underwood folios of the Register 120442/1, 168435/1, and 168435/2;
  - 234 Cherry Farm Road, Underwood folio of the Register 168435/3; and
  - 290 Cherry Farm Road, Underwood folio of the Register 164851/1.
192. Representation 40 (Adam and Tania Poultney) requested that the Rural Zone be retained at 2460 Deddington Road, Blessington, while representation 44 (Paul Matthews and Donna Crompton) proposed that zoning of the land at 298 Patersonia Road, Nunamara be revised from the Agriculture Zone to the Rural Zone.
193. In the section 35F report, the planning authority recommended that the following properties be zoned Landscape Conservation:
  - 160 Whites Mill Road, Underwood folios of the Register 161070/4, and 206977/1; and
  - 2 Myrtle Bank Road, Myrtle Bank folios of the Register 207097/1, 204200/2, 50171/1, 235111/1, 50171/2, and 87114/2.
194. The planning authority recommended that the remainder of the properties that were zoned Rural should be retained in that zone because the Priority Vegetation Area overlay is applicable in the Rural Zone and would therefore provide the protection of the natural values that the representors sought.
195. The planning authority recommended that the zone of 163 East Diddleum Road, Tayene be revised from the Agriculture Zone to the Rural Zone so that the Priority Vegetation Area overlay could be applied to the site. This would enable the natural values of the land to be maintained, while the Rural Zone would be congruent with the zoning of the land to the north and west.
196. The planning authority recommended that the following properties remain in the Agriculture Zone:
  - 148 Goullees Road, Underwood folio of the Register 42762/5;
  - 194 Goullees Road, Underwood folio of the Register 43810/1;
  - 298 Patersonia Road, Nunamara folio of the Register 30233/1; and
  - 325 Watery Plains Road, White Hills folios of the Register 208625/1, 106554/1, and 232243/1.

197. The reasons were:
- no evidence has been provided to demonstrate that 148 and 194 Goullees Road is not suitable for agriculture and the owner of 148 Goullees Road has not made a representation. In the event that the owners of 148 Goullees Road propose to change the zone, the planning authority may be supportive. It was noted that the zone of 170 Goullees Road may need to be revised if this occurred in order to ensure that the pattern of zones in the area remains consistent;
  - no evidence has been provided to demonstrate that 298 Patersonia Road is not suitable for agriculture. The site is not as heavily vegetated as others identified in the representations, the land is located in an area that shows evidence of agricultural use and the Landscape Conservation Zone would result in a spot-zone of the land; and
  - 325 Watery Plains Road contains a mix of uses, with some being rural in nature. The planning authority would support a change to the Rural Zone in the event that the agreement of the owner was provided. This would enable the Priority Vegetation Area overlay to be applied and still allow rural activities to occur. The Rural Zone would be compliant with RZ3 of Guideline No. 1 as the land is potentially constrained and would match the zone of the land to the north.
198. The planning authority added that it may undertake a future review of all the relevant titles to understand the need and desire for increased Landscape Conservation-zoned land across the municipality.
199. Prior to the hearing, the owners of 148 Goullees Road, Underwood folio of the Register 42762/5 confirmed in writing that they supported application of the Landscape Conservation Zone to the area of their land contained within the conservation covenant, but requested that the Rural Zone be retained on the remainder of the land.
200. At the hearing, Conservation Landholders Tasmania represented by Mr. John Thompson made the following comments:
- that 194 Goullees Road, Underwood has a large area (70.81ha) and is contiguous with the land at 148 Goullees Road and the Pipers River Regional Reserve. Mr. Thompson also noted that 170 Goullees Road, situated between number 148 and 194 Goullees Road, may need to be included in another zone such as Landscape Conservation in order to avoid being left as a spot-zone;
  - that 691A Brown Mountain Road has landscape values from all directions and is visible from Lilydale Road, which is used by tourists. The Landscape Conservation Zone should be applied particularly in the absence of the Scenic Protection Area overlay;
  - that the land at Austins Road folio of the Register 163247/1 and 460 Austins Road, Turners Marsh identified in representation 42 (Anna Povey) be zoned Landscape Conservation. Mr. Thompson noted the intent of the landowner (Tasmanian Land Conservancy) to remove an existing private timber reserve from the land, but also noted that the owner of Austins Road folio of the Register 163247/1 did not necessarily support an alternative zone; and
  - that 163 East Diddleum Road adjoins land in the Environmental Management Zone and has large areas of native vegetation, as well as bushland along ridgelines, which makes it suitable for the Landscape Conservation Zone. The owner of the land, Mr. Chris Calverley noted that the property contained six small building envelopes and that the land contained a number of large eucalypts.

201. In response, the planning authority advised that it was supportive of the Landscape Conservation Zone being applied to 163 East Diddleum Road because the representor had demonstrated that the land had landscape values and was connected with the St Patricks River Conservation Area. The planning authority was generally supportive of the Landscape Conservation Zone being applied to land at Austins Road folio of the Register 163147/1, however noted that it had typically only applied the zone to land previously zoned Environmental Living under the interim planning scheme.
202. Following the hearing, written advice was received from the owner of 148 Goullees Road, Underwood folio of the Register 42762/5 that they were supportive of the Priority Vegetation Area overlay being applied to the land in accordance with Attachment 8 of the planning authority's submission dated 13 April 2022. Written advice was also received from the owner of 170 Goullees Road, Underwood folio of the Register 43812/1 that they were supportive of the Rural Zone being applied to the land together with the Priority Vegetation Area overlay in accordance with Attachment 8 of the of the planning authority's submission dated 13 April 2022.

### **Commission consideration**

203. The Commission is satisfied that the representors and planning authority have demonstrated that several of the properties have some level of landscape value that warrants application of the Landscape Conservation Zone. The Commission has also examined the location of the properties, the relationship of those properties to other land with similar characteristics and how each property is integrated with land that is zoned or reserved for management of natural and landscape values. The Commission holds that the Landscape Conservation Zone is the most appropriate zone for the following properties and is consistent with Guideline No. 1 and the regional strategy:
- 163 East Diddleum Road, Tayene folio of the Register 49914/1;
  - 194 Goullees Road, Underwood folio of the Register 43810/1;
  - 691a Brown Mountain Road, Karoola folio of the Register 163468/2;
  - 160 Whites Mill Road, Underwood folios of the Register 161070/4, and 206977/1; and
  - 2 Myrtle Bank Road, Myrtle Bank folios of the Register 207097/1, 204200/2, 50171/1, 235111/1, 50171/2, and 87114/2.
204. The Commission also agrees with the Rural and Landscape Conservation split-zoning proposed for 148 Goullees Road, Underwood folio of the Register 42762/5 as the land has distinct forested and cleared areas consistent with the location of the conservation covenant over the forested area. The Commission also agrees that the Rural Zone should be applied to 170 Goullees Road, Underwood folio of the Register 43812/1 in order to avoid it being left as a spot-zone (Agriculture).
205. The Commission also agrees that consequential amendments to the Priority Vegetation Area overlay should be made to land previously zoned Agriculture, to which a compatible zone would now apply.
206. However, the Commission does not agree that the Landscape Conservation Zone is appropriate for any of the remaining properties at this time because there is insufficient evidence that the land has landscape values. This includes the land at Austins Road, Turners Marsh, which may be suitable for the Landscape Conservation Zone at a later date should more evidence of landscape values be presented. The Commission notes that the planning authority may undertake a future review of zoning throughout the planning area to determine whether any additional land should be zoned Landscape Conservation.

### Commission decision

207. Modification:

- Revise the zoning of the following properties to Landscape Conservation:
  - a. 163 East Diddleum Road, Tayene folio of the Register 49914/1;
  - b. 194 Goullees Road, Underwood folio of the Register 43810/1;
  - c. 691a Brown Mountain Road, Karoola folio of the Register 163468/2;
  - d. 160 Whites Mill Road, Underwood folios of the Register 161070/4, and 206977/1; and
  - e. 2 Myrtle Bank Road, Myrtle Bank folios of the Register 207097/1, 204200/2, 50171/1, 235111/1, 50171/2, and 87114/2.
- Revise the zoning of that part of 148 Goullees Road, Underwood folio of the Register 42762/5 contained within the conservation covenant shown in CPR Plan No. 7169 to Landscape Conservation with the split-zone to be determined by the boundary defined by the CPR Plan. Revise the zoning of the remaining part of 148 Goullees Road, Underwood folio of the Register 42762/5 to Rural.
- Revise the zoning of 170 Goullees Road, Underwood FR 43812/1 to Rural.
- Revise the Priority Vegetation Area overlay by applying the overlay to the following properties as shown in the Regional Ecosystem Model mapping and identified in Attachments 7, 8 and 9 of the planning authority's submission received 13 April 2022:
  - a. 163 East Diddleum Road, Tayene folio of the Register 49914/1;
  - b. 148 Goullees Road, Underwood folio of the Register 42762/5;
  - c. 170 Goullees Road, Underwood folio of the Register 43812/1; and
  - d. 194 Goullees Road, Underwood folio of the Register 43810/1.

208. Reason: To apply the Rural Zone and Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.

### Landscape Conservation Zone – Electricity Infrastructure

#### Representations: TasNetworks (4)

209. The representor requested that the Landscape Conservation Zone be removed from land where the Palmerston to Trevallyn, Palmerston to George Town and Hadspen to Trevallyn power lines are located. The reason was that the Zone offers controls that would constrain use and development of electricity infrastructure to a significant degree.
210. The planning authority opposed the request in its section 35F report because it was unaware that any of the lines were located in the Landscape Conservation Zone. The planning authority added that it would consider alternative zoning if the lines were located in the zone.
211. At the hearing, the representor clarified that there was no overlap between the Landscape Conservation Zone and the Electricity Infrastructure Protection Area overlay in the draft LPS and so no change to the Landscape Conservation Zone was required.

### Commission consideration

212. The Commission notes the views of the representor and notes that there is no overlap between the Landscape Conservation Zone and the Electricity Infrastructure Protection Area overlay in the draft LPS.



## Commission decision

213. The Commission considers that no modifications are required.

## Environmental Management Zone – Hollybank Forest Reserve

### Representations: City of Launceston (9)

214. The representor requested that the zoning of the Hollybank Forest Reserve at 66 Hollybank Road, Underwood folio of the Register 130372/1, Underwood Road, Underwood PID 3394017 and Mount Arthur Road, Patersonia folio of the Register 27861/1 and PID 3393989 (more than 1 parcel under this PID) be revised to the Environmental Management Zone as the land contains significant biodiversity values that require protection.
215. The planning authority supported the request in its section 35F report.
216. Prior to the hearing, the Commission directed a submission from the Department of Natural Resources and Environment (DNRE) and Sustainable Timber Tasmania (STT) being the authorities responsible for management of permanent timber production zone land (PTPZ), within which the reserve is located. In its submission DNRE supported application of the Environmental Management Zone to the land on the basis that the land has significant biodiversity values, while STT sought the Rural Zone on the basis that the reserve is already PTPZ land that is required to be managed as State forest by STT under the *Forest Management Act 2013*.
217. At the hearing, STT, represented by Abetz Curtis Lawyers made the following comments in support of the Rural Zone:
- the reserve is only located on part of the land, so forestry operations can be still be undertaken on a significant amount of the area;
  - the Rural Zone complies with RZ1 of Guideline No. 1 as much of the land is a working forest;
  - designation of the land as PTPZ meant that the requirements of Guideline No. 1 for application of the Environmental Management Zone cannot be met;
  - there is already a legislative framework in place to protect threatened flora and fauna;
  - forest operations require a forest practice plan that considers protection of important biodiversity values; and
  - the Environmental Management Zone would require a planning permit for forest operations, which would be unnecessary given a forest practices plan is required anyway.
218. In response, the planning authority was of the opinion that the exemption at clause 4.4.1 would apply to forest operations in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, irrespective of the zoning of the land and on that basis maintained its position that the reserve should be recognised by the Environmental Management Zone. The planning authority also added that the Environmental Management Zone complies with EMZ 1(f) of Guideline No. 1 as the land has important scenic and natural values and noted that if STT was of the opinion that the exemption didn't apply, then it could seek to have the land declared as a private timber reserve. This method would otherwise exempt forest operations from the requirement to have a planning permit.

### Commission consideration

219. The Commission is not persuaded that the Environmental Management Zone meets the requirements of Guideline No.1 as the land is designated as PTPZ. The Commission is therefore of the view that the Rural Zone should be applied under RZ 1. The Commission notes that a forest practices plan must be in place for forest operations irrespective of the zone of the land that would consider the impact of the operations on natural values.

### Commission decision

220. The Commission considers that no modifications are required.

### Utilities Zone – Rail Infrastructure

#### Representations: TasRail (2)

221. The representor requested that the Utilities Zone be applied to the following properties:
- 33 Hoblers Bridge Road, Newstead PID 7785576 (requested split-zoning Utilities and Rural at an approximate point in the middle of the land);
  - 35-51 Dowling Street, Launceston (requested split-zoning Utilities and Light Industrial so that the railway siding is zoned Utilities);
  - 2 Invermay Road, Invermay;
  - Black Bridge on the North Esk River between folio of the Register 125662/1 and 2 Invermay Road, Invermay folio of the Register 180240/2 (split-zoning so that the bridge is zoned Utilities and the river zoned Environmental Management);
  - folio of the Register 154436/1 adjoining 83-93 Lilydale Road, Rocherlea;
  - Hobblers Bridge on the North Esk River between folios of the Register 125665/1 and 235351/1 (split-zoning so that the bridge is zoned Utilities and the river zoned Environmental Management);
  - Sandown Rail Bridge on the North Esk River between folios of the Register 235351/1 and 125666/1 (split-zoning so that the bridge is zoned Utilities and the river zoned Environmental Management); and
  - folio of the Register 153283/1 at Relbia Road Launceston.
222. The reason for the request is that the land forms part of the State rail network under the *Rail Infrastructure Act 2007*. The representor was supportive of the Utilities Zone that had been applied to 48 Remount Road, Mowbray and folio of the Register 50949/1 at Henry Street, Launceston.
223. In the section 35F report the planning authority recommended that the Utilities Zone be applied to all of the properties, except the following:
- 33 Hoblers Bridge Road, Newstead because Utilities use is a Permitted use in the Rural Zone and not all of the land contains rail infrastructure;
  - 35-51 Dowling Street, Launceston because Utilities use is a Discretionary use in the Light Industrial Zone and not all of the land contains rail infrastructure; and
  - 2 Invermay Road, Invermay because the land is located in the Inveresk Site Particular Purpose Zone, which cannot be altered because it is a transitioning provision declared by the Minister for Planning.

224. The planning authority also noted that the Utilities Zone had already been applied to folio of the Register 154436/1 adjoining 83-93 Lilydale Road, Rocherlea.
225. At the hearing, the planning authority explained that failure to apply the Utilities Zone to Black Bridge, Hobblers Rail Bridge and Sandown Rail Bridge was an oversight and that the bridges should be zoned the same give that the infrastructure is part of the State rail network. The planning authority was also of the opinion that split-zoning of 33 Hobblers Bridge Road and 35-51 Dowling Street would be inappropriate for those sites given the existing uses.

#### **Commission consideration**

226. The Commission accepts the views of the planning authority and agrees with the recommendations given in the s.35F report and at the hearing.

#### **Commission decision**

227. Modification:
- Revise the zoning of the following properties to Utilities:
    - a. Black Bridge on the North Esk River between folio of the Register 125662/1 and 2 Invermay Road, Invermay FR 180240/2 with the split-zoning to be determined by the edge of the infrastructure;
    - b. Hobblers Bridge on the North Esk River between folios of the Register 125665/1 and 235351/1 with the split-zoning to be determined by the edge of the infrastructure;
    - c. Sandown Rail Bridge on the North Esk River between folios of the Register 235351/1 and 125666/1 with the split-zoning to be determined by the edge of the infrastructure; and
    - d. folio of the Register 153283/1 at Relbia Road, Launceston.
228. Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.

#### **Utilities Zone – State Road Casement**

##### **Representations: Department of State Growth (5)**

229. The representor was supportive of the application of the Utilities Zone to the State road casement, however noted that zoning may require adjustments to account for new road works and the like, due to the length of time between development of the State road casement layer and completion of the draft LPS assessment. The representor also supported the planning authority's decision not to apply the Road and Railway Attenuation Area overlay.
230. The planning authority supported the request in its section 35F report.
231. Prior to the hearing, the Department of State Growth advised that as a result of reviewing the mapping, no changes to the zoning were now required.

#### **Commission consideration**

232. The Commission accepts the submission made by the Department of State Growth and notes that no further changes to the State road casement Utilities Zone are required.

### **Commission decision**

233. The Commission considers that no modifications are required.

### **Community Purpose Zone – 3 Archer Street, Rocherlea**

#### **Representations:** Department of Communities Tasmania (6 and 7)

234. The representor requested that the zoning of 1 Archer Street, Rocherlea be revised from the Light Industrial Zone to the Community Purpose Zone. The reason is that the land forms part of a property with 3 Archer Street, Rocherlea that contains an assisted living facility run by Anglicare. The representor provided a report with the representation that assessed the potential for contamination on the land. The report concluded that the site is not likely to be impacted by contamination.
235. The planning authority supported the request in its section 35F report because the land forms part of the assisted living facility at 3 Archer Street, which contains a mix of community, education and care-based facilities.
236. At the hearing, Department of Communities reiterated the views given in the representation and made a submission that the land at 1 Archer Street PID 6712500 also be revised from the Light Industrial Zone to the Community Purpose Zone. The representor explained that this land was formerly used as a bus stop and turning circle but had been offered to the Department to use and develop in conjunction with the existing facility.
237. In response, the planning authority was supportive of the proposed Community Purpose Zone being applied to both parcels and noted that while the potential for land use conflict with the adjacent Light Industrial Zone existed, the respective uses/zones were there anyway, so any potential conflict would not necessarily be increased.

### **Commission consideration**

238. The Commission agrees that the Community Purpose Zone should be applied to the land. While the location of the Community Purpose Zone adjacent to the Light Industrial Zone is not ideal, it has been there historically and although there would be an increase in opportunity for residential living, there would be an equivalent loss of potential industrial use and development from the area that potentially reduces accumulative impacts on residential amenity.

### **Commission decision**

239. Modification:
- Revise the zoning of 1 Archer Street PID 6712500 and 3 Archer Street, Rocherlea folio of the Register 158046/2 to Community Purpose.
240. Reason: To apply the Community Purpose Zone consistent with the purpose of the zone and Guideline No. 1.

### **Community Purpose Zone – 2-6 Hobart Road, South Launceston**

#### **Representations:** Potters House Christian Fellowship (11)

241. The representor requested that the zoning of 2-6 Hobart Road, South Launceston be revised from the Inner Residential Zone to the Community Purpose Zone because the land contains a church building.

242. The planning authority supported the request in its section 35F report because the land contains a place of worship and a community centre, which satisfies CPZ 1 of Guideline No. 1 for application of the Community Purpose Zone.

#### **Commission consideration**

243. The Commission agrees that the Community Purpose Zone should be applied to the land because the land contains a place of worship. The Community Purpose Zone would ensure that zoning of church buildings is applied consistently across the planning area.

#### **Commission decision**

244. Modification:
- Revise the zoning of 2-6 Hobart Road, South Launceston folio of the Register 125561/2 to Community Purpose.
245. Reason: To apply the Community Purpose Zone consistent with the purpose of the zone and Guideline No. 1.

### **Community Purpose Zone – 33 Birch Avenue, Newstead**

#### **Representations: Woolcott Surveys (27)**

246. The representor requested that the zoning of 33 Birch Avenue, Newstead be revised from the Recreation Zone to the Community Purpose Zone because the land contains a church building (Evangelical Presbyterian Church of Australia Ltd).
247. The planning authority opposed the request in its section 35F report because the land is located within a flood-prone area and it would not be appropriate to apply the Community Purpose Zone because the zone provides for sensitive use and development.
248. At the hearing, the planning authority noted that the owner had previously lodged a draft amendment for the Community Purpose Zone to be applied, but decided to withdraw it because of concerns the planning authority had expressed about flood-risk. The planning authority added that it is currently undertaking a flood study of the area with a view to applying new planning controls, which could provide the basis on which the zoning of the land could be revisited.

#### **Commission consideration**

249. The Commission accepts the views of the planning authority and determines that the zoning of the land should remain as exhibited. The Commission is of the opinion that the Community Purpose Zone should not be applied to the land until the planning authority has concluded its further flood-risk investigations. The Commission notes that the planning authority would be prepared to reconsider the zoning of the land should these circumstances eventuate.

#### **Commission decision**

250. The Commission considers that no modifications are required.

### **Recreation Zone – 137 East Tamar Highway, Mowbray**

#### **Representations: Launceston Church Grammar School (15)**

251. The representor requested that the zoning of 137 East Tamar Highway, Mowbray be revised from its partial Recreation and Utilities zones so that it is wholly located in the

Recreation Zone. The land contains the Launceston Church Grammar School's Boat Shed, including its access and car parking. The representor explained that the access to the boat shed was acquired from the Crown in 2018 and adhered to the rest of the title, resulting in a split-zoning.

252. In the section 35F report, the planning authority supported the representor's request for the Recreation Zone to be applied in the same configuration shown in the interim planning scheme, however was not supportive of the replacement of the Utilities Zone where the State road casement layer was located. The planning authority noted that the Utilities Zone would prevent the Sports and Recreation use being expanded into areas that aren't suitable.
253. Prior to the hearing, the Commission sought the views of the Department of State Growth on the appropriate zone for the property, as part of the land zoned Utilities was identified in the State road casement layer as being land to which the Utilities Zone is typically applied. In response, the Department of State Growth advised that the State road casement in this location was incorrect and should not apply to the land.

#### **Commission consideration**

254. The Commission notes that the access strip to the boat shed now forms part of the land having recently been adhered to the main title that contains the boat shed. Although the land is partly covered by the State road casement layer, this appears to be a consequence of the former arrangements of the titles prior to the recent adhesion and the Department of State Growth has indicated that the land is not needed for use or development of the East Tamar Highway. The Commission also notes that the Crown has disposed of the land, which indicates that it is no longer required for State purposes. The Commission consequently finds that there is no reason for any part of the land to remain in the Utilities Zone and agrees that the Recreation Zone be applied to the whole property.

#### **Commission decision**

255. Modification:
  - Revise the zoning of 137 East Tamar Highway, Mowbray folio of the Register 173811/1 to Recreation.
256. Reason: To apply the Recreation Zone consistent with the purpose of the zone and Guideline No. 1.

#### **Recreation Zone – 19-25 Churchill Park Drive, Invermay**

##### **Representations: Anna Goodsall (45)**

257. The representor requested that the zoning of 19-25 Churchill Park Drive, Invermay be revised from the Light Industrial Zone to the Recreation Zone because the land adjoins a residential area meaning that the Light Industrial Zone is inappropriate for that location.
258. The planning authority opposed the request in its section 35F report as the land contains an established industrial use and is part of a broader recognised industrial area.
259. At the hearing, the planning authority noted that some historic land use conflicts exist and that the potential for a number of industrial uses and developments that could occur within the Light Industrial Zone has caused some anxiety for the surrounding residents. While the planning authority expressed some sympathy for the residents, it was of the view that there was no strategic planning merit for a change to the Zone.

### **Commission consideration**

260. The Commission agrees with the reasons given by the planning authority that the land should remain in the Light Industrial Zone. The Commission notes that the land contains existing light industrial uses and therefore any historic land use conflict with the adjoining residential area would need to be managed by the Light Industrial Zone use standards of the SPPs.

### **Commission decision**

261. The Commission considers that no modifications are required.

### **Future Urban Zone – 102-106 Lilydale Road, Rocherlea**

#### **Representations:** Department of Communities Tasmania (6 and 7)

262. The representor requested that the zoning of 102-106 Lilydale Road, Rocherlea, folios of the Register 241984/1 and 33188/1, be revised from the Low Density Residential Zone and Rural Zone to the Future Urban Zone. The reasons were that the Future Urban Zone would provide for future residential use of the land because the land is located adjacent to an existing residential area and can be fully serviced.
263. The planning authority opposed the request in its section 35F report as it was not satisfied that the proposal met FUZ 1 and FUZ 4 of Guideline No. 1 as the Future Urban Zone was not supported by local strategy. The planning authority also added that the Rural Zone would be likely to prevent development of the land that might compromise the future residential development in any event.
264. At the hearing, the representor accepted the views and recommendation given by the planning authority in the s.35F report.
265. The planning authority noted that the land has been zoned for residential use in the past, but was rezoned approximately 10 years ago due to its inconvenient distance from existing services, including public transport. The planning authority added that it intends to do more work to produce a residential strategy for the greater Launceston area and that the area envisaged for residential expansion is south of the city, particularly in the Kings Meadows area.

### **Commission consideration**

266. The Commission accepts the views of the planning authority and notes that it intends to conduct further strategic planning, including a residential strategy for the city to determine the most appropriate locations for future residential use and development.

### **Commission decision**

267. The Commission considers that no modifications are required.

### **Future Urban Zone – 345A St Leonards Road, St Leonards**

#### **Representations:** Town Planning Solutions (32)

268. The representor requested that the zoning of 345A St Leonards Road, St Leonards, folios of the Register 34409/1 and 34409/2, be revised from the Agriculture Zone to the Future Urban Zone. The reasons included:
- the Regional Framework Plan in the regional strategy identifies the land as a Priority Investigation Area – Residential and the land adjoins the St Leonards Growth Corridor;

- section D2.1.2 of the regional strategy considers a priority investigation area to be inside an urban growth area, which therefore indicates that the land is available to be rezoned for urban development; and
  - the Agriculture Zone is not appropriate for land identified for future growth.
269. The planning authority supported the request in its section 35F report because the Future Urban Zone was consistent with the regional strategy and was not reliant on existing local strategy. The planning authority also noted that future strategic planning would need to be undertaken before the land could be released for urban development.
270. At the hearing, the representor reiterated the views given in the representation and was of the opinion that the Future Urban Zone would only serve to protect the land from development that would compromise its development for residential purposes rather than providing for immediate residential subdivision.
271. In response, the planning authority made the following comments:
- the Future Urban Zone was supported by local strategies including the Greater Launceston Plan and the St Leonards Village Plan;
  - the St Leonards Village Plan includes staging plans that show how subdivision in the area is intended to unfold. The subject site is shown in the first stage of the plan;
  - the principles of the plan have been endorsed by the Council (St Leonards Village Plan Discussion Paper), however the details of the plan are yet to be endorsed by the Council or publically exhibited; and
  - there are some landslip issues higher up on the slopes of the land. Those issues can be managed through the controls in the Landslip Hazard Code of the SPPs, however the planning authority envisages that the top of the site may be used for a regional park.

#### **Commission consideration**

272. The Commission is persuaded that the Future Urban Zone should be applied to the land in order to protect it from use and development that might compromise its future conversion to urban residential land. The Commission is satisfied that the regional strategy (Priority Investigation Area - Map D.1), the Greater Launceston Plan and the St Leonards Village Plan Discussion Paper identify a strategic intention for the land to be used and developed as urban residential land in the future. Any technical or planning issues such as management of landslip, electricity and reticulated services is able to be assessed in greater focus at the time the land is proposed to be rezoned to General Residential or when a subsequent application for subdivision is received.

#### **Commission decision**

273. Modification:
- Revise the zoning of 345A St Leonards Road, St Leonards folios of the Register 34409/1 and 34409/2 to Future Urban.
274. Reason: To apply the Future Urban Zone consistent with Guideline No. 1.



**Electricity Transmission Infrastructure Protection Code - Electricity Transmission Infrastructure Protection Overlay - 58 St Leonards Road, St Leonards**

**Representations:** TasNetworks (4)

275. The representor requested that the Substation Buffer Facility overlay be aligned with the title boundaries of the site at 58 St Leonards Road, St Leonards.
276. In the section 35F report, the planning authority recommended that the overlay mapping be adjusted to align with the title boundaries.

**Commission consideration**

277. The Commission agrees that the overlay Substation Buffer Facility overlay should be aligned with the title boundaries.

**Commission decision**

278. Modification:
- Revise the Electricity Transmission Infrastructure Protection overlay by removing any part of the Substation Buffer Facility overlay that is located outside the boundaries of 58 St Leonards Road, St Leonards folio of the Register 161345/1.
279. Reason: To ensure the draft LPS complies with the technical requirements of Practice Note 7.

**Local Historic Heritage Code – Local Heritage Precinct – Cimitiere Street**

**Representations:** City of Launceston (9)

280. The representor requested that the datasheet for the Cimitiere Street Local Heritage Precinct be revised as the exhibited datasheet was overly complex, would be difficult to interpret and would be difficult to assess planning applications against.
281. In the section 35F report, the planning authority supported the proposal and provided a copy of a revised datasheet.
282. At the hearing, the planning authority outlined its future intention to install 30 new heritage precincts across the planning area and explained that the proposed Cimitiere Street Heritage Precinct is the first that will trial the controls. Upon review of the original exhibited version, the planning authority formed a view that the datasheet needed more work to ensure it was more relevant to the area. It explained that the new version was an attempt to simplify the datasheet and its controls.
283. Following the hearing, the planning authority provided a document that outlined the changes between the two documents. The changes involve:
- a revised historical background section;
  - a 'guidance' section that explains how the statement of local historic heritage significance and historic heritage values relate to the features and characteristics of the precinct;
  - revised statements of local historic heritage significance and historic heritage values;
  - new sections on historic heritage values, characteristics and features of the heritage precinct;
  - new endnotes;

- revised diagrams that show the common features of buildings; and
- revised conservation policies, including changes to the requirements for subdivision, fences and landscaping.

#### **Commission consideration**

284. The Commission notes that the revised datasheet has been prepared by a suitably qualified person – the Council’s Heritage Officer and agrees that it should replace the current datasheet.

#### **Commission decision**

285. Modification:
- Revise the draft LPS written document by amending Local Heritage Precinct Datasheet - LAU-C6.2.1 in table LAU-C6.2 as shown in Attachment 3.
286. Reason: To meet the requirements of Practice Note 8 and to ensure the draft LPS meets the LPS criteria at section 34(2) of the Act.

#### **Commission consideration under section 35KB**

287. The Commission finds that the amendment is a substantial modification as there may be a public interest in the amendment. Under section 35KB, the Commission considers the substantial modifications required are suitable to be made by way of an amendment, under Part 3B of the Act, of the Launceston LPS, after it comes into effect.

#### **Commission decision under section 35KB**

288. Draft amendment directed to the Launceston LPS:
- Revise Local Heritage Precinct Datasheet - LAU-C6.2.1 in table LAU-C6.2 as set out in Annexure A to Attachment 3.
289. Reason:
- To meet the requirements of Practice Note 8 and to ensure the draft LPS meets the LPS criteria at section 34(2) of the Act.
  - The Commission considers that the modification is a substantial modification as there may be a public interest.

#### **Local Historic Heritage Code – Local Heritage Places**

**Representations:** Tasmanian Ratepayers Association (16), Heritage Protection Society (Tasmania) (17)

290. The representors raised concern that the draft LPS should include more places, or should include revised listings in tables C6.1, C6.2, C6.3, C6.4, and C6.5.
291. In the section 35F report, the planning authority accepted the concerns of the representors, however noted that most of the listings in the draft LPS were transitioning provisions declared by the Minister for Planning. The planning authority also noted that it intends to undertake further work in the future to identify new places for listing in the tables and to establish whether to remove any places. No modification of the tables was recommended.

#### **Commission consideration**

292. The Commission accepts the position of the planning authority that further work is required to identify places that should be included or removed from tables C6.1, C6.2, C6.3, C6.4, and C6.5 and notes that the Table C6.1 is a transitioning code list declared by the Minister for Planning, which cannot be altered through this process.

#### **Commission decision**

293. The Commission considers that no modifications are required.

#### **Natural Assets Code - Priority Vegetation Area Overlay - Electricity Infrastructure**

##### **Representation: TasNetworks (4)**

294. The representor requested that the Priority Vegetation Area overlay be removed from the Norwood substation and communications site at 255 Opossum Road, Norwood and the Brougham Street communication site at 73 Brougham Street, West Launceston because clearance of vegetation is required for safety and maintenance of electricity infrastructure.
295. In the section 35F report, the planning authority recommended that the Priority Vegetation Area overlay be retained on the land as the advice of a suitably qualified person was not provided to support removal of the overlay from the land.
296. At the hearing, TasNetworks explained its view that the Priority Vegetation Area overlay should be removed from its sites to align the mapping with the exemptions of s.57 of the *Electricity Supply Industry Act 1995* that provide it with powers to remove vegetation from land. TasNetworks raised concern that having the area mapped as priority vegetation could imply to members of the public that the vegetation is protected. It also added that it conducts assessments prior to its vegetation removal operations to avoid impact on important flora and fauna where possible, which includes the consideration of wildlife corridors.
297. In response, the planning authority expressed that it would support the removal of the overlay from the hardstand area, however noted that some of the vegetation on each site is of significant value. Nevertheless, the planning authority also conceded that removal of the vegetation is exempt in any case.

#### **Commission consideration**

298. The Commission is of the view that the Priority Vegetation Area overlay should be removed from that part of the land at 255 Opossum Road that is already covered in hard surfaces. However the Commission is not persuaded that the Priority Vegetation Area overlay should be removed from the remainder of land at 255 Opossum Road or the land at 73 Brougham Street as these areas are not entirely covered by hard surfaces and there remains the possibility that priority vegetation could naturally re-establish. While the *Electricity Supply Industry Act 1995* exemptions provide for clearance of vegetation independent of planning controls, the primary objective of code overlays should be to achieve the code purpose irrespective of peripheral rights. Therefore, the Commission considers that the Priority Vegetation Area overlay should apply to land that has not already been developed with hard surfaces.

#### **Commission decision**

299. Modification:

- Revise the Priority Vegetation Area overlay by removing the overlay from that part of 255 Opossum Road, Norwood folio of the Register 6190/1 covered in hard surfaces, such as concrete or bitumen.

300. Reason: To apply the Priority Vegetation Area overlay consistent with Guideline No. 1.

### **Natural Assets Code - Priority Vegetation Area Overlay – Various Properties**

**Representations:** Department of Communities Tasmania (6 and 7), Tasmanian Land Conservancy (13), Launceston Church Grammar School (15), Claire Gregg for JAC Group (30), Adam and Tania Poultney (40), Anna Povey (42), Matthew Monty (57)

301. The representor's requested that the Priority Vegetation Area overlay be removed from the following properties:
- 50 Wildor Crescent, Ravenswood;
  - 12 Techno Park Drive, Kings Meadows;
  - 137 East Tamar Highway, Mowbray;
  - 36 and 41 Button Street, Mowbray;
  - 94 Relbia Road, Relbia; and
  - 198 Lilydale Road, Rocherlea.
302. Representation 40 sought to amend the overlay to generally correspond with the area of the conservation covenant at 2460 Deddington Road, Blessington.
303. The representors were of the opinion that these properties did not contain any significant vegetation. The representation made by the Department of Communities Tasmania included natural values assessments by suitably qualified persons for the land at 50 Wildor Crescent, Ravenswood and 12 Techno Park Drive, Kings Meadows. The assessments conclude that the no threatened flora or significant native threatened fauna habitat was found at the site. The assessments were limited to that part of 50 Wildor Crescent located to the east of the Bell Bay rail line and that part of 12 Techno Park Drive located to the west of Techno Park Drive.
304. The representations made by the Tasmanian Land Conservancy and Anna Povey raised concern that the overlay had not been applied to land in the Agriculture Zone and suggested that large areas of the Agriculture Zone should be replaced with a zone such as Rural that was compatible with the overlay.
305. In the section 35F report, the planning authority did not support removal of the Priority Vegetation Area overlay as it was not satisfied that any of the properties did not contain priority vegetation. In response to the representation made by the Tasmanian Land Conservancy, the planning authority noted that the Priority Vegetation Area overlay was based on an outdated version of the Regional Ecosystem Model mapping, and recommended that the overlay be updated to the latest version available.
306. Prior to the hearing, natural values assessments prepared by suitably qualified persons were provided in support of the removal or amendment of the overlay at the following properties:
- 137 East Tamar Highway, Mowbray;
  - 36 and 41 Button Street, Mowbray;
  - 94 Relbia Road, Relbia; and

- 2460 Deddington Road, Blessington.
307. The assessments concluded that the amendments to the overlay would not have any significant impact on priority vegetation.
  308. The planning authority provided a copy of the latest version of the Regional Ecosystem Model mapping, which showed significant changes to the overlay across the planning area.
  309. At the hearing, the planning authority stated that it accepted the findings of the natural values assessments for 50 Wildor Crescent, 12 Techno Park Drive and 94 Relbia Road and therefore supported removal of the overlay from these sites.
  310. Mr. John Thompson, representing the Tasmanian Land Conservancy and Ms. Anna Povey attended the hearing in support of representations 13 and 42 respectively and raised concern that natural values had not been properly factored into the methodology used to support application of the Agriculture Zone. Specifically, Ms. Povey presented an analysis of 164 titles throughout the municipality that she contended should have been alternatively zoned Rural or Landscape Conservation with application of the Priority Vegetation Area overlay in recognition of significant natural values.
  311. In response, the planning authority explained that Guideline No. 1 does not provide for the Priority Vegetation Area overlay to be applied to the Agriculture Zone. Agriculture consultants RMCG, representing the planning authority, explained that it is preferable for land containing native vegetation to be zoned Rural with the overlay, however this has to be balanced with an assessment of the use of the land, whether it has cleared areas elsewhere on the land that make it suitable for agriculture and whether the zone would be consistent with overall zoning patterns.
  312. The planning authority contemplated whether Guideline No. 1 and the SPPs should allow the overlay to be applied in the zone, however was of the opinion that the requirements of both intend for the Agriculture Zone to be applied to land that is identified as unconstrained in the State land potentially suitable for the agriculture zone mapping. The planning authority stated that it would consider whether to lodge a report under section 35G of the Act to put forward an opinion about these matters, specifically whether an amendment to the SPPs should be made to alter the requirements for managing priority vegetation in the Agriculture Zone.
  313. The planning authority did not support any broad-scale revisions to the zone, but compared the provisions of the Agriculture Zone with the Rural Zone as evidence that the Agriculture Zone may actually provide better outcomes for management of natural values in many circumstances. It particularly noted that the Rural Zone provides more opportunity for subdivision and construction of dwellings that could result in the destruction of native vegetation, especially for bushfire hazard management purposes. It also noted that the Rural Zone often contains private timber reserves and provides for forest operations as a No Permit Required use as opposed to being a Discretionary use in the Agriculture Zone. Nevertheless, it noted that forestry operations are exempt from needing planning approval if undertaken in accordance with a forest practices plan.
  314. In response, the representors favoured application of the Rural Zone with the overlay, however acknowledged that the Agriculture Zone would be favorable in some cases.
  315. The planning authority also stated its preference that the overlay be updated to reflect the most recent version of the Regional Ecosystem Model mapping, but conceded that there may be significant public interest in the changes and as a consequence, a separate draft amendment to the draft LPS when in effect may be more appropriate in the circumstances.

316. Following the hearing, the planning authority made a submission that it accepted the findings of the natural values assessments for 2460 Deddington Road and 36 and 41 Button Street. However, although it accepted the findings of the assessment for 137 East Tamar Highway, it did not support removal of the overlay because the assessment determined that the land does have some areas of important vegetation that should remain in the overlay.

### **Commission consideration**

317. The Commission is of the view that the Priority Vegetation Area overlay should not be removed from land unless supported by the advice of a suitably qualified person who has undertaken a detailed site assessment. The Commission therefore agrees that the overlay be removed from 137 East Tamar Highway, 36 and 41 Button Street, 94 Relbia Road, 2460 Deddington Road, and those parts of 50 Wildor Crescent and 12 Techno Park Drive where removal of the overlay is supported by the expert assessments submitted with the representations related to those properties.
318. While the planning authority expressed some concern that there may be significant vegetation left unprotected at 137 East Tamar Highway, the Commission accepts the findings of the natural values assessment. The assessment concludes that removal of the overlay would be unlikely to result in any significant impact on the natural values of the land, particularly as the Waterway and Coastal Protection Area overlay would provide some protection of areas of native vegetation in and around watercourses, on or adjacent to the site.
319. In the absence of the advice of a suitably qualified person, the Commission does not agree that the overlay should be removed from 198 Lilydale Road, Rocherlea.
320. The Commission is otherwise satisfied that the Agriculture Zone, Rural Zone and Priority Vegetation Area overlay have been applied in accordance with Guideline No. 1. The Commission notes the discussions between the representors and the planning authority about how the priority vegetation and agricultural use should operate, that this is a complex issue, and also notes that the planning authority has expressed an intent to consider lodgement of a report under section 35G of the Act to put forward an opinion on whether an amendment to the SPPs should be made to better manage these issues.
321. The Commission agrees with the planning authority that there may be significant public interest in changes to the overlay that would result from an update to the Regional Ecosystem Model mapping, and notes the planning authority's intention to pursue a draft amendment to the draft LPS after it comes into effect.

### **Commission decision**

322. Modification:
- Revise the Priority Vegetation Area overlay by removing the overlay from the following properties:
    - a. 137 East Tamar Highway, Mowbray folio of the Register 173811/1;
    - b. 36 Button Street, Mowbray folio of the Register 144358/1 and 41 Button Street, Mowbray folio of the Register 102085/1;
    - c. 94 Relbia Road, Relbia folio of the Register 197183/1;
    - d. that part of 50 Wildor Crescent, Ravenswood folio of the Register 159118/1 located to the east of the Bell Bay rail line; and
    - e. that part of 12 Techno Park Drive, Kings Meadows folio of the Register 164559/2 located to the west of Techno Park Drive.

- Revise the Priority Vegetation Area overlay by applying the overlay to that part of 2460 Deddington Road, Blessington folio of the Register 28411/1 shown in the submission made by Adam and Tania Poultney dated 4 June 2022 and removing the overlay from the remainder of the property.

323. Reason: To apply the Priority Vegetation Area overlay consistent with Guideline No. 1.

### **Scenic Protection Code – Scenic Protection Area Overlay**

#### **Representations: Tasmanian Ratepayers Association (16)**

324. The representor raised concern that the Central Hills and Trevallyn Hillside Scenic Protection areas shown in the interim planning scheme have not been included in the draft LPS.
325. In the section 35F report, the planning authority explained that the areas were not included in the draft LPS because the underlying zoning in the respective areas was not compatible with the Scenic Protection Area overlay. SPC 3 of Guideline No. 1 states that the overlay cannot be applied to zones such as General Residential, which it lists as incompatible with the overlay. The planning authority noted that it had included LAU-S13.0 Western Hillside Specific Area Plan and LAU-S14.0 Southern Gateway Specific Area Plan in the draft LPS to manage visual impact in areas where the Scenic Protection Area overlay cannot be applied and would consider similar provisions in other areas in the future if required.

#### **Commission consideration**

326. The Commission agrees that the areas Central Hills and Trevallyn Hillside Scenic Protection cannot be included in the draft LPS because the underlying zoning is incompatible. As a result, the effect of the original interim planning scheme overlay in the draft LPS would be minimal.
327. The Commission notes that the planning authority may undertake work to develop further scenic management controls in the future.

#### **Commission decision**

328. The Commission considers that no modifications are required.

### **Scenic Protection Code – Scenic Protection Area Overlay and Attenuation Code – Attenuation Area Overlay – 280 Lilydale Road, Rocherlea**

#### **Representations: Boral (54)**

329. The representor requested that the following:
- that the Scenic Protection Area overlay be removed from 280 Lilydale Road, Rocherlea;
  - that the Attenuation Area overlay that was applied around 280 Lilydale Road, Rocherlea in the interim planning scheme be applied in the draft LPS; and
  - that the application requirements for the Attenuation Code in the SPPs be amended to allow planning authorities to require a 'site-specific study' to be submitted for a sensitive use in the vicinity of activities listed in Table C9.1 and Table C9.2 of the SPPs.

330. The representor advised that it had a mining lease that applied to the land, which has now expired. Nevertheless, the representor advised that it still intends to operate an open cut quarry on the land in the future.
331. In the section 35F report, the planning authority made the following comments:
- that the Scenic Protection Area overlay is known as 'Rural Hills' and is the same area that is applied in the interim planning scheme. The overlay is still required to manage the scenic values of the area; and
  - that the application requirements for the Attenuation Code in the SPPs cannot be amended through the draft LPS process.

#### **Commission consideration**

332. The Commission is satisfied that the land within Rural Hills the Scenic Protection Area has scenic value that warrants application of the overlay.
333. The Commission notes that the application requirements for the Attenuation Code in the SPPs is not a matter that can be considered as a representation under section 35E of the Act, however clause 6.1.3 of the SPPs allows the planning authority to require additional information as necessary to satisfy it that a proposed use or development complies with any relevant standards and purpose statements in a code. The Commission considers that use of the Attenuation Area overlay is a matter of local policy and notes that the overlay has not been applied to the land because the land does not contain an existing extractive industry or mining lease.

#### **Commission decision**

334. The Commission considers that no modifications are required.

#### **Coastal Inundation Hazard Code – Table LAU-C11.1, Flood-Prone Areas Hazard Code – Flood-Prone Hazard Area Overlay, and Invermay/Inveresk Flood Inundation Specific Area Plan**

**Representation:** Department of Police, Fire and Emergency Management – State Emergency Service (10)

335. The representor was supportive of the planning authority's proposal to transition the Flood-Prone Hazard Area overlay to the draft LPS and its work to investigate the development of a 'Levee Protected Areas Specific Area Plan.' The representor also provided advice on the studies that should be considered in that process and noted the following:
- that the planning authority would need to rely on the SPPs for application of the Flood-Prone Areas Hazard Code to test the merits of proposed use and development;
  - that the State government is currently undertaking a project (the Tasmanian Flood Mapping Project) to provide statewide flood mapping for implementation in all local provisions schedules;
  - that the Invermay/Inveresk Flood Inundation Specific Area Plan should be amended to increase the minimum floor level requirements for residential and non-residential use classes by 1.2m (to levels between 4.6m AHD and 4.9m AHD); and
  - it supports the zoning proposed for the planning area, particularly the use of zones that provide for the management of density in flood-prone and coastal inundation hazard areas.



336. The representor also requested that Table LAU-C11.1 in the draft LPS written document be revised so that it matches the figures given in the Coastal Hazards Technical Report, December 2016, Department of Premier and Cabinet.
337. In the section 35F report, the planning authority made the following comments:
- that it remains its intent to develop a Levee Protected Areas Specific Area Plan outside the draft LPS assessment;
  - that the Invermay/Inveresk Flood Inundation Specific Area Plan is a transitioning provision and that the planning authority would consider an amendment to the LPS following approval; and
  - that it supported an update to Table LAU-C11.1 in the manner suggested by the representor.
338. At the hearing, the representor stated that the Tasmanian Flood Mapping Project is forecast to be ready for implementation by late-2022. All parties were supportive of the representor's requested revision to Table LAU-C11.1.
339. The representor accepted that the Flood-prone Hazard Area overlay is a transitioning provision, but noted that the planning authority is in possession of more contemporary information that could be used to update the mapping, especially in the area of Kings Meadows. The representor also accepted that the Invermay/Inveresk Flood Inundation Specific Area Plan is a transitioning provision, however noted that recent flood modelling indicates that it would be appropriate to raise the minimum floor level 1.2m AHD higher to 4.9m AHD as detailed in the representation.
340. In response, the planning authority advised that it is currently undertaking a significant amount of flood modelling work at present, including the development of a Levee Protected Areas Specific Area Plan that would provide additional flood-prone hazard management controls in particular areas. This work had not been ready in time to be included in the draft LPS, but would address the deficiencies raised by the representor. The planning authority added that it intends to undertake community consultation on its work prior to the new controls being incorporated in the LPS.
341. The representor stated that it was pleased and supportive of the Planning authority's work.

#### **Commission consideration**

342. The Commission notes:
- that flood mitigation can also be addressed under clause C12.2.4 of the SPPs;
  - that the planning authority intends to develop a Levee Protected Areas Specific Area Plan outside the draft LPS assessment; and
  - that the Invermay/Inveresk Flood Inundation Specific Area Plan is a transitioning provision declared by the Minister for Planning and the recommended modifications extend beyond the permitted alterations allowed by Schedule 6, clause 8C of the Act.
343. The Commission agrees that Table LAU-C11.1 should be amended so that it matches the figures in the Coastal Hazards Technical Report.
344. It is otherwise noted that the planning authority is committed to further work on flood-prone hazard management controls and that the most timely method to provide controls would be through a draft amendment to insert the specific area plan once the draft LPS is in effect.

**Commission decision**

345. Modification:

- Revise Table LAU-C11.1 in the draft LPS written document as follows and shown in Annexure A of Attachment 2 as follows:

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Dilston	1.7	2.6	3.2	2.9
Invermay	1.8	2.6	3.2	2.9
Launceston	1.8	2.6	3.2	2.9
Mount Direction	1.8	2.6	3.2	2.9
Mowbray	1.8	2.6	3.2	2.9
Newnham	1.8	2.6	3.2	2.9
Newstead	1.8	2.6	3.2	2.9
Norwood	1.8	2.6	3.2	2.9
Ravenswood	1.8	2.6	3.2	2.9
Relbia	1.8	2.6	3.2	2.9
St Leonards	1.8	2.6	3.2	2.9
Swan Bay	1.8	2.6	3.2	2.9
Trevallyn	1.4	2.6	3.2	2.9
West Launceston	1.8	2.6	3.2	2.9
Windermere	1.6	2.6	3.2	2.9
All other locations	1.8	2.6	3.2	2.9

346. Reason: To ensure the draft LPS complies the requirements of Practice Note 8.

## **Rural Conservation Specific Area Plan**

### **Representations: City of Launceston (9)**

- 347. The representor requested that a Rural Conservation Specific Area Plan be applied to 33 properties zoned Landscape Conservation to modify the Use Table in the Zone that would provide for a Residential use as Permitted, even if the use is not located within a building area shown on a sealed plan.
- 348. The planning authority supported the request in its section 35F report.
- 349. Prior to the hearing, the planning authority provided a statement to show how the draft LPS written document would be modified, a map to show where the Specific Area Plan would apply, and a statement to explain how the Specific Area Plan would comply with section 32(4) of the Act.
- 350. At the hearing, the planning authority explained that the specific area plan was intended to provide for a single dwelling as a Permitted use to provide certainty to landowners. This was especially important to help prospective owners obtain finance to purchase land. The planning authority contended that if the planning controls encouraged financial institutions to lend money for the land to be purchased, it would assist the environmental conservation of the land. In particular, the provisions would help nature conservation organisations such as the Tasmanian Land Conservancy.
- 351. In addition, the planning authority conceded that those reasons may not be enough to demonstrate compliance with the requirements of section 32(4) of the Act.

### **Commission consideration**

- 352. The Commission is not satisfied that the proposed specific area plan complies with section 32(4) of the Act as the areas of land where the specific area plan would apply do not contain any particular qualities that require unique provisions and there are no significant economic, social or environmental benefits evident. The provisions of the specific area plan are substantially the same as the provisions of the Landscape Conservation Zone provided in the SPPs. The SPP Landscape Conservation Zone would provide for a single dwelling and home-based business within the Residential Use Class as a Discretionary Use, which is appropriate given the natural and scenic landscape values common to land in the zone.

### **Commission decision**

- 353. The Commission considers that no modifications are required.

## **Municipal Boundary Zoning Alignment - Peel Street West, 25 and 49 Meander Road, Prospect Vale**

### **Representations: Meander Valley Council (8)**

- 354. The representor noted that land at Peel Street West was not zoned General Residential to the road centreline so that it matches the General Residential Zone that had been applied to the southern side of the street located in the Meander Valley planning area. The representor also noted that those parts of 25 and 49 Meander Road, Prospect Vale located within the Launceston planning area had not been zoned Rural Living D to match the balance of the property that is also located in the Meander Valley planning area.
- 355. The planning authority supported the request to address these issues in its section 35F report.

356. Prior to the hearing, the planning authority provided a map of the area showing how the Priority Vegetation Area overlay should be applied in the event that the land was zoned Rural Living D.

**Commission consideration**

357. The Commission agrees that the changes must be made to ensure the draft LPS complies with section 34(2)(g) of the Act.

**Commission decision**

358. Modification:
- Revise the zoning of the southern side of Peel Street West so that the General Residential Zone is extended to the road centreline as it relates to the southern side of the street located in the Meander Valley LPS;
  - Revise the zoning of those parts of 25 Meander Road, Prospect Vale folio of the Register 168106/1 and 49 Meander Road, Prospect Vale folio of the Register 168107/1 located within the Launceston planning area to Rural Living D; and
  - Revise the Priority Vegetation Area overlay by applying the overlay to 25 Meander Road, Prospect Vale folio of the Register 168106/1 and 49 Meander Road, Prospect Vale folio of the Register 168107/1 as shown in the Regional Ecosystem Model mapping and identified in Attachment 5 of the planning authority's submission received 13 April 2022.
359. Reason: To ensure the draft LPS complies with section 34(2)(g) of the Act and to meet technical requirements of Practice Note 7.

**Representations in support of the draft LPS**

**General Residential Zone – 14 Foch Street, Mowbray**

**Representation:** Department of Communities Tasmania (6 and 7)

360. The representor supported application of the General Residential Zone at 14 Foch Street, Mowbray.
361. In the section 35F report, the planning authority noted that the representations did not seek any changes to the draft LPS and on that basis recommended that it should not be modified.
362. No new information was submitted at the hearing.

**Commission consideration**

363. The Commission notes the comments made by the representors and is satisfied with the planning authority's response in the section 35F report.

**Commission decision**

364. The Commission considers that no modifications are required.

## **Inner Residential Zone**

**Representation:** Department of Communities Tasmania (6 and 7), Iain Singline (61)

- 365. The representors supported application of the Inner Residential Zone at 51 Janet Street and 31 Shirley Place, Kings Meadows and 74 Margaret Street, Launceston.
- 366. In the section 35F report, the planning authority noted that the representations did not seek any changes to the draft LPS and on that basis recommended that it should not be modified.
- 367. No new information was submitted at the hearing.

### **Commission consideration**

- 368. The Commission notes the comments made by the representors and is satisfied with the planning authority's response in the section 35F report.

### **Commission decision**

- 369. The Commission considers that no modifications are required.

## **Agriculture Zone – 574 Meander Valley Road, Prospect**

**Representation:** Commercial Project Delivery (29)

- 370. The representor noted that the Agriculture Zone had been applied to 574 Meander Valley Road, Prospect and advised that the land would be the subject of a future draft amendment that would propose application of the Local Business Zone and Commercial Zone to the land.
- 371. In the section 35F report, the planning authority noted that the representation did not seek any changes to the draft LPS and on that basis recommended that it should not be modified.
- 372. No new information was submitted at the hearing.

### **Commission consideration**

- 373. The Commission notes the representor's comments did not propose to modify the draft LPS and is satisfied with the planning authority's response in the section 35F report.

### **Commission decision**

- 374. The Commission considers that no modifications are required.

## **General Comment on Draft LPS**

**Representation:** Taswater (1), Department of Primary Industries, Parks, Water and Environment (3)

- 375. The representors indicated support for the draft LPS.
- 376. In the section 35F report, the planning authority noted that the representations did not seek any changes to the draft LPS and on that basis recommended that it should not be modified.
- 377. No new information was submitted at the hearing.

### **Commission consideration**

- 378. The Commission notes the comments made by the representors and is satisfied with the planning authority's response in the section 35F report.

### **Commission decision**

379. The Commission considers that no modifications are required.

### **Other matters**

#### **Matters taken not to be a representation**

380. Representations: TasNetworks (4), Tasmanian Land Conservancy (13), Tasmanian Ratepayers Association (16), FJA Solutions (20), Woolcott Surveys (26), PDA Surveyors (28), Claire Gregg for JAC Group (30), Ireneinc Planning and Urban Design (31), Michael Eddleston (39), Susan Rafferty (47), Rebecca Goodsall (51), Basil Fitch (52), Estelle Ross (56), Jillian Koshin (58)
381. Representors raised matters including:
- the SPPs should include certain provisions or otherwise be revised;
  - the SPPs failed to consider matters or otherwise provided too much or too little discretion;
  - that there should be alterations to transitioning provisions, including particular purpose zones, specific area plans, and Table C6.1 Local Heritage Places; and
  - that public consultation was inadequate.
382. In the section 35F report the planning authority noted the issues and indicated that a notice under section 35G of the Act would be provided to the Commission to make recommendations about modifications to the SPPs.

#### **Commission consideration**

383. The Commission notes that:
- section 35E of the Act sets out the matters not to be taken to be a representation;
  - other matters not subject to Part 3A of the Act cannot be considered as part of its consideration under section 35J; and
  - during its consideration, it has sought to establish how all matters raised relate to the draft LPS and if the matter can be included within the draft LPS under section 32 of the Act.
384. The Commission considers that the parts of representations listed above are outside the considerations under section 35J.

### **Commission decision**

385. The Commission considers that it does not have jurisdiction to assess these matters.

#### **Matters of a technical nature or relevant to implementation**

386. The Commission notes the draft LPS contains matters that are relevant to section 35J(2) of the Act, including:
- minor numbering and typographical errors in the draft LPS;
  - instances where the draft LPS, or proposed modifications, do not apply the writing style and conventions set out in Practice Note 5 - Tasmanian Planning Scheme drafting conventions or Practice Note 8 - Draft LPS written document: technical advice;

- instances where the draft LPS zone and overlay maps or Geographic Information System (GIS) datasets contain overlaps, gaps and errors, or do not apply the technical advice or conventions set out in Practice Note 7 - Draft LPS mapping: technical advice;
  - instances where the spatial representation of the cadastral parcels dataset have changed after the production of the PDF maps for exhibition that result in minor misalignment between cadastral parcel boundaries and zones or code overlays based on those boundaries;
  - instances where the draft LPS zone and overlay maps or Geographic Information System (GIS) datasets apply outside the municipal area; and
  - instances where a modification to the draft LPS written document or draft LPS maps and overlays requires a consequent modification to the other.
387. The Commission further notes that Division 1 – Electronic database and documents of Part 6 of the Act, requires the Commission to maintain a database containing an electronic planning map.

#### **Commission consideration**

388. The Commission considers that the draft LPS should:
- minimise numbering and typographical errors and be consistent with the conventions set out in the Commission practice notes;
  - contain zone and overlay maps that reflect current cadastral parcel boundaries, and the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark on the LIST, and any areas described by section 35J(2) of the Act;
  - be free from technical anomalies such as gaps and overlaps and be provided in a form suitable for being made under section 35L of the Act and inclusion in an electronic database; and
  - that the foreshore reserve alongside 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1 be wholly included in the Environmental Management Zone as the land has recently been adhered to another foreshore title.

#### **Commission decision**

389. Modification:
- Revise the draft LPS written document to include the technical modifications identified in Annexure A of Attachment 2 to:
    - (a) meet the LPS requirements of the SPPs;
    - (b) correct references to relevant provisions;
    - (c) provide for the effective operation of the provisions;
    - (d) reflect the terminology used in the SPPs; and
    - (e) provide for correction of transitional provisions in the use table of LAU-P5.0 Particular Purpose Zone - University of Tasmania, Newnham Campus to list Educational and Occasional Care as a Permitted use.
  - Revise the draft LPS zone and overlay maps to:
    - (a) zone the foreshore reserve alongside 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1 so that it is wholly included in the Environmental Management Zone;

- (b) fill any unzoned gaps in the zoning layer;
- (c) remove any overlaps between adjoining zones;
- (d) apply the schema set out in Appendix B of Practice Note 7 to each relevant GIS dataset;
- (e) some overlays supplied by theLIST have been modified since the original versions were published on LISTmap (e.g. the Electricity Transmission Infrastructure Protection overlay). Make sure to use the most recent version available;
- (f) remove any overlaps between features in the same overlay layer that have different categories (excluding for transitioning local area objectives of SAPs and PPZs), such as: coastal inundation investigation areas and low coastal inundation hazard band;
- (g) aggregate adjoining zone or overlay polygons sharing the same category, such as: zone type, landslip hazard band, and aggregate adjoining overlay polygons that have no required category, such as priority vegetation area;
- (h) align the boundaries of zones and parcel dependant overlays with parcel boundaries, based on the most recent version of the parcels dataset available from theLIST;
- (i) remove any zone or overlay shown outside the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark map on theLIST, and any areas described by section 35J(2) of the Act; and
- (j) present all GIS data in the recommended Geodatabase format provided to council by the Commission.

390. Reason: To make modifications of a technical nature or relevant to the implementation of the Local Provisions Schedule if the Local Provisions Schedule were approved under section 35L of the Act and to be consistent with the Minister's declaration under Schedule 6, clauses 8 and 8A(1) of the Act.

## Attachments

1. Attachment 1 – List of Representations
2. Attachment 2 – Notice under section 35K(1)(a) to modify draft LPS
3. Attachment 2 – Annexure A – Modifications to Launceston draft LPS written document
4. Attachment 3 – Notice under section 35KB to prepare and submit an amendment of the LPS after the LPS comes into effect



**Attachment 1****List of Representations**

<b>No</b>	<b>Name</b>
1.	TasWater
2.	TasRail
3.	Department of Primary Industries, Parks, Water and Environment
4.	TasNetworks
5.	Department of State Growth
6.	Department of Communities Tasmania
7.	Department of Communities Tasmania
8.	Meander Valley Council
9.	City of Launceston
10.	Department of Police, Fire and Emergency Management
11.	Potters House Christian Fellowship
12.	Conservation Land Holders Tasmania
13.	Tasmanian Land Conservancy
14.	Launceston Field Naturalists Club
15.	Launceston Church Grammar School
16.	Tasmanian Ratepayers Association
17.	Heritage Protection Society (Tasmania)
18.	FJA Solutions
19.	FJA Solutions
20.	FJA Solutions
21.	FJA Solutions
22.	Woolcott Surveys
23.	Woolcott Surveys
24.	Woolcott Surveys
25.	Woolcott Surveys
26.	Woolcott Surveys
27.	Woolcott Surveys
28.	PDA Surveyors
29.	JAC Estates
30.	Claire Gregg
31.	Ireneinc Planning and Urban Design
32.	Town Planning Solutions
33.	PDA Surveyors

34. Craig McKenzie
35. Patrick Ryan
36. George Darby
37. Chris Calverley
38. Steve Kerrison
39. Michael Eddleston
40. Adam and Tania Poultney
41. Jared McDonald
42. Anna Povey
43. Nicole Tapp
44. Paul Matthews and Donna Crompton
45. Anna Goodsall
46. Neil Ayers
47. Susan Rafferty
48. Garry Dawkins
49. Moira Scott
50. Darren Caletti
51. Rebecca Goodsall
52. Basil Fitch
53. Kerry Wood and Margaret Dockray
54. Boral
55. Robert Montgomery
56. Estelle Ross
57. Matthew Monty
58. Jillian Koshin
59. Jerrod Nichols
60. Mark Pernell
61. Ian Singline
62. Leigh Dell
63. Tom and Angela Bertram
64. Gordon Ryan

**Attachment 2*****Land Use Planning and Approvals Act 1993*****Notice to modify under sections 35K(1)(a)****Launceston Draft Local Provisions Schedule**

21 July 2022

The Tasmanian Planning Commission (the Commission) directs that the Launceston planning authority modify the Launceston draft Local Provisions Schedule (draft LPS) in accordance with the following:

**1.0 Specific Area Plan**

- 1.1 Revise the draft LPS written document by inserting Gorge Hotel Specific Area Plan as shown in Annexure A.

*Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 66 to the Launceston Interim Planning Scheme 2015.*

**2.0 Site-specific Qualifications**

- 2.1 Revise the draft LPS written document by inserting clause LAU-17.1 in Table LAU-Site-specific Qualifications as shown in Annexure A.

*Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 67 to the Launceston Interim Planning Scheme 2015.*



**3.0 Code Lists**


- 3.1 Revise LAU-Table C11.1 Coastal Inundation Hazard Bands AHD Levels as shown in Annexure A.

*Reason: To meet the LPS requirements of the SPPs and Practice Note 8.*

**4.0 Zone maps and overlays**

No.	Description	Direction and Reason
4.1	1/45-51 Thistle Street, South Launceston	Revise the zoning of that part of 1/45-51 Thistle Street, South Launceston folio of the Register 142453/1 shown in

		<p>the diagram below, to General Residential:</p>  <table border="1" data-bbox="699 869 1024 1028"> <thead> <tr> <th>Point</th><th>Easting</th><th>Northing</th></tr> </thead> <tbody> <tr> <td>1</td><td>511605.51</td><td>5410607.59</td></tr> <tr> <td>2</td><td>511641.95</td><td>5410600.53</td></tr> <tr> <td>3</td><td>511691.62</td><td>5410613.71</td></tr> </tbody> </table> <p> General Residential Zone</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 53 to the Launceston Interim Planning Scheme 2015.</p>	Point	Easting	Northing	1	511605.51	5410607.59	2	511641.95	5410600.53	3	511691.62	5410613.71
Point	Easting	Northing												
1	511605.51	5410607.59												
2	511641.95	5410600.53												
3	511691.62	5410613.71												
4.2	1A George Town Road, Newnham	<p>Revise the zoning of 1A George Town Road, Newnham folio of the Register 137221/2 to General Residential.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 57 to the Launceston Interim Planning Scheme 2015.</p>												
4.3	359-361 Hobart Road, Youngtown	<p>Revise the zoning of 359-361 Hobart Road, Youngtown folios of the Register 175679/1, 175679/2, 175679/3, and 175679/4 to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 61 to the Launceston Interim Planning Scheme 2015.</p>												
4.4	27-99 Opossum Road, Kings Meadows	<p>Revise the zoning of that part of 27-99 Opossum Road, Kings Meadows General Law deed 16/4964 and folio of</p>												

		<p>the Register 198059/1 shown in the diagram below, to General Residential:</p>  <p><i>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 68 to the Launceston Interim Planning Scheme 2015.</i></p>
4.5	50-52 Forster Street, Invermay	<p>Revise the zoning of 50-52 Forster Street, Invermay folio of the Register 205431/1 to General Residential.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p><i>Reason: To apply the General Residential Zone consistent with Guideline No. 1.</i></p>
4.6	298-300 Hobart Road, Youngtown	<p>Revise the zoning of 298-300 Hobart Road, Youngtown folios of the Register 23820/2 and 23820/3 to General Residential.</p> <p>Ensure that the adjacent section of Victoria Street is appropriately zoned to its centreline in accordance with Practice Note 7.</p> <p><i>Reason: To apply the General Residential Zone consistent with Guideline No. 1.</i></p>
4.7	320 Peel Street West, Summerhill	<p>Revise the zoning of that part of 320 Peel Street West, Summerhill folio of the Register 16873/4 identified as Lot 2 on the endorsed plan of subdivision that forms part of planning permit DA0557/2020 granted by the planning authority on 31 August 2020 to Low Density Residential.</p>

		Reason: To apply the Low Density Residential Zone consistent with Guideline No. 1 and the regional strategy.
4.8	1890 Lilydale Road, Lilydale	<p>Revise the zoning of that part of 1890 Lilydale Road, Lilydale folio of the Register 219605/1 to Low Density Residential.</p> <p>Reason: To apply the Low Density Residential Zone consistent with Guideline No. 1.</p>
4.9	25 Meander Road and 49 Meander Road, Prospect Vale	<p>Revise the zoning of those parts of 25 Meander Road, Prospect Vale folio of the Register 168106/1 and 49 Meander Road, Prospect Vale folio of the Register 168107/1 located within the Launceston planning area to Rural Living D.</p> <p>Revise the Priority Vegetation Area overlay by applying the overlay to 25 Meander Road, Prospect Vale folio of the Register 168106/1 and 49 Meander Road, Prospect Vale folio of the Register 168107/1 as shown in the Regional Ecosystem Model mapping and identified in Attachment 5 of the planning authority's submission received 13 April 2022.</p> <p>Reason: To ensure the draft LPS complies with section 34(2)(g) of the Act and to meet technical requirements of Practice Note 7.</p>
4.10	40520 Tasman Highway, St Leonards	<p>Revise the zoning of the following properties to Rural Living A:</p> <ul style="list-style-type: none"> <li>• 7 Magpie Court, St Leonards folio of the Register 181498/4;</li> <li>• 9 Magpie Court, St Leonards folio of the Register 181498/5;</li> <li>• 11 Magpie Court, St Leonards folio of the Register 181498/11;</li> <li>• 15 Towers Drive, St Leonards folio of the Register 181498/30;</li> <li>• 18 Towers Drive, St Leonards folio of the Register 181498/1;</li> <li>• 20 Towers Drive, St Leonards folio of the Register 181498/2;</li> <li>• 25 Towers Drive, St Leonards folio of the Register 181498/29;</li> <li>• 26 Towers Drive, St Leonards folio of the Register 181498/3;</li> <li>• 27 Towers Drive, St Leonards folio of the Register 181498/28;</li> </ul>

		<ul style="list-style-type: none"> <li>• 35 Towers Drive, St Leonards folio of the Register 181498/27;</li> <li>• 42 Towers Drive, St Leonards folio of the Register 181498/6;</li> <li>• Lot 500 Towers Drive, St Leonards folios of the Register 182687/7, 182687/8, 182687/21, 182687/22, 182687/23, 182687/24, 182687/25, 182687/26, 183048/9, 183048/10, 183048/12, 183048/13, 183048/14, 183048/15, 183048/16, 183048/17, 183048/18, 183048/19, and 183048/20;</li> <li>• Subdivision Road (Magpie Court, St Leonards) folio of the Register 181498/100;</li> <li>• Subdivision Road (Towers Drive, St Leonards) folio of the Register 181498/101;</li> <li>• Subdivision Road (Towers Drive, St Leonards) folio of the Register 182687/101;</li> <li>• Subdivision Road (Harden Court and Towers Drive, St Leonards) folio of the Register 183048/101; and</li> <li>• Footway between Harden Court and Magpie Crescent, St Leonards folio of the Register 183048/102.</li> </ul> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 58 to the Launceston Interim Planning Scheme 2015.</p>
4.11	10-16 Wellington Street, Launceston	<p>Revise the zoning of 10-16 Wellington Street, Launceston folio of the Register 133230/1 to Urban Mixed Use.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 70 to the Launceston Interim Planning Scheme 2015.</p>
4.12	76 and 78 Cimitiere Street, Launceston	<p>Revise the zoning of 76 and 78 Cimitiere Street, Launceston folios of the Register 141649/3 and 141649/1 to Urban Mixed Use.</p> <p>Ensure that the adjacent section of Lawrence Street is appropriately zoned to its centreline in accordance with Practice Note 7.</p> <p>Reason: To apply the Urban Mixed Use Zone consistent with Guideline No. 1.</p>
4.13	3-7 George Street, Launceston	<p>Revise the zoning of that part of 3-7 George Street, Launceston located on the western side of folio of the Register 169239/1 to Urban Mixed Use.</p>


		<p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 62 to the Launceston Interim Planning Scheme 2015.</p>
4.14	135 Rostella Road, Dilston	<p>Revise the zoning of 135 Rostella Road, Dilston folio of the Register 38796/1 to Rural.</p> <p>Reason: To apply the Rural Zone consistent with Guideline No. 1.</p>
4.15	170 Goullees Road, Underwood	<p>Revise the zoning of 170 Goullees Road, Underwood FR 43812/1 to Rural and apply the Priority Vegetation Area overlay as shown in the Regional Ecosystem Model mapping and identified in Attachments 8 and 9 of the planning authority's submission received 13 April 2022.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To apply the Rural Zone and Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
4.16	Blessington Road, Blessington	<p>Revise the zoning of Blessington Road, Blessington folio of the Register 50/6664 to Agriculture and remove the Priority Vegetation Area overlay.</p> <p>Reason: To apply the Agriculture Zone consistent with Guideline No. 1.</p>
4.17	148 Goullees Road, Underwood	<p>Revise the zoning of that part of 148 Goullees Road, Underwood folio of the Register 42762/5 contained within the conservation covenant shown in CPR Plan No. 7169 to Landscape Conservation with the split-zone to be determined by the boundary defined by the CPR Plan.</p> <p>Revise the zoning of the remaining part of 148 Goullees Road, Underwood folio of the Register 42762/5 to Rural.</p> <p>Ensure that adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Revise the Priority Vegetation Area overlay by applying the overlay to 148 Goullees Road, Underwood folio of the Register 42762/5 as shown in the Regional Ecosystem Model mapping and identified in Attachment 8 of the planning authority's submission received 13 April 2022.</p> <p>Reason: To apply the Rural Zone and Landscape Conservation Zone and Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
4.18	Tayene, Underwood, Karoola, and Myrtle Bank	<p>Revise the zoning of the following properties to Landscape Conservation:</p>



		<ul style="list-style-type: none"> <li>• 163 East Diddleum Road, Tayene folio of the Register 49914/1;</li> <li>• 194 Goullees Road, Underwood folio of the Register 43810/1;</li> <li>• 691a Brown Mountain Road, Karoola folio of the Register 163468/2;</li> <li>• 160 Whites Mill Road, Underwood folios of the Register 161070/4, and 206977/1; and</li> <li>• 2 Myrtle Bank Road, Myrtle Bank folios of the Register 207097/1, 204200/2, 50171/1, 235111/1, 50171/2, and 87114/2.</li> </ul> <p>Ensure that any adjacent roads are appropriately zoned to centrelines in accordance with Practice Note 7.</p> <p>Reason: To apply the Landscape Conservation Zone consistent with Guideline No. 1.</p>
4.19	2147 East Tamar Highway, Mount Direction	<p>Revise the zone of the foreshore reserve alongside 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1 so that it is wholly included in the Environmental Management Zone.</p> <p>Reason: To meet technical requirements of Practice Note 7.</p>
4.20	Rail Infrastructure	<p>Revise the zoning of the following properties to Utilities:</p> <ul style="list-style-type: none"> <li>• Black Bridge on the North Esk River between folio of the Register 125662/1 and 2 Invermay Road, Invermay FR 180240/2 with the split-zoning to be determined by the edge of the infrastructure;</li> <li>• Hobblers Bridge on the North Esk River between folios of the Register 125665/1 and 235351/1 with the split-zoning to be determined by the edge of the infrastructure;</li> <li>• Sandown Rail Bridge on the North Esk River between folios of the Register 235351/1 and 125666/1 with the split-zoning to be determined by the edge of the infrastructure; and</li> <li>• folio of the Register 153283/1 at Relbia Road, Launceston.</li> </ul> <p>Reason: To apply the Utilities Zone consistent with the purpose of the zone and Guideline No. 1.</p>
4.21	1 and 3 Archer Street, Rocherlea	<p>Revise the zoning of 1 Archer Street PID 6712500 and 3 Archer Street, Rocherlea folio of the Register 158046/2 to Community Purpose.</p>

		<p>Ensure that the adjacent section of Archer Street is appropriately zoned to its centreline in accordance with Practice Note 7.</p> <p>Reason: To apply the Community Purpose Zone consistent with the purpose of the zone and Guideline No. 1.</p>
4.22	2-6 Hobart Road, South Launceston	<p>Revise the zoning of 2-6 Hobart Road, South Launceston folio of the Register 125561/2 to Community Purpose.</p> <p>Ensure that the adjacent section of Normanston Road is appropriately zoned to its centreline in accordance with Practice Note 7.</p> <p>Reason: To apply the Community Purpose Zone consistent with the purpose of the zone and Guideline No. 1.</p>
4.23	137 East Tamar Highway, Mowbray	<p>Revise the zoning of 137 East Tamar Highway, Mowbray folio of the Register 173811/1 to Recreation.</p> <p>Reason: To apply the Recreation Zone consistent with the purpose of the zone and Guideline No. 1.</p>
4.24	345A St Leonards Road, St Leonards	<p>Revise the zoning of 345A St Leonards Road, St Leonards folios of the Register 34409/1 and 34409/2 to Future Urban.</p> <p>Reason: To apply the Future Urban Zone consistent with Guideline No. 1.</p>
4.25	58 St Leonards Road, St Leonards	<p>Revise the Electricity Transmission Infrastructure Protection overlay by removing any part of the Substation Buffer Facility overlay that is located outside the boundaries of 58 St Leonards Road, St Leonards folio of the Register 161345/1.</p> <p>Reason: To ensure the draft LPS complies with the technical requirements of Practice Note 7.</p>
4.26	Tayene and Underwood	<p>Revise the Priority Vegetation Area overlay by applying the overlay to the following properties as shown in the Regional Ecosystem Model mapping and identified in Attachments 7 and 9 of the planning authority's submission received 13 April 2022:</p> <ul style="list-style-type: none"> <li>• 163 East Diddleum Road, Tayene folio of the Register 49914/1; and</li> <li>• 194 Goullees Road, Underwood folio of the Register 43810/1.</li> </ul> <p>Reason: To apply the Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
4.27	255 Opossum Road, Norwood	<p>Revise the Priority Vegetation Area overlay by removing the overlay from that part of 255 Opossum Road,</p>

		<p>Norwood folio of the Register 6190/1 covered in hard surfaces, such as concrete or bitumen.</p> <p>Reason: To apply the Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
4.28	Mowbray, Relbia, Ravenswood and Kings Meadows	<p>Revise the Priority Vegetation Area overlay by removing the overlay from the following properties:</p> <ul style="list-style-type: none"> <li>• 137 East Tamar Highway, Mowbray folio of the Register 173811/1;</li> <li>• 36 Button Street, Mowbray folio of the Register 144358/1 and 41 Button Street, Mowbray folio of the Register 102085/1;</li> <li>• 94 Relbia Road, Relbia folio of the Register 197183/1;</li> <li>• that part of 50 Wildor Crescent, Ravenswood folio of the Register 159118/1 located to the east of the Bell Bay rail line; and</li> <li>• that part of 12 Techno Park Drive, Kings Meadows folio of the Register 164559/2 located to the west of Techno Park Drive.</li> </ul> <p>Reason: To apply the Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
4.29	2460 Deddington Road, Blessington	<p>Revise the Priority Vegetation Area overlay by applying the overlay to that part of 2460 Deddington Road, Blessington folio of the Register 28411/1 shown in the submission made by Adam and Tania Poultney dated 4 June 2022 and removing the overlay from the remainder of the property.</p> <p>Reason: To apply the Priority Vegetation Area overlay consistent with Guideline No. 1.</p>
4.30	Peel Street West	<p>Revise the zoning of the southern side of Peel Street West so that the General Residential Zone is extended to the road centreline as it relates to the southern side of the street located in the Meander Valley LPS.</p> <p>Reason: To ensure the draft LPS complies with section 34(2)(g) of the Act and to meet technical requirements of Practice Note 7.</p>
4.31	123, 125-133 Paterson Street, and 16 Margaret Street, Launceston	<p>Revise the Specific Areas Plan overlay by inserting the LAU-S16.0 Gorge Hotel Specific Area Plan to the land at 123, 125-133 Paterson Street, and 16 Margaret Street, Launceston folios of the Register 151150/2, 151150/3, and 175274/1 as shown in the diagram below:</p>

		 <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 66 to the Launceston Interim Planning Scheme 2015.</p>
4.32	243-247 Wellington Street, Launceston	<p>Revise the Site-specific Qualifications overlay map by inserting Site-specific Qualification LAU-17.1 at 237-241 and 243-247 Wellington Street, Launceston folios of the Register 178943/1, 70186/2, 228901/1, and 227180/1.</p> <p>Reason: To include relevant modifications under section 35KA of the Act corresponding to amendment 67 to the Launceston Interim Planning Scheme 2015.</p>

## 5.0 Consequential and technical issues

5.1 Revise the draft LPS to include the technical modifications identified in Annexure A, to:

- (a) meet the LPS requirements of the SPPs;
- (b) correct references to relevant provisions;
- (c) provide for the effective operation of the provisions;
- (d) reflect the terminology used in the SPPs; and
- (e) provide for correction of transitional provisions in the use table of LAU-P5.0 Particular Purpose Zone - University of Tasmania, Newnham Campus to list Educational and Occasional Care as a Permitted use.

5.2 Revise the draft LPS zone and overlay maps to:

- (a) reflect modifications consequential to modifications made to the draft LPS written document;
- (b) fill any unzoned gaps in the zoning layer;
- (c) remove any overlaps between adjoining zones;

- (d) apply the schema set out in Appendix B of Practice Note 7 to each relevant GIS dataset;
- (e) remove any overlaps between features in the same overlay later that have different categories (excluding for transitioning local area objectives of SAPs and PPZs), such as: coastal inundation investigation areas and low coastal inundation hazard band;
- (f) aggregate adjoining zone or overlay polygons sharing the same category, including zone type, landslip hazard band, and aggregate adjoining overlay polygons that have no required category, such as priority vegetation area;
- (g) align the boundaries of zones and parcel dependent overlays with parcel boundaries, based on the most recent version of the parcels dataset available from theLIST;
- (h) remove any zone or overlay shown outside the municipal area according to the Central Plan Register (CPR) map (including notes), current low water mark map on theLIST, and any areas described by section 35J(2) of the Act; and
- (i) present all GIS data in the recommended Geodatabase format provided to council by the Commission.

Reason: To make modifications of a technical nature or relevant to the implementation of the Local Provisions Schedule if the Local Provisions Schedule were approved under section 35L of the Act and to be consistent with Guideline No. 1.

## **Annexure A**

### **Modifications to Launceston draft LPS written document**

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## LAU-Local Provisions Schedule

### LAU-Local Provisions Schedule Title

LAU-1.1      This Local Provisions Schedule is called the Launceston Local Provisions Schedule and comprises all the land within the municipal area.

### LAU-Effective Date

LAU-1.2      The effective date for this Local Provisions Schedule is <insert date>.

### LAU-Local Area Objectives

This table is not used in this Local Provisions Schedule.



## LAU-P1.0 Particular Purpose Zone – Techno Park

### LAU-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Techno Park is:

LAU-P1.1.1 To provide for a range of uses and developments for research, development and assembly of high technology goods, information technology and communication services.

LAU-P1.1.2 To provide for complementary uses and developments that support the above purpose.

### LAU-P1.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

### LAU-P1.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

### LAU-P1.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Business and Professional Services	If for a call centre.
Research and Development	
Utilities	If for minor utilities.
<b>Discretionary</b>	
Business and Professional Services	If not listed as Permitted.
Educational and Occasional Care	
Food Services	If not for a restaurant.
Manufacturing and Processing	If for electronic technology, information technology or biotechnology.
Service Industry	If for electronic technology, information technology or biotechnology.
Utilities	If not listed as Permitted.

Use Class	Qualification
<b>Prohibited</b>	
All other uses	

## LAU-P1.5 Use Standards

### LAU-P1.5.1 Emissions impacting residential zones

Objective:	That emissions to air, land and water are not detrimental to the amenity of sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  The use must be separated from the boundary of a General Residential Zone or Low Density Residential Zone a distance of not less than 100m.		<b>P1</b>  The use must not adversely impact on the amenity of nearby sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the nature of the proposed use;</li> <li>(b) the characteristics of the emissions;</li> <li>(c) the proximity and number of sensitive uses in the area;</li> <li>(d) the topography of the site;</li> <li>(e) background levels;</li> <li>(f) any mitigation measures proposed; and</li> <li>(g) the character of the surrounding area.</li> </ul>

## LAU-P1.6 Development Standards for Buildings and Works

### LAU-P1.6.1 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Building height must be not more than: <ul style="list-style-type: none"> <li>(a) 10m; or</li> <li>(b) the average of the building heights on the site or adjoining properties,</li> </ul> whichever is greater.		<b>P1</b>  Building height must be compatible with the streetscape and character of the zone, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height of buildings on the site, adjoining properties;</li> <li>(c) the bulk and form of existing and proposed buildings;</li> </ul>

	<ul style="list-style-type: none"> <li>(d) the building height required by clause LAU-P1.6.1 A1;</li> <li>(e) the apparent height when viewed from roads and public places; and</li> <li>(f) any overshadowing of adjoining properties or public places.</li> </ul>
<p><b>A2</b></p> <p>Buildings must have a setback from a frontage of not less than 15m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setbacks of surrounding buildings;</li> <li>(c) the height, bulk and form of existing and proposed buildings;</li> <li>(d) the appearance when viewed from roads and public places;</li> <li>(e) the existing or proposed landscaping;</li> <li>(f) the safety of road users;</li> <li>(g) the access to the site for deliveries and service vehicles; and</li> <li>(h) the provision for car parking.</li> </ul>
<p><b>A3</b></p> <p>Buildings must have a setback from side and rear boundaries of not less than 15m.</p>	<p><b>P3</b></p> <p>Buildings must be sited to be compatible with the character of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size, shape, and orientation of the site;</li> <li>(c) the setbacks of surrounding buildings;</li> <li>(d) the height, bulk and form of existing and proposed buildings;</li> <li>(e) the existing buildings on the site;</li> <li>(f) the character of the surrounding area;</li> <li>(g) the access to the site for deliveries and service vehicles;</li> <li>(h) provision for car parking; and</li> <li>(i) any overshadowing of adjoining properties or public places.</li> </ul>

LAU-P1.6.2 Streetscape

Objective:	That development has an acceptable impact on the streetscape.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>New buildings or extensions to existing buildings, excluding walls built to the site boundary, must:</p> <ul style="list-style-type: none"> <li>(a) have external walls constructed with not less than 50% brick, concrete, masonry or glass;</li> <li>(b) have external walls, unless brick or glass, painted or finished with a texture coat;</li> <li>(c) have not less than 50% glazing to the external walls of the office components of the buildings;</li> <li>(d) be designed and orientated so that the main pedestrian entrance into the primary building is visible from the road; and</li> <li>(e) incorporate a protected (by kerb, landscaping, bollards or similar device) pedestrian pathway from the road to the main entrance to the building.</li> </ul>	<p><b>P1</b></p> <p>New buildings or extensions to existing buildings must be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the nature of the use;</li> <li>(c) the visibility of the building from the road;</li> <li>(d) the external treatment and finish of buildings;</li> <li>(e) the building materials used in the surrounding area;</li> <li>(f) the visibility of the entrance to a building; and</li> <li>(g) safety and access for pedestrians.</li> </ul>
<p><b>A2</b></p> <p>Car parking must not be located within 15m of the frontage.</p>	<p><b>P2</b></p> <p>Car parking must be located to minimise visual impact on the streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the nature of the use;</li> <li>(c) the number of car spaces;</li> <li>(d) the visibility of the car parking from the road;</li> <li>(e) the use of measures to mitigate impacts including screening and landscaping;</li> <li>(f) the location of car parking on adjoining sites; and</li> <li>(g) the character of the streetscape.</li> </ul>

LAU-P1.6.3 Fences

Objective:	To provide for fences that are appropriate to the site and character of the area.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  No Acceptable Solution. <sup>1</sup>		<b>P1</b>  Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the need for security;</li> <li>(c) the materials and finish of the proposed fence;</li> <li>(d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or reserve;</li> <li>(e) any overshadowing; and</li> <li>(f) the character of the streetscape and surrounding area.</li> </ul>

LAU-P1.6.4 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the amenity of the area.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.		<b>P1</b>  Outdoor storage areas, excluding for the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) type of goods, materials or waste proposed to be stored;</li> <li>(c) the topography of the site;</li> <li>(d) the landscaping of the site; and</li> <li>(e) any screening proposed.</li> </ul>

<sup>1</sup> An exemption applies for fences in this zone – see Table 4.6.

LAU-P1.6.5 Site landscaping

Objective:	That new development provides acceptable levels of site landscaping.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>New buildings or extensions with a gross floor area more than 100m<sup>2</sup> or 50% of the existing gross floor area, whichever is the lesser, must:</p> <ul style="list-style-type: none"> <li>(a) landscape an area within the front setback of not less than the 50% of that area; and</li> <li>(b) provide a minimum of 1 tree capable of growing to a height of not less than 10m planted for every 250m<sup>2</sup> of site area. Trees must be located within a minimum 3m diameter landscaped area.</li> </ul>	<p><b>P1</b></p> <p>Landscaping must improve the amenity and appearance of the site and the streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the existing vegetation on the site;</li> <li>(c) shade for users of the site and car parking areas;</li> <li>(d) the location, type and growth of the proposed vegetation;</li> <li>(e) the area set aside for landscaping and its suitability;</li> <li>(f) the design, locations and visibility of buildings and other works;</li> <li>(g) the operational needs of the proposed use; and</li> <li>(h) the character of the streetscape and surrounding area.</li> </ul>

## LAU-P1.7 Development Standards for Subdivision

LAU-P1.7.1 Lot size and dimensions

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for the zone; and</li> <li>(b) does not cause an adverse impact on the amenity of adjoining land especially residential zones.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 5,000m<sup>2</sup> and be able to contain 50m diameter circle with the centre of the circle not more than 50m from the frontage;</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) development of buildings on the lots;</li> <li>(b) the likely location of buildings on the lots;</li> </ul>

<p>(b) be required for public use by the Crown, council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and</p> <p><b>A1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new lot boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P1.6.1 A2 and A3.</p>	<p>(c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;</p> <p>(d) the topography of the site;</p> <p>(e) the presence of any natural hazards;</p> <p>(f) the existing pattern of development in the area; and</p> <p>(g) future use or development of the site or adjoining land.</p>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Low Density Residential Zone.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:</p> <p>(a) the lot layout and design;</p> <p>(b) the existing pattern of development in the area;</p> <p>(c) the ability for buildings to be erected in accordance with the development standards;</p> <p>(d) the proposed use of the lot;</p> <p>(e) the use of the adjoining lots;</p> <p>(f) the topography of the site;</p> <p>(g) the physical separation to surrounding sensitive land uses;</p> <p>(h) compatibility with the existing pattern of development in the area;</p> <p>(i) the orientation of the lot;</p> <p>(j) access considerations; and</p> <p>(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.</p>

LAU-P1.7.2 Frontage and access

Objective:	<p>That lots provide:</p> <ul style="list-style-type: none"> <li>(a) appropriate frontage to a road; and</li> <li>(b) safe appropriate access suitable for the intended use of the new lot.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 20m.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of not less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage;</li> <li>(c) the number of immediately adjacent rights-of-carriageway;</li> <li>(d) the topography of the site;</li> <li>(e) the proposed use of the lot;</li> <li>(f) the construction and maintenance of the road;</li> <li>(g) the existing pattern of development in the surrounding area;</li> <li>(h) the anticipated nature of the vehicles likely to access the site;</li> <li>(i) the ability to manoeuvre vehicles on the site;</li> <li>(j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and</li> <li>(k) the advice of the road authority.</li> </ul>
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians;</li> </ul>



	<p>(d) the character of the area; and</p> <p>(e) the advice of the road authority.</p>
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LAU-P1.7.3 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	<b>P1</b> No Performance Criterion.
<b>A2</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	<b>P2</b> No Performance Criterion.

LAU-P1.7.4 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	<b>P1</b> <p>All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location of the discharge point (if any);</li> <li>(b) the stormwater flow paths both internal and external to the site;</li> <li>(c) the location of building areas within the site;</li> <li>(d) the topography of the site;</li> <li>(e) the characteristics of the site, including rainfall;</li> <li>(f) the development on the site and adjoining land;</li> <li>(g) the additional runoff from the subdivision development and likely future development of the land; and</li> <li>(h) any on-site storage devices, detention basins or other water sensitive urban design techniques within the subdivision.</li> </ul>

<p><b>A2</b></p> <p>The council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.</p>	<p><b>P2</b></p> <p>Stormwater discharge flows from each lot, or a lot proposed in a plan of subdivision, are mitigated to a level that the public stormwater system can accommodate, having regard to:</p> <ul style="list-style-type: none"><li>(a) the location of the discharge point (if any);</li><li>(b) the stormwater flow paths both internal and external to the site;</li><li>(c) the topography of the site;</li><li>(d) the characteristics of the site, including rainfall;</li><li>(e) the development of the site;</li><li>(f) the additional runoff from the subdivision development and likely future development of the land; and</li><li>(g) any on-site storage devices, detention basins or other water sensitive urban design techniques within the subdivision.</li></ul>
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## **LAU-P1.8 Tables**

This sub-clause is not used in this particular purpose zone.

## LAU-P2.0 Particular Purpose Zone – Coats Patons Complex

### LAU-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – Coats Patons Complex is:

- LAU-P2.1.1 To provide for the reuse of the Coats Patons complex primarily for a mix of worship and community activities, providing for the social wellbeing or health of the community, including the carrying out or administration of community based services.
- LAU-P2.1.2 To provide for the continued use of light industrial activities, service industry activities, vehicle parking, hospital services and wood product manufacture, where these uses do not adversely impact on the amenity of the surrounding area.
- LAU-P2.1.3 To provide opportunity for commercial or business activities at a scale where this will not threaten the established activity centre hierarchy.
- LAU-P2.1.4 To provide for residential uses capable of co-existing with the mix of non-residential uses permitted to operate within the zone.

### LAU-P2.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

### LAU-P2.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

### LAU-P2.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Business and Professional Services	If less than 100m <sup>2</sup> gross floor area and not directly part of another Business and Professional Services use on the site.
Community Meeting and Entertainment	
Educational and Occasional Care	
Research and Development	
Residential	If not adjoining Manufacturing and Processing.
Sport and Recreation	If not for outdoor recreation.

Use Class	Qualification
Storage	If for self storage, vehicle, caravan or boat storage.
Utilities	If for minor utilities.
<b>Discretionary</b>	
Business and Professional Services	If not listed as Permitted.
Food Services	
General Retail and Hire	If for a local shop.
Hospital Services	
Manufacturing and Processing	
Residential	If not listed as Permitted.
Service Industry	
Sport and Recreation	If not listed as Permitted.
Storage	If not listed as Permitted.
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	
<b>Prohibited</b>	
All other uses	

## LAU-P2.5 Use Standards

### LAU-P2.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P2.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Commercial vehicle operations for a use within a Use Class specified in Table LAU-P2.8.1 must be within the hours of 6.00am to 10.00pm.		<b>P1</b> Commercial vehicle operations for a use within a Use Class specified in Table LAU-P2.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the extent and timing of traffic generation;</li> <li>(b) the hours of delivery and despatch of goods and materials; and</li> </ul>

	(c) the existing levels of amenity.
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LAU-P2.5.2 Noise levels

Objective:	That noise emissions from uses within a Use Class specified in Table LAU-P2.5.1 do not cause an unreasonable loss of amenity to adjoining sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  A Use Class specified in Table LAU-P2.8.1 that is listed as No Permit Required or Permitted in LAU-P2.4 Use Table.		<b>P1</b>  Noise levels generated by a use within a Use Class specified in Table LAU-P2.8.1 on the site must not cause an unreasonable loss of amenity to sensitive uses within the site and within the adjoining locality, having regard to: <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use;</li> <li>(b) the characteristics of the noise emitted;</li> <li>(c) the topography of the site;</li> <li>(d) the separation between the noise emission and the sensitive use;</li> <li>(e) the degree of screening between the noise source and adjoining sensitive uses; and</li> <li>(f) the character of the surrounding area.</li> </ul>

## LAU-P2.6 Development Standards for Buildings and Works

LAU-P2.6.1 Building height and setbacks

Objective:	That building height and setback is compatible with the character of the zone.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Building height must be not more than 10m.		<b>P1</b>  Building height must be compatible with the streetscape and character of the zone, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height of buildings on the site, adjoining properties;</li> <li>(c) the bulk and form of existing and proposed buildings;</li> <li>(d) the building height required by clause LAU-P2.6.1 A1;</li> </ul>

	<ul style="list-style-type: none"> <li>(e) the apparent height when viewed from roads and public places; and</li> <li>(f) any overshadowing of adjoining properties or public places.</li> </ul>
<p><b>A2</b></p> <p>Buildings must have a setback from a frontage of not less than 5.5m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setbacks of surrounding buildings;</li> <li>(c) the height, bulk and form of existing and proposed buildings;</li> <li>(d) the appearance when viewed from roads and public places;</li> <li>(e) the existing or proposed landscaping;</li> <li>(f) the safety of road users;</li> <li>(g) the access to the site for deliveries and service vehicles; and</li> <li>(h) the provision of car parking.</li> </ul>
<p><b>A3</b></p> <p>Buildings must have a setback from side and rear boundaries of not less than 3m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.</p>	<p><b>P3</b></p> <p>Buildings must be sited to be compatible with the character of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size, shape, and orientation of the site;</li> <li>(c) the setbacks of surrounding buildings;</li> <li>(d) the height, bulk and form of existing and proposed buildings;</li> <li>(e) the appearance when viewed from roads and public places;</li> <li>(f) the existing buildings on the site;</li> <li>(g) the access to the site for deliveries and service vehicles;</li> <li>(h) provision for car parking;</li> <li>(i) any overshadowing of adjoining properties or public places; and</li> <li>(j) the character of the surrounding area.</li> </ul>

LAU-P2.6.2 Daylight to windows

Objective:	To allow adequate daylight into habitable room windows.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Buildings for a use within the Residential Use Class and residential components of mixed use development, must have a light court with an area of not less than 3m<sup>2</sup> and a dimension of not less than 1m clear to the sky if the distance between:</p> <p>(a) a new window in a habitable room and an existing building; or</p> <p>(b) a new building constructed directly opposite an existing habitable room window,</p> <p>is less than 3m.</p>		<p><b>P1</b></p> <p>Buildings for a use within the Residential Use Class and residential components of mixed use development, must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to:</p> <p>(a) the level of daylight available to the habitable rooms;</p> <p>(b) any existing vegetation; and</p> <p>(c) the topography of the site.</p>

LAU-P2.6.3 Private open space

Objective:	To provide adequate and useable private open space for the needs of residents.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:</p> <p>(a) on the ground floor, 24m<sup>2</sup> with a horizontal dimension of not less than 3m; or</p> <p>(b) wholly above ground floor, 8m<sup>2</sup> with a horizontal dimension of not less than 2m; or</p> <p>(c) a roof-top area, 10m<sup>2</sup> with a horizontal dimension of not less than 2m.</p>		<p><b>P1</b></p> <p>Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to:</p> <p>(a) the size and usability of the private open space;</p> <p>(b) the accessibility of the private open space;</p> <p>(c) the availability of common open space;</p> <p>(d) the availability of, and access to, public open space;</p> <p>(e) the orientation of the site to the road; and</p> <p>(f) the ability of the private open space to receive adequate solar access.</p>

<p><b>A2</b></p> <p>Private open space for a use within the Residential Use Class and residential components of mixed use development, must receive not less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.</p>	<p><b>P2</b></p> <p>Private open space for a use within the Residential Use Class and residential components of mixed use development, must receive adequate sunlight, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) site constraints, including any vegetation;</li> <li>(c) the orientation and shape of the site; and</li> <li>(d) the location and size of buildings on the site and adjoining properties.</li> </ul>
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LAU-P2.6.4 Overshadowing of private open space

Objective:	That new buildings do not unreasonably overshadow existing private open space.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>New buildings for a use within the Residential Use Class and residential components of mixed use development, must not:</p> <ul style="list-style-type: none"> <li>(a) reduce sunlight to 75% of the private open space of an existing dwelling, to less than 4 hours of sunlight on 21 June; and</li> <li>(b) reduce sunlight to existing private open space, where less than less than 75% of the existing private open space receives 4 hours of sunlight on 21 June.</li> </ul>		<p><b>P1</b></p> <p>New buildings must not unreasonably overshadow existing private open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the impact on the amenity of existing dwellings;</li> <li>(b) sunlight penetration to the private open space of the existing dwelling;</li> <li>(c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and</li> <li>(d) the effect of a reduction in sunlight on the existing use of the private open space.</li> </ul>

LAU-P2.6.5 Storage

Objective:	To provide adequate storage facilities for each dwelling.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>A dwelling must have access to not less than 6m<sup>3</sup> of dedicated, secure storage space per dwelling, not located between the primary frontage and the facade of a dwelling.</p>		<p><b>P1</b></p> <p>A dwelling must provide adequate storage for the reasonable needs of residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and type of dwelling proposed;</li> <li>(b) the location, type, and size of storage proposed;</li> <li>(c) the availability, accessibility and convenience of the storage proposed;</li> </ul>



	<p>(d) any common or other types of storage on the site; and</p> <p>(e) the existing streetscape.</p>
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LAU-P2.6.6 Common property

Objective:	That common areas are easily identified.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Site drawings for development within a Residential Use Class and residential components of mixed use development, must clearly delineate private and common areas, including:</p> <p>(a) driveways;</p> <p>(b) parking spaces, including visitor parking spaces;</p> <p>(c) landscaping and gardens;</p> <p>(d) mailboxes; and</p> <p>(e) storage for waste and recycling bins.</p>		<p><b>P1</b></p> <p>No Performance Criterion.</p>

LAU-P2.6.7 Location of car parking

Objective:	<p>That :</p> <p>(a) car parking and traffic difficulties in the surrounding area are avoided; and</p> <p>(b) car parking does not detract from the streetscape.</p>	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Car parking must be located:</p> <p>(a) within the building; or</p> <p>(b) behind the building.</p>		<p><b>P1</b></p> <p>Car parking must be located to minimise its visibility from a road, having regard to:</p> <p>(a) the existing streetscape;</p> <p>(b) the location of the car parking;</p> <p>(c) vehicle and pedestrian traffic safety;</p> <p>(d) measures to screen parking; and</p> <p>(e) any landscaping proposed.</p>
<p><b>A2</b></p> <p>The total width of the door or doors on a garage facing a frontage must be not more than 6m.</p>		<p><b>P2</b></p>

	<p>Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location of existing buildings on the site;</li> <li>(b) the existing streetscape; and</li> <li>(c) the design and locations of garages in the surrounding area.</li> </ul>
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## LAU-P2.7 Development Standards for Subdivision

### LAU-P2.7.1 Lot size and dimensions

Objective:	<p>That:</p> <ul style="list-style-type: none"> <li>(a) each lot has an area and dimensions that are appropriate for the zone; and</li> <li>(b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 1,000m<sup>2</sup>;</li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and</li> </ul> <p><b>A1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P2.6.1 A2 and A3.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the relevant acceptable solutions for development of buildings on the lots;</li> <li>(b) the likely location of buildings on the lots;</li> <li>(c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;</li> <li>(d) the topography of the site;</li> <li>(e) the presence of any natural hazards;</li> <li>(f) the existing pattern of development in an area; and</li> <li>(g) the future use or development of the site or adjoining land.</li> </ul>

<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Inner Residential Zone.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the lot layout and design;</li> <li>(b) the existing pattern of development in the area;</li> <li>(c) the ability for buildings to be erected in accordance with the development standards;</li> <li>(d) the proposed use of the lot;</li> <li>(e) the use of the adjoining lots;</li> <li>(f) the topography of the site;</li> <li>(g) the physical separation to surrounding sensitive land uses;</li> <li>(h) compatibility with the existing pattern of development in an area;</li> <li>(i) the orientation of the lot;</li> <li>(j) access considerations; and</li> <li>(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.</li> </ul>
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LAU-P2.7.2 Frontage and access

<p>Objective:</p>	<p>That each lot is provided with:</p> <ul style="list-style-type: none"> <li>(a) appropriate frontage to a road; and</li> <li>(b) safe appropriate access suitable for the intended use of the new lot.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;</li> <li>(c) the number of immediately adjacent rights-of-carriageway;</li> </ul>

	<ul style="list-style-type: none"> <li>(d) the topography of the site;</li> <li>(e) the proposed use of the lot;</li> <li>(f) the construction and maintenance of the road;</li> <li>(g) the existing pattern of development in the surrounding area;</li> <li>(h) the anticipated nature of the vehicles likely to access the site;</li> <li>(i) the ability to manoeuvre vehicles on the site;</li> <li>(j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and</li> <li>(k) the advice of the road authority,</li> </ul> <p>and is not less than 3.6m wide.</p>
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians;</li> <li>(d) the character of the area; and</li> <li>(e) the advice of the road authority.</li> </ul>

LAU-P2.7.3 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	<b>P1</b> No Performance Criterion.
<b>A2</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	<b>P2</b> No Performance Criterion.

LAU-P2.7.4 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	<b>P1</b> No Performance Criterion.
<b>A2</b>	The council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	<b>P2</b> No Performance Criterion.

## LAU-P2.8 Tables

Table LAU-P2.8.1 Uses subject to clauses LAU-P2.5.1 and LAU-P2.5.2

Use Class	Qualification
Community Meeting and Entertainment	
Food Services	
Hospital Services	
Manufacturing and Processing	
Research and Development	
Service Industry	

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Sports and Recreation	
Storage	
Tourist Operation	
Utilities	If not for minor utilities.
Visitor Accommodation	

## LAU-P3.0 Particular Purpose Zone – Seaport

### LAU-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Seaport is:

- LAU-P3.1.1 To provide for the re-development of the North Esk River edge and adjacent land, while providing for greater public access and use of the North Esk and Tamar River frontages.
- LAU-P3.1.2 To provide for a range of tourist, recreational and residential uses and developments.
- LAU-P3.1.3 To provide for a range of commercial and retail uses in support of the tourism, recreational and residential uses.

### LAU-P3.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

### LAU-P3.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

### LAU-P3.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Community Meeting and Entertainment	
Food Services	
Residential	
Sports and Recreation	
Tourist Operation	
Utilities	If for minor utilities.
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	
General Retail and Hire	If for a gross floor area of not more than 250m <sup>2</sup> .

Use Class	Qualification
Hotel Industry	
Pleasure Boat Facility	
Utilities	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

## LAU-P3.5 Use Standards

### LAU-P3.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P3.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Commercial vehicle operations for a use within a Use Class specified in Table LAU-P3.8.1 must be within the hours of 6.00am to 10.00pm.		<b>P1</b>  Commercial vehicle operations for a use within a Use Class specified in Table LAU-P3.8.1 must not unreasonably impact on the amenity of nearby sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the extent and timing of traffic generation;</li> <li>(b) the hours of delivery and despatch of goods and materials; and</li> <li>(c) the existing levels of amenity.</li> </ul>

### LAU-P3.5.2 Mechanical plant and equipment

Objective:	That mechanical plant and equipment for a use within a Use Class specified in Table LAU-P3.8.1 do not cause an unreasonable loss of amenity to sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Air conditioning, air extraction, heating or refrigeration systems or compressors for a use within a Use Class specified in Table LAU-P3.8.1 must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.		<b>P1</b>  Noise, odours, fumes or vibration generated by a use within a Use Class specified in Table LAU-P3.8.1 must not cause an unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the characteristics and frequency of any emissions generated;</li> <li>(b) the nature of the proposed use;</li> </ul>



	<p>(c) the topography of the site;</p> <p>(d) the landscaping of the site; and</p> <p>(e) any mitigation measures proposed.</p>
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LAU-P3.5.3 Noise levels

Objective:	That noise emissions from uses within a Use Class specified in Table LAU-P3.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Noise generated by a use within a Use Class specified in Table LAU-P3.8.1 on the site must:</p> <p>(a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</p> <p>(b) be in accordance with any condition or restriction required under the <i>Environmental Management and Pollution Control Act 1994</i> to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.</p>	<p><b>P1</b></p> <p>Noise levels generated by a use within a Use Class specified in Table LAU-P3.8.1 on the site must cause not an unreasonable loss of amenity to adjacent sensitive uses having regard to:</p> <p>(a) the nature and intensity of the use;</p> <p>(b) the characteristics of the noise emitted;</p> <p>(c) the topography of the site;</p> <p>(d) the separation between the noise emission and the sensitive use;</p> <p>(e) the degree of screening between the noise source and adjoining sensitive uses; and</p> <p>(f) the character of the surrounding area.</p>

## LAU-P3.6 Development Standards for Buildings and Works

LAU-P3.6.1 Site coverage

Objective:	That site coverage: <p>(a) is compatible with the character of the zone; and</p> <p>(b) provides sufficient area for private open space and landscaping.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Site coverage must be not more than 40%.</p>	<p><b>P1</b></p> <p>Site coverage must be compatible with the character of the zone, having regard to:</p> <p>(a) the size and shape of the site;</p> <p>(b) existing buildings and any constraints imposed by existing development;</p>

	<ul style="list-style-type: none"> <li>(c) provision for landscaping and private open space;</li> <li>(d) the site coverage of adjacent properties; and</li> <li>(e) the character of the zone.</li> </ul>
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LAU-P3.6.2 Building height, setback and siting

Objective:	That building height, setback, and siting is compatible with the character of the zone.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than:</p> <ul style="list-style-type: none"> <li>(a) 10m; or</li> <li>(b) 1m greater than the average of the building heights on the site or adjoining properties, whichever is the greater.</li> </ul>	<p><b>P1</b></p> <p>Building height must be compatible with the character of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the height of buildings on the site, adjoining lots and adjacent lots;</li> <li>(b) the bulk and form of existing and proposed buildings;</li> <li>(c) the building height required by clause LAU-P3.6.2 A1;</li> <li>(d) the apparent height when viewed from roads and public places; and</li> <li>(e) any overshadowing of adjoining properties or public places.</li> </ul>
<p><b>A2</b></p> <p>Buildings, excluding protrusions such as eaves, steps, porches, and awnings extending horizontally beyond the building envelope not more than 0.6m, must be contained within a building envelope determined by a:</p> <ul style="list-style-type: none"> <li>(a) separation distance of 8m from the North Esk boardwalk;</li> <li>(b) separation distance of 10m from a road; and</li> <li>(c) setback of 1.5m from side boundaries.</li> </ul>	<p><b>P2</b></p> <p>Buildings must be sited to be compatible with the character of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the setback of surrounding buildings;</li> <li>(b) the height, bulk and form of existing and proposed buildings;</li> <li>(c) the appearance when viewed from a road or public land;</li> <li>(d) reduction in sunlight to a habitable room of a dwelling;</li> <li>(e) overshadowing of the private open space of a dwelling;</li> <li>(f) any overshadowing of adjoining properties or public places; and</li> <li>(g) the character of the surrounding area.</li> </ul>

LAU-P3.6.3

Active ground floors

Objective:	That building facades promote and maintain high levels of pedestrian interaction and amenity.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  New buildings with non-residential uses on ground floors must: <ul style="list-style-type: none"> <li>(a) have clear glazing, display windows or glass doorways for not less than 80% of all ground floor facades to, roads, malls, laneways or arcades;</li> <li>(b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;</li> <li>(c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and</li> <li>(d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</li> </ul>		<b>P1</b>  New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to: <ul style="list-style-type: none"> <li>(a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;</li> <li>(b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;</li> <li>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and</li> <li>(d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.</li> </ul>
<b>A2</b>  Alterations to ground floor facades of non-residential buildings must not: <ul style="list-style-type: none"> <li>(a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;</li> <li>(b) have security grilles or screens that obscure the ground floor facade;</li> <li>(c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and</li> <li>(d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</li> </ul>		<b>P2</b>  Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to: <ul style="list-style-type: none"> <li>(a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;</li> <li>(b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;</li> <li>(c) screen or obscure all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and</li> <li>(d) minimise the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.</li> </ul>
<b>A3</b>		<b>P3</b>

The total width of the door or doors on a garage facing a frontage must be not more than 6m.	<p>Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location of existing buildings on the site;</li> <li>(b) the existing streetscape; and</li> <li>(c) the design and locations of garages in the surrounding area.</li> </ul>
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LAU-P3.6.4 Daylight to windows

Objective:	To allow adequate daylight into habitable room windows.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Buildings for a use within the Residential Use Class and residential components of mixed use development, must have a light court with an area of not less than 3m<sup>2</sup> and a dimension of not less than 1m clear to the sky if the distance between:</p> <ul style="list-style-type: none"> <li>(a) a new window in a habitable room and an existing building; or</li> <li>(b) a new building constructed directly opposite an existing habitable room window,</li> </ul> <p>is less than 3m.</p>		<p><b>P1</b></p> <p>Buildings for a use within the Residential Use Class and residential components of mixed use development, must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the level of daylight available to the habitable rooms;</li> <li>(b) any existing vegetation; and</li> <li>(c) the topography of the site.</li> </ul>

LAU-P3.6.5 Private open space

Objective:	To provide adequate and useable private open space for the needs of residents.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>A dwelling must have private open space with direct access from a habitable room other than a bedroom, not less than:</p> <ul style="list-style-type: none"> <li>(a) 24m<sup>2</sup> with a horizontal dimension of not less than 3m, on the ground floor; or</li> <li>(b) 8m<sup>2</sup> with a horizontal dimension of not less than 2m, wholly above ground floor; or</li> <li>(c) 10m<sup>2</sup> with a horizontal dimension of not less than 2m for a roof-top area.</li> </ul>		<p><b>P1</b></p> <p>A Dwelling must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and useability of the private open space;</li> <li>(b) the accessibility of the private open space;</li> <li>(c) the availability of common open space;</li> <li>(d) the availability of, and access to, public open space;</li> <li>(e) the orientation of the site to the road; and</li> </ul>

	(f) the ability of the private open space to receive adequate solar access.
<b>A2</b>  Private open space for a use within the Residential Use Class and a residential component of mixed use development must receive not less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.	<b>P2</b>  Private open space for a use within the Residential Use Class and a residential component of mixed use development must receive adequate sunlight, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) site constraints, including any vegetation;</li> <li>(c) the orientation and shape of the site; and</li> <li>(d) the location and size of buildings on the site and adjoining properties.</li> </ul>

LAU-P3.6.6 Overshadowing of private open space

Objective:	That new buildings do not unreasonably overshadow existing private open space.	
Acceptable Solutions		Performance Criteria
<b>A1.1</b>  If new buildings reduce sunlight to private open space of an existing dwelling, not less than 75% of the private open space must receive not less than 4 hours of sunlight on 21 June; and  <b>A1.2</b>  If less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.		<b>P1</b>  New buildings must not unreasonably overshadow existing private open space, having regard to: <ul style="list-style-type: none"> <li>(a) the impact on the amenity of existing dwellings;</li> <li>(b) sunlight penetration to the private open space of the existing dwelling;</li> <li>(c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and</li> <li>(d) the effect of a reduction in sunlight on the existing use of the private open space.</li> </ul>

LAU-P3.6.7 Storage

Objective:	To provide adequate storage facilities for each dwelling.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  A dwelling must have access to not less than 6m <sup>3</sup> of dedicated, secure storage space per dwelling, not located between the primary frontage and the facade of a dwelling.		<b>P1</b>  A dwelling must provide adequate storage for the reasonable needs of residents, having regard to: <ul style="list-style-type: none"> <li>(a) the size and type of dwelling proposed;</li> <li>(b) the location, type, and size of storage proposed;</li> </ul>

	<p>(c) the availability, accessibility and convenience of the storage proposed;</p> <p>(d) any common or other types of storage on the site; and</p> <p>(e) the existing streetscape.</p>
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LAU-P3.6.8 Common property

Objective:	That common areas are easily identified.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Site drawings for development within the Residential Use Class and a residential component of mixed use development must clearly delineate private and common areas, including:</p> <p>(a) driveways;</p> <p>(b) parking spaces, including visitor parking spaces;</p> <p>(c) landscaping and gardens;</p> <p>(d) mailboxes; and</p> <p>(e) storage for waste and recycling bins.</p>		<p><b>P1</b></p> <p>No Performance Criterion.</p>

LAU-P3.6.9 Location of car parking

Objective:	<p>That car parking:</p> <p>(a) does not detract from the streetscape; and</p> <p>(b) provides for vehicle and pedestrian safety.</p>	
Acceptable Solutions		Performance Criteria
<p><b>A1.1</b></p> <p>Car parking for residential development must be located:</p> <p>(a) within the building; or</p> <p>(b) between the building and the frontage to Home Point Parade or Seaport Boulevard.</p> <p><b>A1.2</b></p> <p>Garages and carports must be setback not less than 3m from a road.</p> <p><b>A1.3</b></p>		<p><b>P1</b></p> <p>Car parking must be located to minimise its visibility from a road, having regard to:</p> <p>(a) the existing streetscape;</p> <p>(b) the location of the car parking;</p> <p>(c) vehicle and pedestrian traffic safety;</p> <p>(d) measures to screen parking; and</p> <p>(e) any landscaping proposed.</p>

Vehicular access must only be provided to or from a road.	
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## LAU-P3.7 Development Standards for Subdivision

### LAU-P3.7.1 Lot size and dimensions

Objective:	That each lot has an area and dimensions appropriate for the zone.	
Acceptable Solutions		Performance Criteria
<b>A1.1</b>  Each lot, or a lot proposed in a plan of subdivision, must:  (a) have an area of not less than 500m <sup>2</sup> ;  (b) be required for public use by the Crown, a council or a State authority;  (c) be required for the provision of utilities; or  (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and  <b>A1.2</b>  Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P3.6.2 A2.		<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:  (a) the relevant acceptable solutions for development of buildings on the lots;  (b) the likely location of buildings on the lots;  (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;  (d) the topography of the site;  (e) the presence of any natural hazards;  (f) the existing pattern of development in an area; and  (g) the future use or development of the site or adjoining land.

### LAU-P3.7.2 Frontage and access

Objective:	That lots provide: <ul style="list-style-type: none"> <li>(a) appropriate frontage to a road; and</li> <li>(b) safe appropriate access suitable for the intended use of the new lot.</li> </ul>	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.		<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to: <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> </ul>

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	<ul style="list-style-type: none"> <li>(b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;</li> <li>(c) the number of immediately adjacent rights-of-carriageway;</li> <li>(d) the topography of the site;</li> <li>(e) the proposed use of the lot;</li> <li>(f) the construction and maintenance of the road;</li> <li>(g) the existing pattern of development in the surrounding area;</li> <li>(h) the functionality and usability of the frontage;</li> <li>(i) the anticipated nature of the vehicles likely to access the site;</li> <li>(j) the ability to manoeuvre vehicles on the site;</li> <li>(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and</li> <li>(l) the advice of the road authority,</li> </ul> <p>and is not less than 3.6m wide.</p>
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians;</li> <li>(d) the character of the area; and</li> <li>(e) the advice of the road authority.</li> </ul>



LAU-P3.7.3 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	<b>P1</b> No Performance Criterion.
<b>A2</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	<b>P2</b> No Performance Criterion.

LAU-P3.7.4 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	<b>P1</b> No Performance Criterion.
<b>A2</b>	The council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	<b>P2</b> No Performance Criterion.

## LAU-P3.8 Tables

Table LAU-P3.8.1 Uses subject to clauses LAU-P3.5.1, LAU-P3.5.2 and LAU-P3.5.3

Use Class	Qualification
Community Meeting and Entertainment	
Food Services	
Hotel Industry	
Pleasure Boat Facility	
Sports and Recreation	
Tourist Operation	

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Utilities	If not for minor utilities.
Visitor Accommodation	

## LAU-P4.0 Particular Purpose Zone – Inveresk Site

### LAU-P4.1 Zone Purpose

The purpose of the Particular Purpose Zone – Inveresk Site is:

- LAU-P4.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.
- LAU-P4.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone.
- LAU-P4.1.3 To locate use and development appropriately within the precincts of the zone.

### LAU-P4.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P4.2.1	Open Space Precinct, shown in Figure LAU-P4.1 and on an overlay map as LAU-P4.2.1.	<p>The local area objectives for the Open Space Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to provide an open space and recreational use area linking the existing York Park and Invermay Park to the North Esk River; and</li> <li>(b) to require the area to be retained as an area for public use and for events ranging from an Agricultural Show, outdoor exhibitions and displays, open air markets and general recreational activities.</li> </ul>
LAU-P4.2.2	Cultural and Public Purpose Precinct, shown in Figure LAU-P4.1 and on an overlay map as LAU-P4.2.2.	<p>The local area objectives for the Cultural and Public Purpose Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to provide re-use of existing buildings for a range of cultural, educational and recreational activities. Principal users may be the University of Tasmania, the Queen Victoria Museum and Art Gallery; and</li> <li>(b) to require buildings to be retained and redeveloped in accordance with their heritage values and status as outlined in the Launceston Railways Workshop Conservation Plan.</li> </ul>

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LAU-P4.2.3	Recreational and Leisure Precinct, shown in Figure LAU-P4.1 and on an overlay map as LAU-P4.2.3.	The local area objectives for the Recreational and Leisure Precinct are to provide a range of sporting and recreational facilities including Aurora stadium and Invermay Park.
LAU-P4.2.4	Residential and Commercial Precinct, shown in Figure LAU-P4.1 and on an overlay map as LAU-P4.2.4.	<p>The local area objectives for the Residential and Commercial Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to provide opportunities for commercial developments on the southern and central portion of the site to complement the redevelopment within the other precincts; and</li> <li>(b) to provide for the development of residential uses associated with and supporting the educational activities within the zone.</li> </ul>

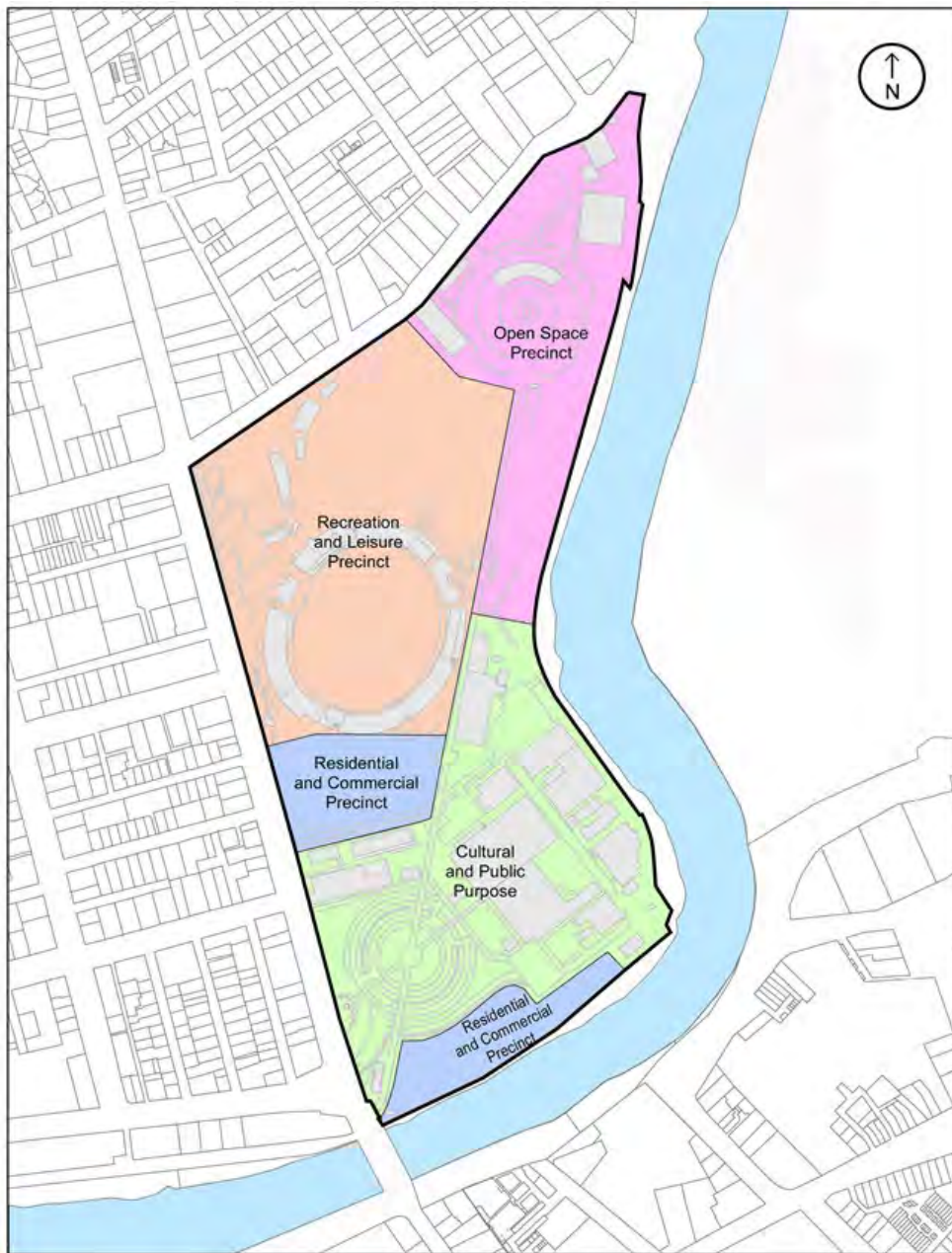


Figure LAU-P4.1 Precinct Map as required by clause LAU-P4.2

### LAU-P4.3 Definition of Terms

LAU-P4.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
Local Area Precinct	means the Open Space Precinct, Cultural and Public Purpose Precinct, Recreational and Leisure Precinct, or Residential and Commercial Precinct, on the land.
Open Space Precinct	means land, shown in Figure LAU-P4.1 as Open Space Precinct and on an overlay map as LAU-P4.2.1.

Cultural and Public Purpose Precinct	means land, shown in Figure LAU-P4.1 as Cultural and Public Purpose Precinct and on an overlay map as LAU-P4.2.2.
Recreational and Leisure Precinct	means land, shown in Figure LAU-P4.1 as Recreational and Leisure Precinct and on an overlay map as LAU-P4.2.3.
Residential and Commercial Precinct	means land, shown in Figure LAU-P4.1 as Residential and Commercial Precinct and on an overlay map as LAU-P4.2.4.

#### LAU-P4.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Business and Professional Services	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Community Meeting and Entertainment	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Food Services	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Research and Development	
Residential	If in association with educational uses in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Sports and Recreation	
Utilities	If for minor utilities.
Vehicle Parking	
<b>Discretionary</b>	
Community Meeting and Entertainment	If in an Open Space Precinct.
Educational and Occasional Care	
General Retail and Hire	If for: (a) a market; or (b) local shop.
Utilities	If not listed as Permitted.
Visitor Accommodation	If in the Residential or Commercial Precinct.

Use Class	Qualification
<b>Prohibited</b>	
All other uses	

## LAU-P4.5 Use Standards

### LAU-P4.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P4.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Commercial vehicles operation for a use within a Use Class specified in Table LAU-P4.8.1 must be within the hours of 6.00am to 10.00pm.		<b>P1</b>  Commercial vehicles for a use within a Use Class specified in Table LAU-P4.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the extent and timing of traffic generation;</li> <li>(b) the hours of delivery and dispatch of goods and materials; and</li> <li>(c) the existing levels of amenity.</li> </ul>

### LAU-P4.5.2 Noise levels

Objective:	That noise emissions from uses within a Use Class specified in Table LAU-P4.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Noise generated by a use within a Use Class specified in Table LAU-P4.8.1 on the site must: <ul style="list-style-type: none"> <li>(a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</li> <li>(b) be in accordance with any condition or restriction required under the <i>Environmental Management and Pollution Control Act 1994</i> to be contained in a permit, or an environmental</li> </ul>		<b>P1</b>  Noise levels generated by a use within a Use Class specified in Table LAU-P4.8.1 on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use;</li> <li>(b) the characteristics of the noise emitted;</li> <li>(c) the topography of the site;</li> <li>(d) the separation between the noise emission and the sensitive use;</li> <li>(e) the degree of screening between the noise source and adjoining sensitive uses; and</li> </ul>

protection notice issued by the Director, Environment Protection Authority.	(f) the characteristics of the surrounding area.
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## LAU-P4.6 Development Standards for Buildings and Works

### LAU-P4.6.1 Building height

Objective:	That development on the site is compatible with the character of the local area precinct.	
Acceptable Solutions		Performance Criteria
<b>A1</b> No Acceptable Solution.		<b>P1</b> Building height must be compatible with surrounding development, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height of buildings on the site, adjoining properties and adjacent properties;</li> <li>(c) the bulk and form of existing and proposed buildings;</li> <li>(d) the apparent height when viewed from roads and public places;</li> <li>(e) any overshadowing of adjoining properties or public places; and</li> <li>(f) consistency with the relevant local area objectives.</li> </ul>

### LAU-P4.6.2 Active ground floors

Objective:	That building facades promote and maintain high levels of pedestrian interaction and amenity	
Acceptable Solutions		Performance Criteria
<b>A1</b> New buildings with non-residential uses on ground floors must: <ul style="list-style-type: none"> <li>(a) have clear glazing, display windows or glass doorways for not less than 80% of all ground floor facades to, roads, malls, laneways or arcades;</li> <li>(b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;</li> </ul>		<b>P1</b> New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to: <ul style="list-style-type: none"> <li>(a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;</li> <li>(b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;</li> </ul>



<p>(c) not have mechanical plant or equipment, such as, air conditioning units or heat pumps, located on the facade; and</p> <p>(d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</p>	<p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and</p> <p>(d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.</p>
<p><b>A2</b></p> <p>Alterations to ground floor facades of non-residential buildings must not:</p> <p>(a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;</p> <p>(b) have security grilles or screens that obscure the ground floor facade;</p> <p>(c) introduce new or additional mechanical plant or equipment, such as, air-conditioning units or heat pumps, located on the facade; and</p> <p>(d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</p>	<p><b>P2</b></p> <p>Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:</p> <p>(a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;</p> <p>(b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and</p> <p>(d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.</p>

LAU-P4.6.3 Location of car parking

Objective:	That car parking is compatible with the character of the local area precinct.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Car parking must be located within the building.</p>	<p><b>P1</b></p> <p>Car parking must be located to minimise its visibility, having regard to:</p> <p>(a) the character of the local area precinct;</p> <p>(b) the location of the car parking;</p> <p>(c) vehicle and pedestrian traffic safety;</p> <p>(d) any measures to screen parking; and</p> <p>(e) any landscaping proposed.</p>

**LAU-P4.7 Development Standards for Subdivision****LAU-P4.7.1 Lot size and dimensions**

Objective:	That each lot has an area and dimensions appropriate for the zone.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) have an area of not less than 500m<sup>2</sup> and be able to contain a 15m diameter circle with the centre of the circle not more 15m from the frontage;</li> <li>(b) be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of utilities; or</li> <li>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone.</li> </ul>		<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> <li>(a) the relevant acceptable solutions for development of buildings on the lots;</li> <li>(b) the likely location of buildings on the lots;</li> <li>(c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;</li> <li>(d) the topography of the site;</li> <li>(e) the presence of any natural hazards;</li> <li>(f) the existing pattern of development in an area; and</li> <li>(g) the future use or development of the site or adjoining land.</li> </ul>

**LAU-P4.7.2 Frontage and access**

Objective:	That lots provide: <ul style="list-style-type: none"> <li>(a) appropriate frontage to a road; and</li> <li>(b) safe appropriate access suitable for the intended use of the new lot.</li> </ul>	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.		<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to: <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;</li> <li>(c) the number of immediately adjacent rights-of-carriageway;</li> <li>(d) the topography of the site;</li> </ul>

	<ul style="list-style-type: none"> <li>(e) the proposed use of the lot;</li> <li>(f) the construction and maintenance of the road;</li> <li>(g) the existing pattern of development in the surrounding area;</li> <li>(h) the functionality and usability of the frontage;</li> <li>(i) the anticipated nature of the vehicles likely to access the site;</li> <li>(j) the ability to manoeuvre vehicles on the site;</li> <li>(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and</li> <li>(l) the advice of the road authority,</li> </ul> <p>and is not less than 3.6m wide.</p>
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians;</li> <li>(d) the character of the area; and</li> <li>(e) the advice of the road authority.</li> </ul>

LAU-P4.7.3 Water and Sewerage Services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	<b>P1</b> No Performance Criterion.
<b>A2</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	<b>P2</b> No Performance Criterion.

LAU-P4.7.4 Discharge of Stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	<b>P1</b> No Performance Criterion.
<b>A2</b>	The council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	<b>P2</b> No Performance Criterion.

## LAU-P4.8 Tables

Table LAU-P4.8.1 Uses subject to clauses LAU-P4.5.1 and LAU-P4.5.2

Use Class	Qualification
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
Research and Development	
Sports and Recreation	
Visitor Accommodation	

## LAU-P5.0 Particular Purpose Zone – University of Tasmania, Newnham Campus

### LAU-P5.1 Zone Purpose

The purpose of the Particular Purpose Zone – University of Tasmania, Newnham Campus is:

LAU-P5.1.1 To provide for a range of uses and developments to facilitate tertiary education and research.

LAU-P5.1.2 To provide for accommodation for students, visitors and staff.

LAU-P5.1.3 To provide for complementary uses that facilitate the primary purposes of the zone.

### LAU-P5.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

### LAU-P5.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

### LAU-P5.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
General Retail and Hire	If for: (a) the sale of books, stationery, educational equipment; or (b) a local shop.
Research and Development	
Sports and Recreation	
Utilities	If for minor utilities.
<b>Discretionary</b>	
Food Services	

General Retail and Hire	If not listed as Permitted.
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Use Class	Qualification
Hotel Industry	
Manufacturing and Processing	
Residential	If for student or university staff accommodation.
Utilities	If not listed as Permitted.
Visitor Accommodation	
<b>Prohibited</b>	
All other uses	

## LAU-P5.5 Use Standards

### LAU-P5.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P5.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Commercial vehicle operation for a use within a Use Class specified in Table LAU-P5.8.1 must be within 6.00am to 10.00pm.		<b>P1</b>  Commercial vehicle operations for a use within a Use Class specified in Table LAU-P5.8.1 must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the extent and timing of traffic generation;</li> <li>(b) the hours of delivery and despatch of goods and materials; and</li> <li>(c) the existing levels of amenity.</li> </ul>

### LAU-P5.5.2 Noise levels

Objective:	That noise emissions from uses within a Use Class specified in Table LAU-P5.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Noise generated by a use within a Use Class specified in Table LAU-P5.8.1 on the site must: <ul style="list-style-type: none"> <li>(a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above</li> </ul>		<b>P1</b>  Noise levels generated by a use within a Use Class specified in Table LAU-P5.8.1 on the site must not cause an unreasonable loss of amenity to nearby sensitive uses having regard to:

<p>background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</p> <p>(b) be in accordance with any condition or restriction required under the <i>Environmental Management and Pollution Control Act 1994</i> to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.</p>	<p>(a) the nature and intensity of the use;</p> <p>(b) the characteristics of the noise emitted;</p> <p>(c) the topography of the site;</p> <p>(d) the separation between the noise emission and the sensitive use;</p> <p>(e) the degree of screening between the noise source and adjoining sensitive uses; and</p> <p>(f) the character of the surrounding area.</p>
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## LAU-P5.6 Development Standards for Buildings and Works

### LAU-P5.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.	
Acceptable Solutions		Performance Criteria
Outdoor storage areas, excluding for the display of goods for sale, for a use class specified in Table LAU-P5.8.1 must not be visible from any road or public open space adjoining the site.		<p>Outdoor storage areas, excluding for the display of goods sale, for a use class specified in Table LAU-P5.8.1 must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the type of goods, materials or waste proposed to be stored;</p> <p>(c) the topography of the site;</p> <p>(d) the landscaping of the site; and</p> <p>(e) any screening proposed.</p>

### LAU-P5.6.2 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than 14m.</p>		<p><b>P1</b></p> <p>Building height must be compatible with the streetscape and character of the zone, having regard to:</p> <p>(a) the topography of the site;</p>

	<ul style="list-style-type: none"> <li>(b) the height of buildings on the site, adjoining lots and adjacent lots;</li> <li>(c) the bulk and form of existing and proposed buildings;</li> <li>(d) the building height required by clause LAU-P5.6.2 A1;</li> <li>(e) the apparent height when viewed from roads and public places; and</li> <li>(f) any overshadowing of adjoining properties or public places.</li> </ul>
<p><b>A2</b></p> <p>Buildings must have a setback from a frontage of not less 15m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setbacks of surrounding buildings;</li> <li>(c) the height, bulk and form of existing and proposed buildings;</li> <li>(d) the appearance when viewed from roads and public places;</li> <li>(e) the existing or proposed landscaping;</li> <li>(f) the safety of road users;</li> <li>(g) the access to the site for deliveries and service vehicles; and</li> <li>(h) the provision for car parking.</li> </ul>
<p><b>A3</b></p> <p>Buildings must have a setback from side and rear boundaries of not less than 15m.</p>	<p><b>P3</b></p> <p>Buildings must be sited to be compatible with the character of the zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size, shape, and orientation of the site;</li> <li>(c) the setbacks of surrounding buildings;</li> <li>(d) the height, bulk and form of existing and proposed buildings;</li> <li>(e) the existing buildings on the site;</li> <li>(f) the character of the surrounding area;</li> <li>(g) the access to the site for deliveries and service vehicles;</li> </ul>



	<p>(h) the provision for car parking; and</p> <p>(i) any overshadowing of adjoining properties or public places.</p>
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## LAU-P5.7 Development Standards for Subdivision

### LAU-P5.7.1 Lot size and dimensions

Objective:	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for the zone; and</p> <p>(b) does not cause an adverse impact on the amenity of adjoining land, especially residential zones.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 1,000m<sup>2</sup> and be able to contain a 25m diameter circle with the centre of the circle not more than 30m from the frontage;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of utilities; or</p> <p>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and</p> <p><b>A1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P5.6.1 A2 and A3.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <p>(a) the relevant acceptable solutions for development of buildings on the lots;</p> <p>(b) the likely location of buildings on the lots;</p> <p>(c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;</p> <p>(d) the topography of the site;</p> <p>(e) the presence of any natural hazards;</p> <p>(f) the existing pattern of development in an area; and</p> <p>(g) the future use or development of the site or adjoining land.</p>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with an Inner Residential Zone.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:</p> <p>(a) the lot layout and design;</p> <p>(b) the existing pattern of development in the area;</p>

	<ul style="list-style-type: none"> <li>(c) the ability for buildings to be erected in accordance with the development standards;</li> <li>(d) the proposed use of the lot;</li> <li>(e) the use of the adjoining lots;</li> <li>(f) the topography of the site;</li> <li>(g) the physical separation to surrounding sensitive land uses;</li> <li>(h) the existing pattern of development in an area;</li> <li>(i) the orientation of the lot;</li> <li>(j) access considerations; and</li> <li>(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.</li> </ul>
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LAU-P5.7.2 Frontage and access

Objective:	<p>That lots provide:</p> <ul style="list-style-type: none"> <li>(a) appropriate frontage to a road; and</li> <li>(b) safe appropriate access suitable for the intended use of the new lot.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of frontage proposed (if any);</li> <li>(b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage;</li> <li>(c) the number of immediately adjacent rights-of-carriageway;</li> <li>(d) the topography of the site;</li> <li>(e) the proposed use of the lot;</li> <li>(f) the construction and maintenance of the road;</li> <li>(g) the existing pattern of development in the surrounding area;</li> <li>(h) the functionality and usability of the frontage;</li> <li>(i) the anticipated nature of the vehicles likely to access the site;</li> </ul>

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	<ul style="list-style-type: none"> <li>(j) the ability to manoeuvre vehicles on the site;</li> <li>(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and</li> <li>(l) the advice of the road authority,</li> </ul> <p>and is not less than 3.6m wide</p>
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians;</li> <li>(d) the character of the area; and</li> <li>(e) the advice of the road authority.</li> </ul>

### LAU-P5.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	<b>P1</b> No Performance Criterion.
<b>A2</b>	The council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	<b>P2</b> No Performance Criterion.

### LAU-P5.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
Acceptable Solutions		Performance Criteria

<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	<b>P1</b>  No Performance Criterion.
<b>A2</b>  Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	<b>P2</b>  No Performance Criterion.

## LAU-P5.8 Tables

Table LAU-P5.8.1 Uses subject to clauses LAU-P5.5.1 and LAU-P5.5.2

Use Class	Qualification
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
Hotel Industry	
Manufacturing and Processing	
Research and Development	
Sports and Recreation	
Utilities	If not for minor utilities
Visitor Accommodation	

## LAU-P6.0 Particular Purpose Zone – Prospect Business Precinct

### LAU-P6.1 Zone Purpose

The purpose of the Particular Purpose Zone – Prospect Business Precinct is:

- LAU-P6.1.1 To provide for a range of uses and developments that support business, government operations, education and research.
- LAU-P6.1.2 To provide for complementary uses that support, supply or facilitate the primary purpose.

### LAU-P6.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

### LAU-P6.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

### LAU-P6.4 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Research and Development	
Sports and Recreation	
Storage	If for self storage.
Utilities	If for minor utilities.
<b>Discretionary</b>	
Manufacturing and Processing	
Storage	If not listed as Permitted.
Utilities	If not listed as Permitted.

Use Class	Qualification
<b>Prohibited</b>	
All other uses	

## LAU-P6.5 Use Standards

### LAU-P6.5.1 Hours of operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Commercial vehicle operation must be within the hours of 6.00am to 10.00pm.		<b>P1</b>  Commercial vehicle operation must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the extent and timing of traffic generation;</li> <li>(b) the hours of delivery and despatch of goods and materials; and</li> <li>(c) the existing levels of amenity.</li> </ul>

### LAU-P6.5.2 Noise levels

Objective:	That noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Noise generated by a use on the site must: <ul style="list-style-type: none"> <li>(a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</li> <li>(b) be in accordance with any condition or restriction required under the <i>Environmental Management and Pollution Control Act 1994</i> to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.</li> </ul>		<b>P1</b>  Noise levels generated by use on the site must not unreasonably impact on the amenity of adjacent sensitive uses having regard to: <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use;</li> <li>(b) the characteristics of the noise emitted;</li> <li>(c) the topography of the site;</li> <li>(d) the separation between the noise emission and the sensitive use;</li> <li>(e) the degree of screening between the noise source and adjoining sensitive uses; and</li> <li>(f) the character of the surrounding area.</li> </ul>

## LAU-P6.6 Development Standards for Buildings and Works

### LAU-P6.6.1 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the amenity of the area.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.		<b>P1</b>  Outdoor storage areas, excluding the display of goods for sale must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the type of goods, materials or waste proposed to be stored;</li> <li>(c) the topography of the site;</li> <li>(d) the landscaping of the site; and</li> <li>(e) any screening proposed.</li> </ul>

### LAU-P6.6.2 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Building height must be not more than 10m.		<b>P1</b>  Building height must be compatible with the streetscape and character of the zone, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height of buildings on the site, adjoining lots and adjacent lots;</li> <li>(c) the bulk and form of existing and proposed buildings;</li> <li>(d) the building height required by clause LAU-P6.6.2 A1;</li> <li>(e) the apparent height when viewed from roads and public places; and</li> <li>(f) any overshadowing of adjoining lots or public places.</li> </ul>

<p><b>A2</b></p> <p>Buildings must have a setback from a frontage of not less than 15m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to be compatible with the streetscape and character of the zone having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setbacks of surrounding buildings;</li> <li>(c) the height, bulk and form of existing and proposed buildings;</li> <li>(d) the appearance when viewed from roads and public places;</li> <li>(e) the existing or proposed landscaping;</li> <li>(f) the safety of road users;</li> <li>(g) the access to the site for deliveries and service vehicles; and</li> <li>(h) the provision for car parking.</li> </ul>
<p><b>A3</b></p> <p>Buildings must have a setback from side and rear boundaries of not less than:</p> <ul style="list-style-type: none"> <li>(a) 1.5m; or</li> <li>(b) 15m if the boundary is adjoining a property in a General Residential Zone or Low Density Residential Zone.</li> </ul>	<p><b>P3</b></p> <p>Buildings must be sited to be compatible with the character of the zone and not unreasonably impact on the amenity of adjoining sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size, shape, and orientation of the site;</li> <li>(c) the setbacks of surrounding buildings;</li> <li>(d) the height, bulk and form of existing and proposed buildings;</li> <li>(e) the existing buildings on the site;</li> <li>(f) the character of the surrounding area;</li> <li>(g) the access to the site for deliveries and service vehicles;</li> <li>(h) provision for car parking;</li> <li>(i) any overshadowing or overlooking of adjoining sensitive uses; and</li> <li>(j) existing or proposed landscaping.</li> </ul>



LAU-P6.6.3 Streetscape

Objective:	That development has an acceptable impact on the streetscape.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>New buildings or extensions to existing buildings visible from Westbury Road, excluding walls built to the lot boundary, must:</p> <ul style="list-style-type: none"> <li>(a) have external walls constructed of not less than 50% brick, concrete, masonry or glass;</li> <li>(b) have external walls, unless brick or glass, painted or finished with a texture coat; and</li> <li>(c) have not less than 50% glazing to the external walls of the office component of the buildings.</li> </ul>		<p><b>P1</b></p> <p>New buildings or extensions to existing buildings visible from Westbury Road, excluding walls built to the lot boundary, must be compatible the Westbury Road streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the nature of the use;</li> <li>(c) the visibility of the building from the road;</li> <li>(d) the external treatment and finish of buildings; and</li> <li>(e) the building materials used in the surrounding area.</li> </ul>
<p><b>A2</b></p> <p>Car parking must not be located within 15m of a frontage.</p>		<p><b>P2</b></p> <p>Car parking must be located to minimise visual impact in the streetscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the nature of the use;</li> <li>(c) the number of car spaces;</li> <li>(d) the visibility of the car parking from the road;</li> <li>(e) the use of measures to mitigate impacts including screening and landscaping;</li> <li>(f) the location of car parking on adjoining sites; and</li> <li>(g) the character of the streetscape.</li> </ul>

LAU-P6.6.4 Fences

Objective:	To provide for fences that are appropriate to the site and character of the area.	
Acceptable Solutions		Performance Criteria
<b>A1.1</b>  No Acceptable Solution. <sup>2</sup>		<b>P1</b>  Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the need for security;</li> <li>(c) the materials and finish of the proposed fence;</li> <li>(d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or reserve;</li> <li>(e) any overshadowing;</li> <li>(f) the character of the streetscape and surrounding area; and</li> <li>(g) the character of the surrounding area.</li> </ul>

LAU-P6.6.5 Site landscaping

Objective:	That new development provides acceptable levels of site landscaping.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  New buildings or extensions with a gross floor area of no less than 100m <sup>2</sup> or 50% of the existing gross floor area, whichever is lesser, must: <ul style="list-style-type: none"> <li>(a) landscape an area within the front setback of not less than the 50% of that area; and</li> <li>(b) provide a minimum of 1 tree capable of growing to a height of not less than 10m planted for every 250m<sup>2</sup> of site area. Trees must be located within a minimum 3m diameter landscaped area.</li> </ul>		<b>P1</b>  New buildings or extensions with a gross floor area of no less than 100m <sup>2</sup> or 50% of the existing gross floor area, whichever is lesser, must include landscaping that improves the amenity and appearance of the site and the streetscape, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) existing vegetation on the site;</li> <li>(c) shade for users of the site and car parking areas;</li> <li>(d) the location, type and growth of the proposed vegetation;</li> <li>(e) the area set aside for landscaping and its suitability;</li> </ul>

<sup>2</sup> An exemption applies for fences in this zone – see Table 4.6.

	<p>(f) the design, locations and visibility of buildings and other works;</p> <p>(g) the operational needs of the proposed use;</p> <p>(h) the character of the streetscape; and</p> <p>(i) the character of the surrounding area.</p>
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## LAU-P6.7 Development Standards for Subdivision

### LAU-P6.7.1 Lot size and dimensions

Objective:	<p>That each lot:</p> <p>(a) has an area and dimensions appropriate for the zone; and</p> <p>(b) does not cause adverse impacts on adjoining land, especially residential zones.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 1,000m<sup>2</sup> and be able to contain a 25m diameter circle with the centre of the circle not more than 30m from the frontage;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of utilities; or</p> <p>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and</p> <p><b>A1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P6.6.2 A2 and A3.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <p>(a) the relevant acceptable solutions for development of buildings on the lots;</p> <p>(b) the likely location of buildings on the lots;</p> <p>(c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;</p> <p>(d) the topography of the site;</p> <p>(e) the presence of any natural hazards;</p> <p>(f) the existing pattern of development in an area; and</p> <p>(g) the future use or development of the site or adjoining land.</p>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Low Density Residential Zone.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:</p> <p>(a) the lot layout and design;</p>

	<ul style="list-style-type: none"> <li>(b) the existing pattern of development in the area;</li> <li>(c) the ability for buildings to be erected in accordance with the development standards;</li> <li>(d) the proposed use of the lot;</li> <li>(e) the use of the adjoining lots;</li> <li>(f) the topography of the site;</li> <li>(g) the physical separation to surrounding sensitive land uses;</li> <li>(h) the existing pattern of development in an area;</li> <li>(i) the orientation of the lot;</li> <li>(j) access considerations; and</li> <li>(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.</li> </ul>
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LAU-P6.7.2 Frontage and access

Objective:	<p>That lots provide:</p> <ul style="list-style-type: none"> <li>(a) appropriate frontage to a road; and</li> <li>(b) safe appropriate access suitable for the intended use of the new lot.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;</li> <li>(c) the number of immediately adjacent rights-of-carriageway;</li> <li>(d) the topography of the site;</li> <li>(e) the proposed use of the lot;</li> <li>(f) the construction and maintenance of the road;</li> <li>(g) the existing pattern of development in the surrounding area;</li> <li>(h) the functionality and usability of the frontage;</li> </ul>

	<ul style="list-style-type: none"> <li>(i) the anticipated nature of the vehicles likely to access the site;</li> <li>(j) the ability to manoeuvre vehicles on the site;</li> <li>(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and</li> <li>(l) the advice of the road authority, and is not less than 3.6m wide.</li> </ul>
<b>A2</b>  No Acceptable Solution.	<b>P2</b>  Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians;</li> <li>(d) the character of the area; and</li> <li>(e) the advice of the road authority.</li> </ul>

LAU-P6.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	<b>P1</b>  No Performance Criterion.
<b>A2</b>	The council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	<b>P2</b>  No Performance Criterion.

LAU-P6.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	<b>P1</b> No Performance Criterion.
<b>A2</b>	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	<b>P2</b> No Performance Criterion.

**LAU-P6.8 Tables**

This sub-clause is not used in this particular purpose zone.

## LAU-P7.0 Particular Purpose Zone – Boags Brewery

### LAU-P7.1 Zone Purpose

The purpose of the Particular Purpose Zone – Boags Brewery is:

LAU-P7.1.1 To provide for the continued operation of the Boags Brewery.

LAU-P7.1.2 To provide for complementary uses and developments that support, supply or facilitate the operation of the brewery, including hospitality and tourism related use or development.

### LAU-P7.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P7.2.1	The North Site, shown in Figure LAU-P7.2 and Figure LAU-P7.2.1 and on an overlay map as LAU-P7.2.1.	<p>The local area objectives for the North Site are:</p> <ul style="list-style-type: none"> <li>(a) to maintain its function as a significant commercial brewery with operations including manufacturing, bottling, storage and administration;</li> <li>(b) that future development on the site will maintain the incremental pattern of development through continuation of the built street frontage and an emphasis on the horizontal profile of two or three storey building heights on the street edge;</li> <li>(c) that the open corners of Shields Street and the Esplanade, and the Esplanade and Tamar Street provide opportunities for infill development;</li> <li>(d) that a higher building height than that existing may be accommodated at a greater setback from the street edge towards the centre of the block and a further maximum height will be accommodated for auxiliary elements such as pipes, silos and masts;</li> <li>(e) that taller elements associated with industrial processing will broaden Boags identity within the streetscape;</li> <li>(f) that the historical importance of scale and form at street level will be respected;</li> </ul>

		<ul style="list-style-type: none"> <li>(g) to demonstrate the relationship between differing industrial activities that have developed continuously since Launceston's settlement;</li> <li>(h) that building forms are solid, with generous, large vehicular openings as such design elements; and</li> <li>(i) to recognise the combination of the many utilitarian, robust building forms of differing scales, as well as the form of the hard edged urban block that identifies the site.</li> </ul>
LAU-P7.2.2	The South Site shown in Figure LAU-P7.2 and Figure LAU-P7.2.2 and on an overlay map as LAU-P7.2.2.	<p>The local area objectives for the South Site are:</p> <ul style="list-style-type: none"> <li>(a) to provide for expansion and support of complementary activities to the brewery operations on the North Site and to provide for uses, including warehousing, storage, distribution, administration, tourism, hospitality, retail, museum, offices or other associated facilities;</li> <li>(b) that buildings fronting the street have legible entries and regular window patterns and that each building is freestanding and right;</li> <li>(c) that future development along William Street: <ul style="list-style-type: none"> <li>(i) respects the existing building forms and settings by maintaining the spaces and laneways surrounding the buildings; and</li> <li>(ii) continues the arrangement of the domestic scale at the street frontage, and the preservation of the spaces and laneways between the buildings.</li> </ul> </li> <li>(d) that laneways will accommodate visitor interpretation and engagement experiences as well as entry points</li> </ul>



		<p>to future developments located in the centre of the block;</p> <p>(e) that there is greater capacity for development on the South Site due to much of the internal space being used as service yards and warehousing;</p> <p>(f) to recognise the southern site as predominantly commercial in nature with a more domestic scale and character in comparison to the north site; and</p> <p>(g) to accommodate remnants of the nineteenth century street pattern are evident by the inn (now known as the City Park Grand Hotel) on the corner of William and Tamar Streets and the old Tamar Hotel.</p>
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Figure LAU-P7.1 Location of North Site and South Site as required by clause LAU-P7.2

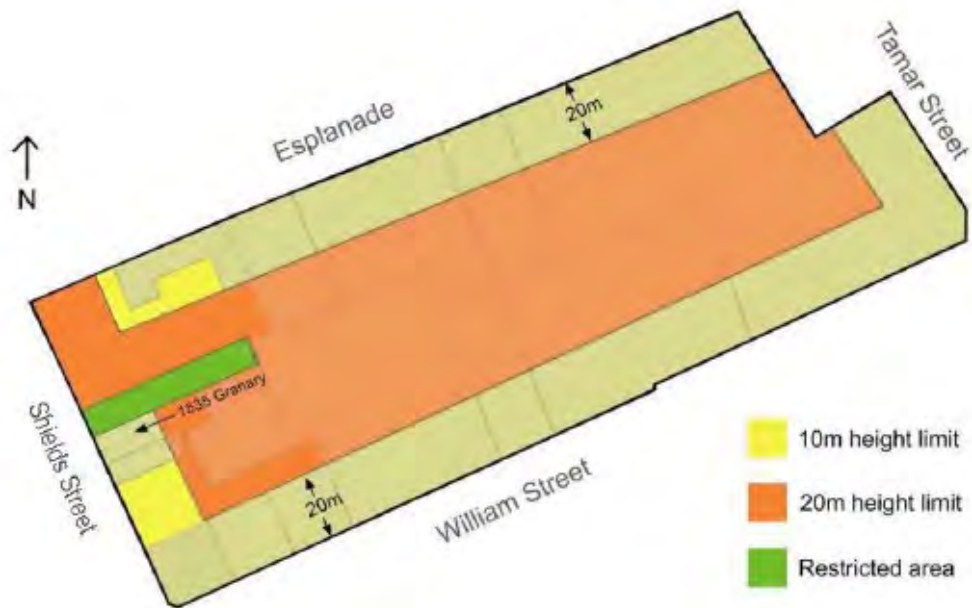


Figure LAU-P7.2.1 North Site as required by clause LAU-P7.6.2 A1(a), clause LAU-P7.6.2 P1, clause LAU-P7.6.2 A2 and clause LAU-P7.6.2 A4



Figure LAU-P7.2.2 South Site as required by clause LAU-P7.6.3 A1(a), clause LAU-P7.6.3 P1, clause LAU-P7.6.3 A2, clause LAU-P7.6.3 A4 and clause LAU-P7.6.3 P4

**LAU-P7.3 Definition of Terms**

This sub-clause is not used in this particular purpose zone.

**LAU-P7.4 Use Table**

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Manufacturing and Processing	If associated with a brewery.
Resource Processing	If for a brewery.
Tourist Operation	
Utilities	If for minor utilities.
<b>Discretionary</b>	
Community Meeting and Entertainment	
Hotel Industry	
Utilities	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

**LAU-P7.5 Use Standards****LAU-P7.5.1 Noise levels**

Objective:	That noise levels from uses do not unreasonably impact on the amenity of nearby uses.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Noise generated by a use on the site must: <ul style="list-style-type: none"> <li>(a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing</li> </ul>		<b>P1</b> Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to: <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use;</li> <li>(b) the characteristics of the noise emitted;</li> </ul>

<p>sensitive use adjoining or immediately opposite the site; or</p> <p>(b) be in accordance with any condition or restriction required under the <i>Environmental Management and Pollution Control Act 1994</i> to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.</p>	<p>(c) background noise levels;</p> <p>(d) any mitigation measures proposed;</p> <p>(e) the topography of the site; and</p> <p>(f) the character of the surrounding area.</p>
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## LAU-P7.6 Development Standards for Buildings and Works

### LAU-P7.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.	
Acceptable Solutions		Performance Criteria
<p><b>A1</b></p> <p>Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</p>		<p><b>P1</b></p> <p>Outdoor storage areas, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the type of goods, materials or waste proposed to be stored;</p> <p>(c) the topography of the site;</p> <p>(d) the landscaping of the site; and</p> <p>(e) any screening proposed.</p>

### LAU-P7.6.2 Building height, setback and siting - North Site

Objective:	<p>Within the North Site:</p> <p>(a) maintain the built edge around the perimeter of the site by building to the property boundaries at the front and sides;</p> <p>(b) retain the former laneway in Shields Street to acknowledge the settlement pattern and enhance the heritage value of the 1835 Granary; and</p> <p>(c) facilitate future development by allowing greater building heights towards the centre of the site.</p>	
Acceptable Solutions		Performance Criteria
<b>A1</b>		<b>P1</b>

<p>Building height, within the North Site, must be not more than:</p> <p>(a) the height limit shown in Figure LAU-P7.2.1; or</p> <p>(b) the average height of adjoining buildings, whichever is greater.</p>	<p>Building height of structures such as tanks, silos, chimneys, masts, pipes and gantries, within the North Site, may exceed the limits shown in Figure LAU-P7.2.1, having regard to:</p> <p>(a) the bulk and massing of buildings;</p> <p>(b) the impact on the streetscape;</p> <p>(c) the extent of shading on roads and public places; and</p> <p>(d) the local area objectives.</p>
<p><b>A2</b></p> <p>Buildings, within the North Site, must be built to all frontages, excluding the restricted area shown in Figure LAU-P7.2.1.</p>	<p><b>P2</b></p> <p>Buildings, within the North Site, must have a setback from frontages that facilitate increased public interaction or public related activities, having regard to:</p> <p>(a) the need for the proposed use in this location;</p> <p>(b) the operational requirements of the proposed use;</p> <p>(c) the impact on the streetscape; and</p> <p>(d) the local area objectives.</p>
<p><b>A3</b></p> <p>All buildings, within the North Site, must have the main facade and primary entrance facing a road, excluding development that is not visible from a road.</p>	<p><b>P3</b></p> <p>Within the North Site, the main facade and primary entrance to a building must be designed to maximise visibility from roads and must provide a safe and accessible access for vehicles from the road to the main entrance of the building, having regard to:</p> <p>(a) the location of the entrance relative to public areas and car parking on the site;</p> <p>(b) whether the building is located on the street front; and</p> <p>(c) the local area objectives.</p>
<p><b>A4</b></p> <p>Buildings and other permanent structures, within the North Site, must not be located within a restricted area shown in Figure LAU-P7.2.1.</p>	<p><b>A4</b></p> <p>No Performance Criterion.</p>

LAU-P7.6.3 Building height, setback and siting - South Site

Objective:	<p>Within the South Site:</p> <ul style="list-style-type: none"> <li>(a) maintain the domestic scale and character at the street edge;</li> <li>(b) retain the laneways and spaces between existing buildings at the street frontage; and</li> <li>(c) facilitate future development by allowing greater building heights towards the centre of the site.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height, within the South Site, must be not more than:</p> <ul style="list-style-type: none"> <li>(a) the height limit shown in Figure LAU-P7.2.2; or</li> <li>(b) the average height of adjoining buildings, whichever is greater.</li> </ul>	<p><b>P1</b></p> <p>Building heights of structures, such as tanks, silos, chimneys, masts, pipes and gantries, within the South Site, may exceed the limits shown in Figure LAU-P7.2.2, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the bulk and massing of buildings;</li> <li>(b) the impact on the streetscape;</li> <li>(c) the extent of shading on roads and public places; and</li> <li>(d) the local area objectives.</li> </ul>
<p><b>A2</b></p> <p>Buildings, within the South Site, must be built to all frontages, excluding the restricted area shown in Figure LAU-P7.2.2.</p>	<p><b>P2</b></p> <p>Buildings, within the South Site, must have a setback from frontages that facilitate increased public interaction or public related activities, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need for the proposed use in this location;</li> <li>(b) the operational requirements of the proposed use;</li> <li>(c) the setting of existing buildings;</li> <li>(d) the impact on the streetscape; and</li> <li>(e) the local area objectives.</li> </ul>
<p><b>A3</b></p> <p>All buildings, within the South Site, must have the main facade and primary entrance facing a road, excluding development not visible from a road.</p>	<p><b>P3</b></p> <p>Within the South Site, the main facade and primary entrance to a building must be designed to maximise visibility from roads and must provide a safe and accessible access for vehicles and pedestrians from the road to the main entrance to the building, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location of the entrance relative to public areas and car parking on the site;</li> </ul>

	<p>(b) whether the building is located on the street front; and</p> <p>(c) the local area objectives.</p>
<p><b>A4</b></p> <p>Buildings and other permanent structures, within the South Site, must not be located within a restricted area shown in Figure LAU-P7.2.2.</p>	<p><b>P4</b></p> <p>Buildings and other permanent structures, within the South Site, must be sited to retain as far as possible the open spaces within and the setting of the buildings facing on to the restricted areas shown in green in Figure LAU-P7.2.2, having regard to:</p> <p>(a) the need for minor or temporary development associated with use of the spaces for public activity;</p> <p>(b) the need to facilitate the redevelopment of existing heritage buildings within the restricted area, such as by membrane roofs and lifts;</p> <p>(c) retaining or enhancing the views into and out of the restricted areas; and</p> <p>(d) the local area objectives.</p>

## LAU-P7.7 Development Standards for Subdivision

### LAU-P7.7.1 Lot size and dimensions

Objective:	Each lot has an area and dimensions appropriate for the zone.	
Acceptable Solutions		Performance Criteria
<p><b>A1.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 1,000m<sup>2</sup>;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of utilities; or</p> <p>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and</p> <p><b>A1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant setbacks required by clause</p>		<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <p>(a) the relevant acceptable solutions for development of buildings on the lots;</p> <p>(b) the likely location of buildings on the lots;</p> <p>(c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;</p> <p>(d) the topography of the site;</p> <p>(e) the presence of any natural hazards;</p> <p>(f) the existing pattern of development in an area;</p>

LAU-P7.6.1 A2 and A3, and clause LAU-P7.6.2 A2 and A3.	<p>(g) the future use or development of the site or adjoining land;</p> <p>(h) the operational needs of the brewery; and</p> <p>(i) the local area objectives.</p>
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LAU-P7.7.2 Frontage and access

Objective:	That lots provide: <p>(a) appropriate frontage to a road; and</p> <p>(b) safe appropriate access suitable for the intended use of the new lot.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must provide a reinforced concrete driveway with a width of not less than 6m.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

LAU-P7.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>The council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>



LAU-P7.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.		<b>P1</b> No Performance Criterion.
<b>A2</b> Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.		<b>P2</b> No Performance Criterion.

**LAU-P7.8 Tables**

This sub-clause is not used in this particular purpose zone.

## LAU-P8.0 Particular Purpose Zone – Franklin Village

### LAU-P8.1 Zone Purpose

The purpose of the Particular Purpose Zone – Franklin Village is:

- LAU-P8.1.1 To manage Franklin Village so that future use and development is compatible with the heritage values of the zone.
- LAU-P8.1.2 To provide for complementary uses and developments that support the operation of Franklin Village, including tourism, events, education and religious practice.

### LAU-P8.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P8.2.1	East Site, as shown in Figure LAU-P8.1 and on an overlay map as LAU-P8.2.1.	<p>The local area objectives for East Site are:</p> <ul style="list-style-type: none"> <li>(a) to continue the operation of the historic house as the primary tourist destination in the village, and to provide for the expansion and support of complementary uses that enhance the visitor experience and provide for the long term viability of the property;</li> <li>(b) that the site, including Franklin House and grounds, will be maintained to conserve its important heritage features;</li> <li>(c) that significant future development will only be considered in the development area shown in Figure LAU-P8.2, which is to the rear of the house and gardens; and</li> <li>(d) that any buildings in the development area shown in Figure LAU-P8.2 will be single storey and the layout of buildings and works will be designed to be sympathetic to the existing setting of the house and garden; and</li> <li>(e) to recognise the strong historical and visual links between Franklin House and its garden setting, in relation to St James Church directly opposite,</li> </ul>

		which have existed since the buildings were established.
LAU-P8.2.2	West Site, as shown in Figure LAU-P8.1 and on an overlay map as LAU-P8.2.2.	<p>The local area objectives for West Site are:</p> <ul style="list-style-type: none"> <li>(a) to maintain its function as a church and burial ground and to limit development to only that necessary for the ongoing use of the site for these purposes;</li> <li>(b) that the character of the West Site will remain substantially unchanged with future development restricted to only that necessary for the continued operation of the church;</li> <li>(c) that any development will be designed to respect the important visual link between Franklin House and St James Church; and</li> <li>(d) to provide for strong visual connection between Franklin House and St James Church, which is positioned directly opposite the front entrance of Franklin House. The strong visual connection is made by the location of St James Church being located centrally to the rear of the site, with a graveyard located to the rear of the Church Building. The frontage is sparsely landscaped and is used for informal car parking. The view between Franklin House and St James Church remains unbroken by development and vegetation.</li> </ul>



Figure LAU-P8.1 Location of East Site and West Site as required by clause LAU-P8.4, clause LAU-P8.8.2 A3 and clause LAU-P8.8.3 P1



Figure LAU-P8.2 Zone Development Control as required by clause LAU-P8.6.2 A1, clause LAU-P8.6.2 A2, clause LAU-P8.6.2 A3, clause LAU-P8.6.2 P3 and clause LAU-P8.6.3 P1

### LAU-P8.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

**LAU-P8.4 Use Table**

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
<b>Use Class</b>	<b>Qualification</b>
Passive Recreation	
<b>Permitted</b>	
Community Meeting and Entertainment	
Food Services	If for a café or restaurant.
Resource Development	If for a market garden.
Tourist Operation	
<b>Discretionary</b>	
Business and Professional Services	If associated with the management of heritage properties.
Crematoria and Cemeteries	If for a cemetery on west site shown in Figure LAU-P8.1.
General Retail and Hire	If for a gift shop or market.
Sports and Recreation	
Visitor Accommodation	
<b>Prohibited</b>	
All other uses	

**LAU-P8.5 Use Standards****LAU-P8.5.1 Hours of operation**

Objective:	That non-residential uses within a Use Class specified in Table LAU-P8.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b> Commercial vehicle operation for a use within a Use Class specified in Table LAU-P8.8.1 must be within the hours: (a) 7.00am to 7.00pm Monday to Friday; and		<b>P1</b> Commercial vehicle operation for a use within a Use Class specified in Table LAU-P8.8.1 must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

(b) 8.00am to 6.00pm Saturday and Sunday.	<p>(a) the extent and timing of traffic generation;</p> <p>(b) the hours of delivery and dispatch of goods and materials; and</p> <p>(c) the existing levels of amenity.</p>
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LAU-P8.5.2 Mechanical plant and equipment

Objective:	That the mechanical plant and equipment for a use within a Use Class specified in Table LAU-P8.8.1 do not cause an unreasonable loss of amenity to sensitive uses.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Air conditioning, air extraction, heating or refrigeration systems or compressors for a use within a Use Class specified in Table LAU-P8.8.1 must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.</p>	<p><b>P1</b></p> <p>Noise, odours, fumes or vibration generated by air conditioning, air extraction, heating or refrigeration systems or compressors for a use within a Use Class specified in Table LAU-P8.8.1 must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site;</p> <p>(d) the landscaping of the site; and</p> <p>(e) any mitigation measures proposed.</p>

LAU-P8.5.3 Light spill and illumination

Objective:	That light spill and level of illumination from external lighting for a use within a Use Class specified in Table LAU-P8.8.1 does not cause unreasonable loss of amenity to sensitive uses.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>A use within a Use Class specified in Table LAU-P8.8.1 must:</p> <p>(a) not include permanent, fixed floodlighting where it adjoins the boundary of a General Residential Zone; and</p> <p>(b) direct light from external light sources on the site must be contained within the boundaries of the site.</p>	<p><b>P1</b></p> <p>Floodlighting or other external lighting used on the site for a use within a Use Class specified in Table LAU-P8.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the number of light sources and their intensity;</p> <p>(b) the proximity of the proposed light sources to nearby sensitive uses;</p> <p>(c) the topography of the site;</p>

	<p>(d) the landscaping of the site;</p> <p>(e) the degree of screening between the light source and the sensitive uses; and</p> <p>(f) existing light sources nearby.</p>
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LAU-P8.5.4 Noise Levels

Objective:	That noise levels from uses within a Use Class specified in Table LAU-P8.8.1 do not unreasonably impact the amenity of nearby sensitive uses.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Noise generated by a use within a Use Class specified in Table LAU-P8.8.1 on the site must:</p> <p>(a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</p> <p>(b) be in accordance with any condition or restriction required under the <i>Environmental Management and Pollution Control Act 1994</i> to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.</p>	<p><b>P1</b></p> <p>Noise levels generated by a use within a Use Class specified in Table LAU-P8.8.1 on the site must not cause an unreasonably loss of amenity to nearby sensitive uses, having regard to:</p> <p>(a) the nature and intensity of the use;</p> <p>(b) the characteristics of the noise emitted;</p> <p>(c) the background noise levels;</p> <p>(d) any mitigation measures proposed;</p> <p>(e) the topography of the site; and</p> <p>(f) the character of the surrounding area.</p>

## LAU-P8.6 Development Standards for Buildings and Works

LAU-P8.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Outdoor storage areas for a use class specified in Table LAU-P8.8.1, excluding the display of goods for sale, must not be visible from any road or public open space adjoining the site.</p>	<p><b>P1</b></p> <p>Outdoor storage areas for a use class specified in Table LAU-P8.8.1, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <p>(a) the nature of the use;</p>

	<ul style="list-style-type: none"> <li>(b) the type of goods, materials or waste proposed to be stored;</li> <li>(c) the topography of the site;</li> <li>(d) the landscaping of the site; and</li> <li>(e) any screening proposed.</li> </ul>
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LAU-P8.6.2 Building height, setback and siting - East Site

Objective:	<p>To:</p> <ul style="list-style-type: none"> <li>(a) maintain the visual and historical link between the front setting of Franklin House and St James Church; and</li> <li>(b) provide that the design and siting of development protects the heritage values and amenity of existing uses on the site and surrounding uses.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height within the development area shown in Figure LAU-P8.2 must be not more than 5.5m.</p>	<p><b>P1</b></p> <p>Building height must:</p> <ul style="list-style-type: none"> <li>(a) respond to the site context and the local area objectives, for the provision of tourist uses and development; and</li> <li>(b) protect the amenity of adjoining sensitive uses from the impacts of unreasonable overshadowing and overlooking by providing separation that is appropriate to the uses, having regard to: <ul style="list-style-type: none"> <li>(i) the form of the building;</li> <li>(ii) the existing screening or the ability to implement or establish screening; and</li> <li>(iii) the local area objectives for the East Site.</li> </ul> </li> </ul>
<p><b>A2</b></p> <p>Buildings within the development area shown in Figure LAU-P8.2 must have a setback from the side and rear boundaries of not less than 10m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to protect the amenity of adjoining sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the form of the building;</li> <li>(b) the existing screening or the ability to implement or establish screening;</li> <li>(c) the impacts of overshadowing and overlooking; and</li> <li>(d) the local area objectives for the East Site.</li> </ul>



<p><b>A3</b></p> <p>No development is within the restricted area shown in Figure LAU-P8.2 for the east site shown in Figure LAU-P8.1</p>	<p><b>P3</b></p> <p>Development in the restricted area shown in green in Figure LAU-P8.2 for the East Site must be for non-habitable buildings, or works associated with the house and garden, or for ancillary structures such as lights, fences and signage, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the visual impact of the location;</li> <li>(b) the appropriateness of materials;</li> <li>(c) the appropriateness of the size and bulk of the new development; and</li> <li>(d) the local area objectives for the East Site.</li> </ul>
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LAU-P8.6.3 Building height, setback and siting - West Site

<p>Objective:</p>	<p>To:</p> <ul style="list-style-type: none"> <li>(a) maintain the visual and historical link between the setting of Franklin House and St James Church; and</li> <li>(b) provide that the design and siting of development protects the amenity of existing uses on the site and surrounding lots.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Development in the restricted area shown in Figure LAU-P8.2 for the West Site shown in Figure LAU-P8.1 must be for non-habitable buildings or works associated with the operations or maintenance of the church, or for ancillary structures such as lights, fences and signage, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the visual impact of the location;</li> <li>(b) the appropriateness of materials;</li> <li>(c) the appropriateness of the size and bulk of the new development; and</li> <li>(d) the local area objectives for the West Site.</li> </ul>

## LAU-P8.7 Development Standards for Subdivision

### LAU-P8.7.1 Lot size and density

Objective:	That: (a) subdivision and development density is consistent with the zone purpose; and (b) the area and dimensions of new lots are capable of accommodating their intended use.
Acceptable Solutions	Performance Criteria
<b>A1</b>  No Acceptable Solution.	<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use. having regard to:  (a) the relevant Acceptable Solutions for development of buildings on the lots;  (b) the likely location of buildings on the lots;  (c) the likely provision of on-site parking and manoeuvrability for vehicles; and  (d) the local area objectives.

### LAU-P8.7.2 Stormwater, water and wastewater

Objective:	That each lot provides for appropriate stormwater management, water supply and wastewater disposal.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must be connected to a:  (a) public stormwater system;  (b) full water supply service; and  (c) reticulated sewerage system.	<b>P1</b>  No Performance Criterion.

## LAU-P8.8 Tables

Table LAU-P8.8.1 Uses subject to clauses LAU-P8.5.1 to LAU-P8.5.5

Use Class	Qualification
Community Meeting and Entertainment	
Food Services	
Sports and Recreation	
Tourist Operation	

## **LAU-P9.0 Particular Purpose Zone – North Bank Silos**

### **LAU-P9.1 Zone Purpose**

The purpose of the Particular Purpose Zone – North Bank Silos is:

- LAU-P9.1.1 To provide for redevelopment and adaptive reuse of the existing silos for Visitor Accommodation, Hotel Industry, Food Services, Community Meeting and Entertainment and other supporting uses.

### **LAU-P9.2 Local Area Objectives**

<b>Reference Number</b>	<b>Area Description</b>	<b>Local Area Objectives</b>
LAU-P9.2.1	North bank silos, as shown on an overlay map as LAU-P9.2.1.	<p>The local area objectives for the north bank silos are:</p> <ul style="list-style-type: none"><li>(a) to provide for the adaptive reuse of the existing silos;</li><li>(b) to provide for development of the land that contributes positively to the river edge location and respects the form and scale of the existing structures;</li><li>(c) to promote interaction between Lindsay Street and the adjoining public parkland; and</li><li>(d) to retain the existing silos while allowing for extensions to the silo structure or new buildings provided:<ul style="list-style-type: none"><li>(i) the original form and function of the silos to be understood; and</li><li>(ii) they are designed to reflect the former industrial and port character of the land and adjacent land.</li></ul></li></ul>

### **LAU-P9.3 Definition of Terms**

This sub-clause is not used in this particular purpose zone.

**LAU-P9.4 Use Table**

Use Class	Qualification
<b>No Permit Required</b>	
No uses	
<b>Permitted</b>	
Community Meeting and Entertainment	
Food Services	
Hotel Industry	
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	
<b>Prohibited</b>	
All other uses	

**LAU-P9.5 Use Standards**

## LAU-P9.5.1 Mechanical plant and equipment

Objective:	That mechanical plant and equipment do not cause an unreasonable loss of amenity to user of the site or adjoining public land.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Air conditioning, air extraction, heating or refrigeration systems or compressors for non-sensitive uses must be designed, suitably located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by users of the surrounding public land.		<b>P1</b>  Noise, odours, fumes and vibration generated by air conditioning, air extraction, heating or refrigeration systems or compressors for non-sensitive uses must not cause an unreasonable loss of amenity to users of the surrounding public land, having regard to: <ul style="list-style-type: none"> <li>(a) the characteristics and frequency of any emissions generated;</li> <li>(b) the proximity and number of sensitive uses in the area;</li> <li>(c) the capacity of the surrounding area to accommodate emissions; and</li> <li>(d) the nature of the proposed use and mitigation measures proposed.</li> </ul>

LAU-P9.5.2 Light spill

Objective:	That light spill and levels of illumination from external lighting does not cause an unreasonable loss of amenity to the surrounding area.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  External lighting on a building above the height of 10m must not be emitted outside the site.		<b>P1</b>  External lighting on the land must not cause an unreasonably loss of amenity to the area having regard to: <ul style="list-style-type: none"> <li>(a) the number of light sources and their intensity;</li> <li>(b) the proximity of the proposed light sources to adjoining sensitive uses;</li> <li>(c) the topography of the land;</li> <li>(d) the landscape character of the land; and</li> <li>(e) the degree of screening between the light source and adjoining sensitive uses.</li> </ul>

**LAU-P9.6 Development Standards for Buildings and Works**

LAU-P9.6.1 Outdoor storage areas

Objective:	That adequate provision is made for storage of goods and waste.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Outdoor storage areas, excluding the display of goods for sale, must not be visible from any road or public open space adjoining the site.		<b>P1</b>  Outdoor storage areas, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the type of goods, materials or waste proposed to be stored;</li> <li>(c) the topography and landscape characteristics of the land;</li> <li>(d) the proximity and location of public views into the land; and</li> <li>(e) the degree of screening proposed.</li> </ul>

LAU-P9.6.2 Building height, siting and design

Objective:	<p>To:</p> <ul style="list-style-type: none"> <li>(a) provide for re-development of the land and reuse of the silos and that the visual impacts of any development are managed and the form of development respects the original silo structures; and</li> <li>(b) provide that the re-development and re-use of the silos allows for the efficient use of the land.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be no more than:</p> <ul style="list-style-type: none"> <li>(a) 10.0m; or</li> <li>(b) 42.0m, provided the building is contained in a building envelope (refer to figure LAU-P9.1) determined by: <ul style="list-style-type: none"> <li>(i) projecting a line 16m to the north or, and parallel to, the northern facade of the existing silos;</li> <li>(ii) projecting a line 2.0m to the south of, and parallel to, the southern facade of the existing silos; and</li> <li>(iii) lines projecting at 90 degrees to the line of the northern and southern facades of the existing silos, drawn at the eastern and western extremities of the building.</li> </ul> </li> </ul>	<p><b>P1</b></p> <p>Building height must be complementary to the existing silos structure, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the scale, forms, and design of the buildings proposed;</li> <li>(b) the level of articulation of the proposed new development;</li> <li>(c) the visual impacts of the development when viewed from adjoining land and other parts of the city;</li> <li>(d) the relationship of proposed buildings with the existing silo structures; and</li> <li>(e) the level of shading to the road, public places or adjoining land.</li> </ul>
<p><b>A2</b></p> <p>Buildings must have a setback from a frontage of not less than 5.5m.</p>	<p><b>P2</b></p> <p>Buildings must be sited to not cause a significant loss of amenity to adjacent land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) proximity to adjoining uses;</li> <li>(b) size and bulk of proposed buildings;</li> <li>(c) the degree of overshadowing and overlooking to adjoining land; and</li> <li>(d) the visual amenity impacts on the streetscape.</li> </ul>
<p><b>A3</b></p> <p>A building must have a site coverage of not more than 55%.</p>	<p><b>P3</b></p> <p>The site coverage of a building must be appropriate to the efficient use of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the local area objectives; and</li> <li>(b) impacts on adjoining land.</li> </ul>

<p><b>A4</b></p> <p>A wall of a building for a habitable room with a floor level not less than 10m with an area of more than 40m<sup>2</sup>, and a minimum dimension of 3m, must be broken by:</p> <ul style="list-style-type: none"> <li>(a) a window with a dimension of not less than 500mm; or</li> <li>(b) a balcony; or</li> <li>(c) a change in the vertical plane of more than 500mm.</li> </ul>	<p><b>P4</b></p> <p>Any extension to the silos structure must be articulated, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the use of the architectural forms proposed;</li> <li>(b) the use of window, balconies, materials and finishes to create architectural interest; and</li> <li>(c) the need to break up the perceived visual bulk of structures.</li> </ul>
<p><b>A5</b></p> <p>The southern external wall of the existing silos structure higher than 10m must not have mechanical plant and equipment, such as air conditioning units or heat pumps, visible from public view points or from publicly accessible areas on the land.</p>	<p><b>P5</b></p> <p>The installation of mechanical plant and equipment on the southern wall of the existing silos structure must respect the original form and character of the silos, having regard to:</p> <ul style="list-style-type: none"> <li>(a) visibility from ground level public view points; and</li> <li>(b) the ability to recognise such plant and equipment from ground level public viewpoints.</li> </ul>



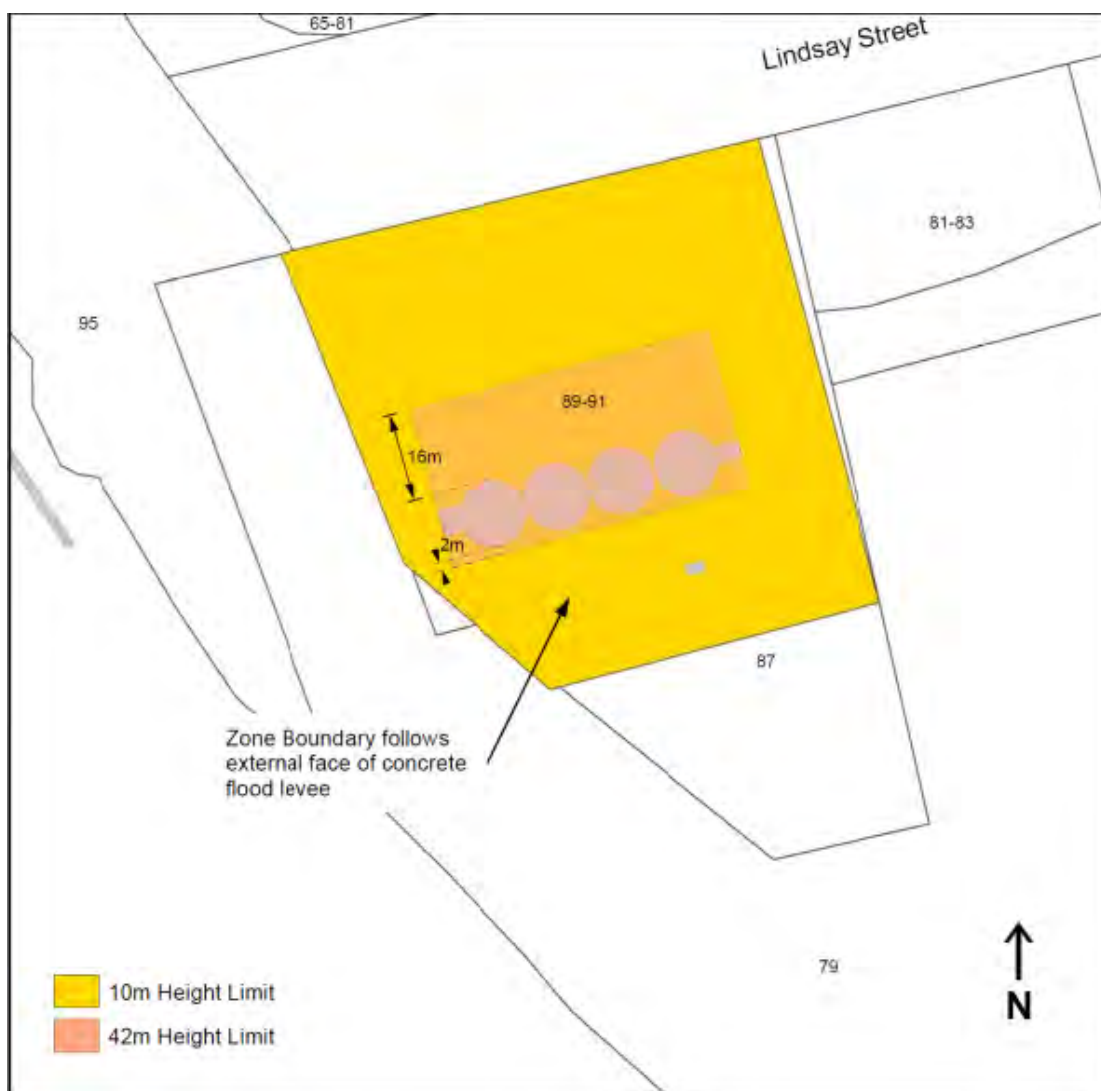


Figure LAU-P9.1 Building Heights as required by clause LAU-P9.6.2 A1(b)

#### LAU-P9.6.3 Active ground floors

Objective:	That building facades at ground floor level promote and maintain high levels of pedestrian interaction and amenity.	
Acceptable Solutions		Performance Criteria
<b>A1.1</b>  Ground floors of new buildings must:  (a) have clear glazing display windows or glass doorways for not less than a total of 50% of all ground floor facades; and  (b) screen mechanical plant or equipment.		<b>P1.1</b>  New buildings must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to:  (a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space;
<b>A1.2</b>		

<p>New buildings must provide at least one accessible entry point to connect the buildings to the levee walkway to the south of the land.</p>	<p>(b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints.</p> <p><b>P1.2</b></p> <p>New buildings or extensions to the existing silos building must provide adequate opportunities for public access and interaction from adjoining public open space.</p>
<p><b>A2</b></p> <p>Alterations on ground floors must:</p> <p>(a) have clear glazing, display windows or glass doorways for not less than a total of 50% of all ground floor facades; and</p> <p>(b) screen mechanical plant or equipment.</p>	<p><b>P2</b></p> <p>Alterations on ground floors must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to:</p> <p>(a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space;</p> <p>(b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints.</p>

LAU-P9.6.4 Landscaping

Objective:	That new development provides acceptable levels of landscaping.
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>A minimum of 5% of any uncovered car park is to be landscaped.</p> <p><b>A1.2</b></p> <p>A minimum of 1 tree (capable of growing to a height of not less 5.0m) per 250m<sup>2</sup> of the land must be provided.</p>	<p><b>P1</b></p> <p>Landscaping must be provided at a level that enhances the appearance of the land, having regard to:</p> <p>(a) the need to soften and screen the buildings and the car park;</p> <p>(b) providing shade for occupants of the land; and</p> <p>(c) providing shade to car parking areas.</p>

**LAU-P9.7 Development Standards for Subdivision****LAU-P9.7.1 Subdivision**

Objective:	<p>(a) To achieve subdivision that aligns with the purpose of the zone and the use and development standards; and</p> <p>(b) That each lot has appropriate water supply, wastewater and stormwater disposal.</p>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be for:</p> <p>(a) re-alignment of the boundaries of existing lots;</p> <p>(b) consolidation of titles in relation to the land;</p> <p>(c) creation of lots for the maintenance of the flood protection levee; or</p> <p>(d) boundary adjustment.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding a lot created for the maintenance of the flood protection levee, must be connected to a:</p> <p>(a) full water supply service;</p> <p>(b) reticulated sewerage system;</p> <p>(c) public stormwater system.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>

**LAU-P9.8 Tables**

This sub-clause is not used in this particular purpose zone.

## LAU-P10.0 Particular Purpose Zone 10 - Birch Avenue Storage Centre

### LAU-P10.1 Zone Purpose

The purpose of the Particular Purpose Zone – Birch Avenue Storage is:

- LAU-P10.1.1 To provide for reuse of the site for a range of primarily storage activities where off site impacts can be appropriately managed to minimise impacts on the amenity and safety of other nearby uses.
- LAU-P10.1.2 To provide for use and development at an intensity that respects the residential amenity of residential zones.
- LAU-P10.1.3 To provide for use and development at an intensity that respects the amenity and safety of adjoining recreational uses and nearby non-residential uses.
- LAU-P10.1.4 To provide for use and development that does not adversely impact on the safety and efficiency of the local road network.
- LAU-P10.1.5 To enable public authorities to maintain public utilities and infrastructure.

### LAU-P10.2 Local Area Objectives

This sub-clause is not used in this specific area plan.

### LAU-P10.3 Definition of Terms

- LAU-P10.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
commercial vehicle	means a vehicle class 4 and above as defined in the ARX vehicle classification system.
light vehicle	means a vehicle class 3 and below as defined in the ARX vehicle classification system.
outdoor storage area	means land for outdoor storage of goods, machinery, vehicles, and shipping containers.
public authority	means: (a) an Agency, within the meaning of the <i>State Service Act 2000</i> ; (b) a council; (c) a statutory authority; (d) a council-owned company; or (e) a State-owned company.

**LAU-P10.4 Use Table**

Use Class	Qualification
<b>No Permit Required</b>	
Natural and cultural values management	
Passive recreation	
<b>Permitted</b>	
Storage	If for: <ul style="list-style-type: none"> <li>(a) contractors yard;</li> <li>(b) vehicle storage, including buses;</li> <li>(c) shipping container storage;</li> <li>(d) warehouse; or</li> <li>(e) self storage.</li> </ul>
Utilities	If for minor utilities.
<b>Discretionary</b>	
Bulky goods sales	If for shipping container sales.
Business and professional services	If for drug and alcohol and pre-employment medical assessments.
Educational and occasional care	If for an employment training centre.
Storage	If: <ul style="list-style-type: none"> <li>(a) for storing empty garbage bins; and</li> <li>(b) not listed as Permitted.</li> </ul>
Transport depot and distribution	If for road freight terminal.
<b>Prohibited</b>	
All other uses	

## LAU-P10.5 Use Standards

### LAU-P10.5.1 Intensity of use

Objective:	That uses:  (a) do not cause an unreasonable loss of amenity to residential zones; and  (b) do not unreasonably interfere with the adjoining recreational uses.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Hours of operation of a use, excluding office and administrative tasks, must be within the hours of:  (a) 7.00am to 7.00pm Monday to Friday; and  (b) 8.00am to 7.00pm Saturday, Sunday and public holidays.	<b>P1</b>  Hours of operation of a use, excluding office and administrative tasks, must not cause an unreasonable loss of amenity to any adjoining residential zone, or unreasonably impact on the operation of the adjoining recreational uses, having regard to:  (a) the timing, duration or extent of vehicle movements;  (b) noise or other emissions caused by the use;  (c) the hours of operation and emissions of nearby uses; and  (d) any advice from a suitably qualified person.
<b>A2</b>  External lighting for a use must be baffled so that direct light does not extend into the adjoining land.	<b>P2</b>  No Performance Criteria.

### LAU-P10.5.2 Commercial vehicle movements

Objective:	That:  (a) commercial and light vehicle movements do not cause an unreasonable impact on the safety of users of the adjoining recreational use;  (b) the type, number and frequency of vehicle movements are managed to maintain the safety and efficiency of the local road network; and  (c) the type, number and frequency of vehicle movements do not cause an unreasonable loss of amenity to residential use in the locality.
Acceptable Solutions	Performance Criteria
<b>A1.1</b>  Total weekday vehicle movements to and from the site must be not more than 46 commercial vehicle movements and 150 light vehicle movements each week.  <b>A1.2</b>	<b>P1</b>  Commercial and light vehicle movements do not cause an unreasonable loss of amenity to the adjoining recreational use, the safety and efficiency of the local road network and any residential use in the locality, having regard to:

Total weekend and public holiday vehicle movements to and from the site must be not more than 14 commercial vehicle movements and 76 light vehicle movements each week.	<ul style="list-style-type: none"> <li>(a) the nature of the surrounding road network;</li> <li>(b) the time and duration of commercial vehicle movements;</li> <li>(c) the number and frequency of commercial vehicle movements;</li> <li>(d) the size of commercial vehicles involved;</li> <li>(e) manoeuvring required by the commercial vehicles, including reversing and associated warning noise;</li> <li>(f) any noise mitigation measures between the vehicle movement areas and the residential area; and</li> <li>(g) potential for conflict with residential traffic, the adjoining recreational use, and non-residential uses in the surrounding area.</li> </ul>
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## LAU-P10.6 Development Standards for Buildings and Works

### LAU-P10.6.1 Building height

Objective:	<p>That building height:</p> <ul style="list-style-type: none"> <li>(a) is necessary for the operation of the use;</li> <li>(b) does not cause an unreasonable impact on adjoining land; and</li> <li>(c) is consistent with the height of existing buildings on the site.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than 10m.</p>	<p><b>P1</b></p> <p>Building height must be necessary for the operation of the use, not cause an unreasonable impact on adjoining land, and be consistent with the height of existing buildings on the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the siting, bulk and form of the building;</li> <li>(b) separation from existing uses on adjoining land; and</li> <li>(c) any buffers created by natural or other features.</li> </ul>
<p><b>A2</b></p> <p>Building height within 10m of a residential zone, must be not more than 8.5m.</p>	<p><b>P2</b></p> <p>Building height within 10m of a residential zone must not cause an unreasonable loss of residential amenity to adjoining land, having regard to:</p>

	<ul style="list-style-type: none"> <li>(a) overshadowing and reduction of sunlight to habitable rooms and private open space of dwellings;</li> <li>(b) overlooking and reduction of privacy;</li> <li>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining land; and</li> <li>(d) the cumulative impact on amenity of the proposed development and existing buildings on the site.</li> </ul>
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LAU-P10.6.2      Setbacks

Objective:	<p>That setbacks for buildings and service infrastructure:</p> <ul style="list-style-type: none"> <li>(a) are appropriate for the site;</li> <li>(b) do not cause an unreasonable loss of amenity to adjoining residential zones and adjoining recreational uses;</li> <li>(c) allow opportunities to construct buildings of a similar scale to existing buildings on the site; and</li> <li>(d) allow opportunities for landscaping.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> <li>(a) not less than 5.5m; or</li> <li>(b) not less than half the wall height of the building, whichever is the greater.</li> </ul>	<p><b>P1</b></p> <p>Buildings must be sited to allow adequate space for landscaping, not cause an unreasonable loss of residential amenity to adjoining residential zones, or to the adjacent recreational zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the setback of buildings on adjacent land;</li> <li>(b) overshadowing and reduction of sunlight to habitable rooms and private open space of dwellings;</li> <li>(c) overlooking and reduction of privacy;</li> <li>(d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjacent property; and</li> <li>(e) the scale, bulk or proportions of the existing buildings on the site.</li> </ul>
<p><b>A2</b></p> <p>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a</p>	<p><b>P2</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators</p>



distance of not less than 10m from a residential zone.	<p>within 10m of a residential zone must be located, baffled or insulated to not cause an unreasonable loss of residential amenity to adjoining residential zones, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics and frequency of emissions generated;</li> <li>(b) the nature of the proposed use;</li> <li>(c) the topography of the site and location of sensitive uses; and</li> <li>(d) any proposed mitigation measures.</li> </ul>
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LAU-P10.6.3 Fencing

Objective:	That fencing does not cause an unreasonable loss of residential amenity to adjoining residential zones.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	<p>Fencing, for security purposes, on a common boundary with land in a residential zone, must:</p> <ul style="list-style-type: none"> <li>(a) have a height of not more than 2.1m; and</li> <li>(b) not contain barbed wire.</li> </ul>	<p><b>P1</b></p> <p>Fences that have a common boundary with land in a residential zone must not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> <li>(a) fence height, design, location and extent; and</li> <li>(b) the proposed materials and construction.</li> </ul>

LAU-P10.6.4 Landscaping

Objective:	That landscaping enhances the amenity and appearance of the site when viewed from adjoining recreational and residential zones.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	No Acceptable Solution.	<p><b>P1</b></p> <p>Where buildings are proposed within 10m of land in a residential zone, the area within the building setback must be landscaped, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of the setback;</li> <li>(b) the topography of the site;</li> <li>(c) existing vegetation on the site; and</li> <li>(d) the location, type and growth of the proposed vegetation.</li> </ul>

<p><b>A2</b></p> <p>Where buildings are proposed within 10m of land in the Recreation Zone, a minimum of 50% of the area between the building and the boundary must be landscaped.</p>	<p><b>P2</b></p> <p>Where buildings are proposed, landscaping must improve the amenity and appearance of the site when viewed from adjoining land in the Recreation Zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any existing vegetation;</li> <li>(b) shade for users of the site and car parking areas;</li> <li>(c) the location, type and growth of the proposed vegetation;</li> <li>(d) the area set aside for landscaping and its suitability;</li> <li>(e) any proposed screening; and</li> <li>(f) the character of the surrounding area.</li> </ul>
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LAU-P10.6.5 Site Coverage

Objective:	To restrict the intensity of development to mitigate impacts on the amenity of adjoining residential zones, and on the safety and efficiency of the local road network
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>The site coverage must be not more than 25%.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>

LAU-P10.6.6 Outdoor Storage

Objective:	<p>That:</p> <ul style="list-style-type: none"> <li>(a) outdoor storage areas do not unreasonably impact on the amenity of adjoining residential zones; and</li> <li>(b) outdoor storage areas do not unreasonably detract from the visual amenity of users of the adjoining recreational facility and other adjoining non-residential land uses.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Goods stored outdoors, including shipping container storage, must:</p> <ul style="list-style-type: none"> <li>(a) have a height not more than 8m or 3 shipping container stacks;</li> </ul>	<p><b>P1</b></p> <p>No Performance Criterion.</p>

<p>(b) be setback at least 5.5m from adjoining residential zones and the common boundary with General Law deed 22/3251; and</p> <p>(c) be setback at least 1m from the common boundary with folio of the Register 112488/1.</p>	
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## LAU-P10.7 Development Standards for Subdivision

### LAU-P10.7.1 Subdivision

Objective:	To restrict subdivision due to access and environmental constraints.	
Acceptable Solutions	Performance Criteria	
<p><b>A1</b></p> <p>Subdivision must be for:</p> <p>(a) re-alignment of the boundaries of existing lots; or</p> <p>(b) consolidation of titles; or</p> <p>(c) creation of lots for the maintenance of the flood protection levee.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>	

### LAU-P10.7.2 Setback to levee banks

Objective:	That new buildings and works retain sufficient separation for safe circulation, maintenance and use of flood mitigation infrastructure.	
Acceptable Solutions	Performance Criteria	
<p><b>A1</b></p> <p>Buildings and works, including extensions to buildings, must be set back 15m from the toe of the flood levee, and 20m from a levee embankment unless:</p> <p>(a) for temporary works or structures, capable of being removed; or</p> <p>(b) for works and structures required to maintain, repair or upgrade the existing levee system, existing pedestrian or bicycle infrastructure, or natural values management.</p>	<p><b>P1</b></p> <p>Building and works, including extensions to buildings, must be setback a sufficient distance from flood mitigation infrastructure to allow for safe circulation, maintenance and the use of flood mitigation infrastructure, having regard to:</p> <p>(a) the structural integrity of the levees;</p> <p>(b) amenity of the levee walkway; and</p> <p>(c) access to the levees for maintenance and repairs.</p>	

## LAU-P10.8 Tables

This sub-clause is not used in this specific area plan.

## LAU-S1.0 Mount Stuart Drive Specific Area Plan

### LAU-S1.1 Plan Purpose

The purpose of the Mount Stuart Drive Specific Area Plan is:

- LAU-S1.1.1 To provide residential subdivision appropriate to the entry to the City along the East Tamar Highway corridor.

### LAU-S1.2 Application of this Plan

- LAU-S1.2.1 The specific area plan applies to the area of land designated as Mount Stuart Drive Specific Area Plan on the overlay maps and in Figure LAU-S1.1.
- LAU-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to, and in substitution for, the provisions of the General Residential Zone, as specified in the relevant provision.

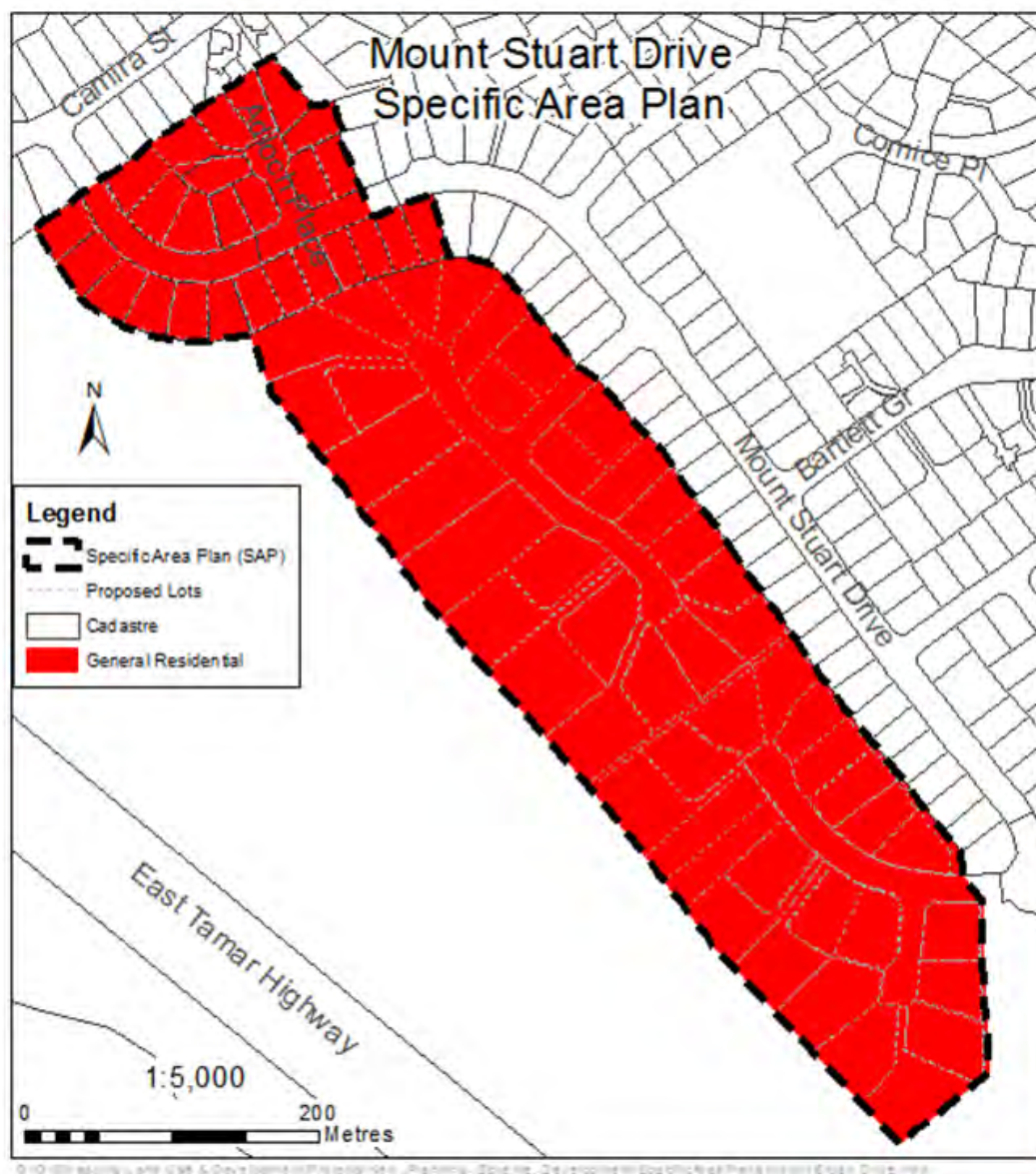


Figure LAU-S1.1 Mount Stuart Drive Specific Area Plan as required by clause LAU-S1.8.1 A1

### **LAU-S1.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **LAU-S1.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

### **LAU-S1.5 Use Table**

This sub-clause is not used in this specific area plan.

### **LAU-S1.6 Use Standards**

This sub-clause is not used in this specific area plan.

### **LAU-S1.7 Development Standards for Buildings and Works**

#### **LAU-S1.7.1 Development on lots**

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings, and in substitution for General Residential Zone – clause 8.5 Development Standards for Non-dwellings.

<b>Objective:</b>	That development, excluding for Visitor Accommodation, maintains an appropriate density and minimises visual impact.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>  Development on a lot, excluding for Visitor Accommodation, is limited to a single dwelling.	<b>P1</b>  No Performance Criterion.

### **LAU-S1.8 Development Standards for Subdivision**

#### **LAU-S1.8.1 Subdivision**

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision.

<b>Objective:</b>	That the layout of lots implements the specific area plan.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must be substantially in accordance with the lot layout shown in Figure LAU-S1.1.	<b>P1</b>  No Performance Criterion.

## **LAU-S1.9    Tables**

This sub-clause is not used in this specific area plan.

## LAU-S2.0 The Green Specific Area Plan

### LAU-S2.1 Plan Purpose

The purpose of The Green Specific Area Plan is:

- LAU-S2.1.1 To provide for a range of housing types and densities and supporting local services.
- LAU-S2.1.2 To provide a range of lots to accommodate affordable housing density.
- LAU-S2.1.3 To improve road connectivity between the northern suburbs and the City.

### LAU-S2.2 Application of this Plan

- LAU-S2.2.1 The specific area plan applies to the area of land designated as The Green Specific Area Plan on the overlay maps and in Figure LAU-S2.1.
- LAU-S2.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, the provisions of the General Residential Zone, as specified in the relevant provisions.

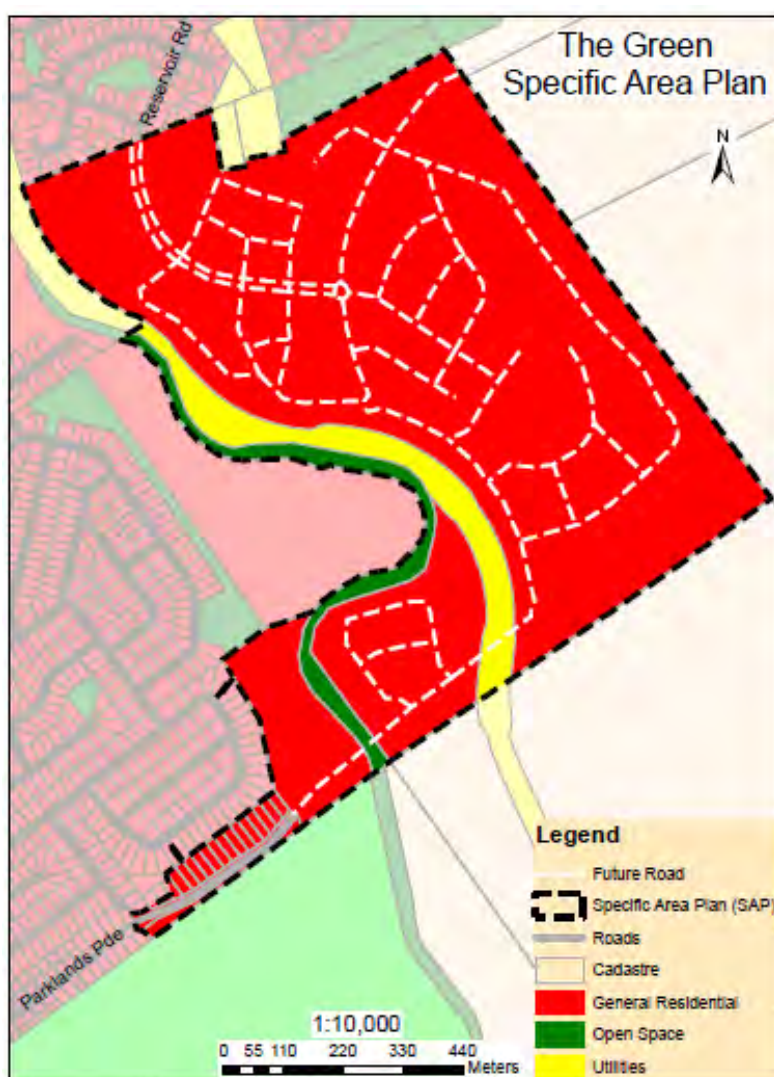


Figure LAU-S2.1 The Green Specific Area Plan as required by clause LAU-S2.2.1

### LAU-S2.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

### LAU-S2.4 Definition of Terms

LAU-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
water sensitive urban design	means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to natural hydrological and ecological cycles.

### LAU-S2.5 Use Table

This sub-clause is not used in this specific area plan.

### LAU-S2.6 Use Standards

This sub-clause is not used in this specific area plan.

### LAU-S2.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

### LAU-S2.8 Development Standards for Subdivision

LAU-S2.8.1 The Green Specific Area Plan

This clause is in substitution for the General Residential Zone - clause 8.6.1 A1 and P1 Lot design.

Objective:	That use and development is in accordance with the Green Specific Area Plan.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Each lot, or lot proposed in a plan of subdivision, must be substantially in accordance with Figure LAU-S2.2 and: <ul style="list-style-type: none"> <li>(a) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>(i) all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>(ii) easements or other title restrictions that limit or restrict development;</li> </ul> </li> </ul>		<b>P1</b> Subdivision not substantially in accordance with Figure LAU-S2.2 must achieve a range of lot sizes within an integrated suburban subdivision layout, having regard to: <ul style="list-style-type: none"> <li>(a) lot sizes suitable for a range of housing forms and densities;</li> <li>(b) interconnectivity with pedestrian and cycle paths, and a network of open spaces responsive to the needs of the residents; and</li> </ul>



<p>(b) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>(c) be required for public use by the Crown, a council or a State authority;</p> <p>(d) be required for the provision of Utilities; or</p> <p>(e) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(c) provision for a local neighbourhood centre, readily accessible by the residents of the site and surrounding residential area.</p> <p><b>P1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p>
<p><b>A2</b></p> <p>Subdivision must provide on-site detention of stormwater and include Water Sensitive Urban Design principles. The stormwater detention system must limit the flow of stormwater from the area of The Green Specific Area Plan to the flow rate as if the land remained undeveloped.</p>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>A3</b></p> <p>Subdivision must be in accordance with a vegetation management plan for the area of The Green Specific Area Plan identifying the protection of threatened species and an eradication program for weeds and approved by council.</p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
<p><b>A4.1</b></p> <p>The staging of subdivision must be in accordance with the stages listed in Figure LAU-S2.2 and Table LAU-S2.9.1.</p> <p><b>A4.2</b></p> <p>Subdivision must provide for a collector road between Parklands Parade and Reservoir Road capable of accommodating a public bus route.</p> <p><b>A4.3</b></p>	<p><b>P4</b></p> <p>Subdivision must be staged to achieve orderly and efficient delivery of residential areas, having regard to:</p> <p>(a) the completion of road connections;</p> <p>(b) the integration of development with surrounding areas;</p> <p>(c) residential amenity in the completed stages of the development;</p> <p>(d) the anticipated take up of residential lots; and</p>

The collector road must be completed as a through road prior to the completion of Stage 4 as referred to in Figure LAU-S2.2 and Table LAU-S2.9.1.

(e) provision of, and access to, services and open space.



Figure LAU-S2.2 - Staging of subdivision and road connections as required by clause LAU-S2.8.1 A1, clause LAU-S2.8.1 P1, clause LAU-S2.8.1 A4.1 and clause LAU-S2.8.1 A4.3

**LAU-S2.9 Tables**

Table LAU-S2.9.1 Staging of subdivision and road connections.

Stage 1	Meadowbank Road to the abandoned railway reserve.
Stage 2	Abandoned railway reserve to the Bell Bay Railway Line.
Stage 3	Bridge over Bell Bay Railway Line and area between Bell Bay Railway Line, south-east boundary, north-east boundary and land incorporating proposed oval.
Stage 4	Area or sub-stages following the south-western boundary, completion of collector road to Reservoir Road.
Stage 5	Area or sub-stages following the north-western and north-eastern boundaries, construction of road access to north-eastern boundary.

## **LAU-S3.0 Raglan Street Specific Area Plan**

### **LAU-S3.1 Plan Purpose**

The purpose of the Raglan Street Specific Area Plan is:

- LAU-S3.1.1 To provide for co-ordinated subdivision of the properties within the area covered by the specific area plan.
- LAU-S3.1.2 To co-ordinate provisions of infrastructure and roadworks.
- LAU-S3.1.3 To provide for residential amenity along the Midland Highway and the Kings Meadows Connector.

### **LAU-S3.2 Application of this Plan**

- LAU-S3.2.1 The specific area plan applies to the area of land designated as Raglan Street Specific Area Plan on the overlay maps and in Figure LAU-S3.2.1.
- LAU-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the General Residential Zone, as specified in the relevant provision.

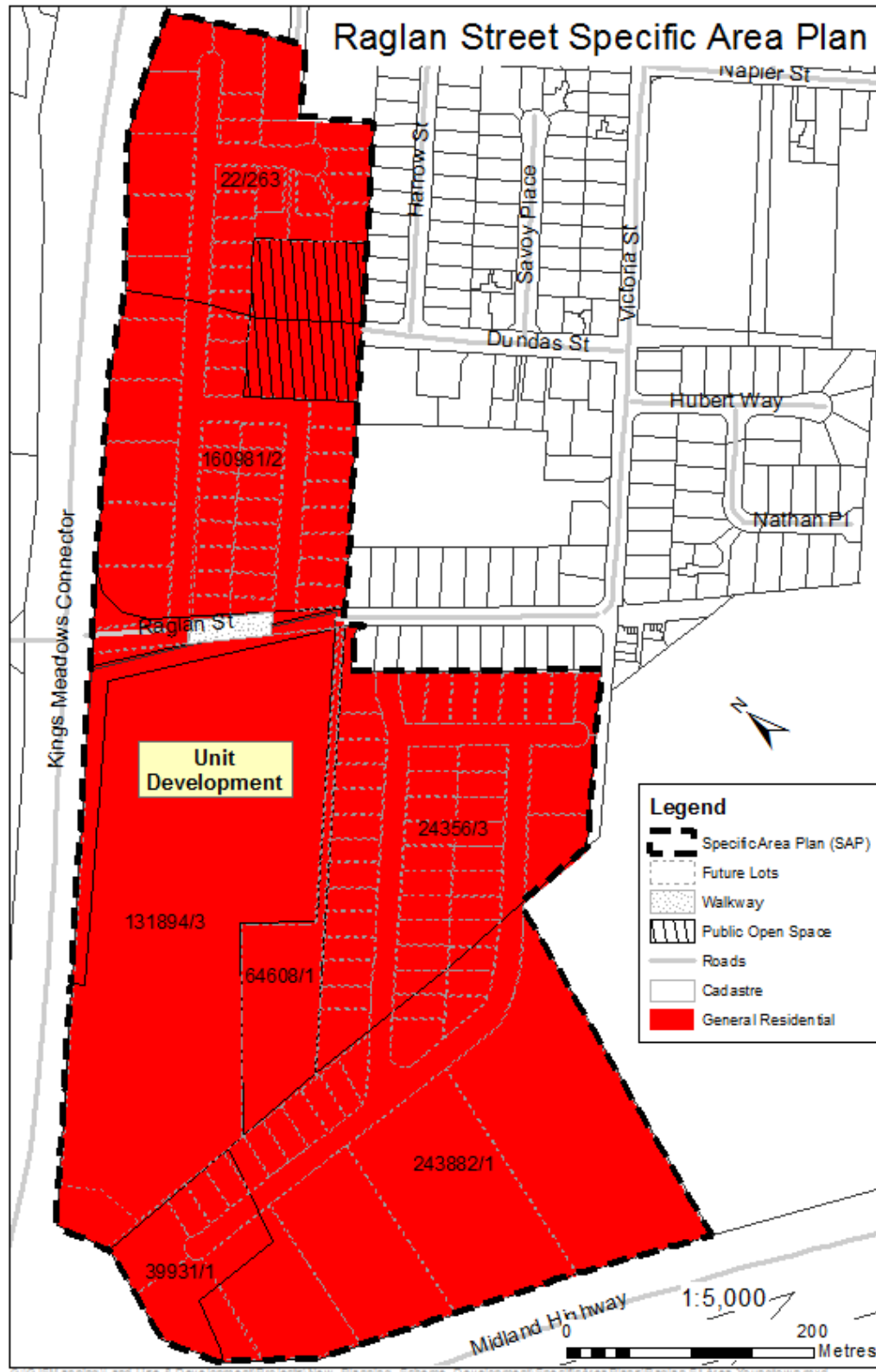


Figure LAU-S3.1 Raglan Street Specific Area Plan as required by clause LAU-S3.2.1, clause LAU-S3.8.1 A1 and clause LAU-S3.8.1 P1

### LAU-S3.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

#### **LAU-S3.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

#### **LAU-S3.5 Use Table**

This sub-clause is not used in this specific area plan.

#### **LAU-S3.6 Use Standards**

This sub-clause is not used in this specific area plan.

#### **LAU-S3.7 Development Standards for Buildings and Works**

##### **LAU-S3.7.1 Contributions**

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings.

Objective:	That the owners of property in the Raglan Street Specific Area Plan contribute to infrastructure costs in constructing roadworks along the Raglan Street road reserve and a roundabout at the intersection of Raglan Street and the Kings Meadows Connector.	
Acceptable Solutions		Performance Criteria

**A1.1**

Development for multiple dwellings must not be approved until the infrastructure contribution for land shown in the table to this clause is paid as specified.

The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.

Property (folio of the Register reference)	Area (ha)	Road Asset Contribution (as of 1 July 2009)
24388/1	8.292	\$254,019.00
39931/1	1.101	\$33,728.00
24356/3	4.963	\$152,038.00
112401/1	5.358	\$164,139.00
131894/3	7.171	\$219,678.00
64608/1	0.224	\$6,863.00
CNV 22/263	4.280	\$131,114.00
<b>TOTAL</b>	<b>31.389</b>	<b>\$961,579.00</b>

or;

**A1.2**

Development for multiple dwellings must not be approved until the council's General Manager has provided written advice that satisfactory payment arrangement have been entered into with Council for the infrastructure contribution as shown in the table to this clause.

The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.

**P1**

No Performance Criterion.

## LAU-S3.8 Development Standards for Subdivision

### LAU-S3.8.1 Subdivision

This clause is in addition for General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That subdivision implements the Raglan Street Specific Area Plan.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed on a plan of subdivision, must be substantially in accordance with the lot layout shown on Figure LAU-S3.1.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, that is not in accordance with the lot layout shown in Figure LAU-S3.1 must be assessed against the provisions for subdivision in the General Residential Zone.</p>

### LAU-S3.8.2 Contributions

This clause is in addition for General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That the owners of property in the Raglan Street Specific Area Plan contribute to infrastructure costs in constructing roadworks along the Raglan Street road reserve and a roundabout at the intersection of Raglan Street and the Kings Meadows Connector.
Acceptable Solutions	Performance Criteria



**A1.1**

Development for subdivision must not be approved until the infrastructure contribution for land shown in the table to this clause is paid as specified.

The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.

Property (folio of the Register reference)	Area (ha)	Road Asset Contribution (as of 1 July 2009)
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64608/1	0.224	\$6,863.00
CNV 22/263	4.280	\$131,114.00
<b>TOTAL</b>	<b>31.389</b>	<b>\$961,579.00</b>

or;

**A1.2**

Development for subdivision must not be approved until the council's General Manager has provided written advice that satisfactory payment arrangement have been entered into with Council for the infrastructure contribution as shown in the table to this clause.

The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.

**P1**

No Performance Criterion.

**LAU-S3.9 Tables**

This sub-clause is not used in this specific area plan.

## **LAU-S4.0 Hillary Street Specific Area Plan**

### **LAU-S4.1 Plan Purpose**

The purpose of the Hillary Street Specific Area Plan is:

- LAU-S4.1.1 To provide for orderly development within the Hillary Street Special Area Plan and to coordinate the provision of infrastructure across land with multiple ownership.
- LAU-S4.1.2 To ensure that road and pedestrian network connectivity is provided in a coordinated and predetermined way.
- LAU-S4.1.3 To identify the preferred layout of public open space.

### **LAU-S4.2 Application of this Plan**

- LAU-S4.2.1 The specific area plan applies to the area of land designated as Hillary Street Specific Area Plan on the overlay maps and in Figure S4.1.
- LAU-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the:
  - (a) General Residential Zone; and
  - (b) Low Density Residential Zone,as specified in the relevant provision.

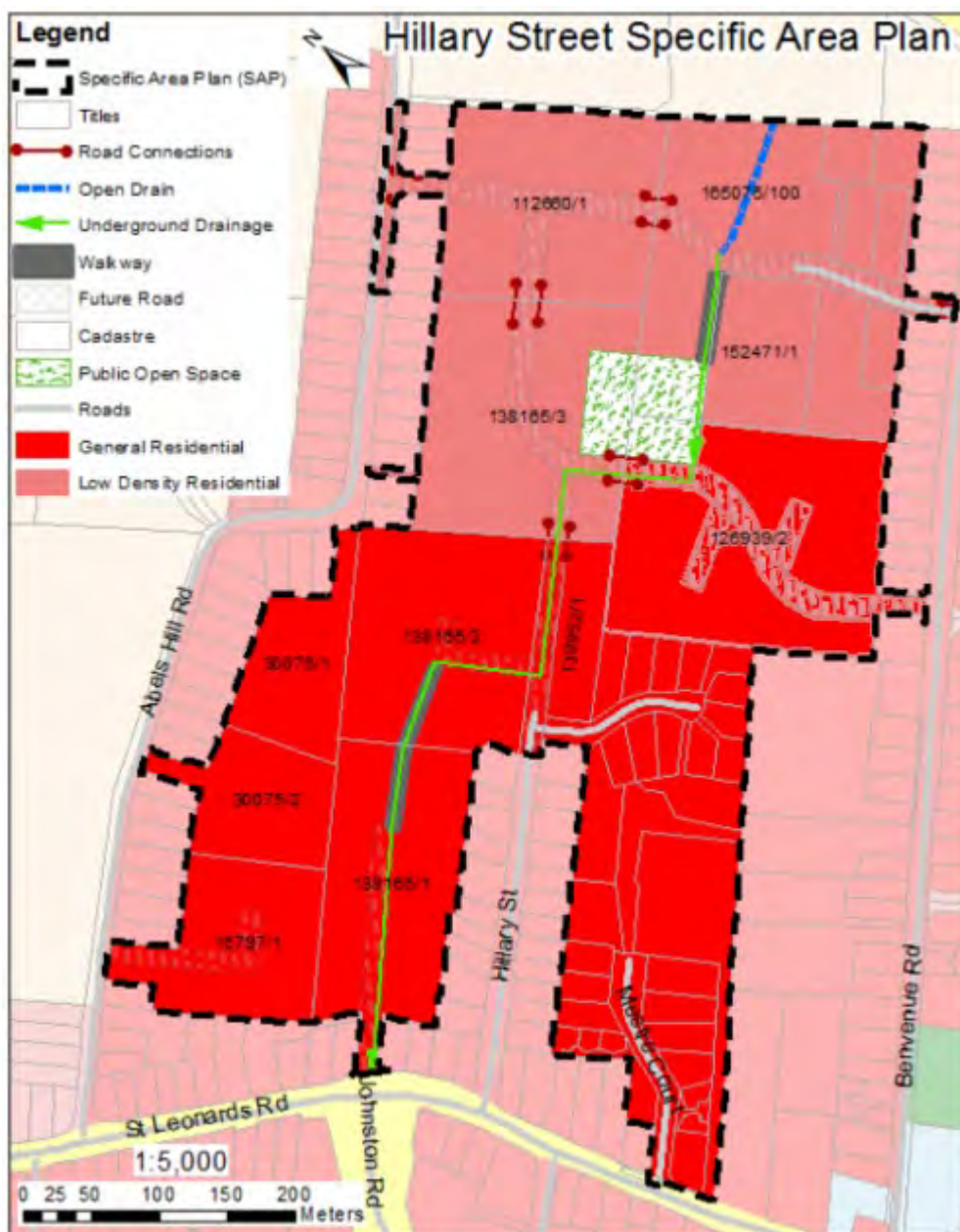


Figure LAU-S4.1 - Hillary Street Specific Area Plan as required by clause LAU-S4.2.1, clause LAU-S4.8.1 A1, clause LAU-S4.8.1 A2.1, clause LAU-S4.8.1 A2, and clause LAU-S4.8.1 A3(a)

### LAU-S4.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

### LAU-S4.4 Definition of Terms

This sub-clause is not used in this specific area plan.

### LAU-S4.5 Use Table

This sub-clause is not used in this specific area plan.

## LAU-S4.6 Use Standards

This sub-clause is not used in this specific area plan.

## LAU-S4.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

## LAU-S4.8 Development Standards for Subdivision

### LAU-S4.8.1 Subdivision

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, and Low Density Residential Zone - clause 10.6 Development Standards for Subdivision.

Objective:	That development for subdivision is in accordance with the Hillary Street Specific Area Plan.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Road and walkway connections must be provided as shown on Figure LAU-S4.1;		<b>P1</b> No Performance Criterion.
<b>A2.1</b> The stormwater system must be provided as shown on the Figure LAU-S4.1. <b>A2.2</b> All stormwater drainage shown on Figure LAU-S4.1 for a site must be constructed during the first stage of any subdivision.		<b>P2</b> No Performance Criterion.
<b>A3</b> Public open space: (a) must be provided in accordance with Figure LAU-S4.1; or (b) if no public open space is provided, a cash contribution of 5% of the unimproved value of the site must be paid to the council.		<b>P3</b> No Performance Criterion.

## LAU-S4.9 Tables

This sub-clause is not used in this specific area plan.

## **LAU-S5.0 Drivers Run Specific Area Plan**

### **LAU-S5.1 Plan Purpose**

The purpose of the Drivers Run Specific Area Plan is:

- LAU-S5.1.1 To provide for development of low density lots in a coordinated and environmentally sustainable manner.
- LAU-S5.1.2 To conserve remnant bushland to protect water quality, heritage and natural values.
- LAU-S5.1.3 To provide for community conservation and recreational use of the bushland.

### **LAU-S5.2 Application of this Plan**

- LAU-S5.2.1 The specific area plan applies to the area of land designated as Drivers Run Specific Area Plan on the overlay maps and in Figure S5.1.
- LAU-S5.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and addition to, the provisions of the:
  - (a) Rural Living Zone; and
  - (b) Rural Zone,as specified in the relevant provision.

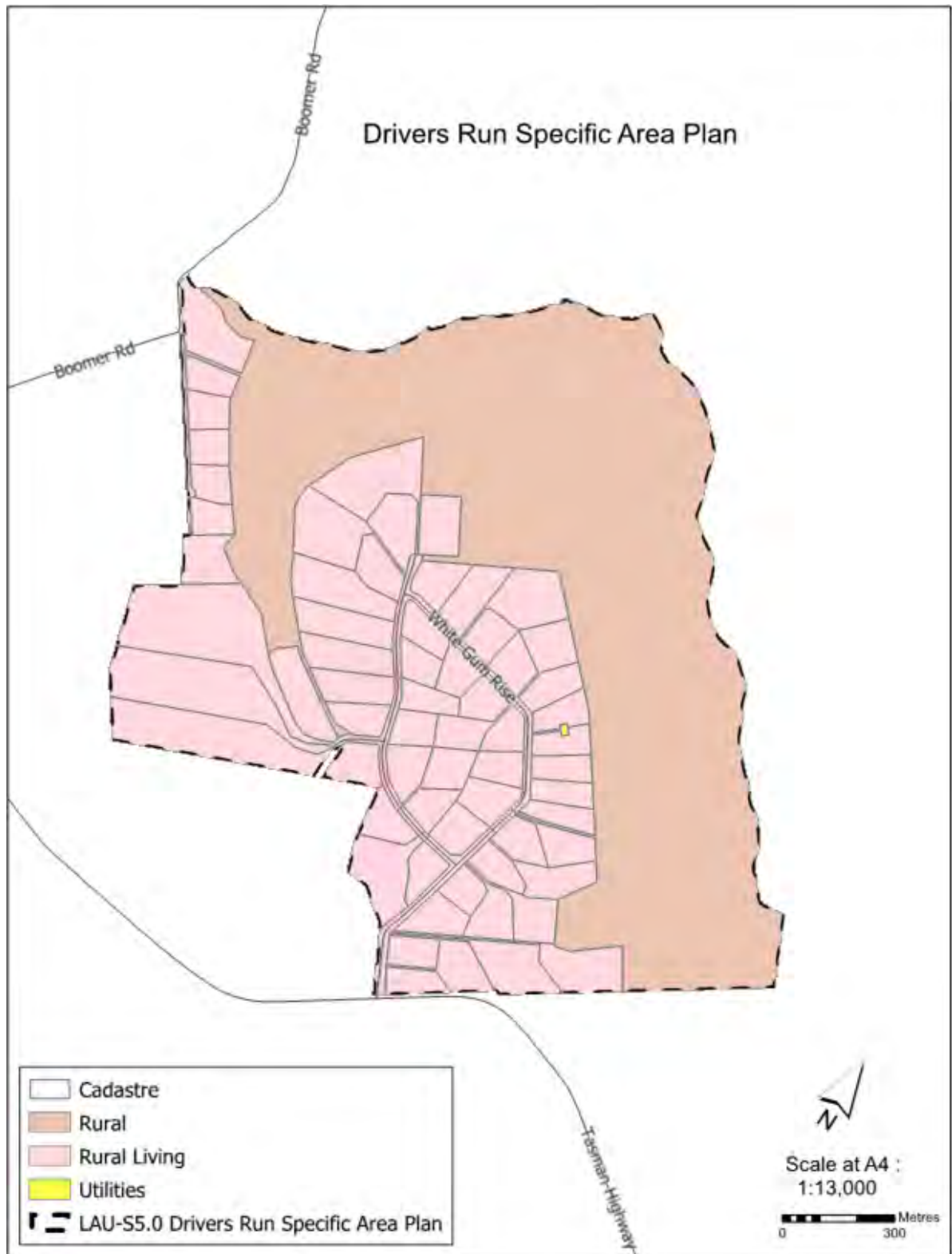


Figure LAU-S5.1 Drivers Run Specific Area Plan as required by clause LAU-S5.2.1, clause LAU-S5.8.1 A1 and clause LAU-S5.8.1 P1

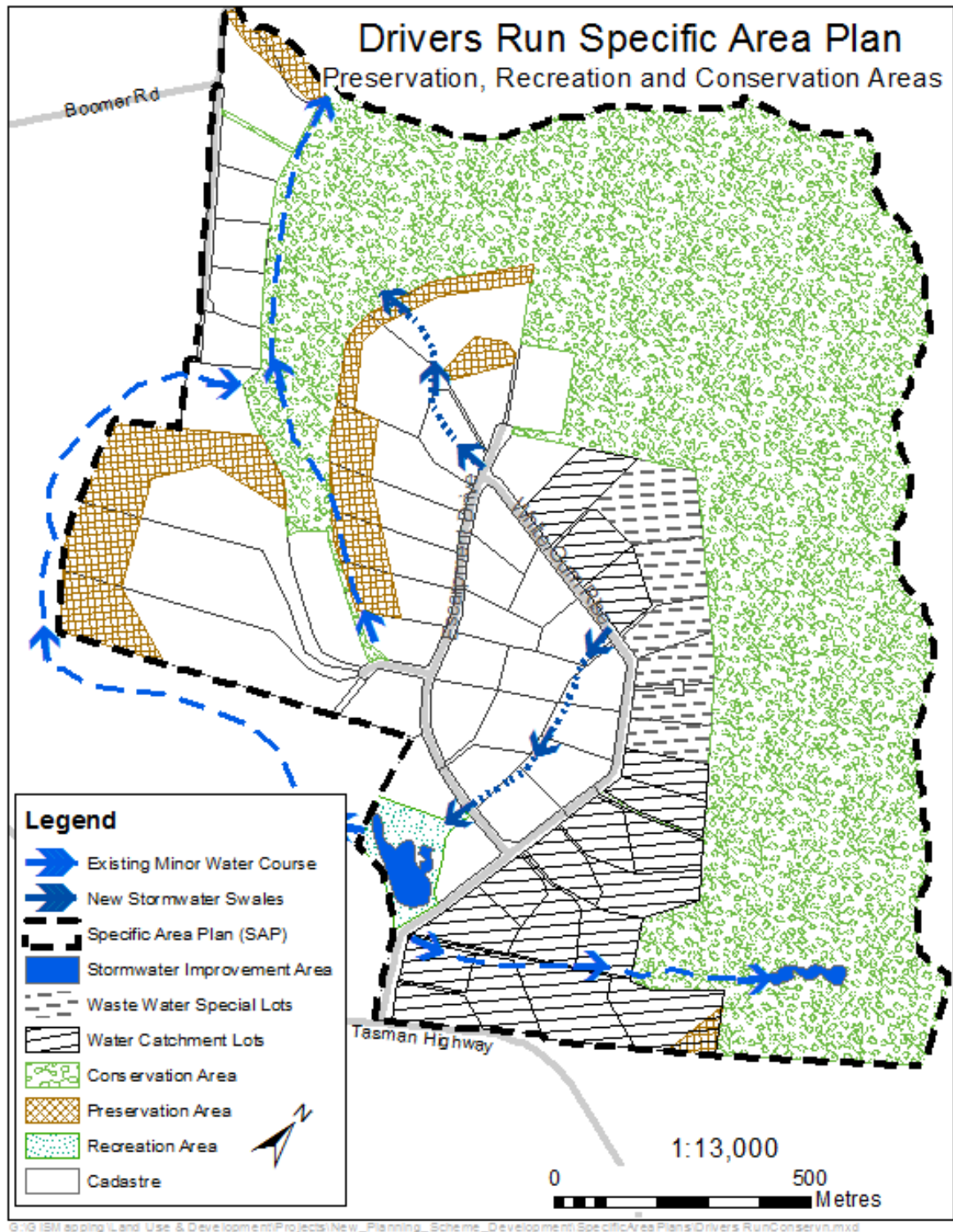


Figure LAU-S5.2 Drivers Run Specific Area Plan Preservation, Recreation and Conservation Areas as required by clause LAU-S5.7.2 A1, clause LAU-S5.7.3 A1 and clause LAU-S5.8.1 P1(d)

### LAU-S5.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

## LAU-S5.4 Definition of Terms

LAU-S5.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
water sensitive urban design	means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to natural hydrological and ecological cycles.

## LAU-S5.5 Use Table

LAU-S5.5.1 Recreation Area

This clause is in substitution for Rural Living Zone - clause 11.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If for grazing.
<b>Permitted</b>	
Utilities	If for minor utilities.
Visitor Accommodation	
<b>Discretionary</b>	
Community Meeting and Entertainment	
General Retail and Hire	If for a local shop or market.
Utilities	
<b>Prohibited</b>	
All other uses	



LAU-S5.5.2 Conservation Area and Preservation Area

This clause is in substitution for Rural Living Zone - clause 11.2 Use Table, and Rural Zone – clause 20.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
<b>Permitted</b>	
Resource Development	If for grazing.
Visitor Accommodation	If in a Rural Living Zone.
<b>Discretionary</b>	
Utilities	
<b>Prohibited</b>	
All other uses	

## LAU-S5.6 Use Standards

This sub-clause is not used in this specific area plan.

## LAU-S5.7 Development Standards for Buildings and Works

### LAU-S5.7.1 Building height

This clause is in substitution for Rural Living Zone - clause 11.4.2 A1 and P1 Building height, setback and siting.

Objective:	That development implements the purposes of the specific area plan.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Building height must be not more than: <ul style="list-style-type: none"> <li>(a) 6m; or</li> <li>(b) 7m, if the slope of the land within the building footprint is 15% or greater.</li> </ul>		<b>P1</b> Building height must be designed to be compatible with the natural landscape and minimise the visual impact when viewed from any point outside the lot, having regard to: <ul style="list-style-type: none"> <li>(a) the topography of the site; and</li> <li>(b) screening provided by existing trees where a suitably qualified person determines that with normal growth, the vegetation would not be</li> </ul>

	required to be removed later for safety purposes.
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LAU-S5.7.2 Waste water, stormwater and rainwater tanks

This clause is in addition for Rural Living Zone - clause 11.4 Development Standards for Buildings and Works.

Objective:	That development implements the purposes of the specific area plan.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  All lots within the land designated as Waste Water Special Lots on Figure S5.2 must have Aerated Wastewater Treatment Systems (AWTS) for waste water disposal installed.		<b>P1</b>  No Performance Criterion.
<b>A2</b>  All stormwater must be contained within each lot.		<b>P2</b>  Development must appropriately manage off site stormwater runoff, having regard to: <ul style="list-style-type: none"> <li>(a) minimising site disturbance;</li> <li>(b) retaining native vegetation;</li> <li>(c) detaining stormwater through the use of permeable paving, pebble paths, infiltration trenches, soak wells, lawn garden areas and swales;</li> <li>(d) grading impervious surfaces such as driveways, to drain to vegetated areas;</li> <li>(e) utilising landscaping to reduce peak stormwater discharges, increase groundwater recharge, reduce erosion and sedimentation and increased retention of soil moisture; and</li> <li>(f) other water sensitive urban design principles.</li> </ul>
<b>A3</b>  Residential development for a single dwelling must have a rainwater tank with a capacity of not less than 10,000L for collection and use of water.		<b>P3</b>  No Performance Criterion.

LAU-S5.7.3 Vegetation removal

This clause is in addition to Rural Living Zone - clause 11.4 Development Standards for Buildings and Works.

Objective:	That development implements the purposes of the specific area plan.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Removal, destruction or lopping of trees in the land shown as a conservation area or preservation area on Figure LAU-S5.2 must only occur if it is: <ul style="list-style-type: none"> <li>(a) for the construction and maintenance of planned trails;</li> <li>(b) for the removal of trees required to facilitate a use or development that has been granted a permit by the planning authority;</li> <li>(c) in accordance with an approved fire management plan; or</li> <li>(d) in accordance with a management plan that has been developed as part of a conservation covenant.</li> </ul>		<b>P1</b>  No Performance Criterion.

## LAU-S5.8 Development Standards for Subdivision

LAU-S5.8.1 Subdivision

This clause is in addition to the Rural Living Zone - clause 11.5 Development Standards for Subdivision, and in substitution for the Rural Zone – clause 20.5 Development Standards for Subdivision.

Objective:	That each lot implements the purposes of the specific area plan.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot and road layout in Figure LAU-S5.1.		<b>P1</b>  Each lot, or a lot proposed in a plan of subdivision, not in accordance with Figure LAU- S5.1 must only be within a Rural Living Zone and must demonstrate that the design, layout and works: <ul style="list-style-type: none"> <li>(a) protect the natural values and cultural heritage values of the subject land;</li> <li>(b) protect Distillery Creek;</li> <li>(c) provides for community, recreational, residential and conservation opportunities, where possible;</li> </ul>

	<p>(d) provide for the protection of a conservation area in Figure LAU-S5.2.2; and</p> <p>(e) have a minimum lot size of 1ha.</p>
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2</b></p> <p>Subdivision must implement water sensitive urban design principles to minimise the amount of stormwater runoff, including not less than 3 of the following measures:</p> <p>(a) ponds and lakes and constructed surface wetlands;</p> <p>(b) vegetation swales and buffer strips;</p> <p>(c) bio-retention systems (swales and drains);</p> <p>(d) collection of rainwater for use;</p> <p>(e) drainage integration into landscaping or public open space; or</p> <p>(f) any alternate water sensitive measure.</p>

## LAU-S5.9 Tables

This sub-clause is not used in this specific area plan.

## **LAU-S6.0 Relbia and Glenwood Road Specific Area Plan**

### **LAU-S6.1 Plan Purpose**

The purpose of the Relbia and Glenwood Road Specific Area Plan is:

- LAU-S6.1.1 To provide orderly rural living development and to preserve the opportunity for future urban expansion.

### **LAU-S6.2 Application of this Plan**

- LAU-S6.2.1 The specific area plan applies to the area of land designated as Relbia and Glenwood Road Specific Area Plan on the overlay maps.

- LAU-S6.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

### **LAU-S6.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **LAU-S6.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

### **LAU-S6.5 Use Table**

This sub-clause is not used in this specific area plan.

### **LAU-S6.6 Use Standards**

This sub-clause is not used in this specific area plan.

### **LAU-S6.7 Development Standards for Buildings and Works**

This sub-clause is not used in this specific area plan.

## LAU-S6.8 Development Standards for Subdivision

### LAU-S6.8.1 Lot size and dimensions

This clause is in substitution for the Rural Living Zone - clause 11.5.1 Lot design A1 and P1, and the Light Industrial Zone – clause 19.5.1 Lot design A1 and P1.

Objective:	That subdivision maintains the capacity of the land for future urban expansion at a higher density, by preventing fragmentation of land parcels into lots that have limited future subdivision potential.
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 4ha;</li> <li>(b) be required for public use by the Crown, a councils or a State authority;</li> <li>(c) be required for the provision of utilities; or</li> <li>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and</li> </ul> <p><b>A1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that are consistent with the setback required by clauses:</p> <ul style="list-style-type: none"> <li>(a) 11.4.2 A2 and A3 in a Rural Living Zone; or</li> <li>(b) 18.4.2 A1 and A2 in a Light Industrial Zone.</li> </ul>	<p><b>P1.1</b></p> <p>Subdivision not creating additional lots, must having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and orientation of the lots;</li> <li>(b) the topography of the site;</li> <li>(c) the setback to any existing buildings;</li> <li>(d) the capacity of the lots to dispose of wastewater on site;</li> <li>(e) the existing and any proposed road network; and</li> <li>(f) the future subdivision potential; or</li> </ul> <p><b>P1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions to facilitate the protection of a place of Aboriginal, natural or historic cultural heritage.</p>

## LAU-S6.9 Tables

This sub-clause is not used in this specific area plan.

## **LAU-S7.0 Cataract Gorge Subdivision Specific Area Plan**

### **LAU-S7.1 Plan Purpose**

The purpose of the Cataract Gorge Subdivision Specific Area Plan is:

- LAU-S7.1.1 To provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

### **LAU-S7.2 Application of this Plan**

- LAU-S7.2.1 The specific area plan applies to the area of land designated as Cataract Gorge Subdivision Specific Area Plan on the overlay maps and in Figure LAU-S7.1.

- LAU-S7.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the:

- (a) General Residential Zone; and
- (b) Landscape Conservation Zone,

as specified in the relevant provision.

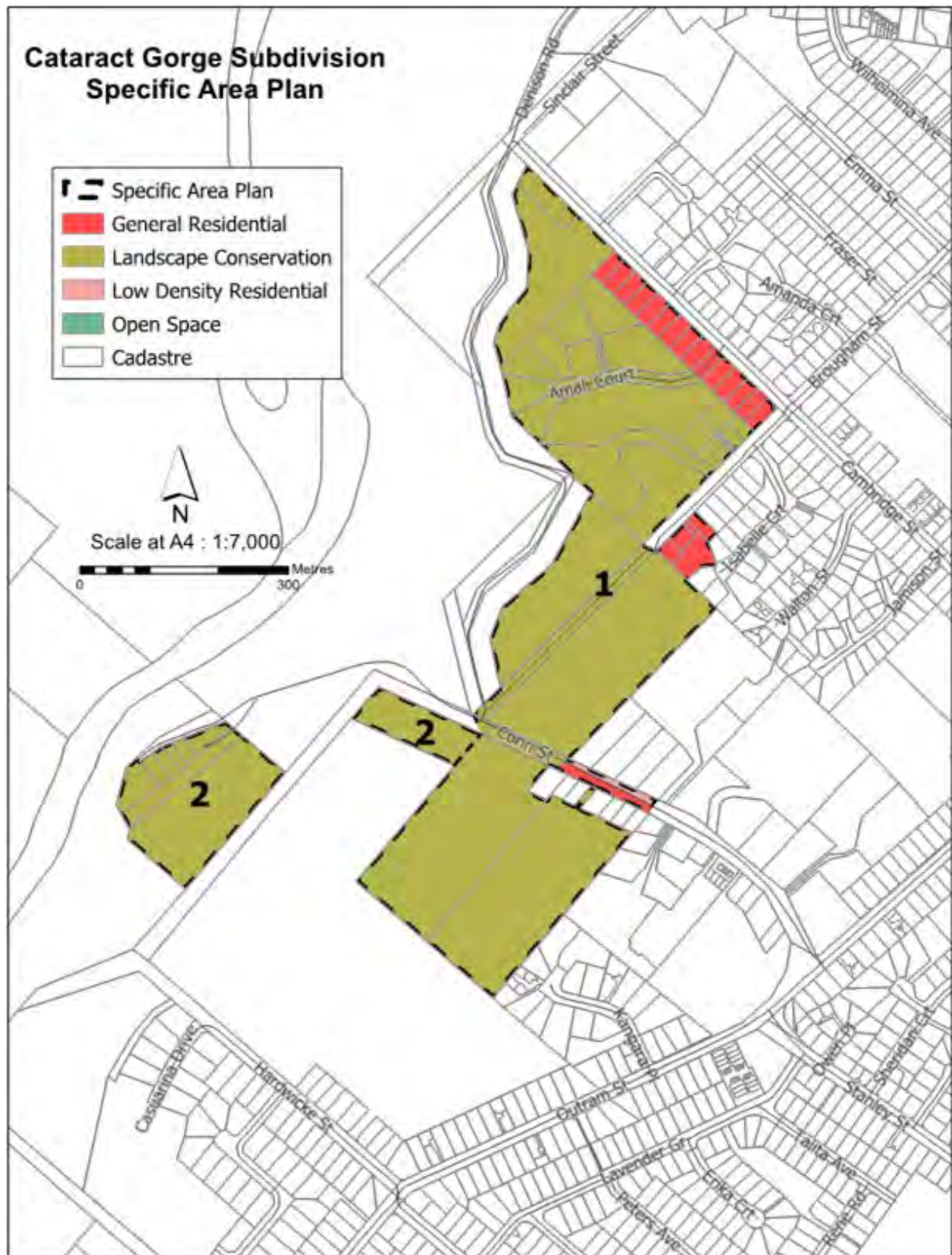


Figure LAU-S7.2.1 Cataract Gorge Subdivision Specific Area Plan as required by clause LAU-S7.2.1 and clause LAU-S2.4.1



### LAU-S7.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

### LAU-S7.4 Definition of Terms

LAU-S7.4.1 In this Specific Area Plan, unless the contrary intention appears

Terms	Definition
area 1	means the area shown in Figure LAU-S7.1 with the annotation Specific Area Plan (SAP) Area 1.
area 2	means the area shown in Figure LAU-S7.1 with the annotation Specific Area Plan (SAP) Area 2.

This sub-clause is not used in this specific area plan.

### LAU-S7.5 Use Table

This sub-clause is not used in this specific area plan.

### LAU-S7.6 Use Standards

This sub-clause is not used in this specific area plan.

### LAU-S7.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

### LAU-S7.8 Development Standards for Subdivision

LAU-S7.8.1 Subdivision

This clause is in substitution for the:

- (a) General Residential Zone – clause 8.6.1 A1 and P1; and
- (b) Landscape Conservation Zone – clause 22.5.1 A1 and P1.

Objective:	That subdivision is in accordance with the specific area plan.	
Acceptable Solutions		Performance Criteria
<b>A1.1</b>  Each lot, or a lot on a plan of subdivision, within area 1 must have a lot density of not more than one lot per 7,500m <sup>2</sup> and an area of not less than 1,500m <sup>2</sup> .  <b>A1.2</b>		<b>P1</b>  No Performance Criterion.

Within area 2, no new lots.	
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#### **LAU-S7.9 Tables**

This sub-clause is not used in this specific area plan.

## **LAU-S8.0 Forestry Area Specific Area Plan**

### **LAU-S8.1 Plan Purpose**

The purpose of the Forestry Area Specific Area Plan is:

- LAU-S8.1.1 To set an appropriate lot size to prevent fragmentation of land generally unsuitable for agriculture and maintain the capacity of the land for forestry.

### **LAU-S8.2 Application of this Plan**

- LAU-S8.2.1 The specific area plan applies to the area of land designated as Forestry Area Specific Area Plan on the overlay maps.
- LAU-S8.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Agriculture Zone and Rural Zone, as specified in the relevant provision.

### **LAU-S8.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **LAU-S8.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

### **LAU-S8.5 Use Table**

This sub-clause is not used in this specific area plan.

### **LAU-S8.6 Use Standards**

This sub-clause is not used in this specific area plan.

### **LAU-S8.7 Development Standards for Buildings and Works**

This sub-clause is not used in this specific area plan.

## LAU-S8.8 Development Standards for Subdivision

### LAU-S8.8.1 Subdivision

This clause is in substitution for Rural Zone - clause 20.5 Development Standards for Subdivision, and Agriculture Zone - clause 21.5 Development Standards for Subdivision.

Objective:	That subdivision does not reduce the productive capacity of land generally used for forestry by fragmentation into smaller titles.
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Each lot, or a lot proposed on a plan of subdivision must have an area of not less than 100ha.</p> <p><b>A1.2</b></p> <p>Each lot, or a lot proposed on a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 20m.</p>	<p><b>P1.1</b></p> <p>Subdivision must not cause a reduction in the productive capacity of the land for forestry purposes, and each lot, or a lot on a plan of subdivision, must be not less than 90ha.</p> <p><b>P1.2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of not less than 3.6m width, having regard to access being suitable for commercial forestry and farming vehicles.</p>

## LAU-S8.9 Tables

This sub-clause is not used in this specific area plan.

## LAU-S9.0 Launceston Plaza Retail Specific Area Plan

### LAU-S9.1 Plan Purpose

The purpose of the Launceston Plaza Retail Specific Area Plan is:

- LAU-S9.1.1 To provide for retail development at Launceston Plaza that is appropriate to its location and in accordance with the activity centre hierarchy.

### LAU-S9.2 Application of this Plan

- LAU-S9.2.1 The specific area plan applies to the area of land designated as Launceston Plaza Retail Specific Area Plan on the overlay maps and in Figure LAU-S9.1.
- LAU-S9.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of the Commercial Zone, as specified in the relevant provision.

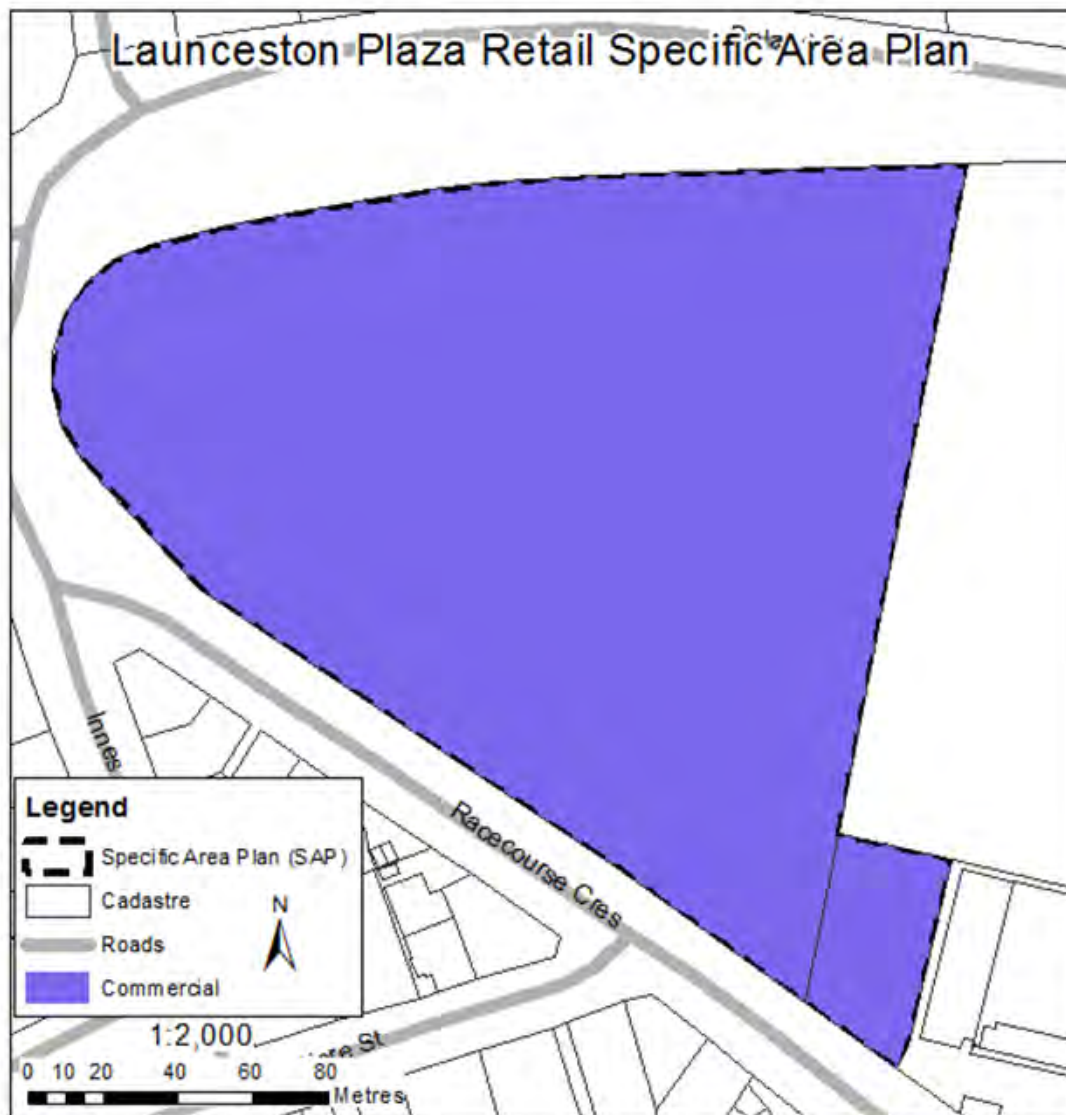


Figure LAU-S9.1 Launceston Plaza Retail Specific Area Plan as required by clause LAU-S9.2.1

**LAU-S9.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

**LAU-S9.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

**LAU-S9.5 Use Table**

This clause is in substitution for to the Commercial Zone - clause 17.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Passive Recreation	
Natural and Cultural Values Management	
<b>Permitted</b>	
General Retail and Hire	
Recycling and Waste Disposal	If not a refuse disposal site or waste transfer station.
Service Industry	
Utilities	If for minor utilities.
<b>Discretionary</b>	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	
Hotel Industry	
Sports and Recreation	
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

## LAU-S9.6 Use Standards

### LAU-S9.6.1 Retail Impact for the General Retail and Hire Use Class

This clause is in addition to the Commercial Zone - clause 17.3 Use Standards.

Objective:	That the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The area of the site used for General Retail and Hire must not increase by more than 5,000m<sup>2</sup> gross floor area over and above the gross floor area existing at 17 October 2012.</p>	<p><b>P1</b></p> <p>General Retail and Hire uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to the extent that the proposed use:</p> <ul style="list-style-type: none"> <li>(a) improves and broadens the commercial or retail choice within the area;</li> <li>(b) improves the urban design outcome for an activity centre including its amenity;</li> <li>(c) contributes to an attractive environment for pedestrians;</li> <li>(d) contributes to loss of investment, blight or disinvestment for a particular centre;</li> <li>(e) includes environmentally sustainable design principles; and</li> <li>(f) is accessible by public transport.</li> </ul>

## LAU-S9.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

## LAU-S9.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

## LAU-S9.9 Tables

This sub-clause is not used in this specific area plan.

## **LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan**

### **LAU-S10.1 Plan Purpose**

The purpose of the Invermay/Inveresk Flood Inundation Specific Area Plan is:

- LAU-S10.1.1 To reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area.
- LAU-S10.1.2 To require that new development is sited and designed to minimise the impact of flooding.
- LAU-S10.1.3 To require the consideration of the siting, design and emergency response capability of new development on land subject to flood inundation.

### **LAU-S10.2 Application of this Plan**

- LAU-S10.2.1 The specific area plan applies to the area of land designated as Invermay/Inveresk Flood Inundation Specific Area Plan on the overlay maps and in Figure LAU-S10.1.
- LAU-S10.2.2 This specific area plan does not apply to non-habitable buildings.
- LAU-S10.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for and in addition to the:
  - (a) General Residential Zone;
  - (b) Inner Residential Zone;
  - (c) Local Business Zone;
  - (d) Commercial Zone;
  - (e) Light Industrial Zone;
  - (f) Environmental Management Zone;
  - (g) Utilities Zone;
  - (h) Community Purpose Zone;
  - (i) Recreation Zone;
  - (j) Open Space Zone;
  - (k) Particular Purpose Zone 4 – Inveresk Site;
  - (l) Particular Purpose Zone 9 – North Bank Silos;
  - (m) Coastal Inundation Hazard Code; and
  - (n) Flood-Prone Areas Hazard Code,as specified in the relevant provision.



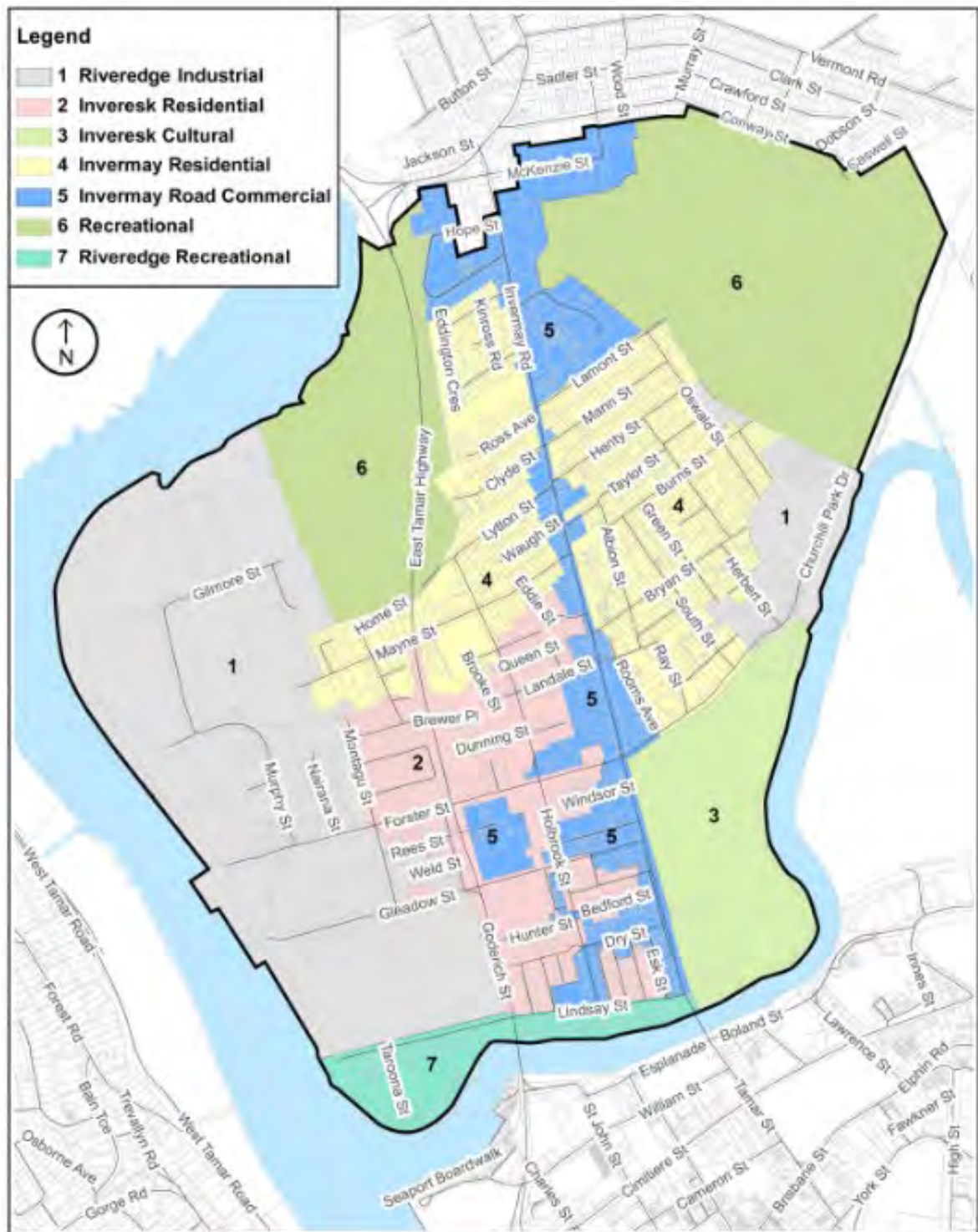


Figure LAU-S10.1 Invermay/Inveresk Flood Inundation Specific Area Plan Precinct Map as required by clause LAU-S10.2.1, clause LAU-S10.3.1, and clause LAU-S10.7.3 A1(b)

## LAU-S10.3 Local Area Objectives

### LAU-S10.3.1 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-S10.3.1.1	Riveredge Industrial Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.1.	<p>The local area objectives for the Riveredge Industrial Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to prohibit new residential uses;</li> <li>(b) to prohibit significant community infrastructure; and</li> <li>(c) to prohibit conversion of industrial uses to residential uses.</li> </ul>
LAU-S10.3.1.2	Inveresk Residential Precinct, shown in Figure LAUS10.1 and on an overlay map as LAU-S10.3.1.2.	<p>The local area objectives for the Inveresk Residential Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to provide for the long term maintenance of the residential area at the current intensity;</li> <li>(b) to limit future increases in residential development; and</li> <li>(c) to prohibit significant community infrastructure.</li> </ul>
LAU-S10.3.1.3	Inveresk Cultural Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.3.	<p>The local area objectives for the Inveresk Cultural Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to provide for the maintenance of the area as a centre of cultural, recreational, entertainment and educational facilities;</li> <li>(b) to limit commercial development opportunities to those uses that support the cultural, recreational, entertainment and community intent of the precinct; and</li> <li>(c) to require that Residential uses must be associated with educational activities within the precinct.</li> </ul>
LAU-S10.3.1.4	Invermay Residential Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.4.	<p>The local area objectives for the Invermay Residential Precinct are:</p> <ul style="list-style-type: none"> <li>(a) to provide for the maintenance of the existing residential use; and</li> </ul>

		(b) to prohibit significant community infrastructure.
LAU-S10.3.1.5	Invermay Road Commercial Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.5.	The local area objectives for the Invermay Road Commercial Precinct are: (a) to prohibit residential uses; and (b) to prohibit significant community infrastructure.
LAU-S10.3.1.6	Recreational Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.6.	The local area objectives for the Recreational Precinct are: (a) to maintain the largely open space use of the area; (b) to provide for buildings only to support recreational use of land; (c) to prohibit new commercial or industrial uses; (d) to prohibit new residential uses; and (e) to prohibit significant community infrastructure.
LAU-S10.3.1.7	Riveredge Recreational Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.7.	The local area objectives for the Riveredge Recreational Precinct are: (a) to create an open space precinct to be used for reconstructed levees; (b) to allow limited development consistent with the use of the area for public recreation; (c) to prohibit new residential development; and (d) to prohibit significant community infrastructure.

## LAU-S10.4 Definition of Terms

LAU-S10.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
significant community infrastructure	means a use and development that provides, hospital services, education and occasion care and emergency services.

## LAU-S10.5 Use Table

This sub-clause is not used in this specific area plan.

## LAU-S10.6 Use Standards

### LAU-S10.6.1 Unacceptable uses

This clause is in addition to the:

- (a) General Residential Zone – clause 8.3 Use Standards;
- (b) Inner Residential Zone – clause 9.3 Use Standards;
- (c) Local Business Zone – clause 14.3 Use Standards;
- (d) Commercial Zone - clause 17.3 Use Standards;
- (e) Light Industrial Zone - clause 18.3 Use Standards;
- (f) Environmental Management Zone - clause 23.3 Use Standards;
- (g) Utilities Zone – clause 26.3 Use Standards;
- (h) Community Purpose Zone – clause 27.3 Use Standards;
- (i) Recreation Zone – clause 28.3 Use Standards;
- (j) Open Space Zone – clause 29.3 Use Standards;
- (k) Particular Purpose Zone – Inveresk Site – clause LAU-P4.5 Use Standards; and
- (l) Particular Purpose Zone – North Bank Silos – clause LAU-P9.5 Use Standards.

Objective:	To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Use, must not be for: <ul style="list-style-type: none"> <li>(a) Education and Occasional Care, excluding in the Inveresk Cultural Precinct;</li> <li>(b) Emergency Services; or</li> <li>(c) Hospital Services.</li> </ul>		<b>P1</b> No Performance Criterion.
<b>A2</b> Use must not be for Residential use, excluding: <ul style="list-style-type: none"> <li>(a) a single dwelling in the Invermay Residential or Inveresk Residential precincts;</li> <li>(b) a multiple dwelling in the Invermay Residential Precinct; or</li> <li>(c) associated with and supporting the educational activities within the Inveresk Cultural Precinct.</li> </ul>		<b>P2</b> No Performance Criterion.

<p><b>A3</b></p> <p>Use must not be for Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts, excluding a museum in the Riveredge Industrial Precinct; and located in the Light Industrial Zone or Commercial Zone.</p>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
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## LAU-S10.7 Development Standards for Buildings and Works

### LAU-S10.7.1 Intensification of Residential development

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings;
- (b) Inner Residential Zone – clause 9.4 Development Standards for Dwellings;
- (c) Local Business Zone – clause 14.4 Development Standards for Buildings and Works;
- (d) Commercial Zone - clause 17.4 Development Standards for Buildings and Works;
- (e) Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works;
- (f) Environmental Management23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Community Purpose Zone – clause 27.4
- (i) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (j) Open Space Zone – clause 29.4 Development Standards for Buildings and Works;
- (k) Particular Purpose Zone – Inveresk Site – clause LAU-P4.6 Development Standards for Buildings and Works; and
- (l) Particular Purpose Zone – North Bank Silos – clause LAU-P9.6 Development Standards for Buildings and Works.

Objective:	To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>New residential development or extensions of existing residential buildings, excluding within the Invermay Residential Precinct, must:</p> <ul style="list-style-type: none"> <li>(a) not increase the gross floor area of individual dwellings or total gross floor area by 10% more than that existing or approved on the 1st January 2008;</li> <li>(b) not result in more than 200m<sup>2</sup> of gross floor area on a single title; or</li> </ul>	<p><b>P1</b></p> <p>No Performance Criterion.</p>

(c) be for residential uses associated with the educational activities within the Inveresk Cultural Precinct.	
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LAU-S10.7.2 Flood impact

This clause is in substitution for the Flood-Prone Areas Hazard Code – clause C12.6 Development Standards for Buildings and Works, and in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (b) Inner Residential Zone – clause 9.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (c) Local Business Zone – clause 14.4 Development Standards for Buildings and Works;
- (d) Commercial Zone - clause 17.4 Development Standards for Buildings and Works;
- (e) Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works;
- (f) Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;;
- (i) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (j) Open Space Zone – clause 29.4 Development Standards for Buildings and Works;
- (k) Particular Purpose Zone – Inveresk Site – clause LAU-P4.6 Development Standards for Buildings and Works;
- (l) Particular Purpose Zone – North Bank Silos – clause LAU-P9.6 Development Standards for Buildings and Works; and
- (m) Coastal Inundation Hazard Code - clause C11.6.1 Development Standards for Buildings and Works.

Objective:	That new buildings and infrastructure are sited and designed to avoid or mitigate the risk and minimise the impact of flooding.
Acceptable Solutions	Performance Criteria
<b>A1</b> Floor levels of all habitable rooms within the Residential Use Class must be not less than 3.7m AHD.	<b>P1</b> No Performance Criterion.
<b>A2</b> No Acceptable Solution.	<b>P2</b> Buildings within the Residential Use Class in the Inveresk Cultural Precinct must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must: <ul style="list-style-type: none"> <li>(a) detail: <ul style="list-style-type: none"> <li>(i) the risks to life;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>(ii) the likely impact on the use or development; and</li> <li>(iii) how the use or development will manage the risk to tolerable levels, <ul style="list-style-type: none"> <li>during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and</li> </ul> </li> </ul> <p>(b) consider the following:</p> <ul style="list-style-type: none"> <li>(i) the likely velocity and depth of flood waters;</li> <li>(ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level;</li> <li>(iii) the likely effect of the use or development on flood characteristics;</li> <li>(iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and</li> <li>(v) the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.</li> </ul>
<p><b>A3</b></p> <p>All buildings not in the Residential Use Class must have a:</p> <ul style="list-style-type: none"> <li>(a) floor level of not less than 3.4m AHD; and</li> <li>(b) gross floor area of not more than: <ul style="list-style-type: none"> <li>(i) 400m<sup>2</sup>; or</li> <li>(ii) 10% more than that existing or approved on the 1st January 2008.</li> </ul> </li> </ul>	<p><b>P3</b></p> <p>Buildings not in the Residential Use Class must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:</p> <ul style="list-style-type: none"> <li>(a) detail: <ul style="list-style-type: none"> <li>(i) the risks to life;</li> <li>(ii) the likely impact on the use or development; and</li> <li>(iii) how the use or development will manage the risk to tolerable levels, <ul style="list-style-type: none"> <li>during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and</li> </ul> </li> </ul> </li> <li>(b) consider the following:</li> </ul>

	<ul style="list-style-type: none"> <li>(i) the likely velocity and depth of flood waters;</li> <li>(ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level;</li> <li>(iii) the likely effect of the use or development on flood characteristics;</li> <li>(iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and</li> <li>(v) the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.</li> </ul>
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## LAU-S10.8 Development Standards for Subdivision

### LAU-S10.8.1 Subdivision

This clause is in substitution for the Flood-prone Areas Hazard Code – clause C12.7.1 Subdivision within a flood-prone hazard area, and in addition to the:

- (a) General Residential Zone – clause 8.6 Development Standards for Subdivision;
- (b) Inner Residential Zone – clause 9.6 Development Standards for Subdivision;
- (c) Local Business Zone – clause 14.5 Development Standards for Subdivision;
- (d) Commercial Zone - clause 17.5 Development Standards for Subdivision;
- (e) Light Industrial Zone - clause 18.5 Development Standards for Subdivision;
- (f) Environmental Management Zone - clause 23.5 Development Standards for Subdivision;
- (g) Utilities Zone – clause 26.5 Development Standards for Subdivision;
- (h) Community Purpose Zone – clause 27.5 Development Standards for Subdivision;
- (i) Recreation Zone – clause 28.5 Development Standards for Subdivision;
- (j) Open Space Zone – clause 29.5 Development Standards for Subdivision;
- (k) Particular Purpose Zone – Inveresk Site – clause LAU-P4.7 Development Standards for Subdivision; and
- (l) Particular Purpose Zone – North Bank Silos – clause LAU-P9.7 Development Standards for Subdivision.

Objective:	To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Each lot, or a lot proposed on a plan of subdivision, must:	<b>P1</b>



<p>(a) not create any additional lots capable for any future residential development; or</p> <p>(b) be for the:</p> <p>(i) separation of existing dwellings; or</p> <p>(ii) separation of existing residential and non-residential buildings,</p> <p>that have a permit for the use or development on a single title.</p>	<p>Each lot, or a lot proposed on a plan of subdivision, must not create any additional lots capable of future residential development, unless:</p> <p>(a) it is within the Invermay Residential Precinct and is consistent with achieving the local area objectives for that precinct; or</p> <p>(b) it is for residential activities associated with the educational activities within the Inveresk Cultural Precinct.</p>
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### **LAU-S10.9 Tables**

This sub-clause is not used in this specific area plan.

## **LAU-S11.0 Cataract Gorge Management Specific Area Plan**

### **LAU-S11.1 Plan Purpose**

The purpose of the Cataract Gorge Management Specific Area Plan is:

- LAU-S11.1.1 To protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values.
- LAU-S11.1.2 To require that development within the Cataract Gorge Management Area is appropriately planned, located, designed and constructed to minimise the impact on the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve.

### **LAU-S11.2 Application of this Plan**

- LAU-S11.2.1 The specific area plan applies to the area of land designated as Cataract Gorge Management Specific Area Plan on the overlay maps.

- LAU-S11.2.2 The specific area plan does not apply to construction and placement of minor outbuildings or structures if:
  - (a) no new outbuilding is between a street frontage and the building line;
  - (b) the gross floor area is not more than 20m<sup>2</sup>;
  - (c) no side is more than 6m;
  - (d) the height is no more than 2.4m above existing ground level;
  - (e) no change in existing ground level as a result of cut or fill is more than 1m;
  - (f) no part of the outbuilding is within an easement or is within 1m of any underground service; and
  - (g) external materials are finished in dark natural tones.

- LAU-S11.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the:
  - (a) General Residential Zone;
  - (b) Low Density Residential Zone;
  - (c) Urban Mixed Use Zone;
  - (d) Landscape Conservation Zone;
  - (e) Environmental Management Zone;
  - (f) Utilities Zone;
  - (g) Community Purpose Zone;
  - (h) Recreation Zone; and
  - (i) Open Space Zone

as specified in the relevant provision.

### LAU-S11.3 Local Area Objectives

#### LAU-S11.3.1 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-S11.3.1.1	Management Unit 1 (MU1) shown on an overlay map as LAU-S11.3.1.1.	<p>The local area objectives for Management Unit 1 (MU1) are:</p> <ul style="list-style-type: none"> <li>(a) to maintain the native woodland appearance of the management unit and to provide for development that is inevident when viewed from prime viewpoints and from scenic drives;</li> <li>(b) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit;</li> <li>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</li> <li>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</li> <li>(e) to recognise that this management unit forms the Gorge edge of Trevallyn, a residential area with a regular suburban pattern of lots generally between 700m<sup>2</sup> - 1,000m<sup>2</sup>;</li> <li>(f) to recognise that existing development generally comprises 1 to 2 storey dwellings with consistent front setbacks;</li> <li>(g) to recognise that the management unit comprises significant mature vegetation and has an established woodland appearance; and</li> <li>(h) to minimise detriment to the scenic value of the management unit and the Cataract Gorge Reserve caused by some dwellings and ancillary buildings are visible from Cliff Grounds Road.</li> </ul>
LAU-S11.3.1.2	Management Unit 2 (MU2) shown on an overlay map as LAU-S11.3.1.2.	<p>The local area objectives for Management Unit 2 (MU2) are:</p>

		<ul style="list-style-type: none"> <li>(a) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve, including the historic setting of the Gatekeeper's House and Kings Bridge;</li> <li>(b) to maintain the established residential character of the management unit including lot sizes and density;</li> <li>(c) that buildings must be designed to complement the site, orientation and proportions of the existing building forms with particular consideration given to the relationship of buildings to the street and the Cataract Gorge Reserve boundary;</li> <li>(d) that development must be inevent and not intrude on the military crest when viewed from prime viewpoints and from scenic drives;</li> <li>(e) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</li> <li>(f) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</li> <li>(g) to recognise the unit as a prominent hillside visible from prime viewpoints and many other parts of the city, which forms part of the mouth of the Cataract Gorge Reserve when viewed from the yacht basin, Royal Park, Kings Park, Kings Bridge, the Zig Zag Path and Paterson Street;</li> <li>(h) to recognise the historic residential area with a variety of lot sizes ranging between 600m<sup>2</sup> - 1,500m<sup>2</sup>;</li> <li>(i) to recognise that existing development comprises of 1 to 2 storey dwellings on sloping land, dwellings that generally have consistent front setbacks and steep rear gardens that have not been built upon or further subdivided;</li> <li>(j) to recognise that the management unit has a number of local heritage places, including the Gorge Gatekeeper's</li> </ul>
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		<p>House, which are elements form an important cultural landscape; and</p> <p>(k) to recognise that the mature exotic vegetation is important to the established visual character of the management unit.</p>
LAU-S11.3.1.3	Management Unit 3 (MU3) shown on an overlay map as LAU-S11.3.1.3.	<p>The local area objectives for Management Unit 3 (MU3) are:</p> <p>(a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit;</p> <p>(b) that development must be inevent and not intrude on the military crest when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</p> <p>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</p> <p>(e) to recognise the hilltop area, which is visually prominent from within the Cataract Gorge Management Area and many other areas of the city;</p> <p>(f) to recognise that the management unit contains residential development typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks;</p> <p>(g) to recognise that residential lot sizes are generally around 500m<sup>2</sup>; and</p> <p>(h) to recognise the former substation building at 17 Alfred Street with a lot size of almost 4,000m<sup>2</sup>, which is a significant building on the military crest.</p>
LAU-S11.3.1.4	Management Unit 4 (MU4) shown on an overlay map as LAU-S11.3.1.4.	<p>The local area objectives for Management Unit 4 (MU4) are:</p>

		<ul style="list-style-type: none"> <li>(a) to maintain lot sizes and density of the management unit and development must be inevident when viewed from prime viewpoints and from scenic drives;</li> <li>(b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</li> <li>(c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</li> <li>(d) to recognise the wooded area of hillside which is visually prominent from within the Cataract Gorge Reserve;</li> <li>(e) to recognise that the management unit contains residential development typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks; and</li> <li>(f) to recognise that the lots range between 700m<sup>2</sup> - 900m<sup>2</sup>.</li> </ul>
LAU-S11.3.1.5	Management Unit 5 (MU5) shown on an overlay map as LAU-S11.3.1.5.	<p>The local area objectives for Management Unit 5 (MU5) are:</p> <ul style="list-style-type: none"> <li>(a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit;</li> <li>(b) that development must be inevident when viewed from prime viewpoints and from scenic drives;</li> <li>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</li> <li>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</li> <li>(e) to recognise the wooded area of hillside which is visually prominent from within the Cataract Gorge Reserve;</li> </ul>

		<p>(f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road;</p> <p>(g) to recognise that the management unit contains residential development on steep sloping blocks of land typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks; and</p> <p>(h) to recognise that the lots range between 700m<sup>2</sup> - 900m<sup>2</sup> and there are some vacant lots.</p>
LAU-S11.3.1.6	Management Unit 6 (MU6) shown on an overlay map as LAU-S11.3.6.	<p>The local area objectives for Management Unit 6 (MU6) are:</p> <p>(a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit;</p> <p>(b) that development must be inevident when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development within the West Launceston Primary School site must not be visually apparent on the military crest when viewed from prime viewpoints;</p> <p>(d) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</p> <p>(e) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</p> <p>(f) to recognise that the management unit is comprised of suburban residential development visually prominent from within the Cataract Gorge Reserve, and also includes West Launceston Primary School;</p> <p>(g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road;</p>

		<p>(h) to recognise existing development generally comprises 1 - 2 storey dwellings with consistent front setbacks; and</p> <p>(i) to recognise the management unit is characterized mainly by a regular pattern of lots generally between 700m<sup>2</sup> - 1,000m<sup>2</sup>, however, there are some larger internal blocks up to approximately 1,500m<sup>2</sup>.</p>
LAU-S11.3.1.7	Management Unit 7 (MU7) shown on an overlay map as LAU-S11.3.1.7.	<p>The local area objectives for Management Unit 7 (MU7) are:</p> <p>(a) to maintain the residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit;</p> <p>(b) that development must be inevent when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</p> <p>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</p> <p>(e) to recognise that this area is comprised of moderately sloping hill faces with scattered exotic vegetation, and that there are some vacant lots; and</p> <p>(f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road.</p>
LAU-S11.3.1.8	Management Unit 8 (MU8) shown on an overlay map as LAU-S11.3.1.8.	<p>The local area objectives for Management Unit 8 (MU8) are:</p> <p>(a) to establish a residential character for the management unit including retention of lot sizes and density;</p> <p>(b) to reduce the potential for visual impacts (e.g. road works that are perpendicular to the slope, or over-scaled buildings) that would be visually</p>



		<p>prominent from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</p> <p>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</p> <p>(e) to recognise that the management unit is comprised of moderate to steeply sloping land;</p> <p>(f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road;</p> <p>(g) to recognise that the land is partly cleared on lower slopes but with substantial trees that serve to break up the scale of undeveloped blocks; and</p> <p>(h) to recognise that lot sizes range from around 1,500 to 10,000m<sup>2</sup>.</p>
LAU-S11.3.1.9	Management Unit 9 (MU9) shown on an overlay map as LAU-S11.3.1.9.	<p>The local area objectives for Management Unit 9 (MU9) are:</p> <p>(a) to maintain the established residential character of the management unit and the adjoining areas including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit and the adjoining areas;</p> <p>(b) that development must be inevent when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</p> <p>(d) that unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives;</p>

		<ul style="list-style-type: none"> <li>(e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority;</li> <li>(f) to recognise that the management unit is comprised of moderately sloping land generally above the military crest of the ridgeline;</li> <li>(g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road;</li> <li>(h) to recognise that the management unit contains residential development on steep sloping blocks of land mainly typified by 1-2 storey dwellings located close to the frontage, and that there is also some low density residential development; and</li> <li>(i) to recognise that the lots range between 600m<sup>2</sup> - 5,000m<sup>2</sup> and there are some vacant lots.</li> </ul>
LAU-S11.3.1.10	Management Unit 10 (MU10) shown on an overlay map as LAU-S11.3.1.10.	<p>The local area objectives for Management Unit 10 (MU10) are:</p> <ul style="list-style-type: none"> <li>(a) to retain the established low density residential character of the management unit including lot sizes and density and provide for development that complements the established scale and density of buildings in the management unit;</li> <li>(b) that development must be inevident when viewed from prime viewpoints and from scenic drives;</li> <li>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</li> <li>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</li> <li>(e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development</li> </ul>

		<p>Plan, when requested by the planning authority;</p> <p>(f) to recognise that the management unit is comprised of low density residential development with a wooded buffer to the scenic drive at Denison Road;</p> <p>(g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street;</p> <p>(h) to recognise that dwellings are inevident and set back from the street with wooded buffer areas between the dwellings and the street; and</p> <p>(i) to recognise that lot sizes range from around 1,600m<sup>2</sup> to 14,000m<sup>2</sup>.</p>
LAU-S11.3.1.11	Management Unit 11A (MU11A) shown on an overlay map as LAU-S11.3.1.11.	<p>The local area objectives for Management Unit 11A (MU11A) are:</p> <p>(a) that development must be inevident when viewed from prime viewpoints and from scenic drives;</p> <p>(b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</p> <p>(c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</p> <p>(d) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority;</p> <p>(e) to recognise that this management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape;</p> <p>(f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street;</p> <p>(g) to recognise that the management unit incorporates a line of existing dwellings</p>

		<p>located close to Cambridge Street with consistent frontage setbacks; and</p> <p>(h) to recognise the regular shaped lots along Cambridge Street include some vacant lots and are generally around 1,000m<sup>2</sup>, except for the large lot (approximately 16,500m<sup>2</sup>) to the north west accessed through 48 Cambridge Street.</p>
LAU-S11.3.1.12	Management Unit 11B (MU11B) shown on an overlay map as LAU-S11.3.1.12.	<p>The local area objectives for Management Unit 11B (MU11B) are:</p> <p>a) to retain the established character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit;</p> <p>b) that development must be inevent when viewed from prime viewpoints and from scenic drives;</p> <p>c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</p> <p>d) that unnecessary removal of vegetation must be avoided, unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</p> <p>e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority;</p> <p>f) to recognise that this management unit has Corin Street in the floor of a valley with rising slopes on either side;</p> <p>g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street;</p> <p>h) to recognise that there is a mixture of residential and low density residential development reflecting the zones within the management unit; and</p>

		<p>i) to recognise that lot sizes range from around 700m<sup>2</sup> to 27,000m<sup>2</sup>.</p>
LAU-S11.3.1.13	Management Unit 12 (MU12) shown on an overlay map as LAU-S11.3.1.13.	<p>The local area objectives for Management Unit 12 (MU12) are:</p> <ul style="list-style-type: none"> <li>(a) to maintain the current intensity of development and the undeveloped bush land character;</li> <li>(b) that development must be inevent when viewed from prime viewpoints and scenic drives;</li> <li>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</li> <li>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</li> <li>(e) to recognise that this management unit is comprised of a dwelling on one lot of around 20,000m<sup>2</sup>, and that outside the curtilage of the dwelling it is entirely covered with native vegetation; and</li> <li>(f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.</li> </ul>
LAU-S11.3.1.14	Management Unit 13 (MU13) shown on an overlay map as LAU-S11.3.1.14.	<p>The local area objectives for Management Unit 13 (MU13) are:</p> <ul style="list-style-type: none"> <li>(a) to maintain the current level of development of a dwelling and the bush land character;</li> <li>(b) that development must be inevent when viewed from prime viewpoints and from scenic drives;</li> <li>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</li> <li>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</li> </ul>

		<p>(e) to recognise that this management unit is part of a contiguous area of bush land, which is mostly cleared, adjacent to the Cataract Gorge Management Area, including extended natural landscape;</p> <p>(f) to recognised that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street; and</p> <p>to recognise that the management unit is comprised of a large single lot with a dwelling.</p>
LAU-S11.3.1.15	Management Unit 14 (MU14) shown on an overlay map as LAU-S11.3.1.15.	<p>The local area objectives for Management Unit 14 (MU14) are:</p> <p>(a) to prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic character and values of Duck Reach power station and historic residences;</p> <p>(b) to retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area.</p> <p>(c) that unnecessary removal of vegetation must be avoided unless, the impact of the development must be satisfactorily screened from prime viewpoints and from scenic drives;</p> <p>(d) that development must be inevident when viewed from prime viewpoints and scenic drives;</p> <p>(e) to recognise that this management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape;</p> <p>(f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane; and</p> <p>(g) to recognise that the management units is comprised of a large single vacant lot.</p>

LAU-S11.3.1.16	Management Unit 15 (MU15) shown on an overlay map as LAU-S11.3.1.16.	<p>The local area objectives for Management Unit 15 (MU15) are:</p> <ul style="list-style-type: none"> <li>(a) to prevent inappropriate development of the land that will detract from the established cultural, heritage and landscape significance of Duck Reach power station and historic residences;</li> <li>(b) to retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area.</li> <li>(c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</li> <li>(d) that development must be inevident when viewed from prime viewpoints and scenic drives;</li> <li>(e) to recognise that this management unit contains heritage listed dwellings associated with Duck Reach Power Station;</li> <li>(f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane; and</li> <li>(g) to recognise that the management unit is comprised of seven lots ranging from around 600m<sup>2</sup> to 25,000m<sup>2</sup>.</li> </ul>
LAU-S11.3.1.17	Management Unit 16 (MU16) shown on an overlay map as LAU-S11.3.1.17.	<p>The local area objectives for Management Unit 16 (MU16) are:</p> <ul style="list-style-type: none"> <li>(a) to provide for development that is of an appropriate character and scale, in order to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the entry to the Cataract Gorge Reserve, the associated historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest;</li> <li>(b) to maintain the established natural, historic and cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoint locations</li> </ul>

		<p>within the Cataract Gorge Management Area; and</p> <p>(c) to recognise that this management unit is part of a riverside area currently developed for a mixture of commercial, marine and recreational purposes, which has an identified walking trail running through it.</p>
LAU-S11.3.1.18	Management Unit 17 (MU17) shown on an overlay map as LAU-S11.3.1.18.	<p>The local area objectives for Management Unit 17 (MU17) are:</p> <p>(a) to provide for development that is of an appropriate character and scale, in order to maintain the natural and cultural landscape values of the entry to the Cataract Gorge Reserve including the historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest;</p> <p>(b) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives;</p> <p>(d) to recognise that this management unit is part of an area used for tourism, hotel, commercial and recreational purposes with a mixture of old and new buildings, and is also part of an established area near the mouth of the Cataract Gorge.</p>
LAU-S11.3.1.19	Management Unit 18 (MU18) shown on an overlay map as LAU-S11.3.1.19.	<p>The local area objectives for Management Unit 18 (MU18) are:</p> <p>(a) to prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic significance of the Cataract Gorge Reserve;</p>



		<p>(b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings;</p> <p>(c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives;</p> <p>(d) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and scenic drives;</p> <p>(e) to recognise the Cataract Gorge Reserve including all natural and cultural areas.</p>
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## LAU-S11.4 Definition of Terms

LAU-S11.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
dark natural tones	means the dominant colours found within the natural bush land located within the Cataract Gorge Management Specific Area Plan and includes shades of grey, black, green and brown.
existing character	means the description of existing character set out in column 2 of clause E17.5.1, which describes the character of each of the management units.
inevident	means that the development is not apparent within the landscape from the prime viewpoints and scenic drives and the visual character of the landscape is retained with respect to line, form, colour and texture. Includes to become inevident over time through building design, minimising works, types of construction and screen planting.
management unit (MU)	means the management units identified in clause LAU-S11.3.1 and shown on an overlay map.
maximum average slope	means the slope measured from lot boundary to lot boundary or within the area of the lot subject to development, whichever is steepest.
military crest	<p>means the shoulder of a hill or ridge rather than its actual or topographic crest, or highest point.</p> <p>It is the highest contour of elevation from which the base of its slope can be seen without defilade that is natural or artificial obstacles to shield or conceal, when viewed from prime viewpoints or from scenic drives.</p>
overall development plan	<p>means a plan that is prepared to coordinate appropriate long-term development for land areas proposed for future development.</p> <p>The overall development plan should include consideration of the use and development of land surrounding the management units, including urban design, transport, local infrastructure, protection of natural values,</p>

	protection of cultural values, management of scenic character and values, social and recreation use and environmental management.
prime viewpoints	means the locations identified on an overlay map as a prime viewpoint.
scenic drives	means approaches to the Cataract Gorge Reserve, that are within the boundary of the Cataract Gorge Management Specific Area Plan, identified as Cliff Grounds Road, Denison Grove, Basin Road (north of the junction with Denison Road), Denison Road and Corin Street (sometimes known locally as Duck Reach Road).

### LAU-S11.5 Use Table

This sub-clause is not used in this specific area plan.

### LAU-S11.6 Use Standards

This sub-clause is not used in this specific area plan.

### LAU-S11.7 Development Standards for Buildings and Works

#### LAU-S11.7.1 Acceptable development

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;
- (b) Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings;
- (c) Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works;
- (d) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;
- (e) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (f) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (g) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;
- (h) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (i) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	To protect the character and values of the Cataract Gorge Reserve.	
Acceptable Solutions		Performance Criteria
<b>A1</b>	New buildings or works, excluding landscaping, fences, pergolas, dog kennels and the like, must not be located on slopes with an average slope more than 1:3.	<b>P1</b>  No Performance Criterion.
<b>A2</b>		<b>P2</b>

Buildings and works for a Residential use must not be located in management unit 14.	No Performance Criterion.
<b>A3</b> Development within the Residential Use Class must be for single dwelling in management unit 12, 13, 15 and 18.	<b>P3</b> No Performance Criterion.
<b>A4</b> Development must be inevident on the military crest or on the face of the slope equal to the point that is 11 vertical metres below the military crest when viewed from prime viewpoints or from scenic drives.	<b>P4</b> No Performance Criterion.

LAU-S11.7.2 Intensification

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings, and Low Density Residential Zone – clause 10.4 Development Standards for Dwellings.

Objective:	That development density is consistent with achieving the local area objectives for the management units.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Multiple dwellings must have a site area per dwelling of not less than 7,500m <sup>2</sup> in management unit 11A and 11B.	<b>P1</b> No Performance Criterion.

LAU-S11.7.3 Siting of buildings, structures and works

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;
- (b) Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings;
- (c) Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works;
- (d) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;
- (e) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (f) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (g) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;
- (h) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (i) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That development is consistent with achieving the local area objectives for the management units.
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Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings in management units must:</p> <ul style="list-style-type: none"> <li>(a) be setback not less than 30m from a boundary adjoining the Cataract Gorge Reserve for 23, 27 &amp; 28 Coniston Place, in management unit 1; and</li> <li>(b) not be located within the 'no building' areas as shown in Figure LAU-S11.1.</li> </ul>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>Driveways and roads must:</p> <ul style="list-style-type: none"> <li>(a) not be at an angle more than 30 degrees to the contour where the maximum average slope is more than 1:5; or</li> <li>(b) be constructed to ensure that the cross-fall of the driveway be one-way and directed into the hill, for vehicle safety and drainage purposes;</li> <li>(c) direct storm water runoff to a public stormwater system;</li> <li>(d) not have a slope of more than 25% (1 in 4) for distances of not more than 6m;</li> <li>(e) not have a slope of more than 20% (1 in 5) for balance of the driveway;</li> <li>(f) have an area with a slope of not more than 1 in 6 for a distance of not less than 5m before a change in slope of 25% (1 in 4); and</li> <li>(g) be constructed so the transitional change in slope from the road to the lot is fully contained within the lot and not within the road.</li> </ul>	<p><b>P2</b></p> <p>New driveways and roads must be consistent with the local area objectives for the management unit, when viewed from prime viewpoints and scenic drives, having regard to:</p> <ul style="list-style-type: none"> <li>(a) minimising the visual impacts of the driveway or road;</li> <li>(b) the streetscape;</li> <li>(c) the safe and efficient use of the site and the road;</li> <li>(d) accessibility by emergency vehicles;</li> <li>(e) the adequacy of drainage arrangements;</li> <li>(f) the provision of transition areas for vehicles prior to steeper grades; and</li> <li>(g) the desirability of road and driveways constructed as close as possible to the natural contours.</li> </ul>
<p><b>A3</b></p> <p>Driveways and roads must be:</p> <ul style="list-style-type: none"> <li>(a) constructed with surface materials that blend with the surrounding environment;</li> <li>(b) landscaped with dense planting; and</li> <li>(c) provided with erosion control measures immediately after construction to minimise the visual impact of the construction.</li> </ul>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
<p><b>A4</b></p>	<p><b>P4</b></p>

<p>Excavation or land filling:</p> <ul style="list-style-type: none"> <li>(a) must not occur within 2m of any lot boundary;</li> <li>(b) must not be more than 1.8m in height;</li> <li>(c) must be retained;</li> <li>(d) on all slopes must be revegetated with endemic trees, shrubs and ground covers immediately after the works have been undertaken;</li> <li>(e) must not encroach within 3m of existing trees;</li> <li>(f) must not alter a military crest; and</li> <li>(g) must be minimised by stepping building work with the terrain.</li> </ul>	<p>The visibility of excavation and land filling from prime viewpoints and scenic drives must be consistent with the local area objectives for the management unit, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the necessity of the works to facilitate development;</li> <li>(b) the siting of the works;</li> <li>(c) the scale of the works;</li> <li>(d) the engineering, materials and other design elements of the works;</li> <li>(e) the use of vegetation to screen and stabilise the works; and</li> <li>(f) the proposed methods for stabilisation.</li> </ul>
<p><b>A5</b></p> <p>Power lines and associated service infrastructure must be underground in management unit:</p> <ul style="list-style-type: none"> <li>(a) 2, 3, 8, 9, 10, 11A, 12, 13, 14, 15 and 18; and</li> <li>(b) 1, 4 &amp; 5 if located between the building and Cataract Gorge Reserve boundary.</li> </ul>	<p><b>P5</b></p> <p>No Performance Criterion.</p>
<p><b>A6.1</b></p> <p>Areas between the ground floor of a building, including outdoor deck areas, and the ground level must be screened from view from prime viewpoints and scenic drives.</p> <p><b>A6.2</b></p> <p>Tennis courts, ponds and swimming pools must not be constructed on land with a maximum average slope of more than 25% (1 in 4).</p>	<p><b>P6</b></p> <p>The visibility of development from the prime viewpoints and scenic drives must be consistent with the local area objectives for the management unit, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the necessity of the works to facilitate development;</li> <li>(b) the siting of the works;</li> <li>(c) the scale of the works;</li> <li>(d) the engineering, materials and other design elements of the works;</li> <li>(e) the use of vegetation to screen and stabilize the works; and</li> <li>(f) the proposed methods for stabilization.</li> </ul>
<p><b>A7</b></p>	<p><b>P7</b></p> <p>The visibility of boundary fences and walls from the prime viewpoint locations and scenic drives must be</p>

Boundary fences and walls must be coloured with dark natural tones <sup>3</sup> .	<p>consistent with the local area objectives for the relevant management unit, having regard to:</p> <ul style="list-style-type: none"><li>(a) the purpose of the structure;</li><li>(b) the height of the structure;</li><li>(c) the materials and other design elements of the works;</li><li>(d) the proposed colour;</li><li>(e) the topography of the site; and</li><li>(f) the use of vegetation to screen the structure.</li></ul>
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<sup>3</sup> An exemption applies for fences - see Table 4.6.

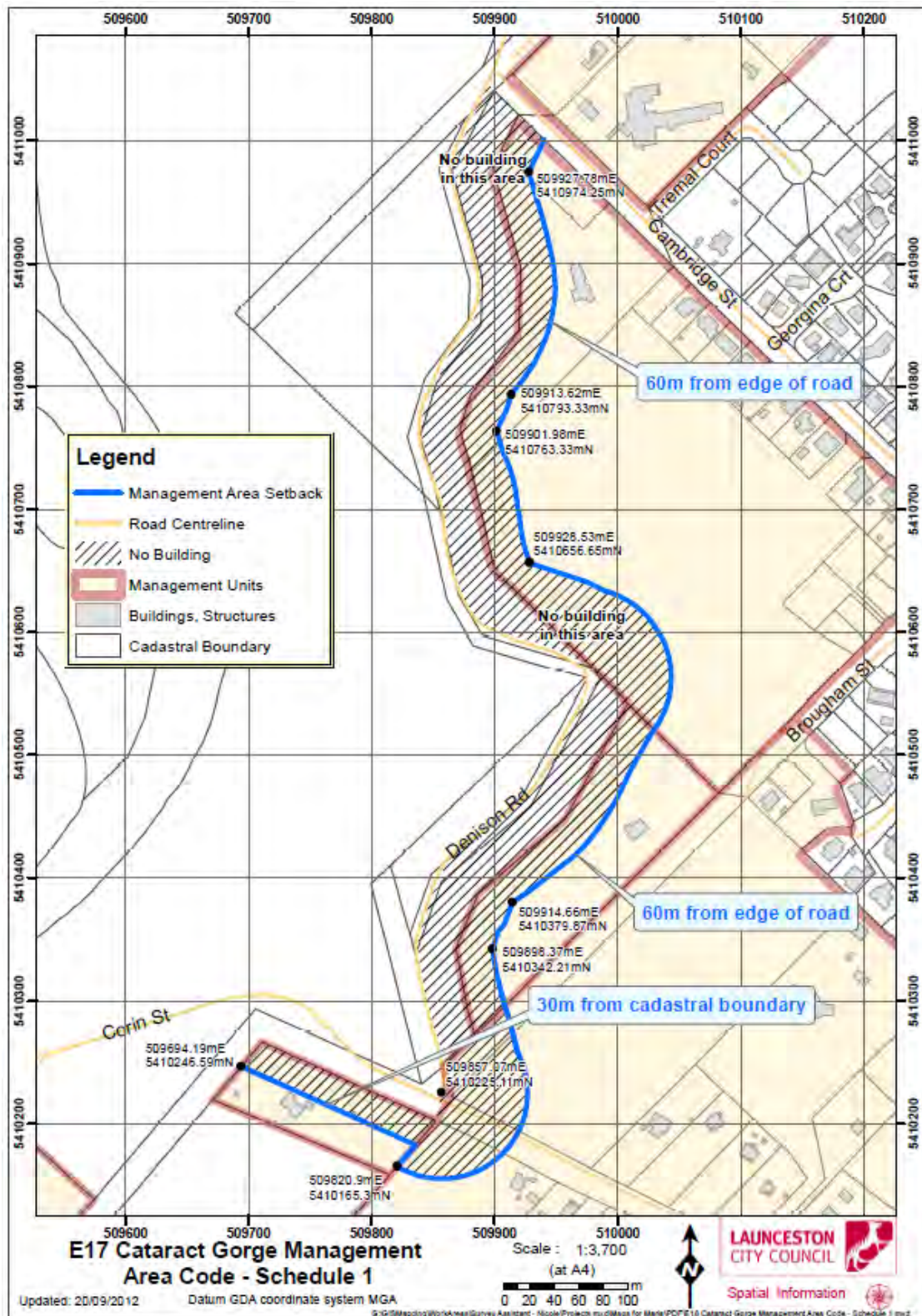


Figure LAU-S11.1 No building areas as required by clause LAU-S11.7.3 A1 (b)

LAU-S11.7.4 Height and bulk of buildings

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;
- (b) Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings;
- (c) Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works;
- (d) Landscape Conservation Zone – clause 22.6 Development Standards for Buildings and Works;
- (e) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (f) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (g) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;
- (h) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (i) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That building height and building footprint are consistent with achieving the local area objectives within the management units.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Building height must be not more than 6m.</p>	<p><b>P1.1</b></p> <p>In a management unit, excluding West Launceston Primary School, the visibility of development from , prime viewpoints and scenic drives must be consistent with the local area objectives for the relevant management unit, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the siting of the building;</li> <li>(b) the building bulk and form;</li> <li>(c) the design, materials, articulation and other design elements of the building;</li> <li>(d) the topography of the site;</li> <li>(e) the use of vegetation to screen the building, and</li> <li>(f) building height must not be greater than 8m.</li> </ul> <p><b>P1.2</b></p> <p>In management unit 16, 17 and 18, and within the grounds of West Launceston Primary School, the visibility of development from , prime viewpoints and scenic drives must be consistent with the local area objectives for the relevant management unit, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the siting of the building;</li> <li>(b) the building bulk and form;</li> </ul>



	<p>(c) the design, materials, articulation and other design elements of the building;</p> <p>(d) the topography of the site; and</p> <p>(e) the use of vegetation to screen the building.</p>
<p><b>A2</b></p> <p>The building footprint must be not more than 250m².</p>	<p><b>P2</b></p> <p>Building footprint must be consistent with the local area objectives for the Management Unit, having regard to:</p> <p>(a) the siting of the building;</p> <p>(b) the size of the site;</p> <p>(c) the need to remove vegetation to facilitate a larger footprint;</p> <p>(d) the impact of a larger footprint on natural values present on the site; and</p> <p>(e) the visual impact of the building when viewed from prime viewpoints and scenic drives.</p>

LAU-S11.7.5 Tree and vegetation removal

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;
- (b) Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings;
- (c) Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works;
- (d) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;
- (e) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (f) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (g) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;
- (h) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (i) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the removal, destruction or lopping of trees or the removal of vegetation is consistent with achieving the local area objectives within the Management Units.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>No Acceptable Solution.</p>		<p><b>P1</b></p> <p>The removal, destruction or lopping of trees or the removal of vegetation must be consistent with the local area objectives for the relevant management unit; and must demonstrate that the development will</p>

	<p>become inevident or suitably minimised when viewed from prime viewpoints and scenic drives having regard to:</p> <ul style="list-style-type: none"> <li>(a) the amount of vegetation to be removed;</li> <li>(b) the visual impact of the works;</li> <li>(c) the necessity of the works to facilitate development;</li> <li>(d) the age and condition of the trees;</li> <li>(e) any proposed replacement plantings;</li> <li>(f) the impact on wildlife corridors; and</li> <li>(g) the impact on habitat for rare and threatened species.</li> </ul>
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## LAU-S11.8 Development Standards for Subdivision

### LAU-S11.8.1 Acceptable development

This clause is in addition to the General Residential Zone – clause 8.6.1 Lot design.

Objective:	To protect the character and values of the Cataract Gorge Reserve.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Subdivision must not create internal lots in management unit 1.	<b>P1</b>  No Performance Criterion.

LAU-S11.8.2 Lot density

This clause is in addition to the:

- (a) General Residential Zone – clause 8.6.1 Lot design;
- (b) Low Density Residential Zone – clause 10.6.1 Lot Design;
- (c) Landscape Conservation Zone – clause 22.5.1 Lot design;
- (d) Community Purpose Zone – clause 27.5.1 Lot design; and
- (e) Open Space Zone – clause 29.5.1 Lot design.

Objective:	That development density is consistent with achieving the local area objectives for the management units.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Lot density must not be more than: <ul style="list-style-type: none"> <li>(a) one lot per 1,000m<sup>2</sup> with a lot size of not less than 500m<sup>2</sup> in the General Residential Zone of management unit 1, 2, 3, 6 or 9;</li> <li>(b) one lot per 1,500m<sup>2</sup> with a lot size of not less than 1,500m<sup>2</sup> in the Low Density Residential Zone of management unit 4, 5, 6, 7, 8, 9 or 10; or</li> <li>(c) one lot per 7,500m<sup>2</sup> with a lot size of not less than 1,500m<sup>2</sup> in management unit 11A or 11B.</li> </ul>		<b>P1</b> No Performance Criterion.

**LAU-S11.9 Tables**

This sub-clause is not used in this specific area plan.

## **LAU-S12.0 Development Potential Specific Area Plan**

### **LAU-S12.1 Plan Purpose**

The purpose of the Development Potential Specific Area Plan is:

- LAU-S12.1.1 To identify areas of significant development potential or strategic importance that require a co-ordinated approach to future development.

### **LAU-S12.2 Application of this Plan**

- LAU-S12.2.1 The specific area plan applies to the area of land designated as Development Potential Specific Area Plan on the overlay maps.

- LAU-S12.2.2 This specific area plan applies to the subdivision of land within the Development Potential Specific Area Plan as shown on the overlay maps.

- LAU-S12.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of:

- (a) General Residential Zone;
- (b) Rural Living Zone;
- (c) Rural Zone;
- (d) Agriculture Zone;
- (e) Utilities Zone; and
- (f) Open Space Zone

as specified in the relevant provisions.

### **LAU-S12.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **LAU-S12.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

### **LAU-S12.5 Use Table**

This sub-clause is not used in this specific area plan.

### **LAU-S12.6 Use Standards**

This sub-clause is not used in this specific area plan.

### **LAU-S12.7 Development Standards**

This sub-clause is not used in this specific area plan.

## LAU-S12.8 Development Standards for Subdivision

### LAU-S12.8.1 Co-ordination of subdivision

This clause is in addition to the:

- (a) General Residential Zone – clause 8.6 Development Standards for Subdivision;
- (b) Rural Living Zone - clause 11.5 Development Standards for Subdivision;
- (c) Rural Zone – clause 20.5 Development Standards for Subdivision;
- (d) Agriculture Zone - clause 21.5 Development Standards for Subdivision;
- (e) Utilities Zone - clause 26.5 Development Standards for Subdivision; and
- (f) Open Space Zone - clause 29.5 Development Standards for Subdivision.

Objective:	That subdivision of land is co-ordinated with adjoining land, appropriately staged and provided with infrastructure appropriately sized to ensure orderly development within the Development Potential Specific Area Plan.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each lot, or a lot proposed on a plan of subdivision, must be designed and developed having regard to:</p> <ul style="list-style-type: none"> <li>(a) co-ordination and integration with development of the site and surrounding land;</li> <li>(b) an efficient, convenient pedestrian, bicycle and road network, with sufficient capacity to serve the site and provide for necessary connections to, and the development potential of adjoining land and the need to provide for public transport;</li> <li>(c) the need to provide for public transport;</li> <li>(d) provision of a connection to a reticulated sewerage system, a connection to a full water supply service, and connection to a public stormwater system to serve the site and provide for all necessary connections to, and the development potential of adjoining land;</li> <li>(e) staging to allow a co-ordinated approach to development of the site, so as not to prejudice the timely and co-ordinated development of adjoining land within the Development Potential Specific Area Plan.</li> </ul>

LAU-S12.7.2 Former Gunns Veneer Mill Waverley

This clause is in addition to the General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That all potential contamination of land at 33 Hogarth Street (former Gunns Veneer Mill), Waverley (folio of the Register volume 246452 folio 40) has been identified and remediated prior to future development for sensitive uses.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  The Director of the Environment Protection Authority has determined that the land in folio of the Register 246452/40 proposed for subdivision, has been remediated to enable all sensitive uses on that land.		<b>P1</b>  No Performance Criterion.

## LAU-S12.9 Tables

This sub-clause is not used in this specific area plan.

## LAU-S13.0 Western Hillside Specific Area Plan

### LAU-S13.1 Plan Purpose

The purpose of this specific area plan is:

- LAU-S13.1.1 To protect the built and landscape character of the hillside.
- LAU-S13.1.2 To minimise the visual impact of development on the hillside, particularly when viewed from public roads and places.
- LAU-S13.1.3 To encourage the retention and planting of trees, particularly species that have a height and form that will contribute to the canopy cover within the area.

### LAU-S13.2 Application of this Plan

LAU-S13.2.1 The specific area plan applies to the area of land designated as Western Hillside Specific Area Plan on the overlay map.

LAU-S13.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the:

- (a) General Residential Zone;
- (b) Low Density Residential Zone;
- (c) Recreation Zone; and
- (d) Open Space Zone,

as specified in the relevant provision.

### LAU-S13.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

### LAU-S13.4 Definition of Terms

LAU-S13.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Bold or bright colours	means primary, secondary or fluorescent colours that do not recede into the streetscape.
Inevident	means that the development is not apparent within the landscape when viewed from public spaces and roads, and that the visual character of the landscape is retained with respect to line, form, colour and texture. Inevident includes to become inevident over time through building design, minimising works, types of construction and screen planting.
Intrusive	means development that does one or more of the following: <ul style="list-style-type: none"><li>(a) requires significant alterations to the landscape;</li><li>(b) alters the skyline when viewed from public roads or places;</li><li>(c) blocks or obstructs the views from public roads or places;</li></ul>

	<p>(d) has a scale or form that dominates the views from public roads or places;</p> <p>(e) involves the removal of native vegetation;</p> <p>(f) involves the removal of prominent trees; or</p> <p>(g) has bold or bright colours.</p>
Prominent tree	means any tree with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level.

### LAU-S13.5 Use Table

This sub-clause is not used in this specific area plan.

### LAU-S13.6 Use Standards

This sub-clause is not used in this specific area plan.

### LAU-S13.7 Development Standards for Building and Works

#### LAU-S13.7.1 Visual impact

This clause is in addition to the:

- (a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;
- (c) Recreation Zone - clause 28.4 Development Standards for Building and Works; and
- (d) Open Space Zone - clause 29.4 Development Standards for Building and Works.

Objective:	That the siting and design of development complements the existing built and landscape character of the West Launceston hillside and is not considered intrusive.	
Acceptable Solutions		Performance Criteria
<b>A1.1</b>  Development for an alteration or extension to an existing building must: <ul style="list-style-type: none"> <li>(a) have a gross floor area of not more than 25% of that existing at the effective date;</li> <li>(b) have a building height of not more than the existing building;</li> <li>(c) have external building finishes:                             <ul style="list-style-type: none"> <li>(i) with a light reflectance value not more than 40%; and</li> <li>(ii) not in bold or bright colours; or</li> </ul> </li> </ul>		<b>P1</b>  Development must be compatible with the existing built and landscape character, having regard to: <ul style="list-style-type: none"> <li>(a) the impact on the visual amenity of the site and surrounds;</li> <li>(b) the impact on skylines, ridgelines and prominent locations;</li> <li>(c) the proximity to and the impact on views from a public road or place;</li> <li>(d) the potential for current or proposed vegetation to provide screening;</li> </ul>



<p><b>A1.2</b></p> <p>Development must be inevident when viewed from a public road or place.</p>	<ul style="list-style-type: none"> <li>(e) the bulk and form of buildings including materials and finishes;</li> <li>(f) the need to clear existing vegetation;</li> <li>(g) the location of development to facilitate the retention of prominent trees;</li> <li>(h) the impact of any clearing required for hazard management or infrastructure; and</li> <li>(i) any earthworks for cut or fill.</li> </ul>
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LAU-S13.7.2 Vegetation

This clause is in addition to the:

- (a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;
- (c) Recreation Zone - clause 28.4 Development Standards for Building and Works; and
- (d) Open Space Zone - clause 29.4 Development Standards for Building and Works.

Objective:	That the siting of development protects the existing landscape character of the West Launceston hillside.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Buildings and works must be separated from a prominent tree by a distance of not less than 4m.</p>	<p><b>P1</b></p> <p>Buildings and works must not detract from the existing landscape character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the potential impact on the life of the prominent tree;</li> <li>(b) the likely future need to remove the prominent tree;</li> <li>(c) the location of development to avoid the removal of prominent trees;</li> <li>(d) The physical characteristics of the site;</li> <li>(e) the requirements for any hazard management;</li> <li>(f) the specific requirements of the development; and</li> <li>(g) any earthworks for cut or fill.</li> </ul>
<p><b>A2</b></p> <p>Building and works must not result in the removal or destruction of prominent trees.</p>	<p><b>P2</b></p> <p>Removal of prominent trees must not detract from the existing landscape character, having regard to:</p>

	<ul style="list-style-type: none"> <li>(a) the impact on skylines, ridgelines and prominent locations;</li> <li>(b) the location of development to avoid the removal of prominent trees;</li> <li>(c) the need to clear existing vegetation;</li> <li>(d) the potential to provide replacement vegetation;</li> <li>(e) the requirements for any hazard management;</li> <li>(f) the need for infrastructure services;</li> <li>(g) the specific requirements of the development; and</li> <li>(h) any earthworks for cut or fill.</li> </ul>
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## LAU-S13.8 Development Standards for Subdivision

### LAU-S13.8.1 Lot design

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, and Low Density Residential Zone - clause 10.6 Development Standards for Subdivision.

Objective:	That subdivision is designed to allow development in keeping with the existing built and landscape character of the area.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) be required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Subdivision must be designed to promote development that is compatible with the existing built and landscape character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the physical characteristics of the site and locality;</li> <li>(b) the existing landscape character;</li> <li>(c) the scenic qualities of the site;</li> <li>(d) the size, shape and orientation of the lots proposed;</li> <li>(e) the density of potential development on lots created;</li> <li>(f) the need for the clearance or retention of vegetation;</li> <li>(g) the location of boundaries and building envelopes to reduce the future removal of prominent trees;</li> </ul>

	<ul style="list-style-type: none"><li>(h) the requirements for any hazard management;</li><li>(i) the need for infrastructure services;</li><li>(j) the specific requirements of the subdivision;</li><li>(k) the extent of works required for roads or to gain access, including any cut and fill; and</li><li>(l) any agreement under section 71 of the Act affecting the land.</li></ul>
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### **LAU-S13.9 Tables**

This sub-clause is not used in this specific area plan.

## **LAU-S14.0 Southern Gateway Specific Area Plan**

### **LAU-S14.1 Plan Purpose**

The purpose of this specific area plan is:

- LAU-S14.1.1 To protect the southern approach into Launceston city and municipality from intrusive or inappropriate development.
- LAU-S14.1.2 To allow for inevident development that complements the existing undeveloped and rural character of the area.
- LAU-S14.1.3 To maintain the vegetative screening alongside major roads.

### **LAU-S14.2 Application of this Plan**

- LAU-S14.2.1 The specific area plan applies to the area of land designated as Southern Gateway Specific Area Plan on the overlay map.
- LAU-S14.2.2 The specific area plan does not apply to works or development that is not visible from any point on a major road as defined under the Southern Gateway Specific Area Plan.
- LAU-S14.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the:
  - (a) General Residential Zone;
  - (b) Low Density Residential Zone;
  - (c) Rural Living Zone;
  - (d) Village Zone;
  - (e) Commercial Zone;
  - (f) Light Industrial Zone;
  - (g) General Industrial Zone;
  - (h) Rural Zone;
  - (i) Agriculture Zone;
  - (j) Landscape Conservation Zone;
  - (k) Environmental Management Zone;
  - (l) Major Tourism Zone;
  - (m) Utilities Zone;
  - (n) Community Purpose Zone;
  - (o) Recreation Zone;
  - (p) Open Space Zone; and
  - (q) Future Urban Zoneas specified in the relevant provision.

### **LAU-S14.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

## LAU-S14.4 Definition of Terms

LAU-S14.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Bold or bright colours	means primary, secondary or fluorescent colours that do not recede into the streetscape.
Inevident	means that the development is not apparent within the landscape when viewed from public spaces and roads, and that the visual character of the landscape is retained with respect to line, form, colour and texture. Inevident includes to become inevident over time through building design, minimising works, types of construction and screen planting.
Intrusive	means development that does one or more of the following: <ul style="list-style-type: none"> <li>(a) requires significant alterations to the landscape;</li> <li>(b) alters the skyline when viewed from public roads or places;</li> <li>(c) blocks or obstructs the views from public roads;</li> <li>(d) has a scale or form that dominates the views from public roads;</li> <li>(e) involves the removal of native vegetation;</li> <li>(f) involves the removal of prominent trees; or</li> <li>(g) has bold or bright colours.</li> </ul>
Major road	means a road that contributes to the southern approach into Launceston city and municipality, identified as Midland Highway/Southern Outlet, Bass Highway and Kings Meadows Connector.
Screening vegetation	means any tree or shrub with a height greater than 2m from natural ground that is visible from a major road or public place.
Prominent tree	means any tree with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level.

## LAU-S14.5 Use Table

This sub-clause is not used in this specific area plan.

## LAU-S14.6 Use Standards

This sub-clause is not used in this specific area plan.

## LAU-S14.7 Development Standards for Building and Works

LAU-S14.7.1 Visual impact

This clause is in addition to the:

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- (a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;
- (c) Rural Living Zone - clause 11.4 Development Standards for Building and Works;
- (d) Village Zone - clause 12.4 Development Standards for Building and Works;
- (e) Commercial Zone - clause 17.4 Development Standards for Building and Works;
- (f) Light Industrial Zone - clause 18.4 Development Standards for Building and Works;
- (g) General Industrial Zone - clause 19.4 Development Standards for Building and Works;
- (h) Rural Zone - clause 20.4 Development Standards for Building and Works;
- (i) Agriculture Zone - clause 21.4 Development Standards for Building and Works;
- (j) Landscape Conservation Zone - clause 22.4 Development Standards for Building and Works;
- (k) Environmental Management Zone - clause 23.4 Development Standards for Building and Works;
- (l) Major Tourism Zone - clause 24.4 Development Standards for Building and Works;
- (m) Utilities Zone - clause 26.4 Development Standards for Building and Works;
- (n) Community Purpose Zone - clause 27.4 Development Standards for Building and Works;
- (o) Recreation Zone - clause 28.4 Development Standards for Building and Works;
- (p) Open Space Zone - clause 29.4 Development Standards for Building and Works; and
- (q) Future Urban Zone - clause 30.4 Development Standards for Building and Works.

Objective:	That the siting and design of development is inevent and does not negatively impact on the visual qualities of the southern approach into Launceston city and municipality.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Development for an alteration or extension to an existing building must:</p> <ul style="list-style-type: none"> <li>(a) have a gross floor area of not more than 20% of that existing at the effective date;</li> <li>(b) have a building height of not more than the existing building;</li> <li>(c) have external building finishes: <ul style="list-style-type: none"> <li>(iii) with a light reflectance value not more than 40%; and</li> <li>(iv) not in bold or bright colours.</li> </ul> </li> </ul>	<p><b>P1</b></p> <p>Development must not be intrusive and must be compatible with the existing treed and rural character of the southern approach, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the visual impact on skylines and vistas when viewed from a major road;</li> <li>(b) the proximity of development to a major road;</li> <li>(c) the bulk and form of buildings including materials and finishes;</li> <li>(d) the potential for current or proposed vegetation to provide screening;</li> <li>(e) the need to clear existing vegetation;</li> <li>(f) the location of development to facilitate the retention of existing vegetation;</li> <li>(g) the impact of any clearing required for hazard management or infrastructure; and</li> <li>(h) any earthworks for cut or fill.</li> </ul>

LAU-S14.7.2 Vegetation

This clause is in addition to the:

- (a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;
- (c) Rural Living Zone - clause 11.4 Development Standards for Building and Works;
- (d) Village Zone - clause 12.4 Development Standards for Building and Works;
- (e) Commercial Zone - clause 17.4 Development Standards for Building and Works;
- (f) Light Industrial Zone - clause 18.4 Development Standards for Building and Works;
- (g) General Industrial Zone - clause 19.4 Development Standards for Building and Works;
- (h) Rural Zone - clause 20.4 Development Standards for Building and Works;
- (i) Agriculture Zone - clause 21.4 Development Standards for Building and Works;
- (j) Environmental Management Zone - clause 23.4 Development Standards for Building and Works;
- (k) Major Tourism Zone - clause 24.4 Development Standards for Building and Works;
- (l) Utilities Zone - clause 26.4 Development Standards for Building and Works;
- (m) Community Purpose Zone - clause 27.4 Development Standards for Building and Works;
- (n) Recreation Zone - clause 28.4 Development Standards for Building and Works;
- (o) Open Space Zone - clause 29.4 Development Standards for Building and Works; and
- (p) Future Urban Zone - clause 30.4 Development Standards for Building and Works.

Objective:	That the siting of development protects the existing treed and rural character of the southern approach.	
Acceptable Solutions		Performance Criteria
<b>A1</b>  Buildings and works must be separated from a prominent tree by a distance of not less than 4m.		<b>P1</b>  Buildings and works must not detract from the existing landscape character, having regard to: <ul style="list-style-type: none"> <li>(a) the potential impact on the life of the prominent tree;</li> <li>(b) the likely future need to remove the prominent tree;</li> <li>(c) the location of development to avoid the removal of prominent trees;</li> <li>(d) The physical characteristics of the site;</li> <li>(e) the requirements for any hazard management;</li> <li>(f) the specific requirements of the development; and</li> <li>(g) any earthworks for cut or fill.</li> </ul>

<p><b>A2</b></p> <p>Building and works must not result in the removal or destruction of screening vegetation or prominent trees.</p>	<p><b>P2</b></p> <p>Removal of screening vegetation or prominent trees must not detract from the existing treed and rural character of the southern approach, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the visual impact on skylines and vistas when viewed from a major road;</li> <li>(b) the location of development to avoid the removal of screening vegetation or prominent trees;</li> <li>(c) the bulk and form of buildings including materials and finishes;</li> <li>(d) the need to clear existing vegetation;</li> <li>(e) the potential to provide replacement vegetation;</li> <li>(f) the requirements for any hazard management;</li> <li>(g) the need for infrastructure services;</li> <li>(h) the specific requirements of the development; and</li> <li>(i) any earthworks for cut or fill.</li> </ul>
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#### LAU-S14.7.3 Signage

This clause is in addition to the Signs Code - clause C1.6 Development Standards for Buildings and Works.

Objective:	That development is designed to prevent the installation of inappropriate signage.
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>There are no billboard, third party or illuminated signs proposed.</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>

### LAU-S14.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

### LAU-S14.9 Tables

This sub-clause is not used in this specific area plan.



## **LAU-S15.0 Central Area Specific Area Plan**

### **LAU-S15.1 Plan Purpose**

The purpose of the Central Area Specific Area Plan is:

- LAU-S15.1.1 To provide for building height and signage control in central Launceston which respects the streetscape.

### **LAU-S15.2 Application of this Plan**

- LAU-S15.2.1 The specific area plan applies to the area of land designated as Central Area Specific Area Plan on the overlay maps.
- LAU-S15.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Central Business Zone, as specified in the relevant provision.

### **LAU-S15.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **LAU-S15.4 Definition of Terms**

This sub-clause is not used in this specific area plan.

### **LAU-S15.5 Use Table**

This sub-clause is not used in this specific area plan.

### **LAU-S15.6 Use Standards**

This sub-clause is not used in this specific area plan.

**LAU-S15.7 Development Standards for Buildings and Works****LAU-S15.7.1 Building Height**

This clause is in substitution for Central Business Zone - clause 16.4.1 Building Height.

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential uses.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Building height must be not more than: (a) 14.5m; or (b) 1m greater than the average of the building heights on the site or adjoining lots, whichever is the greater.	<b>P1</b>  Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places.

**LAU-S15.7.2 Signs**

This clause is in substitution for Signs Code - clause C1.6.1 Design and siting of signs A1 and P1.1 and P1.2, and clause C1.6.3 Third party sign.

Objective:	That signage is of a type that is compatible with the streetscape in the central area of Launceston.
Acceptable Solutions	Performance Criteria
<b>A1</b>  Signage must not be for the following sign types: (a) an above awning sign; (b) a roof sign; (c) a sky sign; (d) a third party sign; and (e) a billboard.  as defined in Table C1.3 Sign type definitions.	<b>P1</b>  No Performance Criterion.

### **LAU-S15.8 Development Standards for Subdivision**

This sub-clause is not used in this specific area plan.

### **LAU-S15.9 Tables**

This sub-clause is not used in this specific area plan.

## LAU-S16.0 Gorge Hotel Specific Area Plan

### LAU-S16.1 Plan Purpose

The purpose of the Gorge Hotel Specific Area Plan is:

- LAU-S16.1.1 Provide the opportunity for development of a building to provide for visitor accommodation and complementary supporting uses in a manner that does not unreasonably impact on the surrounding streetscapes.

### LAU-S16.2 Application of this Plan

- LAU-S16.2.1 The specific area plan applies to the area of land designated as Gorge Hotel Specific Area Plan on the overlay maps and in Figure LAU-S16.1.

- LAU-S16.6.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the Urban Mixed Use Zone, as specified in the relevant provision.



Figure LAU-S16.1 Gorge Hotel Specific Area Plan as required by clause LAU-S16.2.1

### LAU-S16.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

### LAU-S16.4 Definition of Terms

This sub-clause is not used in this specific area plan.

### LAU-S16.5 Use Table

This sub-clause is not used in this specific area plan.

### LAU-S16.6 Use Standards

This sub-clause is not used in this specific area plan.

### LAU-S16.7 Development Standards for Buildings and Works

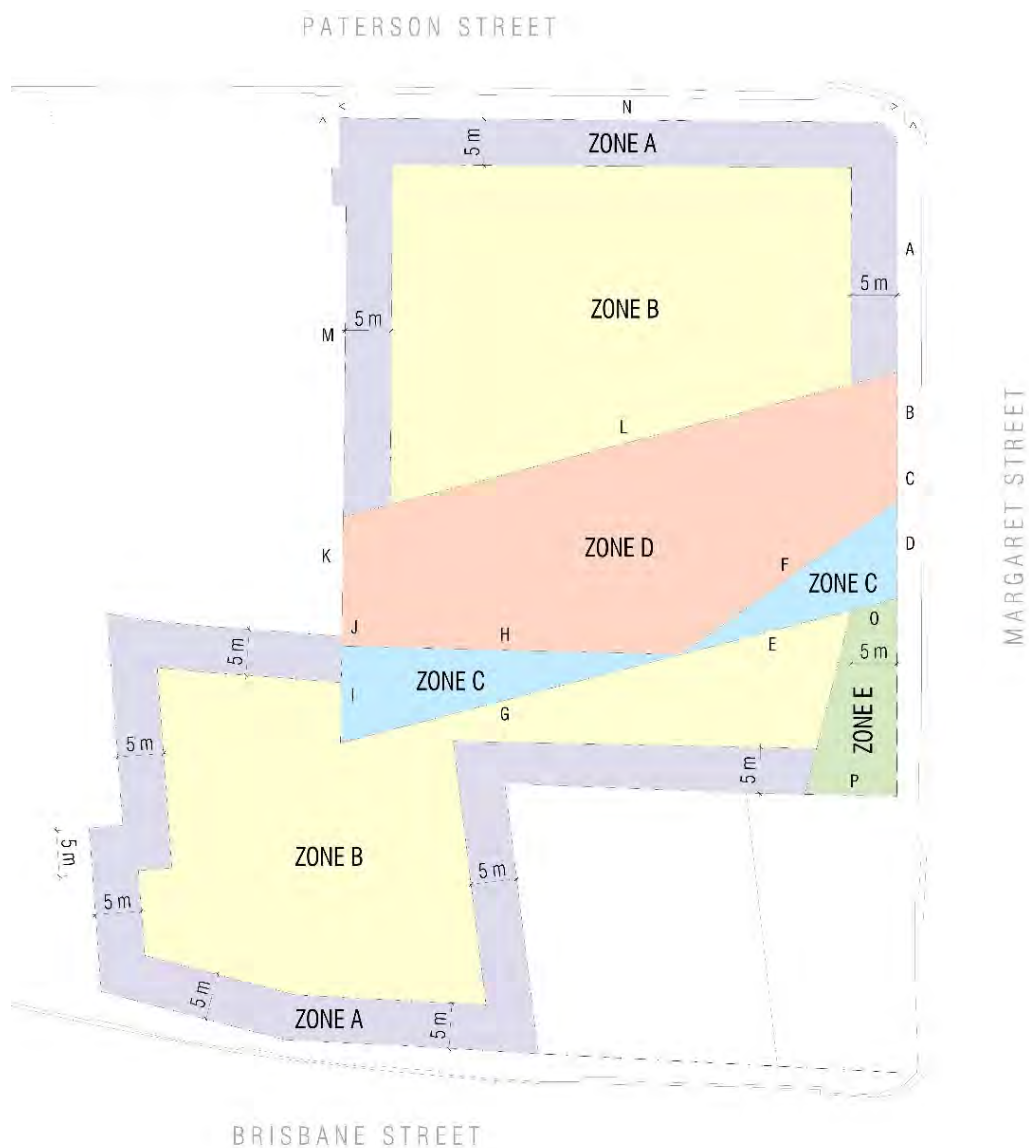
LAU-S16.7.1 Building envelope for visitor accommodation use

This clause is in addition to Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works

Objective:	<p>To ensure that building bulk and form, and siting:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the streetscape and character of the surrounding area;</li> <li>(b) protects the amenity of adjoining lots; and</li> <li>(c) promotes and maintains high levels of public interaction and amenity.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1.1</b></p> <p>Building height must be no greater than:</p> <ul style="list-style-type: none"> <li>(a) 12m; or</li> <li>(b) 1m greater than the average of the building heights on the site or adjoining lots,</li> </ul> <p>whichever is higher.</p> <p>or</p> <p><b>A1.2</b></p> <p>All development for Visitor Accommodation and ancillary uses directly associated with, and which are a subservient part of that use, which include general retail and hire, food services, community meeting and entertainment and hotel industry must be contained within the building envelope at Figures LAU-S16.2 and LAU-S16.3.</p>	<p><b>P1.1</b></p> <p>Building height must be compatible with the streetscape and character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height of buildings on the site, adjoining lots and adjacent lots;</li> <li>(c) the bulk and form of existing and proposed buildings;</li> <li>(d) the apparent height when viewed from roads and public places; and</li> <li>(e) any overshadowing of adjoining lots or public places.</li> </ul> <p>or</p> <p><b>P1.2</b></p>

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	No performance criterion.
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# GORGE HOTEL

PROPOSED HEIGHT ZONES  
RELATIVE TO AUSTRALIAN HEIGHT DATUM (AHD)

## ZONE LEGEND

- ZONE A - MAX HEIGHT 15.600 AHD**  
(Ranges from 9.8m to 12.8m above NGL at street frontages and title boundaries)
- ZONE B - MAX HEIGHT 17.600 AHD**  
(Ranges from 11.8m to 14.8m above NGL more than 5m away from title boundaries)
- ZONE C - MAX HEIGHT 38.600 AHD**  
(Ranges from 34.5m to 35.8m above NGL)
- ZONE D - MAX HEIGHT 41.600 AHD**  
(Ranges from 36.5m to 39.1m above NGL)
- ZONE E - MAX HEIGHT 11.600 AHD**  
(Ranges from 7.9m to 8.6m above NGL)

## DIMENSION LEGEND (HORIZONTAL DISTANCES)

- |                 |                 |
|-----------------|-----------------|
| A = 27 meters   | I = 10.5 meters |
| B = 10 meters   | J = 4 meters    |
| C = 4 meters    | K = 10 meters   |
| D = 10.5 meters | L = 62 meters   |
| E = 19 meters   | M = 43.5 meters |
| F = 29 meters   | N = 60.5 meters |
| G = 38 meters   | O = 5 meters    |
| H = 37 meters   | P = 10 meters   |

Figure LAU-S16.2 Gorge Hotel Height Zones as required by clause LAU-S16.7.1

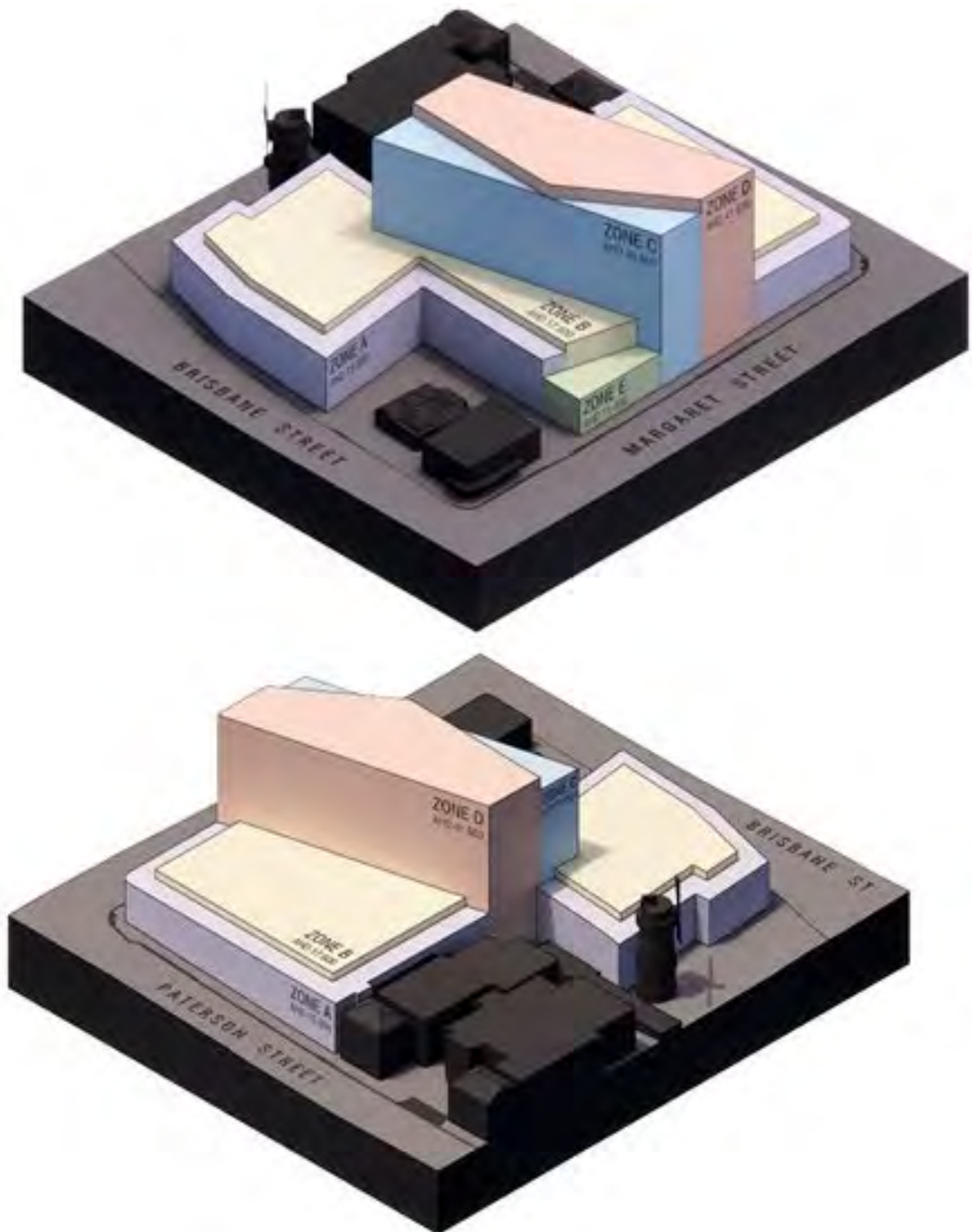


Figure LAU-S16.3 Gorge Hotel Height Zones as required by clause LAU-S16.7.1



### **LAU-S16.8 Development Standards for Subdivision**

This sub-clause is not used in this specific area plan.

### **LAU-S16.9 Tables**

This sub-clause is not used in this specific area plan.

## LAU-Site-specific Qualifications

Reference Number	Site Reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
LAU-8.1	40 Ann Street, Launceston	131354/1	An additional Discretionary Use Class for this site is: Business and Professional Services	General Residential Zone - 8.2 Use Table
LAU-17.1	237-241 and 243-247 Wellington Street, Launceston	178943/1 70186/2 228901/1 227180/1	An additional Discretionary Use Class for this site is: Hospital Services	Commercial Zone - 17.2 Use Table
LAU-18.1	6-8, 7, 9 12, 13, 14, 15, 17 and 19 Goodman Court, Invermay	148413/1 148413/2 148413/4 148413/5 148413/8 148413/9 148413/10 148413/11 148413/13 148413/14 148413/100 148413/101 164976/0 157416/0 167246/0	An additional Discretionary Use Class for this site is: Business and Professional Services	Light Industrial Zone - 18.2 Use Table
LAU-18.2	18 Connector Park Drive, Kings Meadows	154489/23	An additional Discretionary Use Class for this site is: Educational and Occasional Care with the qualification "if for Trade, Employment or Transport Related Training and Licensing"	Light Industrial Zone - 18.2 Use Table

## LAU-Code Lists

### LAU-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

**LAU-Table C6.1 Local Heritage Places**

Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, State of Local Historic Heritage Significance and Historic Heritage Values
LAU-C6.1.1	Not applicable	Newstead	126 Abbott Street	Not applicable	88174/12	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.2	Not applicable	Newstead	128 Abbott Street	Not applicable	88174/13	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.3	Not applicable	Newstead	130 Abbott Street	Not applicable	72892/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.4	Not applicable	Newstead	146 Abbott Street	Police and Citizens Youth Club	208056/1	<b>Description:</b> Former Tennis Racquet Factory site  <b>Specific Extent:</b> All of title
LAU-C6.1.5	11039	Newstead	146 Abbott Street	Police and Citizens Youth Club	208057/1, 208058/5, 208059/7	<b>Description:</b> Alexander Patent Racket Company Factory and Launceston PCYC  <b>Specific Extent:</b> All of title
LAU-C6.1.6	3710	East Launceston	8-10 Adelaide Street	Pontefiore	72295/1	<b>Description:</b> House 'Pontefiore' - Victorian Italianate  <b>Specific Extent:</b> All of title
LAU-C6.1.7	3711	East Launceston	16 Adelaide Street	Not applicable	200953/1	<b>Description:</b> House – Federation  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.8	Not applicable	East Launceston	23 Adelaide Street	Not applicable	125222/2	<b>Description:</b> Land adjoining Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.9	3712	East Launceston	23 Adelaide Street	Not applicable	125222/1	<b>Description:</b> Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.10	Not applicable	East Launceston	25 Adelaide Street	Not applicable	121527/2	<b>Description:</b> Land adjoining Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.11	3713	East Launceston	25 Adelaide Street	Not applicable	121527/1	<b>Description:</b> Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.12	Not applicable	East Launceston	27 Adelaide Street	Not applicable	112667/2	<b>Description:</b> Land adjoining Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.13	3714	East Launceston	27 Adelaide Street	Not applicable	112667/1	<b>Description:</b> Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.14	3715	East Launceston	29 Adelaide Street	Not applicable	35187/1	<b>Description:</b> Bennell Townhouse - Early Victorian Regency

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						<b>Specific Extent:</b> All of title
LAU-C6.1.15	3716	East Launceston	31 Adelaide Street	Not applicable	122602/1	<b>Description:</b> Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.16	Not applicable	East Launceston	33 Adelaide Street	Not applicable	41919/2, 42189/2	<b>Description:</b> Land adjoining Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.17	3717	East Launceston	33 Adelaide Street	Not applicable	122602/2	<b>Description:</b> Bennell Townhouse - Early Victorian Regency  <b>Specific Extent:</b> All of title
LAU-C6.1.18	Not applicable	Newnham	208 Alanvale Road	Not applicable	52981/1	<b>Description:</b> Property - 'Eastfield'  <b>Specific Extent:</b> All of title
LAU-C6.1.19	3719	Newnham	210 Alanvale Road	Not applicable	125301/1	<b>Description:</b> House 'Eastfield'  <b>Specific Extent:</b> All of title
LAU-C6.1.20	3720	Invermay	16 Albion Street	Inverleigh	62848/2	<b>Description:</b> Victorian House  <b>Specific Extent:</b> All of title
LAU-C6.1.21	Not applicable	Launceston	9 Alice Place	Alice Place	60334/2	<b>Description:</b> House adjoining 'Alice Place'  <b>Specific Extent:</b> All of title
LAU-C6.1.22	3721	Launceston	9 Alice Place	Alice Place	60334/3	<b>Description:</b> House 'Alice Place' - Early Victorian Italianate

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						<b>Specific Extent:</b> All of title
LAU-C6.1.23	3722	Launceston	14 Alice Place	Not applicable	231254/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.24	3723	East Launceston	54 Ann Street	Torkington	110111/1	<b>Description:</b> House 'Torkington' - Victorian Italianate  <b>Specific Extent:</b> All of title
LAU-C6.1.25	Not applicable	East Launceston	69 Arthur Street	Not applicable	60246/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.26	Not applicable	East Launceston	71 Arthur Street	Not applicable	60246/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.27	Not applicable	East Launceston	Unit, 1 73 Arthur Street	Not applicable	60246/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.28	Not applicable	East Launceston	88 Arthur Street	Not applicable	226676/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.29	Not applicable	Launceston	1 Babington Street	Not applicable	91375/9	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.30	Not applicable	Launceston	2 Babington Street	Not applicable	83910/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.31	Not applicable	Launceston	3 Babington Street	Not applicable	201125/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title

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LAU-C6.1.32	Not applicable	Launceston	4 Babington Street	Not applicable	83910/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.33	Not applicable	Launceston	6 Babington Street	Not applicable	63615/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.34	Not applicable	Launceston	8 Babington Street	Not applicable	117573/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.35	3728	Trevallyn	34 Bain Terrace	Not applicable	237623/1	<b>Description:</b> St Oswalds Anglican Church  <b>Specific Extent:</b> All of title
LAU-C6.1.36	Not applicable	Invermay	1 Balaclava Street	Not applicable	121522/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.37	Not applicable	Invermay	4 Balaclava Street	Not applicable	26176/4	<b>Description:</b> Cottage 'Inveresk'  <b>Specific Extent:</b> All of title
LAU-C6.1.38	Not applicable	Invermay	7 Balaclava Street	Not applicable	33333/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.39	Not applicable	Invermay	8 Balaclava Street	Not applicable	25345/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.40	Not applicable	Invermay	9 Balaclava Street	Not applicable	33333/2	<b>Description:</b> Shed  <b>Specific Extent:</b> All of title
LAU-C6.1.41	Not applicable	Invermay	10 Balaclava Street	Not applicable	101542/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title

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LAU-C6.1.42	Not applicable	Invermay	11 Balaclava Street	Not applicable	220847/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.43	Not applicable	Invermay	12 Balaclava Street	Not applicable	20975/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.44	Not applicable	Invermay	13 Balaclava Street	Not applicable	131593/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.45	Not applicable	Invermay	14 Balaclava Street	Not applicable	38146/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.46	Not applicable	Invermay	15 Balaclava Street	Not applicable	22974/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.47	Not applicable	Invermay	16 Balaclava Street	Not applicable	38399/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.48	Not applicable	Invermay	17 Balaclava Street	Not applicable	56540/17	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.49	Not applicable	Invermay	18 Balaclava Street	Not applicable	51816/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.50	Not applicable	Invermay	20 Balaclava Street	Not applicable	28938/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.51	Not applicable	Invermay	22 Balaclava Street	Not applicable	18412/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.52	Not applicable	Invermay	24 Balaclava Street	Not applicable	51308/1	<b>Description:</b> House  <b>Specific</b>



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						<b>Extent:</b> All of title
LAU-C6.1.53	Not applicable	Invermay	26 Balaclava Street	Not applicable	222268/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.54	3746	Launceston	1 Balfour Street	Not applicable	220552/1	<b>Description:</b> Portion of former Georgian church altered to Victorian by J.T. Gunn for Mr Robson 1901  <b>Specific Extent:</b> All of title
LAU-C6.1.55	Not applicable	Launceston	2 Balfour Street	Not applicable	72879/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.56	Not applicable	Launceston	3 Balfour Street	Not applicable	45737/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.57	Not applicable	Launceston	4 Balfour Street	Not applicable	226161/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.58	3750	Launceston	5 Balfour Street	Not applicable	57805/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.59	4657	Launceston	6 Balfour Street	Not applicable	130881/0, 130881/1, 130881/2	<b>Description:</b> Houses (also known as Unit 1, 6 Balfour Street and Unit 2, 6 Balfour Street) - Refer to attached Datasheet LAU-C6.1.59
LAU-C6.1.60	Not applicable	Launceston	7 Balfour Street	Not applicable	225961/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title

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LAU-C6.1.61	Not applicable	Launceston	8 Balfour Street	Balfour Street Hall	225572/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.62	Not applicable	Launceston	9 Balfour Street	Not applicable	12131/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.63	3754	Launceston	10 Balfour Street	Not applicable	59683/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.64	3755	Launceston	11 Balfour Street	Not applicable	12131/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.65	Not applicable	Launceston	12 Balfour Street	Not applicable	59683/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.66	3757	Launceston	15 Balfour Street	Not applicable	38394/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.67	Not applicable	Launceston	18 Balfour Street	Not applicable	175794/2	<b>Description:</b> Land (also known as 202 George Street)  <b>Specific Extent:</b> All of title – formerly FR 69385/1
LAU-C6.1.68	Not applicable	Launceston	19 Balfour Street	Not applicable	117188/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.69	Not applicable	Launceston	20 Balfour Street	Not applicable	26161/1, 69385/4	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.70	Not applicable	Launceston	21 Balfour Street	Not applicable	216856/1	<b>Description:</b> Apartments  <b>Specific Extent:</b> All of title

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LAU-C6.1.71	3761	Launceston	22 Balfour Street	Not applicable	Land held under General Law deed 30/403	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.72	Not applicable	Launceston	23 Balfour Street	Not applicable	48202/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.73	Not applicable	Launceston	24 Balfour Street	Not applicable	79361/4	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.74	Not applicable	Launceston	25 Balfour Street	Not applicable	91412/4	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.75	Not applicable	Launceston	26 Balfour Street	Not applicable	201172/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.76	Not applicable	Launceston	27 Balfour Street	Not applicable	62341/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.77	Not applicable	Launceston	28 Balfour Street	Not applicable	138675/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.78	3767	Launceston	29 Balfour Street	Not applicable	62341/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.79	Not applicable	Launceston	30 Balfour Street	Not applicable	27130/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.80	Not applicable	Launceston	32 Balfour Street	Not applicable	20978/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.81	Not applicable	Launceston	33 Balfour Street	Not applicable	69386/1	<b>Description:</b> House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.82	Not applicable	Launceston	34 Balfour Street	Not applicable	124161/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.83	Not applicable	Launceston	35 Balfour Street	Not applicable	124572/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.84	3772	Launceston	36 Balfour Street	Not applicable	26454/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.85	Not applicable	Launceston	37 Balfour Street	Not applicable	222645/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.86	Not applicable	Launceston	39 Balfour Street	Not applicable	17037/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.87	Not applicable	Launceston	41 Balfour Street	Not applicable	52011/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.88	Not applicable	Launceston	42 Balfour Street	Not applicable	82694/42	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.89	Not applicable	Launceston	43 Balfour Street	Not applicable	57921/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.90	Not applicable	Launceston	44 Balfour Street	Not applicable	82694/44	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.91	Not applicable	Launceston	45 Balfour Street	Not applicable	57921/2	<b>Description:</b> Conjoined House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.92	Not applicable	Launceston	46 Balfour Street	Not applicable	149898/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.93	Not applicable	Launceston	47 Balfour Street	Not applicable	57921/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.94	Not applicable	Launceston	48 Balfour Street	Not applicable	145278/1, 221049/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.95	Not applicable	Launceston	49 Balfour Street	Not applicable	142557/1	<b>Description:</b> Conjoined House and Shop  <b>Specific Extent:</b> All of title
LAU-C6.1.96	Not applicable	Launceston	50-52 Balfour Street	Not applicable	233206/1	<b>Description:</b> Vernacular Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.97	Not applicable	Launceston	51 Balfour Street	Not applicable	139020/2	<b>Description:</b> Conjoined House and Shop  <b>Specific Extent:</b> All of title
LAU-C6.1.98	3785	Launceston	53 Balfour Street	Not applicable	139020/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.99	Not applicable	Launceston	54 Balfour Street	Not applicable	227652/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.100	3787	Launceston	56 Balfour Street	Not applicable	204353/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title

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LAU-C6.1.101	Not applicable	Launceston	57 Balfour Street	Not applicable	47542/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.102	Not applicable	Launceston	63 Balfour Street	Not applicable	24428/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.103	3790	Launceston	65 Balfour Street	Not applicable	44917/1	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.104	3791	Launceston	67 Balfour Street	Not applicable	51342/1	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.105	Not applicable	Launceston	69 Balfour Street	Laun Christadelphian Hall	147029/1	<b>Description:</b> Hall  <b>Specific Extent:</b> All of title
LAU-C6.1.106	Not applicable	Launceston	71-71a Balfour Street	Not applicable	122260/1, 122260/2	<b>Description:</b> Land adjoining Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.107	Not applicable	Launceston	73 Balfour Street	Not applicable	124416/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.108	3795	Launceston	76 Balfour Street	Not applicable	16592/1	<b>Description:</b> Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.109	3796	Launceston	77 Balfour Street	Not applicable	46388/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.110	3797	Launceston	78 Balfour Street	Not applicable	45346/1	<b>Description:</b> Cottage – Georgian

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						<b>Specific Extent:</b> All of title
LAU-C6.1.111	3798	Launceston	80 Balfour Street	Not applicable	47745/1	<b>Description:</b> Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.112	3799	Launceston	81 Balfour Street	Not applicable	91175/1	<b>Description:</b> House - Late Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.113	Not applicable	Launceston	82 Balfour Street	Not applicable	174105/4	<b>Description:</b> House  <b>Specific Extent:</b> All of title, formerly FR 28444/1
LAU-C6.1.114	3800	Launceston	83 Balfour Street	Not applicable	52341/1	<b>Description:</b> Cottage - Late Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.115	Not applicable	Launceston	84 Balfour Street	Not applicable	174105/3	<b>Description:</b> House  <b>Specific Extent:</b> All of title, formerly FR 28444/1
LAU-C6.1.116	3801	Launceston	85 Balfour Street	Not applicable	163452/1	<b>Description:</b> Cottage - Late Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.117	Not applicable	Launceston	87 Balfour Street	Not applicable	227757/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.118	Not applicable	Launceston	88 Balfour Street	Not applicable	174105/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title, formerly FR 28444/2 and FR 28444/1
LAU-C6.1.119	Not applicable	Launceston	90 Balfour Street	Not applicable	174105/1	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title, formerly FR 28444/2
LAU-C6.1.120	Not applicable	Launceston	91 Balfour Street	Not applicable	230800/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.121	3803	Launceston	92 Balfour Street	Not applicable	131140/3	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.122	Not applicable	Launceston	94 Balfour Street	Not applicable	146418/1	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.123	3804	Launceston	95 Balfour Street	Not applicable	39871/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.124	3805	Launceston	96 Balfour Street	Not applicable	146419/1	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.125	Not applicable	Launceston	97 Balfour Street	Not applicable	109811/1	<b>Description:</b> Land  <b>Specific Extent:</b> All of title
LAU-C6.1.126	3807	Launceston	98 Balfour Street	Dunorlan	61027/3	<b>Description:</b> Dunorlan Cottages (Alms Houses)  <b>Specific Extent:</b> All of title
LAU-C6.1.127	Not applicable	Launceston	99 Balfour Street	Not applicable	109811/3	<b>Description:</b> Cottage,  <b>Specific Extent:</b> All of title
LAU-C6.1.128	3809	Launceston	100 Balfour Street	Dunorlan	61027/2	<b>Description:</b> Dunorlan Cottages (Alms Houses)  <b>Specific Extent:</b> All of title



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LAU-C6.1.129	Not applicable	Launceston	101 Balfour Street	Not applicable	222496/1	<b>Description:</b> House,  <b>Specific Extent:</b> All of title
LAU-C6.1.130	3811	Launceston	102 Balfour Street	Dunorlan	61027/1	<b>Description:</b> Dunorlan Cottages (Alms Houses)  <b>Specific Extent:</b> All of title
LAU-C6.1.131	Not applicable	Launceston	103 Balfour Street	Not applicable	220717/1	<b>Description:</b> Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.132	Not applicable	Launceston	105 Balfour Street	Not applicable	22338/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.133	Not applicable	Launceston	109 Balfour Street	Not applicable	33424/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.134	Not applicable	Launceston	111 Balfour Street	Not applicable	18870/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.135	Not applicable	Launceston	114 Balfour Street	Not applicable	226508/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.136	Not applicable	Launceston	116-118 Balfour Street	Not applicable	147748/0	<b>Description:</b> Balfour Court Townhouses (2000s)  <b>Specific Extent:</b> All of title, formerly FR 146281/3 and FR 146281/2
LAU-C6.1.137	Not applicable	Launceston	117 Balfour Street	Not applicable	Land held under General Law deed 43/1927	<b>Description:</b> Land  <b>Specific Extent:</b> All of title
LAU-C6.1.138	Not applicable	Launceston	119 Balfour Street	Not applicable	20143/6	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.139	3819	Launceston	121-127 Balfour Street	Alice's Cottages and Spa Hideaway	41567/2	<b>Description:</b> Conjoined Houses  <b>Specific Extent:</b> All of title
LAU-C6.1.140	3820	Launceston	126 Balfour Street	St Stephens Uniting Church	178461/3	<b>Description:</b> Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.141	Not applicable	Launceston	128 Balfour Street	Not applicable	60055/0	<b>Description:</b> Units  <b>Specific Extent:</b> All of title
LAU-C6.1.142	3821	Launceston	129 Balfour Street	Not applicable	41567/1	<b>Description:</b> Cottage - Georgian (former Meat Works supervisor's house)  <b>Specific Extent:</b> All of title
LAU-C6.1.143	Not applicable	Launceston	130-132 Balfour Street	Not applicable	60334/4	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.144	Not applicable	Launceston	131 Balfour Street	Not applicable	23683/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.145	Not applicable	Launceston	133 Balfour Street	Balfour Street Church Of Christ	23683/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.146	3825	Launceston	135 Balfour Street	Not applicable	227047/1	<b>Description:</b> House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.147	Not applicable	Launceston	139 Balfour Street	Not applicable	23683/6	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.148	Not applicable	Launceston	140 Balfour Street	Not applicable	224034/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.149	Not applicable	Launceston	141 Balfour Street	Not applicable	23683/7	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.150	3829	Launceston	142 Balfour Street	Not applicable	222331/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.151	Not applicable	Invermay	6 Barnards Way	Not applicable	169278/1	<b>Description:</b> Student Accommodation - former Launceston Railyards site  <b>Specific Extent:</b> All of title
LAU-C6.1.152	Not applicable	Newstead	10 Barrington Court	Not applicable	61247/9	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.153	3830	Newstead	10 Barrington Court	Not applicable	61247/8	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.154	4491	Launceston	Barrow Street	Not applicable	Not applicable	<b>Description:</b> Launceston Polytechnic southern campus and former Treadmill, Male House of Correction, Wellington Square School at 93 Paterson Street and part of Barrow Street  <b>Specific</b>

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						<b>Extent:</b> All of titles and associated land parcels
LAU-C6.1.155	11817	West Launceston	74-90 Basin Road	First Basin Reserve	152532/1, 152533/1, 243968/1	<b>Description:</b> Cataract Gorge Reserve  <b>Specific Extent:</b> All of titles
LAU-C6.1.156	Not applicable	West Launceston	74-90 Basin Road	First Basin Reserve	230791/1	<b>Description:</b> Cataract Gorge Reserve  <b>Specific Extent:</b> All of titles
LAU-C6.1.157	Not applicable	Launceston	33 Bathurst Street	Launceston City Band	115658/1	<b>Description:</b> Two storey detached building - Refer to attached Datasheet LAU-C6.1.157
LAU-C6.1.158	Not applicable	Launceston	106-114 Bathurst Street	Shell Service Station	22393/1, 24026/1, 24026/2, 25028/3, 25029/1, 25029/2	<b>Description:</b> Service Station  <b>Specific Extent:</b> All of title
LAU-C6.1.159	Not applicable	Launceston	120 Bathurst Street	Not applicable	37566/2, 37567/1	<b>Description:</b> Centennial Hotel  <b>Specific Extent:</b> All of titles
LAU-C6.1.160	3834	Launceston	136 Bathurst Street	Not applicable	24407/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.161	3835	Launceston	148 Bathurst Street	Not applicable	58490/0, 58490/1	<b>Description:</b> Terrace Houses  <b>Specific Extent:</b> All of titles
LAU-C6.1.162	3837	Launceston	152 Bathurst Street	Not applicable	58490/3	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.163	3838	Launceston	154 Bathurst Street	Not applicable	58490/4	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.164	3839	Launceston	156 Bathurst Street	Not applicable	58490/5	<b>Description:</b> Terrace House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.165	3840	Launceston	158 Bathurst Street	Not applicable	23338/1	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.166	Not applicable	Launceston	2-18 Batten Street	Not applicable	56302/0	<b>Description:</b> Common Lot - Conjoined houses and driveways  <b>Specific Extent:</b> All of title
LAU-C6.1.167	3841	Launceston	2 Batten Street	Not applicable	56302/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.168	6633	Launceston	4 Batten Street	Not applicable	56302/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.169	3842	Launceston	5 Batten Street	Not applicable	23776/3	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.170	6632	Launceston	6 Batten Street	Not applicable	56302/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.171	6614	Launceston	7 Batten Street	Not applicable	56298/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.172	6631	Launceston	8 Batten Street	Not applicable	56302/4	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.173	6615	Launceston	9 Batten Street	Not applicable	56298/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title

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LAU-C6.1.174	6630	Launceston	10 Batten Street	Not applicable	56302/5	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.175	3843	Launceston	11 Batten Street	Not applicable	27200/6	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.176	6629	Launceston	12 Batten Street	Not applicable	56302/6	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.177	3844	Launceston	13 Batten Street	Not applicable	23326/7	<b>Description:</b> Cottage 'Jasmin'  <b>Specific Extent:</b> All of title
LAU-C6.1.178	6628	Launceston	14 Batten Street	Not applicable	56302/7	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.179	3845	Launceston	15 Batten Street	Not applicable	133589/8	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.180	6627	Launceston	16 Batten Street	Not applicable	56302/8	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.181	3846	Launceston	17 Batten Street	Not applicable	156359/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.182	6626	Launceston	18 Batten Street	Not applicable	56302/9	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.183	Not applicable	Invermay	1-3 Bedford Street	Not applicable	197487/1	<b>Description:</b> Land  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.184	Not applicable	Invermay	5-7 Bedford Street	Not applicable	64094/1, 64094/2	<b>Description:</b> House and Shed  <b>Specific Extent:</b> All of titles
LAU-C6.1.185	Not applicable	Invermay	8 Bedford Street	Not applicable	232219/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.186	Not applicable	Invermay	9-11 Bedford Street	Not applicable	104082/1, 91195/1	<b>Description:</b> Sheds  <b>Specific Extent:</b> All of titles
LAU-C6.1.187	Not applicable	Invermay	10-14 Bedford Street	Not applicable	232552/1	<b>Description:</b> Sheds  <b>Specific Extent:</b> All of title
LAU-C6.1.188	Not applicable	Invermay	13-15 Bedford Street	Not applicable	126268/1	<b>Description:</b> Sheds  <b>Specific Extent:</b> All of title
LAU-C6.1.189	Not applicable	Invermay	16 Bedford Street	Not applicable	77996/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.190	Not applicable	Invermay	17 Bedford Street	Not applicable	14681/1, 203310/12	<b>Description:</b> House  <b>Specific Extent:</b> All of titles
LAU-C6.1.191	Not applicable	Invermay	18 Bedford Street	Not applicable	77996/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.192	Not applicable	Invermay	19 Bedford Street	Not applicable	56575/8	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.193	Not applicable	Invermay	20 Bedford Street	Not applicable	219289/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title

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LAU-C6.1.194	Not applicable	Invermay	21 Bedford Street	Not applicable	56575/7	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.195	Not applicable	Invermay	22 Bedford Street	Not applicable	150330/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.196	Not applicable	Invermay	23 Bedford Street	Not applicable	56575/6	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.197	Not applicable	Invermay	24 Bedford Street	Not applicable	153458/24	<b>Description:</b> Conjoined Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.198	Not applicable	Invermay	25 Bedford Street	Not applicable	56575/5	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.199	Not applicable	Invermay	27 Bedford Street	Not applicable	56575/4	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.200	Not applicable	Invermay	28 Bedford Street	Not applicable	153458/28	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.201	Not applicable	Invermay	32 Bedford Street	Not applicable	204289/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.202	8749	East Launceston	9 Beulah Gardens	Not applicable	140170/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.203	3865	East Launceston	6 Bifrons Court	Lonah	17260/18	<b>Description:</b> House 'Lonah' - English Vernacular  <b>Specific Extent:</b> All of title



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LAU-C6.1.204	3866	East Launceston	8 Bifrons Court	Not applicable	17260/17	<b>Description:</b> House - English Vernacular  <b>Specific Extent:</b> All of title
LAU-C6.1.205	Not applicable	East Launceston	13 Bifrons Court	Not applicable	248921/1	<b>Description:</b> Broadland School House  <b>Specific Extent:</b> All of title
LAU-C6.1.206	3869	St Leonards	1 Blessington Road	Old Illaroo	149377/1	<b>Description:</b> House 'Old Illaroo'  <b>Specific Extent:</b> All of title
LAU-C6.1.207	Not applicable	White Hills	91 Blessington Road	Not applicable	101194/1	<b>Description:</b> Brick Barn 'Dunedin'  <b>Specific Extent:</b> All of title
LAU-C6.1.208	3868	St Leonards	104 Blessington Road	Northcote	143381/1	<b>Description:</b> House 'North Cote'  <b>Specific Extent:</b> All of title
LAU-C6.1.209	Not applicable	St Leonards	114 Blessington Road	Not applicable	110062/1	<b>Description:</b> Land adjoining House 'North Cote'  <b>Specific Extent:</b> All of title
LAU-C6.1.210	5318	White Hills	570 Blessington Road	Not applicable	110109/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.211	Not applicable	Launceston	4-6 Boland Street	Not applicable	153116/1	<b>Description:</b> Formerly Boland Street Cottages  <b>Specific Extent:</b> All of title
LAU-C6.1.212	4205	Launceston	8 Boland Street	Not applicable	156397/1105, 156397/1202	<b>Description:</b> Launceston Gasworks Site (also known as 35-39 Esplanade, 10-14 Boland Street)

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						<b>Specific Extent:</b> All of titles
LAU-C6.1.213	4205	Launceston	10 Boland Street	Not applicable	156397/1101	<b>Description:</b> Old Gas Company offices  <b>Specific Extent:</b> All of title
LAU-C6.1.214	3870	Launceston	20 Boland Street	Not applicable	56284/5	<b>Description:</b> Common Lot - Conjoined Cottages  <b>Specific Extent:</b> All of titles
LAU-C6.1.215	5920	Launceston	22 Boland Street	Not applicable	56284/4	<b>Description:</b> Conjoined Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.216	5921	Launceston	24 Boland Street	Not applicable	56284/3	<b>Description:</b> Conjoined Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.217	5922	Launceston	26 Boland Street	Not applicable	56284/2	<b>Description:</b> Conjoined Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.218	5923	Launceston	28 Boland Street	Not applicable	56284/1	<b>Description:</b> Conjoined Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.219	9138	Launceston	4 Bourke Street	Not applicable	219012/1	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.220	9138	Launceston	6 Bourke Street	Not applicable	200746/1	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title

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LAU-C6.1.221	9135	Launceston	24 Bourke Street	Not applicable	203307/1	<b>Description:</b> House 'Crabtree' Houses – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.222	9135	Launceston	26 Bourke Street	Not applicable	148858/1	<b>Description:</b> House 'Crabtree' Houses – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.223	3871	Launceston	32a Bourke Street	Canning Street Reserve	159104/1	<b>Description:</b> Powder Magazine and former Electricity Distributing Station (also known as 34 Bourke Street)  <b>Specific Extent:</b> All of title and PID 1985446
LAU-C6.1.224	3871	Launceston	34 Bourke Street	Not applicable	Not applicable	<b>Description:</b> Powder Magazine site and former Electricity Distributing Station  <b>Specific Extent:</b> PID 1979724
LAU-C6.1.225	9141	Launceston	51 Bourke Street	Not applicable	226689/1	<b>Description:</b> Cottage 'Fern Cottage'  <b>Specific Extent:</b> All of title
LAU-C6.1.226	Not applicable	Launceston	57 Bourke Street	Auldington	11821/1, 196853/1	<b>Description:</b> Former Convent  <b>Specific Extent:</b> All of titles
LAU-C6.1.227	7986	Launceston	61 Bourke Street	Not applicable	115049/2	<b>Description:</b> Cottage 'Georgina Cottage' – Victorian  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.228	9144	Launceston	65 Bourke Street	Not applicable	162092/2	<b>Description:</b> Lanoma Villa' and former Hythe School  <b>Specific Extent:</b> All of title
LAU-C6.1.229	9144	Launceston	65a Bourke Street	Not applicable	162092/1	<b>Description:</b> Lanoma Villa' and former Hythe School  <b>Specific Extent:</b> All of title
LAU-C6.1.230	3872	Launceston	2 Bridge Road	Ritchies Mill Arts Centre	133965/1	<b>Description:</b> Ritchies Mill  <b>Specific Extent:</b> All of title
LAU-C6.1.231	3878	Launceston	1 Brisbane Street	Not applicable	142262/1	<b>Description:</b> House 'Glenfruin' - Late Victorian Eclectic Includes that part of the garden and iron railings between the building and Brisbane Street  <b>Specific Extent:</b> All of title
LAU-C6.1.232	3879	Launceston	11 Brisbane Street	Waddow	63614/3, 63614/4	<b>Description:</b> House 'Waddow' Townhouse - Victorian Italianate  <b>Specific Extent:</b> All of title
LAU-C6.1.233	Not applicable	Launceston	14 Brisbane Street	Royal Oak Hotel	53673/1	<b>Description:</b> Detached two storey hotel - Refer to attached Datasheet LAU-C6.1.233
LAU-C6.1.234	3880	Launceston	15 Brisbane Street	Not applicable	249514/3	<b>Description:</b> House and Gate - originally Georgian  <b>Specific Extent:</b> All of title

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LAU-C6.1.235	11637	Launceston	15a Brisbane Street	Southerton	248536/2	<b>Description:</b> House (also known as 15a-15b Brisbane Street) - Refer to attached Datasheet LAU-C6.1.235
LAU-C6.1.236	7143	Launceston	16 Brisbane Street	Not applicable	132181/1	<b>Description:</b> Commercial building 'Finney's'  <b>Specific Extent:</b> All of title
LAU-C6.1.237	Not applicable	Launceston	18 Brisbane Street	Not applicable	129601/0, 129601/2	<b>Description:</b> Two storey conjoined building - Federation Victorian - Refer to attached Datasheet LAU-C6.1.237
LAU-C6.1.238	Not applicable	Launceston	20 Brisbane Street	Not applicable	129601/0, 129601/1	<b>Description:</b> Two storey conjoined building - Federation Victorian - Refer to attached Datasheet LAU-C6.1.238
LAU-C6.1.239	Not applicable	Launceston	22 Brisbane Street	Not applicable	42169/2	<b>Description:</b> Two storey conjoined building - Federation Victorian - Refer to attached Datasheet LAU-C6.1.239
LAU-C6.1.240	Not applicable	Launceston	26 Brisbane Street	Not applicable	13215/7	<b>Description:</b> Single level detached building - Federation Victorian - Refer to attached Datasheet LAU-C6.1.240
LAU-C6.1.241	Not applicable	Launceston	28 Brisbane Street	Not applicable	63122/5	<b>Description:</b> Conjoined two storey buildings - Federation Filigree - Refer to attached Datasheet LAU-C6.1.241

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LAU-C6.1.242	3881	Launceston	33 Brisbane Street	Not applicable	239221/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.243	Not applicable	Launceston	35-37 Brisbane Street	Not applicable	150067/0	Refer to attached Datasheet LAU-C6.1.244, LAU-C6.1.246, LAU-C6.1.247, LAU-C6.1.248
LAU-C6.1.244	Not applicable	Launceston	35 Brisbane Street	Not applicable	150067/2	<b>Description:</b> Part of two storey detached terrace – Federation - Refer to attached Datasheet LAU-C6.1.244
LAU-C6.1.245	Not applicable	Launceston	36 Brisbane Street	Not applicable	91667/1	<b>Description:</b> Two storey conjoined building - Refer to attached Datasheet LAU-C6.1.245
LAU-C6.1.246	Not applicable	Launceston	37 Brisbane Street	Not applicable	150067/3	<b>Description:</b> Part of two storey detached terrace – Federation - Refer to attached Datasheet LAU-C6.1.246
LAU-C6.1.247	Not applicable	Launceston	37a Brisbane Street	Not applicable	150067/1	<b>Description:</b> Part of two storey detached terrace – Federation - Refer to attached Datasheet LAU-C6.1.247
LAU-C6.1.248	Not applicable	Launceston	37b Brisbane Street	Not applicable	150067/4	<b>Description:</b> Part of two storey detached terrace – Federation - Refer to attached Datasheet LAU-C6.1.248
LAU-C6.1.249	3882	Launceston	39-39a Brisbane Street	Not applicable	132325/2	<b>Description:</b> Masonic Chambers  <b>Specific Extent:</b> All of title
LAU-C6.1.250	3883	Launceston	41 Brisbane Street	Not applicable	121226/3	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.251	3884	Launceston	43-45 Brisbane Street	Not applicable	56948/1	<b>Description:</b> Commercial Building 'Duncan House'  <b>Specific Extent:</b> All of title
LAU-C6.1.252	Not applicable	Launceston	48 Brisbane Street	Not applicable	23968/2	<b>Description:</b> Two storey conjoined building - Refer to attached Datasheet LAU-C6.1.252
LAU-C6.1.253	3885	Launceston	50 Brisbane Street	Not applicable	54574/23, 54574/24, 54574/25	<b>Description:</b> Shop - Elements facing Brisbane Street are of interest  <b>Specific Extent:</b> All of titles
LAU-C6.1.254	3886	Launceston	52-60 Brisbane Street	Not applicable	124078/1	<b>Description:</b> Offices 'Holyman House'  <b>Specific Extent:</b> All of title
LAU-C6.1.255	3887	Launceston	55-57 Brisbane Street	Princess Theatre	222048/1	<b>Description:</b> Princess Theatre  <b>Specific Extent:</b>
LAU-C6.1.256	3888	Launceston	59 Brisbane Street	Not applicable	47528/2	<b>Description:</b> Offices - Victorian Boom Style (former Medhurst Building)  <b>Specific Extent:</b>
LAU-C6.1.257	3889	Launceston	62 Brisbane Street	Not applicable	197870/4	<b>Description:</b> Shops 'Joseph's Corner'  <b>Specific Extent:</b> All of title
LAU-C6.1.258	3889	Launceston	64 Brisbane Street	Not applicable	39812/1	<b>Description:</b> Shops 'Joseph's Corner'  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.259	3889	Launceston	66 Brisbane Street	Not applicable	39810/1	<b>Description:</b> Shops 'Joseph's Corner'  <b>Specific Extent:</b> All of title
LAU-C6.1.260	Not applicable	Launceston	68-68a Brisbane Street	Not applicable	197086/1	<b>Description:</b> Shop facades - former Brisbane Street Precinct  <b>Specific Extent:</b> All of title
LAU-C6.1.261	3890	Launceston	70 Brisbane Street	Not applicable	107535/1	<b>Description:</b> Shop facades 'Brisbane Hotel'  <b>Specific Extent:</b> All of title
LAU-C6.1.262	3890	Launceston	70a Brisbane Street	Not applicable	51430/2	<b>Description:</b> Shop facades 'Brisbane Hotel'  <b>Specific Extent:</b> All of title
LAU-C6.1.263	3890	Launceston	70b Brisbane Street	Not applicable	51430/1	<b>Description:</b> Shop facades 'Brisbane Hotel'  <b>Specific Extent:</b> All of title
LAU-C6.1.264	3891	Launceston	72-76 Brisbane Street	Not applicable	41873/1	<b>Description:</b> Former Majestic Theatre  <b>Specific Extent:</b>
LAU-C6.1.265	Not applicable	Launceston	75 Brisbane Street	Not applicable	43773/1	<b>Description:</b> Two storey conjoined building - Refer to attached Datasheet LAU-C6.1.265
LAU-C6.1.266	3893	Launceston	78-78a Brisbane Street	Not applicable	117364/1	<b>Description:</b> Shop  <b>Specific Extent:</b> All of title
LAU-C6.1.267	3894	Launceston	80 Brisbane Street	Not applicable	111780/1	<b>Description:</b> Shop  <b>Specific Extent:</b> All of title



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LAU-C6.1.268	3898	Launceston	81-83 Brisbane Street	Not applicable	44956/2	<b>Description:</b> Commercial Building (former Commonwealth Bank) – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.269	3896	Launceston	82 Brisbane Street	Not applicable	111828/4	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.270	3897	Launceston	84-86 Brisbane Street	Not applicable	111828/5	<b>Description:</b> Shop  <b>Specific Extent:</b> All of title
LAU-C6.1.271	3898	Launceston	85 Brisbane Street	Not applicable	44956/5	<b>Description:</b> Commercial Retail Buildings  <b>Specific Extent:</b> All of title
LAU-C6.1.272	Not applicable	Launceston	86 Brisbane Street	Not applicable	111828/2	<b>Description:</b> Two storey conjoined building - Art Deco - Refer to attached Datasheet LAU-C6.1.272
LAU-C6.1.273	3900	Launceston	92-94 Brisbane Street	Not applicable	101341/1, 101341/2	<b>Description:</b> Centre Point - Neo-Classical (former Perrins)  <b>Specific Extent:</b> All of titles
LAU-C6.1.274	3901	Launceston	93 Brisbane Street	Not applicable	140112/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.275	3902	Launceston	95 Brisbane Street	Not applicable	118344/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.276	9883	Launceston	96 Brisbane Street	Not applicable	47269/1	<b>Description:</b> Commercial Building  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.277	3903	Launceston	97 Brisbane Street	Commonwealth Bank Brisbane Street	Land held under General Law deeds 18/5891 and 18/946	<b>Description:</b> Commercial Building 'Commonwealth Bank' – Victorian  <b>Specific Extent:</b> All of titles
LAU-C6.1.278	3904	Launceston	98-100 Brisbane Street	Not applicable	236547/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.279	Not applicable	Launceston	102-106 Brisbane Street	Not applicable	116524/1, 116524A/1	<b>Description:</b> Three storey conjoined building – Victorian - Refer to attached Datasheet LAU-C6.1.279
LAU-C6.1.280	3906	Launceston	107 Brisbane Street	Not applicable	140109/1	<b>Description:</b> The Launceston Hotel  <b>Specific Extent:</b> All of title
LAU-C6.1.281	Not applicable	Launceston	108-116 Brisbane Street	Not applicable	147031/4	<b>Description:</b> Commercial retail building - Inter-war Art Deco - Refer to attached Datasheet LAU-C6.1.281
LAU-C6.1.282	3907	Launceston	109 Brisbane Street	Not applicable	231513/1	<b>Description:</b> Shop (former Westpac, Bank of NSW, Ludbrooks)  <b>Specific Extent:</b> All of title
LAU-C6.1.283	3908	Launceston	111 Brisbane Street	Not applicable	134894/1	<b>Description:</b> ANZ (former Bank of Australasia)  <b>Specific Extent:</b> All of title
LAU-C6.1.284	Not applicable	Launceston	115 Brisbane Street	Not applicable	102588/1	<b>Description:</b> Commercial Building

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						<b>Specific Extent:</b> All of title
LAU-C6.1.285	3910	Launceston	118-122 Brisbane Street	Not applicable	126644/2	<b>Description:</b> Former Birchalls Bookstore  <b>Specific Extent:</b> All of title
LAU-C6.1.286	3910	Launceston	124 Brisbane Street	Not applicable	126644/1	<b>Description:</b> Birchalls  <b>Specific Extent:</b> All of title
LAU-C6.1.287	3911	Launceston	127-129 Brisbane Street	Not applicable	32814/3	<b>Description:</b> Shop (formerly Fitzgeralds, McKinlay's)  <b>Specific Extent:</b> All of title
LAU-C6.1.288	3912	Launceston	131-135 Brisbane Street	Not applicable	121727/1	<b>Description:</b> Shop (formerly Fitzgeralds, The Block) - title fronting Brisbane Street  <b>Specific Extent:</b> All of title
LAU-C6.1.289	3913	Launceston	141-147 Brisbane Street	Not applicable	95801/2	<b>Description:</b> Shop - Edwardian (former McClymont's shop)  <b>Specific Extent:</b> All of title
LAU-C6.1.290	Not applicable	Launceston	148 Brisbane Street	Not applicable	73743/2	<b>Description:</b> Two storey conjoined building - Victorian - Refer to attached Datasheet LAU-C6.1.290
LAU-C6.1.291	Not applicable	Launceston	151-155 Brisbane Street	Not applicable	56062/1	<b>Description:</b> Part of John King Building - Inter-war - Refer to attached Datasheet LAU-C6.1.291
LAU-C6.1.292	Not applicable	Launceston	152 Brisbane Street	Not applicable	73743/1	<b>Description:</b> Two storey conjoined

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						building - Victorian - Refer to attached Datasheet LAU-C6.1.292
LAU-C6.1.293	Not applicable	Launceston	157 Brisbane Street	Not applicable	56062/2	<b>Description:</b> Part of John King Building - Inter-war - Refer to attached Datasheet LAU-C6.1.293
LAU-C6.1.294	3914	Launceston	165-167 Brisbane Street	Not applicable	142531/5	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.295	3914	Launceston	165-177 Brisbane Street	Not applicable	175413/2	<b>Description:</b> Motors Garage (Facade Adjoining Brisbane Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.296	Not applicable	Launceston	168 Brisbane Street	Not applicable	42254/1	<b>Description:</b> Two storey conjoined building - Inter-war - Refer to attached Datasheet LAU-C6.1.296
LAU-C6.1.297	10093	Launceston	182 Brisbane Street	Not applicable	55409/15	<b>Description:</b> Commercial Building (former Tasmanian Tyre Service)  <b>Specific Extent:</b> All of title
LAU-C6.1.298	3915	Launceston	186-192 Brisbane Street	Not applicable	228623/1	<b>Description:</b> Shop with residence over  <b>Specific Extent:</b> All of title
LAU-C6.1.299	Not applicable	Launceston	191 Brisbane Street	Not applicable	176023/2	<b>Description:</b> Two storey conjoined building - Federation - Refer to attached Datasheet LAU-C6.1.299

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LAU-C6.1.300	3917	Launceston	193 Brisbane Street	Not applicable	137569/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.301	3917	Launceston	195 Brisbane Street	Not applicable	137569/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.302	3917	Launceston	197 Brisbane Street	Not applicable	137569/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.303	3918	Launceston	211 Brisbane Street	Irish Murphy's	131618/1	<b>Description:</b> Hotel 'Irish Murphy's' - Art Deco (former Victoria Hotel)  <b>Specific Extent:</b> All of title
LAU-C6.1.304	3919	Launceston	264 Brisbane Street	Not applicable	202922/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.305	Not applicable	West Launceston	274 Brisbane Street	Cataract Gorge Reserve	144179/1	<b>Description:</b> Bushland and Zig-Zag Track  <b>Specific Extent:</b> All of title
LAU-C6.1.306	3920	West Launceston	303 Brisbane Street	Winsville	136542/1	<b>Description:</b> House 'Winsville' - Late Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.307	11059	West Launceston	317 Brisbane Street	Not applicable	225668/1	<b>Description:</b> House 'Burnside'  <b>Specific Extent:</b> All of title
LAU-C6.1.308	11060	West Launceston	319 Brisbane Street	Not applicable	5287/1	<b>Description:</b> House (for Gee's)  <b>Specific Extent:</b> All of title

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LAU-C6.1.309	11061	West Launceston	323 Brisbane Street	Not applicable	233588/1	<b>Description:</b> House 'Tara'  <b>Specific Extent:</b> All of title
LAU-C6.1.310	11062	West Launceston	325-327 Brisbane Street	Not applicable	100211/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.311	Not applicable	Underwood	691 Brown Mountain Road	Not applicable	128564/1	<b>Description:</b> Rhododendron Reserve  <b>Specific Extent:</b> All of title
LAU-C6.1.312	Not applicable	Underwood	691a Brown Mountain Road	Not applicable	163468/1, 163468/2	<b>Description:</b> Rhododendron Reserve  <b>Specific Extent:</b> All of titles
LAU-C6.1.313	Not applicable	Mowbray	36 Button Street	Not applicable	106501/1, 39238/3	<b>Description:</b> Land part of Launceston Church Grammar School campus  <b>Specific Extent:</b> All of titles
LAU-C6.1.314	3921	Mowbray	36 Button Street	Not applicable	144358/1	<b>Description:</b> Land part of Launceston Church Grammar School campus  <b>Specific Extent:</b> All of title
LAU-C6.1.315	3922	Mowbray	41 Button Street	Poimena	102085/1	<b>Description:</b> House 'Poimena' – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.316	3923	Launceston	22-26 Cameron Street	Not applicable	233613/1	<b>Description:</b> Crown Mill - Late Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.317	3924	Launceston	34 Cameron Street	Holy Trinity Anglican Church	226231/1, 226232/1	<b>Description:</b> Holy Trinity Church - Gothic Revival

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						<b>Specific Extent:</b> All of titles
LAU-C6.1.318	3925	Launceston	35-39 Cameron Street	Batman Fawkner Inn	252023/1	<b>Description:</b> Batman Fawkner Inn (formerly Cornwall Hotel)  <b>Specific Extent:</b> All of title
LAU-C6.1.319	3926	Launceston	41-43 Cameron Street	City View Christian Church	15125/1	<b>Description:</b> Offices and Chapel  <b>Specific Extent:</b> All of title
LAU-C6.1.320	4254	Launceston	45 and 45b Cameron Street	Not applicable	141273/0, 141273/1, 141273/2, 141273/3, 141273/4, 141273/5, 141273/6, 141273/7, 141273/8	<b>Description:</b> Offices and Apartments - Victorian - Peter Mills (also known as 54-56 George Street and 45 Cameron Street Unit 1, 45 Cameron Street, Unit 2, 45 Cameron Street, Unit 3, 45 Cameron Street, Unit 4, 45 Cameron Street, Unit 5, 45 Cameron Street, Unit 6, 45 Cameron Street, Unit 7, 45 Cameron Street, Unit 8, 45 Cameron Street  <b>Specific Extent:</b> All of titles
LAU-C6.1.321	3927	Launceston	55 Cameron Street	Not applicable	198448/1	<b>Description:</b> Commercial Building (former Sun Alliance Insurance)  <b>Specific Extent:</b> All of title
LAU-C6.1.322	3928	Launceston	57 Cameron Street	Not applicable	248718/4	<b>Description:</b> Commercial Building (former J S Cox Building) – Edwardian

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						<b>Specific Extent:</b> All of title
LAU-C6.1.323	3929	Launceston	61 Cameron Street	Northern Club Tavern	142829/0, 142829/1, 142829/2, 142829/3, 142829/4, 142829/5	<b>Description:</b> Northern Club – Edwardian (also known as 61 Cameron Street, Unit 1, 61 Cameron Street, Unit 2, 61 Cameron Street, Unit 3, 61 Cameron Street, Unit 4, 61 Cameron Street, Unit 5, 61 Cameron Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.324	3930	Launceston	62 Cameron Street	Not applicable	70659/1	<b>Description:</b> Offices – Edwardian  <b>Specific Extent:</b> All of title
LAU-C6.1.325	3931	Launceston	63-65 Cameron Street	McKenzie Building	48709/1	<b>Description:</b> McKenzie Building (only Victorian facade of interest),  <b>Specific Extent:</b> All of title
LAU-C6.1.326	3932	Launceston	66 Cameron Street	Not applicable	251939/1	<b>Description:</b> AMP Building – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.327	3933, 7085	Launceston	68-72 Cameron Street	Launceston Post Office	128563/0, 128563/1, 128563/2	<b>Description:</b> Post Office - Queen Anne Revival  <b>Specific Extent:</b> All of titles
LAU-C6.1.328	Not applicable	Launceston	69a Cameron Street	Civic Square	150307/2, 203726/1 and land held under General Law deed 40/175	<b>Description:</b> Open space adjoining Church, Library and Civic Square - Refer to attached Datasheet LAU-C6.1.328



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LAU-C6.1.329	Not applicable	Launceston	71 Cameron Street	Launceston Linc	150223/1	<b>Description:</b> State Library building - Refer to attached Datasheet LAU-C6.1.329
LAU-C6.1.330	3936	Launceston	75-77 Cameron Street	Civic Square Surgery	140034/0, 140034/1	<b>Description:</b> House – Federation  <b>Specific Extent:</b> All of titles
LAU-C6.1.331	3937	Launceston	92 Cameron Street	Civic Square (Macquarie House)	118058/1	<b>Description:</b> Macquarie House' (former Henry Reed warehouse)  <b>Specific Extent:</b> All of title
LAU-C6.1.332	3938	Launceston	95 Cameron Street	Middlesex Terrace	134906/1	<b>Description:</b> Conjoined Houses 'Middlesex Terrace'  <b>Specific Extent:</b> All of title
LAU-C6.1.333	6310	Launceston	97-99 Cameron Street	Middlesex Terrace	101321/99, 134844/1	<b>Description:</b> Conjoined Houses 'Middlesex Terrace'  <b>Specific Extent:</b> All of titles
LAU-C6.1.334	Not applicable	Launceston	100a Cameron Street	Not applicable	143482/2	<b>Description:</b> Part of Bennell House complex (also known as 98-100 Cameron Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.335	6312	Launceston	101 Cameron Street	Not applicable	101321/101	<b>Description:</b> Conjoined Houses/Offices 'Middlesex Terrace'  <b>Specific Extent:</b> All of title
LAU-C6.1.336	6313	Launceston	103 Cameron Street	Not applicable	101321/103	<b>Description:</b> Conjoined Houses/Offices 'Middlesex Terrace'

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						<b>Specific Extent:</b> All of title
LAU-C6.1.337	6315	Launceston	105 Cameron Street	Not applicable	101321/105	<b>Description:</b> Conjoined Houses/Offices 'Middlesex Terrace'  <b>Specific Extent:</b> All of title
LAU-C6.1.338	11005	Launceston	106 Cameron Street	Not applicable	135640/1	<b>Description:</b> Jackson's Locksmiths Shop and Conjoined Townhouses  <b>Specific Extent:</b> All of title
LAU-C6.1.339	6316	Launceston	107 Cameron Street	Not applicable	46795/1	<b>Description:</b> Conjoined Houses 'Middlesex Terrace'  <b>Specific Extent:</b> All of title
LAU-C6.1.340	6315	Launceston	107-109 Cameron Street	Not applicable	46795/2	<b>Description:</b> Conjoined Houses 'Middlesex Terrace'  <b>Specific Extent:</b> All of title
LAU-C6.1.341	3940	Launceston	108 Cameron Street	Not applicable	142270/1	<b>Description:</b> Jackson's Locksmiths Shop and Conjoined Townhouses  <b>Specific Extent:</b> All of title
LAU-C6.1.342	3940	Launceston	110 Cameron Street	Not applicable	142270/2	<b>Description:</b> Jackson's Locksmiths Shop and Conjoined Townhouses  <b>Specific Extent:</b> All of title
LAU-C6.1.343	6317, 6318, 6319, 6320, 6321	Launceston	111-119 Cameron Street	Esk View Terrace	134907/1, 198944/1, 95826/111,	<b>Description:</b> Conjoined Houses/Offices 'Esk View'

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					95826/117, 95826/119	Terrace'  <b>Specific Extent:</b> All of titles
LAU- C6.1.344	Not applicable	Launceston	112-112a Cameron Street	Not applicable	247998/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU- C6.1.345	3942	Launceston	112-112a Cameron Street	Not applicable	123282/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU- C6.1.346	3943	Launceston	116 Cameron Street	Supreme Court-Struan	Not applicable	<b>Description:</b> Supreme Court 'Struan House'  <b>Specific Extent:</b> PID 7702830
LAU- C6.1.347	Not applicable	Launceston	3 Canning Street	Not applicable	214719/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU- C6.1.348	3946	Launceston	7 Canning Street	Not applicable	228073/1	<b>Description:</b> House - Gothic Revival  <b>Specific Extent:</b> All of title
LAU- C6.1.349	3947	Launceston	12 Canning Street	Not applicable	215043/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU- C6.1.350	3948	Launceston	26-28 Canning Street	Canning Cottages	230775/1	<b>Description:</b> Conjoined Houses  <b>Specific Extent:</b> All of title
LAU- C6.1.351	3949	Launceston	30 Canning Street	Not applicable	16805/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU- C6.1.352	Not applicable	Launceston	32 Canning Street	Not applicable	16805/2	<b>Description:</b> Shop and House  <b>Specific Extent:</b> All of title

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LAU-C6.1.353	7138	Launceston	42 Canning Street	Sexual Health Branch	107224/7	<b>Description:</b> House – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.354	7472	Launceston	44a Canning Street	Not applicable	Land held under General Law deed 51/3043	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.355	3950	Launceston	45 Canning Street	Not applicable	58444/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.356	6174	Launceston	47 Canning Street	Not applicable	58444/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.357	6175	Launceston	49 Canning Street	Not applicable	58444/0, 58444/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of titles
LAU-C6.1.358	11615	Launceston	74 Canning Street	Not applicable	146173/1	<b>Description:</b> Cottage 'Thomas Black's Cottage'  <b>Specific Extent:</b> All of title
LAU-C6.1.359	10872	Launceston	78 Canning Street	Not applicable	126362/1	<b>Description:</b> Terrace House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.360	10872	Launceston	80 Canning Street	Not applicable	126362/0, 126362/2	<b>Description:</b> Terrace House – Federation  <b>Specific Extent:</b> All of titles
LAU-C6.1.361	10872	Launceston	82 Canning Street	Not applicable	102498/2	<b>Description:</b> Terrace House – Federation  <b>Specific Extent:</b> All of title

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LAU-C6.1.362	10872	Launceston	84 Canning Street	Not applicable	52461/1	<b>Description:</b> Terrace House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.363	11619	Launceston	107 Canning Street	Not applicable	206550/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.364	3951	Launceston	107a-109 Canning Street	Not applicable	223274/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.365	11295	Launceston	111 Canning Street	Not applicable	11281/4	<b>Description:</b> House (architect: Harold Masters)  <b>Specific Extent:</b> All of title
LAU-C6.1.366	11295	Launceston	113 Canning Street	Not applicable	11281/3	<b>Description:</b> House (architect: Harold Masters)  <b>Specific Extent:</b> All of title
LAU-C6.1.367	11295	Launceston	115 Canning Street	Not applicable	11281/2	<b>Description:</b> House (architect: Harold Masters)  <b>Specific Extent:</b> All of title
LAU-C6.1.368	11295	Launceston	117 Canning Street	Not applicable	140629/1	<b>Description:</b> House (architect: Harold Masters)  <b>Specific Extent:</b> All of title
LAU-C6.1.369	11260	Launceston	16-24 Charles Street	Not applicable	175691/0, 175691/1, 175691/200	<b>Description:</b> C H Smith and Co.' Warehouse – Georgian  <b>Specific Extent:</b> All of titles
LAU-C6.1.370	3958, 4204	Launceston	29-31 Charles Street	Not applicable	128260/1, 128261/2, 152657/1	<b>Description:</b> Salisbury's Foundry/Office Building  <b>Specific</b>

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						<b>Extent:</b> All of titles
LAU-C6.1.371	3958, 4204	Launceston	29-31 Charles Street	Not applicable	128262/4, 155119/1	<b>Description:</b> Salisbury's Foundry/Office Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.372	3939	Launceston	44 Charles Street	Not applicable	143482/1	<b>Description:</b> Bennell House (also 98-100 Cameron Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.373	Not applicable	Launceston	44a Charles Street	Not applicable	143482/3	<b>Description:</b> Part of Bennell House complex (also known as 98-100 Cameron Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.374	3961	Launceston	54a-56 Charles Street	Not applicable	106178/1	<b>Description:</b> Staffordshire House (former Fergusson's warehouse)  <b>Specific Extent:</b> All of title
LAU-C6.1.375	Not applicable	Launceston	56a Charles Street	Not applicable	106178/2	<b>Description:</b> Building behind Staffordshire House  <b>Specific Extent:</b> All of title
LAU-C6.1.376	3962	Launceston	61 Charles Street	Not applicable	139252/1	<b>Description:</b> Precinct (former Launceston Corporation)  <b>Specific Extent:</b> All of title
LAU-C6.1.377	Not applicable	Launceston	62 Charles Street	Not applicable	91903/3	<b>Description:</b> Two storey conjoined building - Refer to attached Datasheet LAU-C6.1.377
LAU-C6.1.378	3963	Launceston	63 Charles Street	Not applicable	45073/1	<b>Description:</b> Archer and Bushby,

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						<p>Solicitors and Barristers (former Old Telegraph Printery, National Scots Church)</p> <p><b>Specific Extent:</b> All of title</p>
LAU-C6.1.379	3964	Launceston	64 Charles Street and 66-76 Charles Street, including 68, 70, 72, 74, and 76 Charles Street	Not applicable	145946/0, 145946/1, 145946/2, 145946/3, 145946/4, 145946/5, 145946/6, 145946/7, 145946/8, 145946/9, 145946/10, 91903/4	<p><b>Description:</b> Commercial Building and Commercial Terrace (also known as 66-76 Charles Street, Unit 1, 72 Charles Street, Unit 2, 72 Charles Street, Unit 3, 72 Charles Street, Unit 4, 72 Charles Street, Unit 5, 72 Charles Street, Unit 6, 72 Charles Street, Unit 7, 72 Charles Street, Unit 8, 72 Charles Street, Unit 9, 72 Charles Street, Unit 10, 72 Charles Street, 64 Charles Street)</p> <p><b>Specific Extent:</b> All of titles</p>
LAU-C6.1.380	Not applicable	Launceston	80a-88 Charles Street	Not applicable	177068/1	<p><b>Description:</b> Two storey conjoined building - Inter-war Art Deco - Refer to attached Datasheet LAU-C6.1.380</p>
LAU-C6.1.381	3960	Launceston	90-92 Charles Street	Not applicable	95801/9	<p><b>Description:</b> Shop – Victorian</p> <p><b>Specific Extent:</b> All of title</p>
LAU-C6.1.382	Not applicable	Launceston	94 Charles Street	Not applicable	95801/8	<p><b>Description:</b> Two storey conjoined building - Inter-war Art Deco - Refer to</p>

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						attached Datasheet LAU-C6.1.382
LAU-C6.1.383	Not applicable	Launceston	96 Charles Street	Not applicable	95801/7	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.384	Not applicable	Launceston	98 Charles Street	Not applicable	198993/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.385	Not applicable	Launceston	99-101 Charles Street	Not applicable	102602/2, 149096/2	<b>Description:</b> Commercial Building - Refer to attached Datasheet LAU-C6.1.385
LAU-C6.1.386	Not applicable	Launceston	100 Charles Street	Not applicable	233746/4	<b>Description:</b> Shop 'F and W Stewart's' Jeweller including land at rear of Shop  <b>Specific Extent:</b> All of title
LAU-C6.1.387	3969	Launceston	100 Charles Street	Not applicable	233747/3	<b>Description:</b> Shop 'F and W Stewart's' Jeweller including land at rear of Shop  <b>Specific Extent:</b> All of title
LAU-C6.1.388	Not applicable	Launceston	102-104 Charles Street	Not applicable	200312/1, 227496/1	<b>Description:</b> Commercial and Residential Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.389	3972	Launceston	102-104 Charles Street	Not applicable	227500/5	<b>Description:</b> Commercial and Residential Building  <b>Specific Extent:</b> All of title
LAU-C6.1.390	3971	Launceston	103a-109 Charles Street	Not applicable	234031/1	<b>Description:</b> Former National Theatre  <b>Specific</b>



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						<b>Extent:</b> All of title
LAU-C6.1.391	3973	Launceston	106 Charles Street	Not applicable	126869/1, 198387/1, 70326/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.392	Not applicable	Launceston	110 Charles Street	Not applicable	117342/2, 207812/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.393	3974	Launceston	110 Charles Street	Not applicable	117342/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.394	Not applicable	Launceston	112a-116 Charles Street	Not applicable	117153/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.395	3976	Launceston	113 Charles Street	Star Bar Cafe Restaurant	51490/1	<b>Description:</b> Star Hotel - Victorian additions  <b>Specific Extent:</b> All of title
LAU-C6.1.396	3977	Launceston	115 Charles Street	Not applicable	154841/1	<b>Description:</b> Conjoined Shops with Residence over  <b>Specific Extent:</b> All of title
LAU-C6.1.397	3977	Launceston	117 Charles Street	Not applicable	95802/2	<b>Description:</b> Conjoined Shops with Residence over  <b>Specific Extent:</b> All of title
LAU-C6.1.398	Not applicable	Launceston	118 Charles Street	Not applicable	54513/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.399	3978	Launceston	118 Charles Street	Not applicable	112391/3	<b>Description:</b> Commercial Building

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						<b>Specific Extent:</b> All of title
LAU-C6.1.400	11969	Launceston	119 Charles Street	Not applicable	71119/3	<b>Description:</b> Conjoined Shops with Residence over  <b>Specific Extent:</b> All of title
LAU-C6.1.401	Not applicable	Launceston	120 Charles Street	Not applicable	54513/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.402	3979	Launceston	120 Charles Street	Not applicable	112391/4	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.403	11969	Launceston	121 Charles Street	Not applicable	95802/4	<b>Description:</b> Conjoined Shops with Residence over  <b>Specific Extent:</b> All of title
LAU-C6.1.404	Not applicable	Launceston	122 Charles Street	Not applicable	119496/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.405	3980	Launceston	122 Charles Street	Not applicable	149989/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.406	Not applicable	Launceston	123 Charles Street	Not applicable	147031/2	<b>Description:</b> Single storey commercial building - Federation - Inter-war - Refer to attached Datasheet LAU-C6.1.406
LAU-C6.1.407	Not applicable	Launceston	124 Charles Street	Not applicable	207989/1	<b>Description:</b> Two storey conjoined building - Inter-war - Refer to attached Datasheet LAU-C6.1.407

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LAU-C6.1.408	3982	Launceston	126 Charles Street	Not applicable	134033/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.409	Not applicable	Launceston	Unit 7, 127 Charles Street	Oz Knits	131355/0, 131355/7	<b>Description:</b> Two storey conjoined building - Post-war - Refer to attached Datasheet LAU-C6.1.409
LAU-C6.1.410	3983	Launceston	130 Charles Street	Not applicable	10774/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.411	3984	Launceston	132 Charles Street	Not applicable	47766/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.412	3985	Launceston	134 Charles Street	Not applicable	47675/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.413	3986	Launceston	137 Charles Street	Not applicable	44900/1	<b>Description:</b> Commercial Building – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.414	3987	Launceston	138 Charles Street	Not applicable	95876/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.415	3988	Launceston	139 Charles Street	Not applicable	37914/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.416	3989	Launceston	140-142 Charles Street	Not applicable	199070/3, 95876/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles

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LAU-C6.1.417	Not applicable	Launceston	140-142 Charles Street	Not applicable	199070/3	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.418	3989	Launceston	140-142 Charles Street	Not applicable	95876/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.419	3990	Launceston	141 Charles Street	Not applicable	126576/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.420	3991	Launceston	143-145 Charles Street	Not applicable	146488/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.421	3992	Launceston	144 Charles Street	Not applicable	136008/0, 136008/1, 136008/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.422	Not applicable	Launceston	146-148 Charles Street	Not applicable	197072/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.423	3994, 3996	Launceston	147-151 Charles Street	Not applicable	18464/1, 40420/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.424	Not applicable	Launceston	150 Charles Street	Not applicable	95876/7	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.425	Not applicable	Launceston	152-154 Charles Street	Not applicable	29346/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.426	3998	Launceston	153 Charles Street	Not applicable	40420/2	<b>Description:</b> Commercial

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						Building <b>Specific Extent:</b> All of title
LAU-C6.1.427	3999	Launceston	155 Charles Street	Not applicable	40420/3	<b>Description:</b> Commercial Building <b>Specific Extent:</b> All of title
LAU-C6.1.428	Not applicable	Launceston	156 Charles Street	Not applicable	124363/1	<b>Description:</b> Commercial Building <b>Specific Extent:</b> All of title
LAU-C6.1.429	4001	Launceston	157 Charles Street	Not applicable	40420/4	<b>Description:</b> Commercial Building <b>Specific Extent:</b> All of title
LAU-C6.1.430	Not applicable	Launceston	159 Charles Street	Not applicable	40420/5	<b>Description:</b> Three storey conjoined building - Inter-war - Refer to attached Datasheet LAU-C6.1.430
LAU-C6.1.431	4003	Launceston	161 Charles Street	Not applicable	47746/1	<b>Description:</b> Commercial Building <b>Specific Extent:</b> All of title
LAU-C6.1.432	4004	Launceston	162-166 Charles Street	Not applicable	152798/0, 152798/1, 152798/2, 152798/3, 152798/4, 152798/5	<b>Description:</b> Commercial Building (also known as Unit 1, 162-166 Charles Street, Unit 2, 162-166 Charles Street, Unit 3, 162-166 Charles Street, Unit 4, 162-166 Charles Street, Unit 5, 162-166 Charles Street) <b>Specific Extent:</b> All of titles
LAU-C6.1.433	4006	Launceston	168 Charles Street	Not applicable	33605/1	<b>Description:</b> Commercial Building <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.434	4007	Launceston	169 Charles Street	Not applicable	23897/4, 41726/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.435	4008	Launceston	171 Charles Street	Not applicable	23897/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.436	4009	Launceston	172 Charles Street	Not applicable	33566/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.437	4010	Launceston	174 Charles Street	Not applicable	35613/1	<b>Description:</b> Commercial Building,  <b>Specific Extent:</b> All of title
LAU-C6.1.438	4011	Launceston	175-177 Charles Street	Not applicable	23897/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.439	4012	Launceston	176 Charles Street	Not applicable	112149/1	<b>Description:</b> Commercial Retail  <b>Specific Extent:</b> All of title
LAU-C6.1.440	Not applicable	Launceston	178 Charles Street	Not applicable	28052/3	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.441	Not applicable	Launceston	181, 183, 185-185a, 189 Charles Street	Not applicable	56610/0	<b>Description:</b> Common Lot - Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.442	Not applicable	Launceston	182-184 Charles Street	Tasmanian Aboriginal Centre	122970/1	<b>Description:</b> Commercial Building  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.443	Not applicable	Launceston	186 Charles Street	Not applicable	53163/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.444	4017	Launceston	190 Charles Street	Not applicable	46569/1	<b>Description:</b> Former 'Morton House', St John's Hospital  <b>Specific Extent:</b> All of title
LAU-C6.1.445	4018	Launceston	191-193 Charles Street	Tasmania Hotel	133971/1	<b>Description:</b> Hotel Tasmania  <b>Specific Extent:</b> All of title
LAU-C6.1.446	4019	Launceston	192 Charles Street	Not applicable	134170/1	<b>Description:</b> Townhouse 'Drysedale House' – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.447	4020	Launceston	194 Charles Street	Not applicable	132231/1	<b>Description:</b> House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.448	4021	Launceston	195 Charles Street	Tasmania Hotel	133971/2	<b>Description:</b> Hotel Tasmania  <b>Specific Extent:</b> All of title
LAU-C6.1.449	4022	Launceston	201-203 Charles Street	Not applicable	91444/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.450	4023	Launceston	205-205b Charles Street	Not applicable	20092/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.451	Not applicable	Launceston	207-215 Charles Street	Caltex City Star	106113/1, 106114/1, 221736/1	<b>Description:</b> Service Station  <b>Specific Extent:</b> All of titles

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LAU-C6.1.452	4025	Launceston	217 Charles Street	Not applicable	129118/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.453	4026	Launceston	218 Charles Street	Not applicable	136871/2	<b>Description:</b> House - now Business Premises  <b>Specific Extent:</b> All of title
LAU-C6.1.454	Not applicable	Launceston	219-221 Charles Street	Not applicable	136240/1	<b>Description:</b> Shop and dwelling  <b>Specific Extent:</b> All of title
LAU-C6.1.455	Not applicable	Launceston	223-225 Charles Street	Not applicable	32658/1	<b>Description:</b> Shop with Residence over  <b>Specific Extent:</b> All of title
LAU-C6.1.456	4029	Launceston	226 Charles Street	Not applicable	26820/1	<b>Description:</b> Conjoined Shop and House  <b>Specific Extent:</b> All of title
LAU-C6.1.457	4030	Launceston	227-229 Charles Street	Not applicable	160896/1, 160896/2	<b>Description:</b> Conjoined Houses  <b>Specific Extent:</b> All of titles
LAU-C6.1.458	9914	Launceston	228 Charles Street	Not applicable	35161/1	<b>Description:</b> Conjoined Shop and House  <b>Specific Extent:</b> All of title
LAU-C6.1.459	9915	Launceston	230 Charles Street	Not applicable	33504/3	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.460	Not applicable	Launceston	232 Charles Street	Not applicable	38403/1	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.461	4032	Launceston	233 Charles Street	Not applicable	162796/1	<b>Description:</b> Teachers' Centre - Victorian



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						Vernacular (former Charles Street School)  <b>Specific Extent:</b> All of title
LAU- C6.1.462	4031	Launceston	233a Charles Street	Not applicable	54421/2	<b>Description:</b> Teachers' Centre - Victorian Vernacular (former Charles Street School)  <b>Specific Extent:</b> All of title
LAU- C6.1.463	9917	Launceston	234 Charles Street	Not applicable	19121/1	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU- C6.1.464	4033	Launceston	235 Charles Street	Not applicable	54458/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU- C6.1.465	4034	Launceston	236 Charles Street	Red Door Gallery	35542/1	<b>Description:</b> Conjoined Cottage  <b>Specific Extent:</b> All of title
LAU- C6.1.466	4035	Launceston	238-240 Charles Street	Not applicable	54032/1, 54032/2	<b>Description:</b> Shop with Residence over  <b>Specific Extent:</b> All of titles
LAU- C6.1.467	4036	Launceston	239 Charles Street	Not applicable	48979/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU- C6.1.468	4038	Launceston	241 Charles Street	Not applicable	34848/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU- C6.1.469	4039	Launceston	242 Charles Street	Not applicable	24242/1	<b>Description:</b> Shop with Residence over  <b>Specific Extent:</b> All of title
LAU- C6.1.470	4040	Launceston	243 Charles Street	Not applicable	197419/1	<b>Description:</b> Commercial

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						Building <b>Specific Extent:</b> All of title
LAU-C6.1.471	Not applicable	Launceston	244 Charles Street	Not applicable	16237/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.472	4042	Launceston	245 Charles Street	Not applicable	121021/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.473	Not applicable	Launceston	246 Charles Street	Not applicable	16059/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.474	Not applicable	Launceston	248 Charles Street	Not applicable	207042/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.475	4045	Launceston	251 Charles Street	Not applicable	7516/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.476	Not applicable	Launceston	252 Charles Street	Sportsmans Hall Hotel	39781/1, 39781/2	<b>Description:</b> Hotel  <b>Specific Extent:</b> All of titles
LAU-C6.1.477	Not applicable	Launceston	252 Charles Street	Sportsmans Hall Hotel	91554/1	<b>Description:</b> Hotel  <b>Specific Extent:</b> All of title
LAU-C6.1.478	4047	Launceston	253 Charles Street	Not applicable	7516/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.479	Not applicable	Launceston	254 Charles Street	Not applicable	29311/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title

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LAU-C6.1.480	Not applicable	Launceston	255 Charles Street	Not applicable	128960/0, 128960/1, 128960/2	<b>Description:</b> Houses (Unit 1, 155 Charles Street and Unit 2, 155 Charles Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.481	Not applicable	Launceston	257 Charles Street	Not applicable	13264/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.482	4051	Launceston	259 Charles Street	Not applicable	143582/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.483	4052	Launceston	261 Charles Street	The Charles Wesley	132135/1	<b>Description:</b> Townhouse 'Garthowen' - Gothic Revival  <b>Specific Extent:</b> All of title
LAU-C6.1.484	Not applicable	Launceston	263 Charles Street	Not applicable	46744/1	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.485	Not applicable	Launceston	265 Charles Street	Not applicable	46744/2	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.486	4055	Launceston	266 Charles Street	Not applicable	50255/2	<b>Description:</b> House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.487	Not applicable	Launceston	266a Charles Street	Not applicable	50255/1	<b>Description:</b> Veterinary Hospital  <b>Specific Extent:</b> All of title
LAU-C6.1.488	Not applicable	Launceston	267 Charles Street	Not applicable	114529/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.489	Not applicable	Launceston	269 Charles Street	Not applicable	124080/1	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.490	4058	Launceston	271-273 Charles Street	Not applicable	230647/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.491	Not applicable	Launceston	275 Charles Street	Not applicable	35439/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.492	Not applicable	Launceston	277 Charles Street	Not applicable	208817/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.493	Not applicable	Launceston	279 Charles Street	Not applicable	231091/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.494	4062	Launceston	281 Charles Street	Not applicable	233749/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.495	7942	South Launceston	4 Charles Street (South)	Not applicable	229618/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.496	7943	South Launceston	5 Charles Street (South)	Not applicable	142538/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.497	7944	South Launceston	14 Charles Street (South)	Not applicable	58328/0, 58328/3	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of titles
LAU-C6.1.498	Not applicable	South Launceston	15 Charles Street (South)	Not applicable	58328/1	<b>Description:</b> Former Scott and Griffiths Tamar Brewery – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.499	7945	South Launceston	15 Charles Street (South)	Not applicable	49294/1	<b>Description:</b> Cottage  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.500	7946	South Launceston	16 Charles Street (South)	Not applicable	58328/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.501	Not applicable	Launceston	1 Cimitiere Street	Not applicable	220077/1	<b>Description:</b> House - Refer to attached Datasheet LAU-C6.1.501
LAU-C6.1.502	4065	Launceston	2 Cimitiere Street	Not applicable	62544/5	<b>Description:</b> Stone Cottage - Gothic revival  <b>Specific Extent:</b> All of title
LAU-C6.1.503	4066	Launceston	7 Cimitiere Street	Not applicable	215585/5	<b>Description:</b> House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.504	4067	Launceston	14 Cimitiere Street	Glebe Cottages	226200/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.505	Not applicable	Launceston	16 Cimitiere Street	Not applicable	30241/2	<b>Description:</b> House - Refer to attached Datasheet LAU-C6.1.505
LAU-C6.1.506	Not applicable	Launceston	17a Cimitiere Street	Formerly Part Of 17 Elphin Road	172979/2	<b>Description:</b> House on land adjoining Victorian townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.507	Not applicable	Launceston	18 Cimitiere Street	Not applicable	145013/1	<b>Description:</b> House - Refer to attached Datasheet LAU-C6.1.507
LAU-C6.1.508	4063	Launceston	19 Cimitiere Street	Not applicable	25982/2	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.509	6280	Launceston	21 Cimitiere Street	Not applicable	55977/21	<b>Description:</b> Terrace House – Victorian  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.510	6281	Launceston	23 Cimitiere Street	Not applicable	55977/23	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.511	6281	Launceston	23 Cimitiere Street	Not applicable	55977/23	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.512	4070	Launceston	24 Cimitiere Street	Not applicable	114635/1	<b>Description:</b> Conjoined House - Victorian Boom Style  <b>Specific Extent:</b> All of title
LAU-C6.1.513	4071	Launceston	25 Cimitiere Street	Not applicable	25982/4	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.514	4072	Launceston	26 Cimitiere Street	Not applicable	114635/2	<b>Description:</b> Conjoined House - Victorian Boom Style  <b>Specific Extent:</b> All of title
LAU-C6.1.515	4072	Launceston	27 Cimitiere Street	Not applicable	25982/5	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.516	4073	Launceston	28 Cimitiere Street	Not applicable	27884/1	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.517	6283	Launceston	29 Cimitiere Street	Chapden Cottage	25982/6	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title

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LAU-C6.1.518	6259	Launceston	30 Cimitiere Street	Not applicable	26740/1	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.519	6284	Launceston	31 Cimitiere Street	Thyme Cottage	25982/7	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.520	6292	Launceston	32 Cimitiere Street	Not applicable	20289/1	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.521	6285	Launceston	33 Cimitiere Street	Cottage On Cimitere	25982/8	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.522	6293	Launceston	34 Cimitiere Street	Not applicable	106555/1	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.523	Not applicable	Launceston	34a Cimitiere Street	Not applicable	144405/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.524	6286	Launceston	35 Cimitiere Street	Not applicable	25982/9	<b>Description:</b> Conjoined House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.525	4074	Launceston	36 Cimitiere Street	Not applicable	139977/1	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.526	6287	Launceston	37 Cimitiere Street	Not applicable	25982/10	<b>Description:</b> Conjoined House – Victorian  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.527	6288	Launceston	38 Cimitiere Street	Not applicable	139977/2	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.528	4075	Launceston	39 Cimitiere Street	Glebe Cottage	25982/30	<b>Description:</b> Conjoined Cottage – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.529	6289	Launceston	40 Cimitiere Street	Not applicable	37804/1	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.530	4076	Launceston	41 Cimitiere Street	Not applicable	25982/29	<b>Description:</b> Conjoined Cottage – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.531	5926	Launceston	42 Cimitiere Street	Not applicable	29359/1	<b>Description:</b> Conjoined Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.532	4078	Launceston	43 Cimitiere Street	Not applicable	25982/28	<b>Description:</b> Conjoined Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.533	5925	Launceston	44 Cimitiere Street	Not applicable	29358/1	<b>Description:</b> Conjoined Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.534	Not applicable	Launceston	45 Cimitiere Street	Not applicable	25982/27	<b>Description:</b> House - Refer to attached Datasheet LAU-C6.1.534
LAU-C6.1.535	4077	Launceston	46 Cimitiere Street	Not applicable	130308/1	<b>Description:</b> Conjoined Cottage – Georgian



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						<b>Specific Extent:</b> All of title
LAU-C6.1.536	4080	Launceston	47 Cimitiere Street	Not applicable	25982/26	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.537	6291	Launceston	48 Cimitiere Street	Not applicable	41163/1	<b>Description:</b> Conjoined Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.538	4081	Launceston	49 Cimitiere Street	Not applicable	25982/25	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.539	4082	Launceston	51 Cimitiere Street	Not applicable	25982/24	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.540	Not applicable	Launceston	52 Cimitiere Street	Not applicable	41057/1	<b>Description:</b> House - Refer to attached Datasheet LAU-C6.1.540
LAU-C6.1.541	4064	Launceston	53 Cimitiere Street	Not applicable	25982/23	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.542	4084	Launceston	81 Cimitiere Street	Not applicable	233548/1	<b>Description:</b> Shop - Victorian Italianate (formerly Baptist Tabernacle)  <b>Specific Extent:</b> All of title
LAU-C6.1.543	Not applicable	Launceston	89-93 Cimitiere Street	Not applicable	112123/1	<b>Description:</b> Commercial building – Victorian - Refer to attached Datasheet LAU-C6.1.543

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LAU-C6.1.544	4205	Launceston	90-110 Cimitiere Street	Not applicable	166920/2, 175929/1, 175929/2	<b>Description:</b> Launceston Gasworks (also known as 90-110 Willis Street, 90-110 Willis Street, 12-18 Willis Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.545	4650	Launceston	116-128 Cimitiere Street	Not applicable	161986/1	<b>Description:</b> Hotel  <b>Specific Extent:</b> All of title
LAU-C6.1.546	Not applicable	Launceston	119 Cimitiere Street	Not applicable	36328/3	<b>Description:</b> Commercial building - Post-war - Refer to attached Datasheet LAU-C6.1.546
LAU-C6.1.547	4086	Launceston	121 Cimitiere Street	Community History Museum	19923/1	<b>Description:</b> 1842 Gallery (formerly Johnstone and Wilmot Warehouse, Launceston Maritime Museum)  <b>Specific Extent:</b> All of title
LAU-C6.1.548	Not applicable	Launceston	130 Cimitiere Street	Not applicable	40068/1	<b>Description:</b> Commercial building – Victorian - Refer to attached Datasheet LAU-C6.1.548
LAU-C6.1.549	11492	Launceston	136 Cimitiere Street	Not applicable	149875/1	<b>Description:</b> Rankin and Bond Foundry  <b>Specific Extent:</b> All of title
LAU-C6.1.550	Not applicable	Launceston	160-162 Cimitiere Street	Not applicable	28766/1	<b>Description:</b> Two storey commercial building - Inter-war - Refer to attached Datasheet LAU-C6.1.550

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LAU-C6.1.551	11040	Launceston	170-180 Cimitiere Street	Not applicable	163002/1	<b>Description:</b> Tasmanian Woolgrowers' Agency Headquarters  <b>Specific Extent:</b> All of title
LAU-C6.1.552	4087	Launceston	194-196 Cimitiere Street	Not applicable	63383/2	<b>Description:</b> Grant Staples  <b>Specific Extent:</b> All of title
LAU-C6.1.553	4088	Launceston	198 Cimitiere Street	Tasmanian Farmers and Graziers Association	145951/1	<b>Description:</b> Tasmanian Farmers and Graziers Association  <b>Specific Extent:</b> All of title
LAU-C6.1.554	4091	East Launceston	5 Claremont Street	Not applicable	91494/5	<b>Description:</b> House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.555	4092	East Launceston	6 Claremont Street	Claremont House	230226/1	<b>Description:</b> House 'Claremont House' (including Iron railings)  <b>Specific Extent:</b> All of title
LAU-C6.1.556	4093	East Launceston	13 Claremont Street	Not applicable	163486/1	<b>Description:</b> House 'Claremont' (including gardens)  <b>Specific Extent:</b> All of title
LAU-C6.1.557	Not applicable	East Launceston	20 Claremont Street	Not applicable	168592/1	<b>Description:</b> House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.558	7941	Launceston	35 Cleveland Street	Ockerby Gardens	114334/1	<b>Description:</b> Ockerby Gardens  <b>Specific Extent:</b> All of title

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LAU-C6.1.559	9190	Newstead	3 College Street	Not applicable	112661/18, 160441/2	<b>Description:</b> Houses  <b>Specific Extent:</b> All of titles
LAU-C6.1.560	11976	Trevallyn	1-5 Corin Street	Cataract Gorge Reserve (Cliffgrounds)	149078/1	<b>Description:</b> Hydro Power Station comprising former Power Station and associated buildings, works, structures and suspension bridge pylons  <b>Specific Extent:</b> All of title
LAU-C6.1.561	Not applicable	West Launceston	1-5 Corin Street	Cataract Gorge Reserve (Cliffgrounds)	149077/1	<b>Description:</b> Hydro Power Station comprising former Power Station and associated buildings, works, structures and suspension bridge pylons  <b>Specific Extent:</b> All of title
LAU-C6.1.562	Not applicable	West Launceston	2 Corin Street	Not applicable	249671/1, 60647/7	<b>Description:</b> Land adjoining Duck Reach Cottages  <b>Specific Extent:</b> All of titles
LAU-C6.1.563	11976	West Launceston	2 Corin Street	Not applicable	60647/6	<b>Description:</b> Duck Reach Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.564	11976	West Launceston	4 Corin Street	Not applicable	60647/5	<b>Description:</b> Duck Reach Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.565	11976	West Launceston	6 Corin Street	Duck Reach Cottage	60647/4	<b>Description:</b> Duck Reach Cottage  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.566	11976	West Launceston	8 Corin Street	Not applicable	60647/3	<b>Description:</b> Duck Reach Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.567	11976	West Launceston	10 Corin Street	Not applicable	60647/1, 60647/2	<b>Description:</b> Duck Reach Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.568	4096	Launceston	2 Crown Street	Not applicable	49660/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.569	4097	Launceston	4 Crown Street	Not applicable	150431/3	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.570	4098	Launceston	5 Crown Street	Not applicable	116672/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.571	4099	Launceston	6 Crown Street	Not applicable	150431/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.572	4100	Launceston	7-7a Crown Street	Not applicable	229985/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.573	4101	Launceston	9 Crown Street	Not applicable	126698/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.574	4102	Launceston	10 Crown Street	Fortuna	22542/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.575	4103	Launceston	Unit 1, 11 Crown Street	Not applicable	153326/1	<b>Description:</b> Conjoined House (Unit 1)  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.576	Not applicable	Launceston	11a Crown Street	Not applicable	153326/2	<b>Description:</b> Conjoined House (formerly Unit 2)  <b>Specific Extent:</b> All of title
LAU-C6.1.577	Not applicable	Launceston	12 Crown Street	Not applicable	21999/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.578	Not applicable	Launceston	13 Crown Street	Not applicable	121953/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.579	4106	Launceston	16 Crown Street	Not applicable	108360/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.580	4107	Launceston	20 Crown Street	Not applicable	227283/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.581	4114	Dilston	30 Dilston Road	Not applicable	12713/22	<b>Description:</b> former Dilston Inn  <b>Specific Extent:</b> All of title
LAU-C6.1.582	Not applicable	Invermay	3-11 Dry Street	Not applicable	206548/1	<b>Description:</b> Commercial Property  <b>Specific Extent:</b> All of title
LAU-C6.1.583	Not applicable	Invermay	3-11 Dry Street	Not applicable	122987/1	<b>Description:</b> Commercial Property  <b>Specific Extent:</b> All of title
LAU-C6.1.584	Not applicable	Invermay	6 Dry Street	Not applicable	199257/1, 199257/2, 36887/1, 36887/2	<b>Description:</b> Land associated with car yard  <b>Specific Extent:</b> All of titles

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LAU-C6.1.585	Not applicable	Invermay	13-19 Dry Street	Inveresk Hotel	108657/1, 126286/1, 35629/1, 63531/1	<b>Description:</b> Hotel  <b>Specific Extent:</b> All of titles
LAU-C6.1.586	Not applicable	Invermay	18 Dry Street	Not applicable	202846/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.587	4111	Invermay	21-27 Dry Street	Not applicable	173590/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.588	Not applicable	Invermay	45 Dry Street	Not applicable	55300/14	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.589	7140	South Launceston	30-30a Eardley Street	Not applicable	20937/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.590	4116	Dilston	781 East Tamar Highway	Not applicable	146616/1, 158192/1, 164309/1, 169231/1, 169233/1, 17909/5, 32218/2, 32218/3	<b>Description:</b> Property 'Landfall'  <b>Specific Extent:</b> All of titles
LAU-C6.1.591	4116	Dilston	781 East Tamar Highway	Not applicable	141733/1	<b>Description:</b> House and Property 'Landfall' and attached Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.592	4118	Launceston	1 Elizabeth Street	Not applicable	58910/1	<b>Description:</b> Terrace House – Victorian (also known as 1 Elizabeth Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.593	6107	Launceston	3 Elizabeth Street	Not applicable	58910/2	<b>Description:</b> Terrace House – Victorian (also known as 3 Elizabeth Street)

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						<b>Specific Extent:</b> All of title
LAU-C6.1.594	6108	Launceston	5 Elizabeth Street	Not applicable	58910/3	<b>Description:</b> Terrace House – Victorian (also known as 5 Elizabeth Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.595	Not applicable	Launceston	7 Elizabeth Street	Not applicable	29985/1	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.596	4119	Launceston	9 Elizabeth Street	Not applicable	32349/1	<b>Description:</b> Conjoined House – brick  <b>Specific Extent:</b> All of title
LAU-C6.1.597	6249	Launceston	11 Elizabeth Street	Not applicable	31187/1	<b>Description:</b> Conjoined House – brick  <b>Specific Extent:</b> All of title
LAU-C6.1.598	Not applicable	Launceston	13 Elizabeth Street	Not applicable	50662/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.599	Not applicable	Launceston	15 Elizabeth Street	Not applicable	104311/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.600	6250	Launceston	17 Elizabeth Street	Green Gables	230901/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.601	Not applicable	Launceston	20 Elizabeth Street	Not applicable	131855/1	<b>Description:</b> House - Federation Victorian - Refer to attached Datasheet LAU-C6.1.601
LAU-C6.1.602	4122	Launceston	22 Elizabeth Street	Not applicable	136413/1	<b>Description:</b> Townhouse -



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						Georgian <b>Specific Extent:</b> All of title
LAU-C6.1.603	4123	Launceston	23 Elizabeth Street	Ferring Inn	47305/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.604	Not applicable	Launceston	31 Elizabeth Street	Colonial On Elizabeth	197365/1, 205735/1, 222047/1	<b>Description:</b> Colonial Motor Inn (former 'Overton House', Launceston Grammar School)  <b>Specific Extent:</b> All of titles
LAU-C6.1.605	4124	Launceston	31 Elizabeth Street	Colonial On Elizabeth	251573/1	<b>Description:</b> Colonial Motor Inn (former 'Overton House', Launceston Grammar School)  <b>Specific Extent:</b> All of title
LAU-C6.1.606	4125	Launceston	39 Elizabeth Street	Not applicable	7008/1	<b>Description:</b> House and part of Colonial Motor Inn  <b>Specific Extent:</b> All of title
LAU-C6.1.607	4126	Launceston	48 Elizabeth Street	Not applicable	60999/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.608	Not applicable	Launceston	50 Elizabeth Street	Not applicable	60999/2	<b>Description:</b> Two storey conjoined house - Victorian - Refer to attached Datasheet LAU-C6.1.608
LAU-C6.1.609	Not applicable	Launceston	52 Elizabeth Street	Not applicable	60999/3	<b>Description:</b> Two storey conjoined house - Victorian - Refer to attached

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						Datasheet LAU-C6.1.609
LAU-C6.1.610	4127	Launceston	54 Elizabeth Street	Theosophical Society	148747/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.611	4128	Launceston	58 Elizabeth Street	Not applicable	35120/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.612	Not applicable	Launceston	60 Elizabeth Street	Not applicable	247662/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.613	Not applicable	Launceston	66 Elizabeth Street	Launceston Working Men's Club	35280/1, 35280/2, 76861/1	<b>Description:</b> Commercial Building - Refer to attached Datasheet LAU-C6.1.613
LAU-C6.1.614	4131	Launceston	66a Elizabeth Street	Launceston Gospel Hall	106840/1	<b>Description:</b> Gospel Hall  <b>Specific Extent:</b> All of title
LAU-C6.1.615	4132	Launceston	68 Elizabeth Street	Not applicable	36695/1	<b>Description:</b> Terrace House – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.616	4133	Launceston	70 Elizabeth Street	Not applicable	20092/1	<b>Description:</b> Warehouse (City Mill Offices)  <b>Specific Extent:</b> All of title
LAU-C6.1.617	6621	Launceston	74 Elizabeth Street	Not applicable	Land held under General Law deed 50/6815	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.618	4135	Launceston	80 Elizabeth Street	Not applicable	35798/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title

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LAU-C6.1.619	4136	Launceston	82 Elizabeth Street	Culture To Culture	19605/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.620	6251, 6253	Launceston	84-86 Elizabeth Street	Not applicable	19605/2, 19605/3	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of titles
LAU-C6.1.621	4137	Launceston	88 Elizabeth Street	Not applicable	169408/0, 169408/1, 169408/2	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of titles
LAU-C6.1.622	4138	Launceston	90 Elizabeth Street	Not applicable	41295/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.623	Not applicable	Launceston	92 Elizabeth Street	Not applicable	157462/0, 157462/1, 157462/2	<b>Description:</b> Terrace Shop – Victorian (also known as Unit 1, 92 Elizabeth Street, Unit 2, 92 Elizabeth Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.624	4140	Launceston	94 Elizabeth Street	Not applicable	101015/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.625	4141	Launceston	96 Elizabeth Street	Not applicable	39552/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.626	4142	Launceston	100 Elizabeth Street	Not applicable	37718/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.627	4143	Launceston	102 Elizabeth Street	Not applicable	30788/1	<b>Description:</b> Terrace Shop – Victorian

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						<b>Specific Extent:</b> All of title
LAU-C6.1.628	9933	Launceston	104 Elizabeth Street	Not applicable	117030/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.629	4145	Launceston	106 Elizabeth Street	Not applicable	105482/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.630	9934	Launceston	108 Elizabeth Street	Not applicable	133593/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.631	4147	Launceston	110 Elizabeth Street	Not applicable	122879/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.632	9935	Launceston	112 Elizabeth Street	Not applicable	45979/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.633	Not applicable	Launceston	114 Elizabeth Street	Not applicable	43627/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.634	4151	Launceston	118 Elizabeth Street	Not applicable	53532/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.635	4152	Launceston	120 Elizabeth Street	Anglicare	140861/1	<b>Description:</b> Terrace Shop – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.636	Not applicable	Launceston	152-154 Elizabeth Street	Crown Hotel	51424/1	<b>Description:</b> Two storey hotel building - Refer to attached

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						Datasheet LAU-C6.1.636
LAU-C6.1.637	4153	Launceston	1 Elphin Road	Not applicable	25982/18	<b>Description:</b> Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.638	4155	Launceston	3 Elphin Road	Not applicable	25982/17	<b>Description:</b> Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.639	4156	Launceston	5 Elphin Road	Not applicable	25982/16	<b>Description:</b> Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.640	4157	Launceston	7 Elphin Road	Not applicable	57548/1	<b>Description:</b> Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.641	4157	Launceston	9-9a Elphin Road	Not applicable	57548/2	<b>Description:</b> Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.642	4158	Launceston	11-11a Elphin Road	Not applicable	25982/14	<b>Description:</b> Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.643	4159	Launceston	13 Elphin Road	Not applicable	158053/1	<b>Description:</b> Conjoined Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.644	4159	Launceston	13a Elphin Road	Not applicable	158053/2	<b>Description:</b> Land adjoining Victorian townhouse (formerly part of 13 Elphin Road)  <b>Specific Extent:</b> All of title
LAU-C6.1.645	4160	Launceston	15 Elphin Road	Not applicable	49601/15	<b>Description:</b> Conjoined

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						Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.646	4161	Launceston	17-17a Elphin Road	Not applicable	172979/1	<b>Description:</b> Conjoined Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.647	4162	Launceston	19 Elphin Road	Not applicable	208802/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.648	Not applicable	Launceston	21 Elphin Road	Not applicable	222040/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.649	Not applicable	Launceston	23 Elphin Road	Not applicable	223103/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.650	Not applicable	Launceston	25 Elphin Road	Not applicable	112787/0, 112787/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of titles
LAU-C6.1.651	Not applicable	Launceston	25a Elphin Road	Not applicable	112787/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.652	Not applicable	Launceston	27 Elphin Road	Not applicable	112787/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.653	4166	Launceston	29-29a Elphin Road	Vietnam Vets Counselling Service	111088/3	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.654	Not applicable	Launceston	31 Elphin Road	Not applicable	111088/4	<b>Description:</b> Conjoined House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.655	Not applicable	Launceston	33 Elphin Road	Not applicable	60271/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.656	Not applicable	Launceston	35 Elphin Road	Not applicable	216659/16	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.657	Not applicable	Launceston	37 Elphin Road	Not applicable	204855/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.658	Not applicable	Launceston	39 Elphin Road	Not applicable	202413/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.659	Not applicable	Launceston	41 Elphin Road	Not applicable	201272/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.660	Not applicable	Launceston	43 Elphin Road	Not applicable	59165/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.661	7139	East Launceston	44 Elphin Road	Not applicable	103203/2, 103203/3, 199205/1, 233729/1	<b>Description:</b> Broadland School House  <b>Specific Extent:</b> All of titles
LAU-C6.1.662	Not applicable	Launceston	45 Elphin Road	Roslyn	59165/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.663	4175	Launceston	47-49 Elphin Road	The Lido Boutique Apartments 'Elphin Gardens'	109479/0, 109479/1, 109479/2, 109479/3, 109479/4, 109479/5, 109479/6, 109479/7, 109479/8	<b>Description:</b> Lido Apartments  <b>Specific Extent:</b> All of titles

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LAU-C6.1.664	4176	Launceston	54 Elphin Road	Not applicable	137333/1	<b>Description:</b> House - Georgian with Victorian verandah  <b>Specific Extent:</b> All of title
LAU-C6.1.665	4177	Launceston	56-56a Elphin Road	Not applicable	116489/1	<b>Description:</b> House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.666	4178	Launceston	66 Elphin Road	Kilmarnock Description House	89633/5	<b>Description:</b> Guest House 'Kilmarnock' (including fence and entrance gates) – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.667	8276	Launceston	69 Elphin Road	Not applicable	202395/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.668	4179	Newstead	74-78 Elphin Road	Scotch Oakburn College - Elphin Campus	103209/1, 179531/2, 91494/1, 91494/2, 91494/3	<b>Description:</b> Scotch Oakburn College including 'Lemana' - (former M.L.C. building)  <b>Specific Extent:</b> All of titles
LAU-C6.1.669	4093	Newstead	74-78 Elphin Road (6 Compton Avenue, East Launceston)	Not applicable	179531/1	<b>Description:</b> Land formerly part of Claremont  <b>Specific Extent:</b> The part of that land that previously formed part of 117026/1
LAU-C6.1.670	4180	Newstead	109 Elphin Road	Not applicable	28899/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title



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LAU-C6.1.671	4181	Newstead	117-119 Elphin Road	Launceston Preparatory School	139193/1	<b>Description:</b> House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.672	4182	Newstead	136-138 Elphin Road	Fairlawn	138389/5	<b>Description:</b> House 'Fairlawn' (including garden)  <b>Specific Extent:</b> All of title
LAU-C6.1.673	4154	Launceston	Elphin Road	Road Reserve Adjacent To 2 Elphin Road	Not applicable	<b>Description:</b> Adye Douglas Fountain (Corner High Street) (also known as 2 Elphin Road - fountain adjacent)  <b>Specific Extent:</b> Fountain only
LAU-C6.1.674	4183	East Launceston	4 Elsmere Street	Not applicable	235312/1	<b>Description:</b> House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.675	4184	East Launceston	30 Erina Street	Not applicable	109668/1	<b>Description:</b> Cottage – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.676	Not applicable	Invermay	3 Esk Street	Not applicable	60897/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.677	Not applicable	Invermay	5 Esk Street	Not applicable	60897/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.678	Not applicable	Invermay	7 Esk Street	Not applicable	224510/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.679	Not applicable	Invermay	9 Esk Street	Not applicable	222394/1	<b>Description:</b> House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.680	Not applicable	Invermay	13 Esk Street	Not applicable	91659/4	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.681	Not applicable	Invermay	15 Esk Street	Not applicable	50343/5	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.682	Not applicable	Invermay	17-19 Esk Street	Not applicable	50343/6	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.683	Not applicable	Invermay	23 Esk Street	Not applicable	63437/3	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.684	Not applicable	Invermay	27-29 Esk Street	Not applicable	217267/1, 50746/1	<b>Description:</b> Houses  <b>Specific Extent:</b> All of titles
LAU-C6.1.685	Not applicable	Launceston	77 Esplanade	Not applicable	114457/1, 114458/1, 114522/1, 139996/1, 201664/1, 231289/1	<b>Description:</b> Monds and Affleck Mill  <b>Specific Extent:</b> All of titles
LAU-C6.1.686	4201	Launceston	77 Esplanade	Not applicable	114459/1	<b>Description:</b> Monds and Affleck Mill  <b>Specific Extent:</b> All of title
LAU-C6.1.687	4202	Launceston	89 Esplanade	Australian Customs Service	54427/3	<b>Description:</b> Customs House - Victorian Eclectic  <b>Specific Extent:</b> All of title
LAU-C6.1.688	11302	Launceston	92 Esplanade	St John Street Pumping Station	Not applicable	<b>Description:</b> St John Street Pumping Station  <b>Specific Extent:</b> PID 6675471
LAU-C6.1.689	6582	Launceston	1 Ethel Street	Not applicable	222156/1	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.690	4207	Invermay	17 Forster Street	Not applicable	131220/1	<b>Description:</b> Terrace Houses – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.691	Not applicable	Invermay	18 Forster Street	Not applicable	59817/2	<b>Description:</b> Terrace House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.692	4207	Invermay	19 Forster Street	Not applicable	131220/2	<b>Description:</b> Terrace Houses – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.693	4208	Invermay	Unit 1 and Unit 2, 21-23 Forster Street	Not applicable	127973/0, 127973/1, 127973/2	<b>Description:</b> Terrace Houses – Federation (also known as Unit 1, 21-23 Forster Street, Unit 2, 21-23 Forster Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.694	4209	Invermay	105 Forster Street	Not applicable	37467/2	<b>Description:</b> Pump Station  <b>Specific Extent:</b> All of title
LAU-C6.1.695	Not applicable	Invermay	2 Frank Street	Not applicable	22162/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.696	Not applicable	Invermay	8 Frank Street	Not applicable	228400/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.697	Not applicable	Invermay	10 Frank Street	Not applicable	214764/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.698	Not applicable	Invermay	18 Frank Street	Not applicable	147513/2	<b>Description:</b> House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.699	Not applicable	Invermay	20 Frank Street	Not applicable	22963/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.700	4215	Launceston	27 Frankland Street	Not applicable	233612/1	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.701	Not applicable	Launceston	31 Frankland Street	Not applicable	40956/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.702	Not applicable	Launceston	33-33a Frankland Street	Not applicable	39314/1	<b>Description:</b> Conjoined Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.703	4219	Launceston	35 Frankland Street	Not applicable	52170/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.704	Not applicable	Launceston	37 Frankland Street	Not applicable	39314/2	<b>Description:</b> Conjoined Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.705	4220	Launceston	40 Frankland Street	Not applicable	101035/1	<b>Description:</b> House (former 'Watson House')  <b>Specific Extent:</b> All of title
LAU-C6.1.706	4222	Launceston	46-48 Frankland Street	Not applicable	158539/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.707	Not applicable	Launceston	52 Frankland Street	Not applicable	118827/1	<b>Description:</b> Nurses' Home  <b>Specific Extent:</b> All of title, includes PID 7204700
LAU-C6.1.708	Not applicable	Launceston	68 Frankland Street	Not applicable	230551/1	<b>Description:</b> Cottage

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						<b>Specific Extent:</b> All of title
LAU-C6.1.709	4227	Launceston	Unit 1, 77-81 Frankland Street	Not applicable	58798/1	<b>Description:</b> Conjoined Townhouse (also known as 1/81 Frankland Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.710	4226	Launceston	Unit 2, 77-81 Frankland Street	Not applicable	58798/2	<b>Description:</b> Conjoined Townhouse (also known as 2/79 Frankland Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.711	4225	Launceston	Unit 3, 77-81 Frankland Street	Not applicable	58798/3	<b>Description:</b> Conjoined Townhouse (also known as 3/77 Frankland Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.712	4228	Launceston	83 Frankland Street	Not applicable	164790/2	<b>Description:</b> Conjoined Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.713	4229	Launceston	98 Frankland Street	Not applicable	231470/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.714	6619	Launceston	Unit 2, 7 Frederick Street	Not applicable	58314/2	<b>Description:</b> Conjoined Houses  <b>Specific Extent:</b> All of title
LAU-C6.1.715	6619	Launceston	7 Frederick Street	Not applicable	58314/0	<b>Description:</b> Conjoined Houses  <b>Specific Extent:</b> All of title
LAU-C6.1.716	4231	Launceston	9 Frederick Street	Community Options Service	197663/1	<b>Description:</b> House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.717	4232	Launceston	11 Frederick Street	Not applicable	18905/3	<b>Description:</b> Christ Church  <b>Specific Extent:</b> All of title
LAU-C6.1.718	4234	Launceston	27 Frederick Street	Not applicable	51391/2	<b>Description:</b> House (former 'Widdowson')  <b>Specific Extent:</b> All of title
LAU-C6.1.719	4499	Launceston	28a Frederick Street	Princes Square	205694/1	<b>Description:</b> Princes Square  <b>Specific Extent:</b> All of title
LAU-C6.1.720	4235	Launceston	33-35 Frederick Street	Not applicable	111736/1	<b>Description:</b> House (now Commercial)  <b>Specific Extent:</b> All of title
LAU-C6.1.721	Not applicable	Launceston	37 Frederick Street	Not applicable	102745/2	<b>Description:</b> Warehouse, New Glass Pty Ltd - Federation,  <b>Specific Extent:</b> All of title
LAU-C6.1.722	4236	Launceston	37 Frederick Street	Not applicable	231414/1	<b>Description:</b> Warehouse, New Glass Pty Ltd – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.723	4237	Launceston	40 Frederick Street	Not applicable	133781/1	<b>Description:</b> Townhouse – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.724	4238	Launceston	46 Frederick Street	Launceston City Mission	50998/1	<b>Description:</b> City Mission Chapel - Victorian (former Primitive Methodist Church)  <b>Specific Extent:</b> All of title

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LAU-C6.1.725	4239	Launceston	56 Frederick Street	Frederick Street Kindergarten	216133/1	<b>Description:</b> Frederick Street Kindergarten – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.726	4240	Launceston	59-61 Frederick Street	Not applicable	152142/1	<b>Description:</b> Conjoined Houses  <b>Specific Extent:</b> All of title
LAU-C6.1.727	Not applicable	Launceston	75 Frederick Street	Not applicable	12992/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.728	4242	Launceston	102 Frederick Street	Not applicable	247361/3	<b>Description:</b> House 'Braeside' including outbuilding  <b>Specific Extent:</b> All of title
LAU-C6.1.729	4243	Launceston	114 Frederick Street	Not applicable	248596/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.730	4244	South Launceston	2 Garfield Street	Not applicable	101067/1	<b>Description:</b> House and corner shop - Victorian - excludes weatherboard additions  <b>Specific Extent:</b> All of title
LAU-C6.1.731	4245	Kings Meadows	22 Gascoyne Street	Not applicable	225418/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.732	4246	Kings Meadows	24 Gascoyne Street	Not applicable	69688/52	<b>Description:</b> House and garden  <b>Specific Extent:</b> All of title
LAU-C6.1.733	4247	Launceston	3-7 George Street	Not applicable	169239/1	<b>Description:</b> Commercial Building 'Tulloch's' (former Irvine

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						and McEachern, Reliance Worsted Mills  <b>Specific Extent:</b> All of title
LAU-C6.1.734	4314	Launceston	6 George Street	Not applicable	197443/1	<b>Description:</b> Offices - Georgian (remnants of Penitentiary, former Telecom Depot)  <b>Specific Extent:</b> All of title
LAU-C6.1.735	Not applicable	Launceston	9-13 George Street	Not applicable	247686/1	<b>Description:</b> Two storey commercial building - Post-war - Refer to attached Datasheet LAU-C6.1.735
LAU-C6.1.736	4311	Launceston	17-25 George Street	Lloyds Hotel	44701/1, 44701/2	<b>Description:</b> Lloyds Hotel - Victorian Italianate  <b>Specific Extent:</b> All of titles
LAU-C6.1.737	Not applicable	Launceston	17-25 George Street	Lloyds Hotel	198252/1	<b>Description:</b> Two storey commercial building - Refer to attached Datasheet LAU-C6.1.737
LAU-C6.1.738	4312	Launceston	27 George Street	Commercial Hotel	43783/4	<b>Description:</b> Commercial Hotel (eastern wing, northern facade)  <b>Specific Extent:</b> All of title
LAU-C6.1.739	4248	Launceston	34 George Street	Not applicable	34661/1	<b>Description:</b> Masonic Club (former townhouse)  <b>Specific Extent:</b> All of title
LAU-C6.1.740	4249	Launceston	37-39 George Street	Not applicable	15125/2	<b>Description:</b> Commercial Building  <b>Specific</b>



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						<b>Extent:</b> All of title
LAU-C6.1.741	4250	Launceston	41 George Street	Not applicable	25215/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.742	4251	Launceston	43 George Street	Not applicable	25215/3	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.743	4252	Launceston	45 George Street	Not applicable	25215/4	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.744	Not applicable	Launceston	47 George Street	Not applicable	127781/0, 127781/4	<b>Description:</b> Part of two storey commercial building - Refer to attached Datasheet LAU-C6.1.744
LAU-C6.1.745	Not applicable	Launceston	49-53 George Street	Not applicable	127781/3	<b>Description:</b> Part of two storey commercial building - Refer to attached Datasheet LAU-C6.1.745
LAU-C6.1.746	Not applicable	Launceston	55 George Street	Not applicable	127781/1	<b>Description:</b> Part of two storey commercial building - Refer to attached Datasheet LAU-C6.1.746
LAU-C6.1.747	4255	Launceston	57 George Street	Not applicable	49383/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.748	4256	Launceston	58 George Street	Not applicable	109813/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.749	4257	Launceston	60 George Street	Not applicable	109813/1	<b>Description:</b> Commercial Building 'Shott's Umbrella Shop'

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						(National Trust shop)  <b>Specific Extent:</b> All of title
LAU-C6.1.750	4258	Launceston	64 George Street	Not applicable	132160/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.751	4259	Launceston	66 George Street	Not applicable	124430/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.752	4260	Launceston	67 George Street	Not applicable	49219/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.753	4261	Launceston	68 George Street	Not applicable	161449/0, 161449/1, 161449/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.754	4262	Launceston	69-71 George Street	Not applicable	49334/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.755	4313	Launceston	72 George Street	Not applicable	7025/1	<b>Description:</b> Commercial Building (former 'Shrimps')  <b>Specific Extent:</b> All of title
LAU-C6.1.756	4264	Launceston	73 George Street	Not applicable	23829/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.757	4267	Launceston	75 George Street	Not applicable	54574/34, 54574/35	<b>Description:</b> Shops  <b>Specific Extent:</b> All of titles
LAU-C6.1.758	4265	Launceston	76 George Street	Not applicable	7025/2	<b>Description:</b> Commercial Building

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						(terrace shop) <b>Specific Extent:</b> All of title
LAU-C6.1.759	4266	Launceston	78 George Street	Not applicable	7025/3	<b>Description:</b> Commercial Building (terrace shop) <b>Specific Extent:</b> All of title
LAU-C6.1.760	Not applicable	Launceston	79a-81 George Street	Not applicable	15168/4, 15168/5	<b>Description:</b> Shops <b>Specific Extent:</b> All of titles
LAU-C6.1.761	4268	Launceston	80 George Street	Not applicable	7025/4	<b>Description:</b> Commercial Building (terrace shop) <b>Specific Extent:</b> All of title
LAU-C6.1.762	Not applicable	Launceston	81a George Street	Not applicable	15168/3	<b>Description:</b> Part of two storey commercial building - Refer to attached Datasheet LAU-C6.1.762
LAU-C6.1.763	4270	Launceston	82 George Street	Not applicable	7025/5	<b>Description:</b> Commercial Building (terrace shop) <b>Specific Extent:</b> All of title
LAU-C6.1.764	Not applicable	Launceston	83 George Street	Not applicable	15168/2	<b>Description:</b> Part of two storey commercial building - Refer to attached Datasheet LAU-C6.1.764
LAU-C6.1.765	4272	Launceston	84 George Street	Not applicable	7025/6	<b>Description:</b> Commercial Building (terrace shop) <b>Specific Extent:</b> All of title
LAU-C6.1.766	Not applicable	Launceston	85 George Street	Not applicable	15168/1	<b>Description:</b> Part of two storey commercial building - Refer to attached

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						Datasheet LAU-C6.1.766
LAU-C6.1.767	4274, 4275	Launceston	86 and 88 George Street	Not applicable	158366/0, 158366/1, 231705/1	<b>Description:</b> Commercial Building - Victorian (terrace shops) (also known as 88 George Street an 86 George Street respectively)  <b>Specific Extent:</b> All of titles
LAU-C6.1.768	4276	Launceston	88a George Street	Not applicable	158366/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.769	4277	Launceston	88b-88c George Street	Royal On George	119604/3	<b>Description:</b> Commercial Building (also known as 88c George Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.770	4278	Launceston	90 George Street	Royal On George	224721/1	<b>Description:</b> Hotel  <b>Specific Extent:</b> All of title
LAU-C6.1.771	Not applicable	Launceston	91 George Street	Not applicable	247973/1	<b>Description:</b> Lane associated with Kinross House  <b>Specific Extent:</b> All of title
LAU-C6.1.772	4279	Launceston	91 George Street	Kinross House	69250/1	<b>Description:</b> Kinross House - Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.773	4280	Launceston	94 George Street	Alberto's	39090/3	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.774	Not applicable	Launceston	104 George Street	Not applicable	198203/1	<b>Description:</b> Two storey building - Federation - Refer to

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						attached Datasheet LAU-C6.1.774
LAU-C6.1.775	Not applicable	Launceston	Unit 1 Ground Floor and Unit 2 Level 1 105 George Street	Not applicable	150928/1, 150928/2	<b>Description:</b> Two storey building - Victorian - Refer to attached Datasheet LAU-C6.1.775 (also known as Unit 1, Ground Floor 105 George Street, Unit 2, Level 1 105 George Street)
LAU-C6.1.776	Not applicable	Launceston	106 George Street	Not applicable	129780/1	<b>Description:</b> Two storey building - Late Victorian Federation - Refer to attached Datasheet LAU-C6.1.776
LAU-C6.1.777	Not applicable	Launceston	107 George Street	Not applicable	112669/2	<b>Description:</b> Two storey conjoined building - Victorian - Refer to attached Datasheet LAU-C6.1.777
LAU-C6.1.778	Not applicable	Launceston	108-110 George Street	Not applicable	129780/2	<b>Description:</b> Two storey building - Federation - Refer to attached Datasheet LAU-C6.1.778
LAU-C6.1.779	Not applicable	Launceston	109 George Street	Cocoon Living	138148/1	<b>Description:</b> Two storey conjoined building - Federation - Refer to attached Datasheet LAU-C6.1.779
LAU-C6.1.780	Not applicable	Launceston	111 George Street	Not applicable	52195/1	<b>Description:</b> Two storey conjoined building - Federation - Refer to attached Datasheet LAU-C6.1.780
LAU-C6.1.781	Not applicable	Launceston	112-114 George Street	Not applicable	49275/1	<b>Description:</b> Two storey commercial building -

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						Federation - Refer to attached Datasheet LAU-C6.1.781
LAU-C6.1.782	Not applicable	Launceston	113 George Street	Not applicable	35190/4	<b>Description:</b> Two storey conjoined building - Federation - Refer to attached Datasheet LAU-C6.1.782
LAU-C6.1.783	Not applicable	Launceston	115 George Street	Not applicable	42016/1	<b>Description:</b> Two storey conjoined building - Federation - Refer to attached Datasheet LAU-C6.1.783
LAU-C6.1.784	Not applicable	Launceston	124 George Street	O'Keefe's Hotel	52165/1	<b>Description:</b> Two storey hotel - Refer to attached Datasheet LAU-C6.1.784
LAU-C6.1.785	Not applicable	Launceston	136-138 George Street	Not applicable	20666/1	<b>Description:</b> Two storey commercial building - Refer to attached Datasheet LAU-C6.1.785
LAU-C6.1.786	Not applicable	Launceston	139 George Street	Not applicable	59750/2	<b>Description:</b> Conjoined house - Federation - Refer to attached Datasheet LAU-C6.1.786
LAU-C6.1.787	Not applicable	Launceston	140 George Street	Not applicable	124325/1	<b>Description:</b> House - Victorian - Refer to attached Datasheet LAU-C6.1.787
LAU-C6.1.788	Not applicable	Launceston	141 George Street	Not applicable	59750/1	<b>Description:</b> Conjoined house - Federation - Refer to attached Datasheet LAU-C6.1.788
LAU-C6.1.789	Not applicable	Launceston	143 George Street	Not applicable	112170/1	<b>Description:</b> Two storey conjoined house - Federation - Refer to

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						attached Datasheet LAU-C6.1.789
LAU-C6.1.790	Not applicable	Launceston	145 George Street	Not applicable	112170/2	<b>Description:</b> Two storey conjoined house - Federation - Refer to attached Datasheet LAU-C6.1.790
LAU-C6.1.791	4281	Launceston	147 George Street	Not applicable	109300/1	<b>Description:</b> Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.792	Not applicable	Launceston	148 George Street	Not applicable	170979/1	<b>Description:</b> Two storey detached house - Refer to attached Datasheet LAU-C6.1.792
LAU-C6.1.793	4282	Launceston	149 George Street	Not applicable	237102/1	<b>Description:</b> Townhouse – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.794	4283	Launceston	150 George Street	Not applicable	34724/1	<b>Description:</b> 3 Steps on George' - Georgian (former chapel, Bailey's Tavern)  <b>Specific Extent:</b> All of title
LAU-C6.1.795	4284	Launceston	151 George Street	Not applicable	46587/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.796	4285	Launceston	153-155 George Street	Albion House	111203/1	<b>Description:</b> Albion House  <b>Specific Extent:</b> All of title
LAU-C6.1.797	4286	Launceston	157 George Street	Not applicable	38562/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.798	Not applicable	Launceston	159 George Street	Not applicable	38215/1	<b>Description:</b> House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.799	4288	Launceston	161 George Street	Not applicable	47572/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.800	4289	Launceston	163 George Street	Not applicable	203955/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.801	4290	Launceston	165 George Street	Not applicable	205509/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.802	4291	Launceston	167 George Street	Not applicable	51427/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.803	Not applicable	Launceston	169 George Street	Not applicable	24406/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.804	Not applicable	Launceston	171 George Street	Not applicable	127419/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.805	Not applicable	Launceston	173 George Street	Not applicable	134585/0, 134585/1, 134585/2	<b>Description:</b> Houses (also known as Unit 1, 173 George Street Unit 2, 173 George Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.806	Not applicable	Launceston	173a George Street	Not applicable	178272/1	<b>Description:</b> Land associated with House  <b>Specific Extent:</b> All of title - formerly part of FR 63837/2
LAU-C6.1.807	Not applicable	Launceston	175 George Street	Not applicable	178272/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title -



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						formerly part of FR 63837/2
LAU- C6.1.808	4296	Launceston	177 George Street	Not applicable	172818/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title - formerly part of FR 19019/1
LAU- C6.1.809	4296	Launceston	179 George Street	Not applicable	172819/0, 172819/1	<b>Description:</b> House (also Known As 179 George Street, 179a George Street)  <b>Specific Extent:</b> All of titles - formerly part of FR 132345/1
LAU- C6.1.810	4297	Launceston	179 George Street	Not applicable	172819/2	<b>Description:</b> House (also Known As 179b)  <b>Specific Extent:</b> All of title All of title - formerly part of FR 63837/2 and FR 19019/1
LAU- C6.1.811	Not applicable	Launceston	181 George Street	Not applicable	56374/0, 56374/1, 56374/2, 56374/3, 56374/4	<b>Description:</b> Common Lot - Townhouses (also known as 181-185 George Street - Common Lot, Unit 1, 181-185 George Street, Unit 2, 181-185 George Street, Unit 3, 181-185 George Street, Unit 4, 181-185 George Street)  <b>Specific Extent:</b> All of titles
LAU- C6.1.812	Not applicable	Launceston	181 George Street	Not applicable	56374/5	<b>Description:</b> Townhouse (also known as Unit 5, 181-185 George Street)  <b>Specific Extent:</b> All of title
LAU- C6.1.813	4299	Launceston	188 George Street	Not applicable	16588/1	<b>Description:</b> House,  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.814	4300	Launceston	189 George Street	Not applicable	48458/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.815	4301	Launceston	191 George Street	Not applicable	15468/1	<b>Description:</b> House 'Hargate' – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.816	4302	Launceston	193-195 George Street	Hillview House	16887/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.817	Not applicable	Launceston	197 George Street	Not applicable	113257/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.818	Not applicable	Launceston	199 George Street	Not applicable	44566/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.819	4305	Launceston	Units 1-6 201-211 (201, 203, 205, 207, 209 and 211) George Street	Not applicable	59421/0, 59421/1, 59421/2, 59421/3, 59421/4, 59421/5, 59421/6	<b>Description:</b> Terrace Houses (also known as 201-211 George Street, Unit 1, 201-211 (201) George Street, Unit 2, 201-211 (203) George Street, Unit 3, 201-211 (205) George Street, Unit 4, 201-211 (207) George Street, Unit 5, 201-211 (209) George Street, Unit 6, 201-211 (211) George Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.820	Not applicable	Launceston	202 George Street	Not applicable	175794/1	<b>Description:</b> House (also known as 202a George Street)  <b>Specific Extent:</b> All of title –

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						formerly FR 69385/1
LAU-C6.1.821	Not applicable	Launceston	204 George Street	Not applicable	126283/0, 126283/1, 126283/2, 126283/3, 126283/4	<b>Description:</b> Apartments  <b>Specific Extent:</b> All of titles
LAU-C6.1.822	4308	Launceston	225 George Street	Not applicable	218254/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.823	4309	Launceston	227 George Street	Not applicable	131979/1	<b>Description:</b> House – Italianate  <b>Specific Extent:</b> All of title
LAU-C6.1.824	Not applicable	Newnham	44 George Town Road	The Cedars	19159/1	<b>Description:</b> House 'The Cedars'  <b>Specific Extent:</b> All of title
LAU-C6.1.825	Not applicable	Newnham	128-132 George Town Road	Not applicable	142907/1	<b>Description:</b> Newnham Uniting Church  <b>Specific Extent:</b> All of title
LAU-C6.1.826	4316	Newnham	158 George Town Road	Treherne	229593/1	<b>Description:</b> Treherne' - Victorian Italianate (formerly Belmont) including the garden  <b>Specific Extent:</b> All of title
LAU-C6.1.827	4440	Kings Meadows	82 Gibson Street	Not applicable	138816/2	<b>Description:</b> Mount Pleasant (also 9 Luxmore Place)  <b>Specific Extent:</b> All of title
LAU-C6.1.828	Not applicable	Invermay	5 Gleadow Street	Not applicable	60035/3	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.829	Not applicable	Invermay	7-9 Gleadow Street	Not applicable	60035/2	<b>Description:</b> Conjoined House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.830	Not applicable	Invermay	11 Gleadow Street	Not applicable	60035/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.831	Not applicable	Invermay	13 Gleadow Street	Not applicable	229414/1	<b>Description:</b> Commercial Property  <b>Specific Extent:</b> All of title
LAU-C6.1.832	Not applicable	Invermay	15-19 Gleadow Street	Not applicable	60549/1	<b>Description:</b> Commercial Property  <b>Specific Extent:</b> All of title
LAU-C6.1.833	Not applicable	Invermay	21 Gleadow Street	Not applicable	166258/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.834	Not applicable	Invermay	25 Gleadow Street	Not applicable	166258/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.835	Not applicable	Invermay	29 Gleadow Street	Not applicable	225068/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.836	Not applicable	Invermay	31 Gleadow Street	Not applicable	227091/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.837	4325	Invermay	86-96 Gleadow Street	Not applicable	78781/1	<b>Description:</b> Industrial Complex (former Rapson Rubber Company)  <b>Specific Extent:</b> All of title
LAU-C6.1.838	Not applicable	Invermay	98-100 Gleadow Street	Not applicable	61499/3	<b>Description:</b> Industrial Complex (former Rapson Rubber Company)  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.839	Not applicable	Invermay	110 Gleadow Street	Not applicable	113340/2	<b>Description:</b> Industrial Complex (former Rapson Rubber Company)  <b>Specific Extent:</b> All of title
LAU-C6.1.840	4326	South Launceston	82 Glen Dhu Street	Not applicable	63888/2	<b>Description:</b> Cottage - Arts and Crafts /Garden City Movement  <b>Specific Extent:</b> All of title
LAU-C6.1.841	7076	South Launceston	84 Glen Dhu Street	Not applicable	63888/1	<b>Description:</b> Cottage - Arts and Crafts /Garden City Movement  <b>Specific Extent:</b> All of title
LAU-C6.1.842	4327	Invermay	1 Goodwin Street	Not applicable	134226/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.843	Not applicable	Invermay	2 Goodwin Street	Not applicable	136844/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.844	4329	Invermay	3 Goodwin Street	Not applicable	135297/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of titles
LAU-C6.1.845	Not applicable	Invermay	3 Goodwin Street	Not applicable	135297/2, 135297/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of titles
LAU-C6.1.846	Not applicable	Invermay	6 Goodwin Street	Not applicable	121983/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.847	4331	Invermay	8 Goodwin Street	Not applicable	224820/1	<b>Description:</b> Cottage

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						<b>Specific Extent:</b> All of title
LAU-C6.1.848	4332	Invermay	9 Goodwin Street	Not applicable	246905/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.849	Not applicable	Invermay	11 Goodwin Street	Not applicable	231125/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.850	Not applicable	Invermay	12 Goodwin Street	Not applicable	36972/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.851	Not applicable	Invermay	13 Goodwin Street	Not applicable	218017/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.852	Not applicable	Invermay	14 Goodwin Street	Not applicable	42023/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.853	Not applicable	Invermay	15 Goodwin Street	Not applicable	32551/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.854	Not applicable	Invermay	17 Goodwin Street	Not applicable	12306/2, 80050/2	<b>Description:</b> House  <b>Specific Extent:</b> All of titles
LAU-C6.1.855	Not applicable	Invermay	18 Goodwin Street	Not applicable	131325/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.856	Not applicable	Invermay	19 Goodwin Street	Not applicable	147513/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.857	Not applicable	Invermay	20 Goodwin Street	Not applicable	233733/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title

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LAU-C6.1.858	Not applicable	Invermay	21 Goodwin Street	Not applicable	240506/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.859	Not applicable	Trevallyn	64 Gorge Road	Cataract Gorge Reserve (Cliffgrounds)	234180/1, 7682/1	<b>Description:</b> Cataract Gorge Reserve (Cliffgrounds) (also known as 64 Gorge Road)  <b>Specific Extent:</b> All of titles
LAU-C6.1.860	11817	Trevallyn	64 Gorge Road	Cataract Gorge Reserve (Cliffgrounds)	130297/2, 120827/1, 120905/1, 120905/2, 138467/1, 235401/1	<b>Description:</b> Cataract Gorge Reserve (Cliffgrounds) (also known as 64 Gorge Road) and Caretaker's Cottage - King's Bridge  <b>Specific Extent:</b> As shown on CPR
LAU-C6.1.861	Not applicable	Invermay	2-4 Grant Street	Not applicable	122083/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.862	Not applicable	Invermay	3 Grant Street	Not applicable	233856/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.863	Not applicable	South Launceston	12 Hampden Street	Not applicable	220308/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.864	9463	South Launceston	16 Hampden Street	Bienfells	233103/1	<b>Description:</b> House - Refer to attached Datasheet LAU-C6.1.864
LAU-C6.1.865	4344	South Launceston	1 Heather Street	Not applicable	63888/3	<b>Description:</b> Cottage - Arts and Crafts/ Garden City Movement  <b>Specific Extent:</b> All of title

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LAU-C6.1.866	4345	South Launceston	3 Heather Street	Not applicable	63888/4	<b>Description:</b> Cottage - Arts and Crafts/ Garden City Movement  <b>Specific Extent:</b> All of title
LAU-C6.1.867	4346	South Launceston	5 Heather Street	Not applicable	63888/5	<b>Description:</b> Cottage - Arts and Crafts/ Garden City Movement  <b>Specific Extent:</b> All of title
LAU-C6.1.868	4347	South Launceston	7 Heather Street	Not applicable	63888/6	<b>Description:</b> Cottage - Arts and Crafts/ Garden City Movement  <b>Specific Extent:</b> All of title
LAU-C6.1.869	4348	South Launceston	9 Heather Street	Not applicable	63888/7	<b>Description:</b> Cottage - Arts and Crafts/ Garden City Movement  <b>Specific Extent:</b> All of title
LAU-C6.1.870	4349	South Launceston	11 Heather Street	Not applicable	63888/8	<b>Description:</b> Cottage - Arts and Crafts/ Garden City Movement  <b>Specific Extent:</b> All of title
LAU-C6.1.871	4350	South Launceston	13 Heather Street	Not applicable	63888/9	<b>Description:</b> Cottage - Arts and Crafts/ Garden City Movement  <b>Specific Extent:</b> All of title
LAU-C6.1.872	7176	Launceston	170 Henry Street	Not applicable	172767/1	<b>Description:</b> North Esk Powder Magazine  <b>Specific Extent:</b> All of title
LAU-C6.1.873	4352	East Launceston	1 High Street	Bifrons House	17260/19	<b>Description:</b> House



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						<b>Specific Extent:</b> All of title
LAU-C6.1.874	Not applicable	East Launceston	4 High Street	Annsbrae	60120/3	<b>Description:</b> Annsbrae' - Italianate Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.875	4353	East Launceston	4 High Street	Annsbrae	60120/5	<b>Description:</b> Annsbrae' - Italianate Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.876	4354	East Launceston	13 High Street	Not applicable	117016/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.877	4355	East Launceston	14 High Street	Not applicable	50569/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.878	4356	East Launceston	17 High Street	Bexley	78395/3	<b>Description:</b> House 'Bexley'  <b>Specific Extent:</b> All of title
LAU-C6.1.879	Not applicable	East Launceston	18a High Street	Not applicable	246404/2	<b>Description:</b> Windmill Hill Parkland and Launceston Aquatic  <b>Specific Extent:</b> All of title
LAU-C6.1.880	4357	East Launceston	18a High Street	Not applicable	246404/1	<b>Description:</b> Windmill Hill Reserve  <b>Specific Extent:</b> All of title
LAU-C6.1.881	4358	East Launceston	21 High Street	Beulah	70486/9	<b>Description:</b> Townhouse 'Beulah' – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.882	Not applicable	East Launceston	21a High Street	Not applicable	70486/10	<b>Description:</b> Townhouse 'Beulah' – Georgian

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						<b>Specific Extent:</b> All of title
LAU-C6.1.883	4359	East Launceston	22 High Street	Windmill Hill Tourist Lodge	33253/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.884	4360	East Launceston	23 High Street	Eversley	44760/13	<b>Description:</b> House 'Eversley'  <b>Specific Extent:</b> All of title
LAU-C6.1.885	4361	East Launceston	25 High Street	Not applicable	91559/1	<b>Description:</b> House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.886	4362	East Launceston	27 High Street	Rosemount	35958/1	<b>Description:</b> Townhouse 'Rosemount'  <b>Specific Extent:</b> All of title
LAU-C6.1.887	Not applicable	East Launceston	29 High Street	Hillcrest	63699/1	<b>Description:</b> Townhouse 'Hillcrest' – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.888	4363	East Launceston	29 High Street	Hillcrest	221910/1	<b>Description:</b> Townhouse 'Hillcrest' – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.889	4364	East Launceston	32 High Street	Ashton Gate Guesthouse	175155/1	<b>Description:</b> Guest House 'Ashton Gate'  <b>Specific Extent:</b> All of title
LAU-C6.1.890	4365	East Launceston	32a High Street	Not applicable	29693/1	<b>Description:</b> Corner Shop, Residence over – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.891	4366	East Launceston	35 High Street	Not applicable	51176/1	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.892	Not applicable	East Launceston	36 High Street	Not applicable	221709/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.893	4367	East Launceston	36 High Street	Not applicable	25540/3	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.894	4368	East Launceston	37 High Street	Not applicable	105814/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.895	4369	East Launceston	39 High Street	Not applicable	15975/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.896	4370	East Launceston	41 High Street	Not applicable	28149/1	<b>Description:</b> House - Gothic Revival  <b>Specific Extent:</b> All of title
LAU-C6.1.897	4371	East Launceston	43 High Street	Hatherley House	231347/1	<b>Description:</b> House 'Hatherley' – Italianate  <b>Specific Extent:</b> All of title
LAU-C6.1.898	4372	East Launceston	45 High Street	Not applicable	21377/8	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.899	Not applicable	East Launceston	47 High Street	Not applicable	58390/0, 58390/1, 58390/2, 58390/3, 58390/4, 58390/5, 58390/6	<b>Description:</b> Houses  <b>Specific Extent:</b> All of titles
LAU-C6.1.900	4374	East Launceston	48 High Street	Not applicable	153340/1	<b>Description:</b> House 'Eurella'  <b>Specific Extent:</b> All of title
LAU-C6.1.901	4375	East Launceston	49 High Street	Not applicable	100314/2	<b>Description:</b> Cottage - Victorian Italianate

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						<b>Specific Extent:</b> All of title
LAU-C6.1.902	Not applicable	East Launceston	49a High Street	Not applicable	21377/5	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.903	Not applicable	East Launceston	49b High Street	Not applicable	100314/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.904	4377	East Launceston	51 High Street	Not applicable	59707/1	<b>Description:</b> Cottage - Late Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.905	4378	East Launceston	52 High Street	The Gables	233522/1	<b>Description:</b> Townhouse 'The Gables' - Late Victorian Gothic Revival  <b>Specific Extent:</b> All of title
LAU-C6.1.906	4379	East Launceston	53 High Street	Not applicable	232452/1	<b>Description:</b> House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.907	4380	East Launceston	54 High Street	Not applicable	144775/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.908	4381	East Launceston	95 High Street	Not applicable	44092/1	<b>Description:</b> House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.909	4382	East Launceston	97 High Street	Not applicable	124734/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.910	Not applicable	Newstead	102 High Street	Not applicable	107546/1	<b>Description:</b> Cottage – Georgian  <b>Specific Extent:</b> All of title

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LAU-C6.1.911	4384	East Launceston	115 High Street	Not applicable	Land held under General Law deed 43/2016	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.912	4386	West Launceston	7 Hill Street	Toxeth	223154/1, 67884/2	<b>Description:</b> House 'Toxteth' – Victorian  <b>Specific Extent:</b> All of titles
LAU-C6.1.913	8895	West Launceston	30 Hill Street	Not applicable	31984/1	<b>Description:</b> House 'Lock Ley'  <b>Specific Extent:</b> All of title
LAU-C6.1.914	8896	West Launceston	32 Hill Street	Not applicable	46053/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.915	8897	West Launceston	34 Hill Street	Not applicable	45356/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.916	8899	West Launceston	38 Hill Street	Hillcrest	120402/2	<b>Description:</b> House 'Hillcrest'  <b>Specific Extent:</b> All of title
LAU-C6.1.917	8901	West Launceston	44 Hill Street	Not applicable	82876/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.918	8902	West Launceston	50 Hill Street	Victoria On Hill	229136/1	<b>Description:</b> House 'Victoria on Hill'  <b>Specific Extent:</b> All of title
LAU-C6.1.919	9542	West Launceston	5 Hillside Crescent	Not applicable	20986/1, 251301/1	<b>Description:</b> House  <b>Specific Extent:</b> All of titles
LAU-C6.1.920	Not applicable	West Launceston	6 Hillside Crescent	Not applicable	226465/1	<b>Description:</b> House 'Bryronya'  <b>Specific Extent:</b> All of title

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LAU-C6.1.921	9543	West Launceston	6 Hillside Crescent	Not applicable	227124/6	<b>Description:</b> House 'Bryronya'  <b>Specific Extent:</b> All of title
LAU-C6.1.922	3871	Launceston	Hillside Crescent	Not applicable	159104/1	<b>Description:</b> Land adjoining Powder Magazine and former Electricity Distributing Station (also known as 34 Bourke Street)  <b>Specific Extent:</b> All of title, and includes PID 1985446 and part of Hillside Crescent
LAU-C6.1.923	4389	Youngtown	418 Hobart Road	St James Anglican Church	125414/1	<b>Description:</b> Church 'St James' Anglican Church – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.924	11063	Launceston	483 Hobart Road	Roscrea	26973/1	<b>Description:</b> Part of Evandale to Launceston Water Scheme - Refer to attached Datasheet LAU-C6.1.924
LAU-C6.1.925	4390	Youngtown	513 Hobart Road	Not applicable	198704/1	<b>Description:</b> House "Greycliffe" - Gothic Style (former 'Lyndhurst')  <b>Specific Extent:</b> All of title
LAU-C6.1.926	4388	Youngtown	413-419 Hobart Road	Franklin House	138099/1, 138099/3, 138100/2	<b>Description:</b> House and School 'Franklin House' - Georgian (National Trust Headquarters)  <b>Specific Extent:</b> All of titles

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LAU-C6.1.927	Not applicable	Invermay	28 Holbrook Street	Not applicable	228910/1	<b>Description:</b> Commercial Property  <b>Specific Extent:</b> All of title
LAU-C6.1.928	Not applicable	Invermay	30-32 Holbrook Street	Holy Family Anglican Church	231413/2, 56574/3	<b>Description:</b> Commercial Property - Former church site  <b>Specific Extent:</b> All of titles
LAU-C6.1.929	Not applicable	Invermay	34 Holbrook Street	Not applicable	56574/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.930	Not applicable	Invermay	36 Holbrook Street	Not applicable	35910/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.931	Not applicable	Invermay	38 Holbrook Street	Not applicable	205061/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.932	4472	South Launceston	33-39 Howick Street	Not applicable	147820/1	<b>Description:</b> Former Infectious Diseases Ward of LGH - including garden area between building and street frontage to Howick and Mulgrave Streets – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.933	11965	South Launceston	34-40 Howick Street	Not applicable	Not applicable	<b>Description:</b> Nurses' Home No. 1, Launceston General Hospital - Refer to attached Datasheet LAU-C6.1.933
LAU-C6.1.934	Not applicable	South Launceston	55 Howick Street	Not applicable	154955/0, 154955/1, 154955/2, 154955/3,	<b>Description:</b> Houses (also known as Unit 1, 55 Howick

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					154955/4, 154955/5	Street, Unit 2, 55 Howick Street, Unit 3, 55 Howick Street, Unit 4, 55 Howick Street, Unit 5, 55 Howick Street)  <b>Specific Extent:</b> All of titles
LAU- C6.1.935	4396	South Launceston	57 Howick Street	Not applicable	156220/1	<b>Description:</b> Conjoined House – Georgian (also known as 57-59 Howick Street)  <b>Specific Extent:</b> All of title
LAU- C6.1.936	4396	South Launceston	57 and 59 Howick Street	Not applicable	156220/0	<b>Description:</b> Conjoined House – Georgian (also known as 57-59 Howick Street)  <b>Specific Extent:</b> All of title
LAU- C6.1.937	4396	South Launceston	59 Howick Street	Not applicable	156220/2	<b>Description:</b> Conjoined House – Georgian (also known as 57-59 Howick Street)  <b>Specific Extent:</b> All of title
LAU- C6.1.938	Not applicable	Launceston	5 Innes Street	Not applicable	247276/1	<b>Description:</b> House - Refer to attached Datasheet LAU- C6.1.938
LAU- C6.1.939	Not applicable	Launceston	7 Innes Street	Not applicable	81430/1	<b>Description:</b> Conjoined house - Refer to attached Datasheet LAU- C6.1.939
LAU- C6.1.940	Not applicable	Launceston	9 Innes Street	Not applicable	81430/2	<b>Description:</b> Conjoined house - Refer to attached Datasheet LAU- C6.1.940
LAU- C6.1.941	4400	Invermay	2 Invermay Road	Not applicable	169278/3	<b>Description:</b> Inveresk Precinct (former Launceston Railyards site)



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						<b>Specific Extent:</b> All of title
LAU-C6.1.942	4400	Invermay	2 Invermay Road	Not applicable	41309/1	<b>Description:</b> Inveresk Precinct (former Launceston Railyards site)  <b>Specific Extent:</b> All of title
LAU-C6.1.943	4400	Invermay	2 Invermay Road	Not applicable	41309/2	<b>Description:</b> Inveresk Precinct (former Launceston Railyards site)  <b>Specific Extent:</b> All of title
LAU-C6.1.944	4399	Invermay	2 Invermay Road	Not applicable	174633/2	<b>Description:</b> Inveresk Precinct (former Launceston Railyards site)  <b>Specific Extent:</b> All of title
LAU-C6.1.945	4400	Invermay	4 Invermay Road	Not applicable	156282/1	<b>Description:</b> Inveresk Precinct (former Launceston Railyards site)  <b>Specific Extent:</b> All of title
LAU-C6.1.946	Not applicable	Invermay	39-41 Invermay Road	Not applicable	101746/1	<b>Description:</b> Commercial Building 'Me Wah' Restaurant  <b>Specific Extent:</b> All of title
LAU-C6.1.947	4402	Invermay	39-41 Invermay Road	Not applicable	101759/1	<b>Description:</b> Commercial Building 'Me Wah' Restaurant  <b>Specific Extent:</b> All of title
LAU-C6.1.948	Not applicable	Invermay	43-45 Invermay Road	Park Hotel	101685/1	<b>Description:</b> Park Hotel - Art Deco (former Railway Inn)  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.949	4402	Invermay	43-45 Invermay Road	Park Hotel	45072/1	<b>Description:</b> Park Hotel - Art Deco (former Railway Inn)  <b>Specific Extent:</b> All of title
LAU-C6.1.950	Not applicable	Invermay	61 Invermay Road	Not applicable	91505/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.951	Not applicable	Invermay	63-65a Invermay Road	Not applicable	46137/1, 46137/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.952	Not applicable	Invermay	67-71 Invermay Road	Bizzy-Bee	100480/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.953	Not applicable	Invermay	73 Invermay Road	Not applicable	100082/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.954	Not applicable	Invermay	75-77 Invermay Road	Not applicable	197636/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.955	Not applicable	Invermay	79 Invermay Road	Not applicable	20687/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.956	4410	Invermay	81 Invermay Road	Not applicable	60023/1	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.957	Not applicable	Invermay	83-87 Invermay Road	Not applicable	214558/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title

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LAU-C6.1.958	7974	Invermay	100 Invermay Road	St Georges Anglican Church	100878/3	<b>Description:</b> St George's Church  <b>Specific Extent:</b> All of title
LAU-C6.1.959	10869	Invermay	124 Invermay Road	Not applicable	151657/2	<b>Description:</b> Hose 'Malunna'  <b>Specific Extent:</b> All of title
LAU-C6.1.960	4412	Invermay	217b Invermay Road	St Vincent De Paul	52349/1	<b>Description:</b> Former 'Star' Theatre (now St Vincent De Paul)  <b>Specific Extent:</b> All of title
LAU-C6.1.961	Not applicable	Invermay	247-255 Invermay Road	St Finn Barr's Catholic School	36354/1	<b>Description:</b> St Finn Barr's School  <b>Specific Extent:</b> All of title
LAU-C6.1.962	4413	Invermay	247-255 Invermay Road	St Finn Barr's Catholic School	149676/1	<b>Description:</b> St Finn Barr's School  <b>Specific Extent:</b> All of title
LAU-C6.1.963	4115	Dilston	408 John Lees Drive	Dilston Lodge	8688/1	<b>Description:</b> Dilston Lodge'  <b>Specific Extent:</b> All of title
LAU-C6.1.964	4117	Dilston	728 John Lees Drive	Not applicable	158188/1	<b>Description:</b> Burnside Granary'  <b>Specific Extent:</b> All of title
LAU-C6.1.965	Not applicable	Launceston	2 King Street	Not applicable	13944/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.966	4415	Launceston	4 King Street	Not applicable	42191/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.967	4416	Launceston	6 King Street	Not applicable	33408/1	<b>Description:</b> Cottage  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.968	4417	Launceston	8 King Street	Not applicable	31928/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.969	4418	Launceston	10 King Street	Not applicable	31928/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.970	Not applicable	Launceston	12 King Street	Not applicable	27775/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.971	4420	Launceston	16 King Street	Not applicable	31184/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.972	Not applicable	Launceston	2 Kingsway	Not applicable	56062/3	<b>Description:</b> Commercial building - Refer to attached Datasheet LAU-C6.1.972
LAU-C6.1.973	Not applicable	Launceston	4 Kingsway	Not applicable	89638/4	<b>Description:</b> Commercial building - Refer to attached Datasheet LAU-C6.1.973
LAU-C6.1.974	Not applicable	Launceston	18-20 Kingsway	Not applicable	89638/626	<b>Description:</b> Commercial building - Refer to attached Datasheet LAU-C6.1.974
LAU-C6.1.975	Not applicable	Launceston	22-28 Kingsway	Not applicable	211914/7	<b>Description:</b> Commercial building - Refer to attached Datasheet LAU-C6.1.975
LAU-C6.1.976	Not applicable	Launceston	30-36 Kingsway	Not applicable	118174/1, 118501/1	<b>Description:</b> Commercial building - Refer to attached Datasheet LAU-C6.1.976
LAU-C6.1.977	Not applicable	Trevallyn	19-21 Kootara Place	Not applicable	63874/67	<b>Description:</b> House and Land  <b>Specific Extent:</b> All of title

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LAU-C6.1.978	Not applicable	Trevallyn	19-21 Kootara Place	Not applicable	63874/68	<b>Description:</b> House and Land  <b>Specific Extent:</b> All of title
LAU-C6.1.979	Not applicable	Lalla	247 Lalla Road	Wag Walker Rhododendron Res	198595/1	<b>Description:</b> WAG Walker Rhododendron Reserve  <b>Specific Extent:</b> All of title
LAU-C6.1.980	4422	Newnham	13-15 Laver Grove	Not applicable	55329/7, 8116/5	<b>Description:</b> House 'The Cedars' – Georgian  <b>Specific Extent:</b> All of titles
LAU-C6.1.981	Not applicable	Launceston	14 Law Street	Not applicable	28941/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.982	Not applicable	Launceston	20 Law Street	Not applicable	Land held under General Law deed 48/2217	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.983	Not applicable	Launceston	22 Law Street	Not applicable	143564/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.984	4424	Launceston	7 Lawrence Street	Not applicable	126683/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.985	Not applicable	Launceston	Unit 1 and Unit 2, 11-13 Lawrence Street	Not applicable	163038/1, 163038/2	<b>Description:</b> Conjoined house - Refer to attached Datasheet LAU-C6.1.985
LAU-C6.1.986	Not applicable	Launceston	15 Lawrence Street	Not applicable	122067/1	<b>Description:</b> House - Refer to attached Datasheet LAU-C6.1.986
LAU-C6.1.987	4425	Launceston	23 Lawrence Street	Gunners Arms Tavern	100831/2	<b>Description:</b> Gunners Arms Hotel (formerly Lawrence

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						Hotel) <b>Specific Extent:</b> All of title
LAU-C6.1.988	Not applicable	Launceston	23 Lawrence Street	Gunners Arms Tavern	100832/1	<b>Description:</b> Gunners Arms Hotel (formerly Lawrence Hotel)  <b>Specific Extent:</b> All of title
LAU-C6.1.989	Not applicable	Launceston	25 Lawrence Street	Not applicable	25982/22	<b>Description:</b> Detached house - Victorian - Refer to attached Datasheet LAU-C6.1.989
LAU-C6.1.990	Not applicable	Launceston	27 Lawrence Street	Not applicable	25982/34	<b>Description:</b> Two storey conjoined house - Victorian - Refer to attached Datasheet LAU-C6.1.990
LAU-C6.1.991	Not applicable	Launceston	29 Lawrence Street	Not applicable	25982/33	<b>Description:</b> Conjoined house - Victorian - Refer to attached Datasheet LAU-C6.1.991
LAU-C6.1.992	4428	Launceston	31 Lawrence Street	Not applicable	25982/32	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.993	4429	Launceston	33 Lawrence Street	Not applicable	25982/21	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.994	9613	Launceston	35 Lawrence Street	Not applicable	25982/20	<b>Description:</b> Detached residence - Refer to attached Datasheet LAU-C6.1.994
LAU-C6.1.995	Not applicable	Launceston	37 Lawrence Street	Not applicable	25982/19	<b>Description:</b> Detached house - Victorian - Refer to attached

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						Datasheet LAU-C6.1.995
LAU-C6.1.996	11932	Lilydale	1925 Lilydale Road	Not applicable	163587/1	<b>Description:</b> Former Lilydale Bush Nursing Centre - Refer to attached Datasheet LAU-C6.1.996
LAU-C6.1.997	4432	Newstead	2 Lime Avenue	Not applicable	208768/1	<b>Description:</b> House 'Westerhall' – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.998	4433	Newstead	3 Lime Avenue	Not applicable	222256/1	<b>Description:</b> House - Federation - including fence  <b>Specific Extent:</b> All of title
LAU-C6.1.999	Not applicable	Invermay	10 Lindsay Street	Not applicable	104362/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1000	Not applicable	Invermay	14-16 Lindsay Street	Not applicable	130167/1	<b>Description:</b> House (also known as 1 Esk Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1001	8163	Invermay	14-16 Lindsay Street	Not applicable	60897/3	<b>Description:</b> House (also known as 1 Esk Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1002	Not applicable	Invermay	18 Lindsay Street	Not applicable	41153/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1003	4437	Invermay	20 Lindsay Street	Not applicable	107229/1, 107229/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.1004	Not applicable	Invermay	22 Lindsay Street	Not applicable	134226/2	<b>Description:</b> House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.1005	Not applicable	Invermay	26 Lindsay Street	Not applicable	18161/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1006	4440, 10505	Prospect	9 Luxmore Place	Not applicable	173898/1	<b>Description:</b> House 'Mount Pleasant' (including outbuildings, entrance gates, lodge and grave of Henry Reed - Victorian Italianate  <b>Specific Extent:</b> All of title
LAU-C6.1.1007	4442	East Launceston	9 Lyttleton Street	Not applicable	40633/3	<b>Description:</b> House – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.1008	Not applicable	East Launceston	8-14 Lyttleton Street	Not applicable	103204/1, 199205/2	<b>Description:</b> Broadland School House  <b>Specific Extent:</b> All of title
LAU-C6.1.1009	4443	East Launceston	15 Lyttleton Street	Magnolia Cottage	60434/2	<b>Description:</b> House 'Magnolia Cottage'  <b>Specific Extent:</b> All of title
LAU-C6.1.1010	4444	East Launceston	30 Lyttleton Street	Not applicable	144788/1	<b>Description:</b> House - Victorian (including fence and gate)  <b>Specific Extent:</b> All of title
LAU-C6.1.1011	4445	East Launceston	36 Lyttleton Street	Not applicable	208153/1	<b>Description:</b> House – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.1012	4446	East Launceston	38 Lyttleton Street	Not applicable	Land held under General Law deed 39/7045	<b>Description:</b> House – Federation



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						<b>Specific Extent:</b> All of title
LAU-C6.1.1013	4447	East Launceston	43 Lyttleton Street	Lauderdale	54939/1	<b>Description:</b> House 'Lauderdale' - Georgian section  <b>Specific Extent:</b> All of title
LAU-C6.1.1014	4448	East Launceston	71 Lyttleton Street	Not applicable	233118/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1015	Not applicable	Newnham	1-3 Maiden Place	Not applicable	146558/2	<b>Description:</b> Land associated with 'Tamarleigh' (Refer: 19 Mount Stuart Drive)  <b>Specific Extent:</b> All of title
LAU-C6.1.1016	Not applicable	Newnham	5 Maiden Place	Not applicable	163210/2	<b>Description:</b> Land associated with 'Tamarleigh' (Refer: 19 Mount Stuart Drive)  <b>Specific Extent:</b> All of title
LAU-C6.1.1017	4430	Lilydale	1953 Main Road	Lilydale Uniting Church	41578/1	<b>Description:</b> Lilydale Uniting Church and Hall  <b>Specific Extent:</b> All of title
LAU-C6.1.1018	Not applicable	Lilydale	1963 Main Road	Not applicable	152721/2	<b>Description:</b> Bardenhagens' Store  <b>Specific Extent:</b> All of title
LAU-C6.1.1019	4431	Lilydale	1965 Main Road	Not applicable	152721/1	<b>Description:</b> Bardenhagens' Store  <b>Specific Extent:</b> All of title
LAU-C6.1.1020	Not applicable	Launceston	15 Maitland Street	Not applicable	100418/2	<b>Description:</b> House - Gothic Revival

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1021	4449	Launceston	15 Maitland Street	Not applicable	100418/1	<b>Description:</b> House - Gothic Revival  <b>Specific Extent:</b> All of title
LAU-C6.1.1022	Not applicable	Launceston	32 Margaret Street	Not applicable	104368/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1023	Not applicable	Launceston	34 Margaret Street	Not applicable	96379/24	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1024	4206	Launceston	44 Margaret Street	Not applicable	83622/2, 83622/3	<b>Description:</b> Roman Catholic Church of the Apostles - Gothic Revival  <b>Specific Extent:</b> All of titles
LAU-C6.1.1025	4206	Launceston	46 Margaret Street	St Ailbes Church Hall	226322/1	<b>Description:</b> Two storey building - Refer to attached Datasheet LAU-C6.1.1025
LAU-C6.1.1026	4206	Launceston	48 Margaret Street	Not applicable	36140/1	<b>Description:</b> Church of the Apostles Complex - Refer to attached Datasheet LAU-C6.1.1026
LAU-C6.1.1027	7966	Launceston	60 Margaret Street	Not applicable	51385/1	<b>Description:</b> Shop and Flat  <b>Specific Extent:</b> All of title
LAU-C6.1.1028	7967	Launceston	64 Margaret Street	Not applicable	43611/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1029	7968	Launceston	66 Margaret Street	Not applicable	21974/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title

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LAU-C6.1.1030	Not applicable	Launceston	68 Margaret Street	Not applicable	23193/68	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1031	4451	Launceston	69 Margaret Street	Not applicable	124079/1	<b>Description:</b> Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.1032	Not applicable	Launceston	70 Margaret Street	Not applicable	59329/0, 59329/1	<b>Description:</b> House  <b>Specific Extent:</b> All of titles
LAU-C6.1.1033	7971	Launceston	72 Margaret Street	Not applicable	59329/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1034	Not applicable	Launceston	86 Margaret Street	Not applicable	204352/1	<b>Description:</b> Cottage – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.1035	4453, 4455, 4456	Launceston	Unit 1, Unit 2, and Unit 3 88-92 Margaret Street	Not applicable	59957/1, 59957/2, 59957/3	<b>Description:</b> Conjoined Cottages – Georgian  <b>Specific Extent:</b> All of titles
LAU-C6.1.1036	4454	Launceston	89 Margaret Street	Mews Motel	146281/2	<b>Description:</b> House,  <b>Specific Extent:</b> All of title
LAU-C6.1.1037	Not applicable	Launceston	95 Margaret Street	Not applicable	220874/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1038	4458	Launceston	96 Margaret Street	St Stephens Uniting Church	176479/1	<b>Description:</b> Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street)

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1039	Not applicable	Launceston	97 Margaret Street	Not applicable	220655/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1040	4459	Launceston	98 Margaret Street	St Stephens Uniting Church	176479/2	<b>Description:</b> Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1041	Not applicable	Launceston	99 Margaret Street	Not applicable	231490/5	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1042	3820	Launceston	100 Margaret Street	Not applicable	174608/1	<b>Description:</b> Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1043	3820	Launceston	100A Margaret Street	Not applicable	174608/2	<b>Description:</b> Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1044	Not applicable	Launceston	101 Margaret Street	Not applicable	223272/5	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1045	Not applicable	Launceston	102 Margaret Street	Not applicable	Land held under General Law deed 48/4018	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1046	Not applicable	Launceston	107 Margaret Street	Not applicable	49690/1	<b>Description:</b> Cottage - Old Colonial Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.1047	Not applicable	Launceston	111 Margaret Street	Not applicable	152360/1	<b>Description:</b> Cottage - Victorian Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.1048	Not applicable	Invermay	35-43 Mayne Street	Invermay Primary School	151660/1	<b>Description:</b> Invermay State School  <b>Specific Extent:</b> All of title
LAU-C6.1.1049	4465	Invermay	35-43 Mayne Street	Invermay Primary School	146740/1 146740/2 150206/1 150206/2 150206/3 151660/1 208186/1	<b>Description:</b> Invermay State School  <b>Specific Extent:</b> All of titles and main school land parcel under PID 7414943 located to the east of FR 208186/1
LAU-C6.1.1050	Not applicable	Launceston	2-4 Middle Street	Not applicable	197621/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1051	Not applicable	Launceston	6 Middle Street	Not applicable	28416/6	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1052	Not applicable	Launceston	8 Middle Street	Not applicable	218722/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title

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LAU-C6.1.1053	Not applicable	Launceston	8a Middle Street	Not applicable	202407/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1054	Not applicable	Launceston	10 Middle Street	Not applicable	45567/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1055	Not applicable	Launceston	12 Middle Street	Not applicable	114317/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1056	Not applicable	Nunamara	491 Mount Barrow Road	Not applicable	Not applicable	<b>Description:</b> Mount Barrow Falls State Reserve and Mount Barrow State Reserve  <b>Specific Extent:</b> All of land parcel
LAU-C6.1.1057	Not applicable	Nunamara	1045 Mount Barrow Road	Mt Barrow State Reserve	Not applicable	<b>Description:</b> Mt Barrow State Reserve  <b>Specific Extent:</b> All of that part of PID 6933768 west of Mount Barrow Road
LAU-C6.1.1058	Not applicable	Nunamara	1045 Mount Barrow Road	Mt Barrow State Reserve	Not applicable	<b>Description:</b> Mt Barrow State Reserve  <b>Specific Extent:</b> All of that part of PID 6933768 east of Mount Barrow Road
LAU-C6.1.1059	3718	Newnham	19 Mount Stuart Drive	Not applicable	163210/1	<b>Description:</b> Tamarleigh' (formerly 43 Alanvale Road)  <b>Specific Extent:</b> All of title
LAU-C6.1.1060	4469	Newnham	33-35 Mount Stuart Drive	Not applicable	143180/1, 143180/2	<b>Description:</b> Mount Stuart' - including gardens  <b>Specific Extent:</b> All of title

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LAU-C6.1.1061	4470	South Launceston	50 Mulgrave Street	Not applicable	219488/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1062	4471	South Launceston	55 Mulgrave Street	Not applicable	122050/1	<b>Description:</b> House - Georgian with Victorian extensions  <b>Specific Extent:</b> All of title
LAU-C6.1.1063	Not applicable	West Launceston	7 Neika Avenue	Not applicable	12625/45	<b>Description:</b> House 'Myrora' – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.1064	4474	West Launceston	7 Neika Avenue	Not applicable	12625/46	<b>Description:</b> House 'Myrora' – Federation  <b>Specific Extent:</b> All of title
LAU-C6.1.1065	4475	Newnham	100 Newnham Drive	Maritime College	166044/1	<b>Description:</b> Newnham Hall' (including stables and outbuildings) and 'Riverside Cottage' – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.1066	4477	Newstead	10 Newstead Crescent	Not applicable	115831/1	<b>Description:</b> Newstead House' – Georgian  <b>Specific Extent:</b> All of title
LAU-C6.1.1067	8349	Karoola	14 Nicholls Road	Turners Marsh Catholic Chapel	242417/1	<b>Description:</b> Karoola Catholic Church  <b>Specific Extent:</b> All of title
LAU-C6.1.1068	Not applicable	South Launceston	7 North Street	Not applicable	231859/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1069	Not applicable	South Launceston	13 North Street	Not applicable	53290/1	<b>Description:</b> Cottage

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1070	7950	South Launceston	14 North Street	Not applicable	125202/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1071	Not applicable	South Launceston	15 North Street	Not applicable	35543/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1072	Not applicable	South Launceston	16 North Street	Not applicable	22567/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1073	Not applicable	Invermay	1 Old Bike Track Lane	Not applicable	174633/1	<b>Description:</b> Inveresk Precinct (former Launceston Railyards site) (also known as 2 Invermay Road)  <b>Specific Extent:</b> All of title, formerly part of 2 Invermay Road
LAU-C6.1.1074	4479	Newstead	3 Olive Street	Elphin House	60609/3	<b>Description:</b> Elphin House' - Early Gothic Revival  <b>Specific Extent:</b> All of title
LAU-C6.1.1075	Not applicable	Bangor	5 Paling Track	Not applicable	103525/2	<b>Description:</b> Property associated with Anglican All Saints Church Cemetery  <b>Specific Extent:</b> All of title
LAU-C6.1.1076	Not applicable	Bangor	7 Paling Track	Bangor Cemetery	103525/1	<b>Description:</b> Anglican All Saints Church Cemetery  <b>Specific Extent:</b> All of title
LAU-C6.1.1077	4651	Bangor	11 Paling Track	Clarach	103525/5	<b>Description:</b> former Anglican All Saints



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						Church <b>Specific Extent:</b> All of title
LAU-C6.1.1078	4481	Launceston	3 Park Street	Not applicable	140122/2	<b>Description:</b> House - 'Margaret McIntyre House'  <b>Specific Extent:</b> All of title
LAU-C6.1.1079	4263	Launceston	Flat1, Flat 2 and Shop 3 2 Paterson Street	Luck's Corner	147398/0, 147398/1, 147398/2, 147398/3	<b>Description:</b> Commercial Building 'Luck's Corner' (also known as 2 Paterson Street, Flat 1 2 Paterson Street, Flat 2 2 Paterson Street, Shop 3 2 Paterson Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.1080	Not applicable	Launceston	4 Paterson Street	Not applicable	35505/1	<b>Description:</b> Two storey detached building - Victorian - Refer to attached Datasheet LAU-C6.1.1080
LAU-C6.1.1081	Not applicable	Launceston	6-8 Paterson Street	Not applicable	157318/1	<b>Description:</b> Part of two storey commercial building - Inter-war - Refer to attached Datasheet LAU-C6.1.1081
LAU-C6.1.1082	Not applicable	Launceston	Unit 1, Unit 2, and Unit 5 14 Paterson Street	Not applicable	171947/1, 171947/2, 171947/5	<b>Description:</b> Part of two storey commercial building - Inter-war - Refer to attached Datasheet LAU-C6.1.1082 (also known as Unit 1, 14 Paterson Street, Unit 2, 14 Paterson Street, Unit 5, 14 Paterson Street)

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LAU-C6.1.1083	Not applicable	Launceston	16 Paterson Street	Not applicable	162450/0, 162450/103, 162450/203, 162450/303, 162450/504	<b>Description:</b> Six level commercial building - Federation - Refer to attached Datasheet LAU-C6.1.1083 (also known as Apartment 102 16 Paterson Street, Apartment 203 16 Paterson Street, Apartment 303 16 Paterson Street, Apartment 504 16 Paterson Street)
LAU-C6.1.1084	8350	Launceston	18-20 Paterson Street	Not applicable	24187/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1085	4483	Launceston	21-23 Paterson Street	Not applicable	47479/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1086	8182	Launceston	22-24 Paterson Street	Not applicable	24187/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1087	Not applicable	Launceston	34 Paterson Street	Pilgrim Uniting Church	134290/1	<b>Description:</b> Land associated with the former Methodist Church  <b>Specific Extent:</b> All of title
LAU-C6.1.1088	4484, 4485, 4486	Launceston	34 Paterson Street	Pilgrim Uniting Church	134198/1, 134292/1, 136691/1, 149096/3	<b>Description:</b> Former Methodist Church and Chapel and Wesley Chambers (former Methodist Manse)  <b>Specific</b>

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						<b>Extent:</b> All of titles
LAU-C6.1.1089	Not applicable	Launceston	59-61 Paterson Street	Not applicable	63897/1	<b>Description:</b> Two storey commercial building - Victorian - Refer to attached Datasheet LAU-C6.1.1089
LAU-C6.1.1090	4488	Launceston	62-66 Paterson Street	Not applicable	141250/1	<b>Description:</b> Former F Paine Carriage Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1091	7141	Launceston	67-75 Paterson Street	Not applicable	175786/0	<b>Description:</b> The Examiner building  <b>Specific Extent:</b> All of title
LAU-C6.1.1092	4490	Launceston	68 Paterson Street	Not applicable	243101/1	<b>Description:</b> Craigowen  <b>Specific Extent:</b> All of title
LAU-C6.1.1093	Not applicable	Launceston	78 Paterson Street	Royal Park	138979/10	<b>Description:</b> Royal Park South, Military Sites and Monuments  <b>Specific Extent:</b> All of title
LAU-C6.1.1094	10734	Launceston	78 Paterson Street	Royal Park	156045/1	<b>Description:</b> Royal Park South, Military Sites and Monuments  <b>Specific Extent:</b> All of title
LAU-C6.1.1095	4480	Launceston	80 Paterson Street	Not applicable	28774/3	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1096	11011	Launceston	85-89 Paterson Street	Launceston Fire Station	232911/1 and land held under General Law deed 2/1433	<b>Description:</b> Launceston Fire Station  <b>Specific Extent:</b> All of titles

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LAU-C6.1.1097	10735	Launceston	88-96 Paterson Street	Kings Park	242909/1	<b>Description:</b> Kings Park and part of Tamar River - Refer to attached Datasheet LAU-C6.1.1097
LAU-C6.1.1098	10735	Launceston	88-96 Paterson Street	Kings Park	159106/1, 159107/1, 159519/2, 159519/3, 223677/1, 49746/1	<b>Description:</b> Kings Park and part of Tamar River  <b>Specific Extent:</b> All of titles
LAU-C6.1.1099	4494	Launceston	91 Paterson Street	Not applicable	48294/1	<b>Description:</b> Courthouse Hotel – Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.1100	10735	Launceston	92 Paterson Street	Not applicable	159519/1	<b>Description:</b> Kings Park and part of Tamar River  <b>Specific Extent:</b> As shown on CPR
LAU-C6.1.1101	4491	Launceston	93 Paterson Street	Not applicable	137633/0, 137633/1, 137633/2, 137633/3	<b>Description:</b> Launceston Polytechnic southern campus and former Treadmill, Male House of Correction, Wellington Square School at 93 Paterson Street and part of Barrow Street (also known as Unit 1, 93 Paterson Street, Unit 2, 93 Paterson Street, Unit 3, 93 Paterson Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.1102	11010	Launceston	105-119 Paterson Street	Launceston College	150204/1, 150341/1, 150341/2, 150341/3	<b>Description:</b> Launceston College and former Female Factory and Gaol, 107-119 Paterson Street, and part

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						of Paterson Street, Launceston  <b>Specific Extent:</b> All of title and all of PID 7463649 (6 land parcels)
LAU-C6.1.1103	4492	Launceston	145-151 Paterson Street	Penny Royal World	250739/2	<b>Description:</b> Penny Royal Motel (formerly Barton Mill)  <b>Specific Extent:</b> All of title
LAU-C6.1.1104	Not applicable	Launceston	145-151 Paterson Street	Penny Royal World	240112/1, 243810/1, 35759/1	<b>Description:</b> Penny Royal Motel (formerly Barton Mill)  <b>Specific Extent:</b> All of titles
LAU-C6.1.1105	4496	Norwood	316 Penquite Road	Kombacy	129464/1	<b>Description:</b> Kombacy  <b>Specific Extent:</b> All of title
LAU-C6.1.1106	4497	Newstead	5 Pen-Y-Bryn Place	Pen-Y-Bryn	135310/1	<b>Description:</b> House - 'Peny-Y-Bryn House' - Including gate and fence  <b>Specific Extent:</b> All of title
LAU-C6.1.1107	4500	Launceston	20 Princes Street	Not applicable	131524/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1108	Not applicable	Punchbowl	102-134 Punchbowl Road	Punchbowl Reserve	37866/17, 45599/1, 45600/1	<b>Description:</b> Punchbowl Reserve  <b>Specific Extent:</b> All of title
LAU-C6.1.1109	4501	Launceston	4-12 Quadrant Mall	Not applicable	123919/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1110	4502	Launceston	5-5b Quadrant Mall	Not applicable	67539/1	<b>Description:</b> Commercial Building

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1111	4504, 4505	Launceston	7 Quadrant Mall and Floor 1 7-11 Quadrant Mall	Not applicable	167191/1, 167191/4	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of titles
LAU-C6.1.1112	4504, 4505	Launceston	9 Quadrant Mall and Floor 1 7-11 Quadrant Mall	Not applicable	167191/2, 167191/4	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1113	4504, 4505	Launceston	9-11 Quadrant Mall and Floor 1 7-11 Quadrant Mall	Not applicable	167191/3, 167191/4	<b>Description:</b> Commercial Building (also known as 4/7-11 Quadrant)  <b>Specific Extent:</b> All of title
LAU-C6.1.1114	4506	Launceston	13 Quadrant Mall	Not applicable	109405/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1115	4507	Launceston	14-16 Quadrant Mall	Not applicable	46958/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1116	4508	Launceston	15 Quadrant Mall	Not applicable	112084/14	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1117	4509	Launceston	17 Quadrant Mall	St Luke's Health	146029/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1118	Not applicable	Launceston	18 Quadrant Mall	Not applicable	Land held under General Law deed 58/6162	<b>Description:</b> Two storey commercial building - Inter-war - Refer to attached Datasheet LAU-C6.1.1118
LAU-C6.1.1119	4511	Launceston	23 Quadrant Mall	Not applicable	12413/1	<b>Description:</b> Commercial Building

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1120	4512	Launceston	27 Quadrant Mall	Not applicable	109818/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1121	Not applicable	Launceston	8 Racecourse Crescent	Not applicable	91125/2	<b>Description:</b> Conjoined house - Victorian - Refer to attached Datasheet LAU-C6.1.1121
LAU-C6.1.1122	Not applicable	Launceston	10 Racecourse Crescent	Not applicable	214866/1	<b>Description:</b> Conjoined house - Victorian - Refer to attached Datasheet LAU-C6.1.1122
LAU-C6.1.1123	Not applicable	Launceston	20 Racecourse Crescent	Not applicable	91632/1	<b>Description:</b> Detached house - Federation - Refer to attached Datasheet LAU-C6.1.1123
LAU-C6.1.1124	4513	Launceston	28 Racecourse Crescent	Not applicable	60674/2	<b>Description:</b> House Victorian  <b>Specific Extent:</b> All of title
LAU-C6.1.1125	4514	Ravenswood	157-159 Ravenswood Road	Not applicable	16333/2, 16333/3	<b>Description:</b> Old Distillery Complex  <b>Specific Extent:</b> All of titles
LAU-C6.1.1126	4515	Ravenswood	177 Ravenswood Road	Old Waverley	199135/1	<b>Description:</b> Old Waverley (Woolen Mills)  <b>Specific Extent:</b> All of title
LAU-C6.1.1127	11063	Relbia	22, 94, 200, 228, 234 and 236 Relbia Road	Not applicable	126290/1, 130686/1, 130808/2, 197183/1, 32517/1, 35943/1	<b>Description:</b> Part of Evandale to Launceston Water Scheme - Refer to attached Datasheet LAU-C6.1.1127

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LAU-C6.1.1128	7972	South Launceston	5 Rose Lane	Not applicable	213227/1	<b>Description:</b> Rose Lane Park - Refer to attached Datasheet LAU-C6.1.1128
LAU-C6.1.1129	4516	Dilston	135 Rostella Road	Rostella	38796/1	<b>Description:</b> Rostella  <b>Specific Extent:</b> All of title
LAU-C6.1.1130	4517	Newstead	8 Rupert Street	Rathgael	55009/1, 55009/2	<b>Description:</b> Rathgael  <b>Specific Extent:</b> All of title
LAU-C6.1.1131	Not applicable	Invermay	3 Russell Street	Not applicable	121969/1	<b>Description:</b> Cottage - semi-detached  <b>Specific Extent:</b> All of title
LAU-C6.1.1132	Not applicable	Invermay	4 Russell Street	Not applicable	33426/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1133	Not applicable	Invermay	5 Russell Street	Not applicable	126505/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1134	Not applicable	Invermay	6 Russell Street	Not applicable	232405/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1135	Not applicable	Invermay	7 Russell Street	Not applicable	202405/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1136	Not applicable	Invermay	8 Russell Street	Not applicable	101864/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1137	Not applicable	Invermay	9 Russell Street	Not applicable	82371/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1138	Not applicable	Invermay	10 Russell Street	Not applicable	154767/0, 154767/1, 154767/2	<b>Description:</b> Cottage  <b>Specific</b>



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						<b>Extent:</b> All of titles
LAU-C6.1.1139	Not applicable	Invermay	11 Russell Street	Not applicable	82371/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1140	4526	Invermay	12 Russell Street	Not applicable	108542/5	<b>Description:</b> Cottage - semi-detached  <b>Specific Extent:</b> All of title
LAU-C6.1.1141	Not applicable	Invermay	13-15 Russell Street	Not applicable	237111/1	<b>Description:</b> Shed  <b>Specific Extent:</b> All of title
LAU-C6.1.1142	4528	Invermay	14 Russell Street	Not applicable	69592/4	<b>Description:</b> Cottage – attached  <b>Specific Extent:</b> All of title
LAU-C6.1.1143	4529	Invermay	16 Russell Street	Not applicable	69592/3	<b>Description:</b> Cottage – attached  <b>Specific Extent:</b> All of title
LAU-C6.1.1144	Not applicable	Invermay	17-31 Russell Street	Not applicable	5272/3	<b>Description:</b> Park  <b>Specific Extent:</b> All of title
LAU-C6.1.1145	4531	Invermay	18 Russell Street	Not applicable	69592/2	<b>Description:</b> Cottage - attached  <b>Specific Extent:</b> All of title
LAU-C6.1.1146	4532	Invermay	20 Russell Street	Not applicable	246213/1	<b>Description:</b> Cottage – attached  <b>Specific Extent:</b> All of title
LAU-C6.1.1147	4533	Invermay	22 Russell Street	Not applicable	226496/1	<b>Description:</b> Cottage – attached  <b>Specific Extent:</b> All of title
LAU-C6.1.1148	4534	Invermay	24 Russell Street	Not applicable	235104/9	<b>Description:</b> House - former church

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1149	Not applicable	Invermay	26 Russell Street	Not applicable	56573/8	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1150	10789	Rocherlea	43 Russells Plains Road	Not applicable	121823/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1151	4536	Launceston	8 Sheppy Street	Not applicable	58922/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1152	4537	Launceston	10 Sheppy Street	Not applicable	58922/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1153	4538	Launceston	12 Sheppy Street	Not applicable	58922/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1154	4539	Launceston	14 Sheppy Street	Not applicable	58922/4	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1155	3820	Launceston	3 Sherwins Avenue	Not applicable	178461/2	<b>Description:</b> Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1156	3820	Launceston	3a Sherwins Avenue	Not applicable	178461/1	<b>Description:</b> Land associated with Trinity Uniting Church (former

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						Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1157	4197	Launceston	21 Shields Street	J. Boag and Son Brewery	146686/1	<b>Description:</b> J. Boag and Son Esk Brewery  <b>Specific Extent:</b> All of title
LAU-C6.1.1158	4541	East Launceston	2 Short Street	Not applicable	77054/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1159	Not applicable	Trevallyn	25 South Esk Road	Cataract Gorge Reserve (Cliffgrounds)	167409/1	<b>Description:</b> Path associated with the Cataract Gorge Reserve  <b>Specific Extent:</b>
LAU-C6.1.1160	4542	West Launceston	14 St Andrews Street	Edenholme Grange	248021/1	<b>Description:</b> House - Victorian - 'Edenholme Grange'  <b>Specific Extent:</b> All of title
LAU-C6.1.1161	4543	East Launceston	8 St Georges Square	Not applicable	229366/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1162	Not applicable	Launceston	14-16 St Georges Square	Not applicable	176422/1, 176422/2	<b>Description:</b> Brick fence - Refer to attached Datasheet LAU-C6.1.1162
LAU-C6.1.1163	Not applicable	Launceston	18 St Georges Square	Not applicable	139647/1	<b>Description:</b> Brick fence - Refer to attached Datasheet LAU-C6.1.1163
LAU-C6.1.1164	Not applicable	Launceston	20 St Georges Square	Not applicable	139647/2	<b>Description:</b> Brick fence - Refer to attached

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						Datasheet LAU-C6.1.1164
LAU-C6.1.1165	4545	Launceston	1-15 St John Street	Not applicable	52624/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1166	4546	Launceston	2 St John Street	Paterson Barracks	54427/2	<b>Description:</b> Paterson Military Barracks (former Commissariat Store)  <b>Specific Extent:</b> All of title
LAU-C6.1.1167	4547	Launceston	18-28 St John Street	Launceston Town Hall	204339/1, 233336/1, 233437/1, 48952/1, 49208/1	<b>Description:</b> Launceston Town Hall complex including Launceston Town Hall and Annexe (former Mail Exchange)  <b>Specific Extent:</b> All of titles
LAU-C6.1.1168	Not applicable	Launceston	18-28 St John Street	Launceston Town Hall	48950/1	<b>Description:</b> Civic Square adjoining Launceston Town Hall complex  <b>Specific Extent:</b> All of title
LAU-C6.1.1169	Not applicable	Launceston	25 St John Street	Not applicable	20942/3	<b>Description:</b> Conjoined commercial building - Post-war - Refer to attached Datasheet LAU-C6.1.1169
LAU-C6.1.1170	4548	Launceston	27 St John Street	Not applicable	20942/2	<b>Description:</b> Ritchie's Mill Town Warehouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1171	6618	Launceston	29 St John Street	Not applicable	19273/1	<b>Description:</b> Warehouse  <b>Specific Extent:</b> All of title

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LAU-C6.1.1172	11576	Launceston	31-35 St John Street	Not applicable	131686/1	<b>Description:</b> Tasmanian Woolgrowers' Agency Headquarters  <b>Specific Extent:</b> All of title
LAU-C6.1.1173	4614	Launceston	36 St John Street	St Andrews Presbyterian Church	150307/1, 150307/3	<b>Description:</b> St Andrew's Church  <b>Specific Extent:</b> All of titles
LAU-C6.1.1174	4618	Launceston	38 St John Street	Bendigo Bank	46368/1	<b>Description:</b> Former Union Bank  <b>Specific Extent:</b> All of title
LAU-C6.1.1175	4549	Launceston	50-54 St John Street	Not applicable	34143/1	<b>Description:</b> Bank  <b>Specific Extent:</b> All of title
LAU-C6.1.1176	4550	Launceston	55 St John Street	Not applicable	Not applicable	<b>Description:</b> Government Building (also known as 53-59 St John Street)  <b>Specific Extent:</b> All of PID 6681054
LAU-C6.1.1177	4615	Launceston	63 St John Street	Not applicable	91555/1	<b>Description:</b> former ANZ Bank  <b>Specific Extent:</b> All of title
LAU-C6.1.1178	4551	Launceston	68 St John Street	Not applicable	51197/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1179	6278	Launceston	74-82 St John Street	Not applicable	17477/1, 17477/2, 17477/3	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1180	4553	Launceston	77-81 St John Street	Not applicable	42042/5	<b>Description:</b> Bank  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.1181	4554	Launceston	84 St John Street	Medicare Office	197091/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1182	Not applicable	Launceston	86a St John Street	Not applicable	149987/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1183	Not applicable	Launceston	88 St John Street	Not applicable	32939/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1184	4557	Launceston	90 St John Street	Not applicable	51137/1	<b>Description:</b> Commercial Building (also known as 88 St John Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1185	Not applicable	Launceston	92 St John Street	Not applicable	249495/1	<b>Description:</b> Conjoined commercial building - Inter-war - Refer to attached Datasheet LAU-C6.1.1185
LAU-C6.1.1186	4559	Launceston	93 St John Street	Not applicable	135625/1	<b>Description:</b> Former City Hotel  <b>Specific Extent:</b> All of title
LAU-C6.1.1187	4560	Launceston	95 St John Street	Not applicable	247146/1	<b>Description:</b> Former Theatre  <b>Specific Extent:</b> All of title
LAU-C6.1.1188	4561	Launceston	96-102 St John Street	Not applicable	196798/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1189	7142	Launceston	99a-101 St John Street	Not applicable	113998/1	<b>Description:</b> Shepherd's Corner  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.1190	Not applicable	Launceston	103 St John Street	Not applicable	117154/1	<b>Description:</b> Conjoined commercial building - Inter-war - Refer to attached Datasheet LAU-C6.1.1190
LAU-C6.1.1191	4563	Launceston	116 St John Street	Not applicable	122594/1	<b>Description:</b> Commercial Building - Georgian (former Lawyer's office)  <b>Specific Extent:</b> All of title
LAU-C6.1.1192	Not applicable	Launceston	119 St John Street	Metz Cafe Bar	125735/1	<b>Description:</b> Two storey conjoined commercial building – Federation - Refer to attached Datasheet LAU-C6.1.1192
LAU-C6.1.1193	4565	Launceston	120 St John Street	Not applicable	197008/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1194	Not applicable	Launceston	Unit 1, Unit 2, and Unit 3 123 St John Street	Not applicable	174528/0, 174528/1, 174528/2, 174528/3	<b>Description:</b> Commercial Building (also known as 123 St John Street, Unit 1, 123 St John Street, Unit 2, 123 St John Street, Unit 3, 123 St John Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.1195	4567	Launceston	126 St John Street	Launceston Hebrew Synagogue	Land held under General Law deed 3/375	<b>Description:</b> Synagogue  <b>Specific Extent:</b> All of title
LAU-C6.1.1196	4568	Launceston	127 St John Street	Not applicable	26431/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title

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LAU-C6.1.1197	4569	Launceston	128 St John Street	Not applicable	12537/1, 12537/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1198	4570	Launceston	129 St John Street	Country Women's Association	117430/1	<b>Description:</b> Commercial Retail  <b>Specific Extent:</b> All of title
LAU-C6.1.1199	4571	Launceston	131-133 St John Street	Not applicable	146293/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1200	4619	Launceston	134 St John Street	Not applicable	162540/2	<b>Description:</b> Chalmers Church including iron railings  <b>Specific Extent:</b> All of title
LAU-C6.1.1201	4572	Launceston	135-137 St John Street	Not applicable	140848/1	<b>Description:</b> Commercial Building (Kaw Building)  <b>Specific Extent:</b> All of title
LAU-C6.1.1202	4573	Launceston	136 St John Street	Not applicable	28901/1	<b>Description:</b> Dorset Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1203	4574	Launceston	138 St John Street	Airlie Dorset Terrace	40626/1	<b>Description:</b> Dorset Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1204	4575	Launceston	139 St John Street	Not applicable	54741/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1205	4576	Launceston	140 St John Street	Not applicable	40005/1	<b>Description:</b> Dorset Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1206	4577	Launceston	142 St John Street	Not applicable	19268/1	<b>Description:</b> Dorset Terrace



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						<b>Specific Extent:</b> All of title
LAU-C6.1.1207	4578	Launceston	143-149 St John Street	Not applicable	165372/0	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1208	4579	Launceston	144 St John Street	Not applicable	51759/1	<b>Description:</b> Dorset Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1209	4580	Launceston	146, 148 and 148b St John Street	Not applicable	130523/0, 130523/1, 130523/2, 130523/3	<b>Description:</b> House (former residence of CJ Weedon) (also known as 146-148b St John Street, 146 St John Street, 148 St John Street, 148b St John Street)  <b>Specific Extent:</b> All of titles
LAU-C6.1.1210	4612	Launceston	155 St John Street	St Johns Church-Carpark	236606/1	<b>Description:</b> St John's Church and Rectory  <b>Specific Extent:</b> All of title
LAU-C6.1.1211	4582	Launceston	159 St John Street	Not applicable	159968/2	<b>Description:</b> Nelumie  <b>Specific Extent:</b> All of title
LAU-C6.1.1212	4582	Launceston	161 St John Street	Not applicable	159968/1	<b>Description:</b> Nelumie (title including stables adjoining house)  <b>Specific Extent:</b> All of title
LAU-C6.1.1213	4583	Launceston	163 St John Street	Chalmers Hall	136965/1	<b>Description:</b> Chalmers Hall  <b>Specific Extent:</b> All of title
LAU-C6.1.1214	4584	Launceston	165 St John Street	Not applicable	168125/1	<b>Description:</b> Conjoined House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1215	4585	Launceston	167 St John Street	Not applicable	47322/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1216	4586	Launceston	169 St John Street	Not applicable	91553/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1217	4587	Launceston	171 St John Street	Not applicable	247954/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1218	4588	Launceston	173 St John Street	Not applicable	115059/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1219	4589	Launceston	175 St John Street	Not applicable	115059/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1220	4590	Launceston	177 St John Street	Not applicable	39896/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1221	4591	Launceston	179 St John Street	Not applicable	125038/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1222	Not applicable	Launceston	179a St John Street	Not applicable	146111/1	<b>Description:</b> Apartments  <b>Specific Extent:</b> All of title
LAU-C6.1.1223	4592	Launceston	181 St John Street	Not applicable	128124/1	<b>Description:</b> House - Dowling House  <b>Specific Extent:</b> All of title
LAU-C6.1.1224	4593	Launceston	183 St John Street	Not applicable	128124/2	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1225	Not applicable	Launceston	183a St John Street	Not applicable	119342/1	<b>Description:</b> Apartments  <b>Specific Extent:</b> All of title
LAU-C6.1.1226	Not applicable	Launceston	184 St John Street	Not applicable	112125/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1227	4595	Launceston	185 St John Street	Not applicable	170083/1	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1228	4596	Launceston	187 St John Street	Not applicable	170083/2	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1229	Not applicable	Launceston	187a St John Street	Not applicable	198990/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1230	4597	Launceston	189 St John Street	Not applicable	144961/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1231	Not applicable	Launceston	190 St John Street	Not applicable	226595/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1232	4599	Launceston	191 St John Street	Ferraville	Land held under General Law deed 36/8922	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1233	Not applicable	Launceston	192 St John Street	Not applicable	208877/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1234	4601	Launceston	193 St John Street	Not applicable	40767/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title

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LAU-C6.1.1235	4602	Launceston	195 St John Street	Hillcrest	138675/3	<b>Description:</b> Former Queen Victoria Hospital  <b>Specific Extent:</b> All of title
LAU-C6.1.1236	4603	Launceston	197 St John Street	Not applicable	146460/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1237	Not applicable	Launceston	199 St John Street	Not applicable	113813/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1238	Not applicable	Launceston	203 St John Street	Not applicable	226119/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1239	Not applicable	Launceston	207 St John Street	Not applicable	9743/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1240	4607	Launceston	209 St John Street	Not applicable	58809/1	<b>Description:</b> Alpha Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1241	4608	Launceston	211 St John Street	Not applicable	58809/2	<b>Description:</b> Alpha Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1242	4609	Launceston	213 St John Street	Not applicable	58810/1	<b>Description:</b> Alpha Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1243	4610	Launceston	215 St John Street	Not applicable	58810/2	<b>Description:</b> Alpha Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1244	Not applicable	Launceston	219 St John Street	Not applicable	19336/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title

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LAU-C6.1.1245	Not applicable	St Leonards	315-317 St Leonards Road	St Peters Anglican Church	233022/1	<b>Description:</b> St Peter's Anglican Church and Cemetery  <b>Specific Extent:</b> All of title
LAU-C6.1.1246	4621	St Leonards	315-317 St Leonards Road	St Peters Anglican Church	178706/1	<b>Description:</b> St Peter's Anglican Church and Cemetery  <b>Specific Extent:</b> All of title
LAU-C6.1.1247	4622	St Leonards	15 Station Road	St Leonards Uniting Church	134171/1	<b>Description:</b> St Leonards Methodist Chapel and Burial Ground  <b>Specific Extent:</b> All of title
LAU-C6.1.1248	4623	St Leonards	22 Station Road	The Old Rectory	132484/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1249	Not applicable	St Leonards	23 Station Road	Ketteringham Lodge	20673/2	<b>Description:</b> Ketteringham (title adjoining house)  <b>Specific Extent:</b> All of title
LAU-C6.1.1250	4624	St Leonards	23 Station Road	Ketteringham Lodge	20673/1	<b>Description:</b> Ketteringham  <b>Specific Extent:</b> All of title
LAU-C6.1.1251	4625	St Leonards	1/38 Station Road	Mount Esk	146430/1	<b>Description:</b> Mount Esk  <b>Specific Extent:</b> All of title
LAU-C6.1.1252	4625	St Leonards	38 and 38A Station Road	Not applicable	146430/0	<b>Description:</b> Mount Esk (also known as 38-40 Station Road)  <b>Specific Extent:</b> All of title
LAU-C6.1.1253	4625	St Leonards	38A Station Road	Larmenier School	146430/2	<b>Description:</b> Mount Esk (also known as

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						40 Station Road) <b>Specific Extent:</b> All of title
LAU-C6.1.1254	Not applicable	St Leonards	41 Station Road	Not applicable	53559/7	<b>Description:</b> Missionary College - 'Tolarno' - Late Victorian <b>Specific Extent:</b> All of title
LAU-C6.1.1255	4627	St Leonards	43 Station Road	Chegworth	246895/1	<b>Description:</b> Chegworth <b>Specific Extent:</b> All of title
LAU-C6.1.1256	4628	St Leonards	43a Station Road	Not applicable	230849/1	<b>Description:</b> House <b>Specific Extent:</b> All of title
LAU-C6.1.1257	Not applicable	St Leonards	67 Station Road	Not applicable	28083/13	<b>Description:</b> House <b>Specific Extent:</b> All of title
LAU-C6.1.1258	Not applicable	St Leonards	69 Station Road	Not applicable	28083/14	<b>Description:</b> House <b>Specific Extent:</b> All of title
LAU-C6.1.1259	4629	East Launceston	2 Stewart Street	Not applicable	133112/1	<b>Description:</b> House <b>Specific Extent:</b> All of title
LAU-C6.1.1260	4630	East Launceston	4 Stewart Street	Not applicable	51484/1	<b>Description:</b> House <b>Specific Extent:</b> All of title
LAU-C6.1.1261	11450	West Launceston	2 Stone Street	Not applicable	9431/1	<b>Description:</b> House <b>Specific Extent:</b> All of title
LAU-C6.1.1262	9736	West Launceston	7 Stone Street	Not applicable	144251/1	<b>Description:</b> House <b>Specific Extent:</b> All of title

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LAU-C6.1.1263	Not applicable	West Launceston	9 Stone Street	Not applicable	199486/1	<b>Description:</b> Crabtree' (title adjoining house)  <b>Specific Extent:</b> All of title
LAU-C6.1.1264	11447	West Launceston	9 Stone Street	Not applicable	143744/1	<b>Description:</b> House - 'Crabtree'  <b>Specific Extent:</b> All of title
LAU-C6.1.1265	Not applicable	South Launceston	100 Talbot Road	Not applicable	123936/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1266	4649	Launceston	1-5 Tamar Street	Launceston Show Girls	33711/1	<b>Description:</b> Hotel (former Bridge Hotel)  <b>Specific Extent:</b> All of title
LAU-C6.1.1267	Not applicable	Launceston	2-10 Tamar Street	Not applicable	41377/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1268	Not applicable	Launceston	7-11 Tamar Street	Not applicable	33711/2	<b>Description:</b> Two storey conjoined commercial building - Federation - Refer to attached Datasheet LAU-C6.1.1268
LAU-C6.1.1269	4634	Launceston	13 Tamar Street	Not applicable	124939/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1270	4634	Launceston	13a Tamar Street	Not applicable	124938/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1271	Not applicable	Launceston	15-21 Tamar Street	Not applicable	124937/2	<b>Description:</b> Conjoined commercial building - Victorian - Refer to

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						attached Datasheet LAU-C6.1.1271
LAU-C6.1.1272	Not applicable	Launceston	35 Tamar Street	Not applicable	206574/1	<b>Description:</b> Conjoined commercial building - inter-war - Refer to attached Datasheet LAU-C6.1.1272
LAU-C6.1.1273	Not applicable	Launceston	37-39 (Includes Property Known As 41-41a) Tamar Street	Not applicable	206477/1	<b>Description:</b> Conjoined commercial buildings - Refer to attached Datasheet LAU-C6.1.1273
LAU-C6.1.1274	11799	Launceston	45-55 Tamar Street	Albert Hall	50902/1	<b>Description:</b> City Park Complex  <b>Specific Extent:</b> All of title
LAU-C6.1.1275	4639	Launceston	52 Tamar Street	Not applicable	167746/1	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.1276	4640	Launceston	54 Tamar Street	Not applicable	167746/2	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.1277	4642	Launceston	Unit 1, 56-58 Tamar Street	Not applicable	172483/2	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.1278	4641, 4642	Launceston	56-58 Tamar Street	Not applicable	172483/0, 172483/1	<b>Description:</b> Terrace House (also known as Unit 1, 56-58 Tamar Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1279	4643	Launceston	61-63 Tamar Street	Launceston Club	226748/1	<b>Description:</b> Launceston Club, Garden and Trees  <b>Specific Extent:</b> All of title
LAU-C6.1.1280	Not applicable	Launceston	61-63 Tamar Street	Launceston Club	108685/1	<b>Description:</b> Launceston Club House, Garden and



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						Trees (title adjoining Club House)  <b>Specific Extent:</b> All of title
LAU-C6.1.1281	Not applicable	Launceston	62 Tamar Street	Not applicable	13505/1	<b>Description:</b> House - Refer to attached Datasheet LAU-C6.1.1281
LAU-C6.1.1282	Not applicable	Launceston	62a Tamar Street	Not applicable	13505/2	<b>Description:</b> Conjoined two storey commercial building - Refer to attached Datasheet LAU-C6.1.1282
LAU-C6.1.1283	Not applicable	Launceston	64-66 Tamar Street	Not applicable	233757/1	<b>Description:</b> Two storey commercial building - Federation Victorian - Refer to attached Datasheet LAU-C6.1.1283
LAU-C6.1.1284	Not applicable	Launceston	66a Tamar Street	Not applicable	207926/1	<b>Description:</b> Two storey commercial building - Georgian - Refer to attached Datasheet LAU-C6.1.1284
LAU-C6.1.1285	Not applicable	Launceston	68 Tamar Street	Not applicable	31819/1	<b>Description:</b> Two storey commercial building - Late Victorian - Refer to attached Datasheet LAU-C6.1.1285
LAU-C6.1.1286	Not applicable	Launceston	72-72a Tamar Street	Not applicable	31819/3	<b>Description:</b> Commercial building - Inter-war - Refer to attached Datasheet LAU-C6.1.1286
LAU-C6.1.1287	Not applicable	Launceston	100 Tamar Street	Not applicable	249271/1	<b>Description:</b> Townhouse (now office building)  <b>Specific Extent:</b> All of title
LAU-C6.1.1288	4645	Launceston	102 Tamar Street	Not applicable	234420/1	<b>Description:</b> House

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1289	4646	Launceston	104 Tamar Street	Not applicable	227460/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1290	4647	Launceston	Units 1-5 106-108 Tamar Street	Not applicable	160572/0, 160572/1, 160572/2, 160572/3, 160572/4, 160572/5	<b>Description:</b> Office and apartment complex (also known as 106-108 Tamar Street, Unit 1, 106-108 Tamar Street, Unit 2, 106-108 Tamar Street, Unit 3, 106-108 Tamar Street, Unit 4, 106-108 Tamar Street, Unit 5, 106-108 Tamar Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1291	4648	Launceston	110 Tamar Street	Not applicable	113540/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1292	11824	South Launceston	31-43 Thistle Street (West)	Not applicable	161512/0, 161512/1, 161512/2	<b>Description:</b> Patons and Baldwins Mill - Refer to attached Datasheet LAU-C6.1.1292
LAU-C6.1.1293	11824	South Launceston	36 Thistle Street (West)	Not applicable	158522/1	<b>Description:</b> Patons and Baldwins /Coats Patons Office and Recreation Building - Refer to attached Datasheet LAU-C6.1.1293
LAU-C6.1.1294	11824	South Launceston	45-51 Thistle Street (West)	Not applicable	142453/1	<b>Description:</b> Patons and Baldwins Mill water tank and boiler - Refer to attached Datasheet LAU-C6.1.1294 (also known as 45-47 Thistle Street)

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LAU-C6.1.1295	Not applicable	Newstead	10a Treffos Place	Not applicable	178145/0, 178145/1, 178145/2	<b>Description:</b> Land associated with House 'Norwood House' (also known as 57 Penquite Road)  <b>Specific Extent:</b> All of title
LAU-C6.1.1296	4495	Newstead	12 Treffos Place	Not applicable	175226/2	<b>Description:</b> House - 'Norwood House' (also known as 57 Penquite Road)  <b>Specific Extent:</b> All of title
LAU-C6.1.1297	4652	Trevallyn	3 Trevallyn Road	Not applicable	93099/3	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1298	4653	Trevallyn	33 Trevallyn Road	Not applicable	88357/39	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1299	3874	Launceston	Trevallyn Road	Not applicable	Not applicable	<b>Description:</b> Kings Bridge  <b>Specific Extent:</b> Structure over South Esk River adjacent to and between FR 120905/1 and FR 144179/1
LAU-C6.1.1300	11052	Newstead	11 Trotsford Crescent	Gezaincourt	60677/14, 60677/15	<b>Description:</b> Dwelling and studio - Inter-war - Refer to attached Datasheet LAU-C6.1.1300
LAU-C6.1.1301	4654	Newstead	4 Tulloch Street	Not applicable	216402/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1302	4655	Launceston	1 Twining Street	Not applicable	57899/1	<b>Description:</b> Conjoined House  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.1303	4655	Launceston	3 Twining Street	Not applicable	57899/2	<b>Description:</b> Conjoined House - Refer to attached Datasheet LAU-C6.1.1303
LAU-C6.1.1304	6361	Launceston	5 Twining Street	Not applicable	57899/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1305	Not applicable	Launceston	7 Twining Street	Not applicable	108360/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1306	Not applicable	Launceston	11 Union Street	Not applicable	130863/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1307	4739	West Launceston	304 Upper York Street	Not applicable	233416/1	<b>Description:</b> Peppiatt House  <b>Specific Extent:</b> All of title
LAU-C6.1.1308	4740	West Launceston	306 Upper York Street	Not applicable	199711/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1309	9827	West Launceston	308 Upper York Street	Not applicable	91619/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1310	4398	Mowbray	27 Vermont Road	Mowbray Racecourse	164061/1	<b>Description:</b> Mowbray Racecourse, including grandstand  <b>Specific Extent:</b> All of title
LAU-C6.1.1311	4658	Youngtown	5 Victoria Street	Not applicable	134311/1, 135717/1	<b>Description:</b> Former Methodist Chapel and Hall  <b>Specific Extent:</b> All of titles

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LAU-C6.1.1312	11007	Launceston	3-5 Wellington Street	Not applicable	243031/1	<b>Description:</b> Barrett Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1313	4659	Launceston	2-8 Wellington Street	Queen Victoria Museum and Art Ga	156044/1	<b>Description:</b> Queen Victoria Museum and Art Gallery - Royal Park  <b>Specific Extent:</b> All of title
LAU-C6.1.1314	4660	Launceston	7 Wellington Street	Not applicable	128518/1	<b>Description:</b> Terrace House  <b>Specific Extent:</b> All of title
LAU-C6.1.1315	4661	Launceston	Unit 1, 9-15 (9) Wellington Street	Not applicable	56753/0, 56753/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1316	6305	Launceston	Unit 2, 9-15 (11) Wellington Street	Not applicable	56753/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1317	6306	Launceston	Unit 3, 9-15 (13) Wellington Street	Not applicable	56753/3	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1318	6307	Launceston	Unit 4, 9-15 (15) Wellington Street	Not applicable	56753/4	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1319	11008	Launceston	10-16 Wellington Street	Tafe Launceston City Campus	133230/1	<b>Description:</b> Launceston Polytechnic and former Military Barracks and Invalid Depot site  <b>Specific Extent:</b> All of title
LAU-C6.1.1320	4663	Launceston	15a Wellington Street	Not applicable	235183/1	<b>Description:</b> Kangaroo Inn  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.1321	4662	Launceston	18 Wellington Street	Not applicable	170522/0	<b>Description:</b> Common Lot - Conjoined Houses  <b>Specific Extent:</b> All of title
LAU-C6.1.1322	4664	Launceston	22 Wellington Street	Fusion Launceston	214583/1, 148566/1, 148566/2, 148566/3	<b>Description:</b> Henry Reed Memorial Church including titles to rear of Church  <b>Specific Extent:</b> All of title
LAU-C6.1.1323	4666	Launceston	24 Wellington Street	Not applicable	157709/1	<b>Description:</b> Commercial Property  <b>Specific Extent:</b> All of title
LAU-C6.1.1324	4669	Launceston	29 Wellington Street	Not applicable	175413/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1325	4667	Launceston	30 Wellington Street	Not applicable	18583/1	<b>Description:</b> Warehouse (former House)  <b>Specific Extent:</b> All of title
LAU-C6.1.1326	4668	Launceston	32 Wellington Street	Gaolhouse Grill	37013/1	<b>Description:</b> Hotel  <b>Specific Extent:</b> All of title
LAU-C6.1.1327	Not applicable	Launceston	95-97 Wellington Street	Not applicable	196959/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1328	4671	Launceston	99 Wellington Street	Not applicable	109573/2	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1329	Not applicable	Launceston	101 Wellington Street	Not applicable	109573/1	<b>Description:</b> Commercial Building

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1330	4672	Launceston	101 Wellington Street	Not applicable	124438/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1331	4673	Launceston	102 Wellington Street	Not applicable	39794/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1332	4675	Launceston	103-109 Wellington Street	Not applicable	60906/1, 60906/2, 60906/3	<b>Description:</b> Commercial Building (City Mission)  <b>Specific Extent:</b> All of titles
LAU-C6.1.1333	4676	Launceston	111 Wellington Street	Pizza Pub Hotel	102745/1, 227759/1	<b>Description:</b> Former Orient Hotel  <b>Specific Extent:</b> All of titles
LAU-C6.1.1334	Not applicable	Launceston	116-134 Wellington Street	Coles Wellington Street	116710/1, 69210/1, 69210/2, 91317/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1335	4678	Launceston	Shop 1 127-129 Wellington Street	Not applicable	141863/1	<b>Description:</b> Shop - Former CTA Club - Georgian with Victorian Italianate wing  <b>Specific Extent:</b> All of title
LAU-C6.1.1336	Not applicable	Launceston	Shop 2 127-129 Wellington Street	Not applicable	141863/2	<b>Description:</b> Shop - Former CTA Club - Georgian with Victorian Italianate wing  <b>Specific Extent:</b> All of title
LAU-C6.1.1337	Not applicable	Launceston	Shop 3 127-129 Wellington Street	Not applicable	141863/3	<b>Description:</b> Shop - Former CTA Club - Georgian with Victorian Italianate wing,

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1338	Not applicable	Launceston	136 Wellington Street	Not applicable	37657/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1339	4680	Launceston	149 Wellington Street	Not applicable	135606/14	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1340	4680	Launceston	149-175 Wellington Street	Not applicable	135606/0	<b>Description:</b> Common Lot - Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1341	4680	Launceston	151 Wellington Street	Not applicable	135606/13	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1342	4680	Launceston	153 Wellington Street	Not applicable	135606/12	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1343	4680	Launceston	155 Wellington Street	Not applicable	135606/11	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1344	4680	Launceston	157 Wellington Street	Not applicable	135606/10	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1345	4680	Launceston	159 Wellington Street	Not applicable	135606/9	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1346	4680	Launceston	161 Wellington Street	Not applicable	135606/8	<b>Description:</b> Dunorlan Terrace



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						<b>Specific Extent:</b> All of title
LAU-C6.1.1347	4680	Launceston	163 Wellington Street	Not applicable	135606/7	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1348	4680	Launceston	165 Wellington Street	Dunorlan Terrace	135606/6	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1349	11587	Launceston	166-180 Wellington Street	Metro Depot	216954/1, 219414/1, 252021/1, 34243/1, 34243/4, 34243/7, 60991/8, 60992/6	<b>Description:</b> Former Launceston Municipal Council Tramway Depot - Refer to attached Datasheet LAU-C6.1.1349
LAU-C6.1.1350	4680	Launceston	167 Wellington Street	Not applicable	135606/5	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1351	4680	Launceston	169 Wellington Street	Not applicable	135606/4	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1352	4680	Launceston	171 Wellington Street	Dunorlan Terrace	135606/3	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1353	4680	Launceston	173 Wellington Street	Dunorlan Terrace	135606/2	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1354	4680	Launceston	175 Wellington Street	Not applicable	135606/1	<b>Description:</b> Dunorlan Terrace  <b>Specific Extent:</b> All of title
LAU-C6.1.1355	4681	Launceston	189-191 Wellington Street	Not applicable	121028/3	<b>Description:</b> Conjoined Cottages

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1356	4682	Launceston	197-199 Wellington Street	Not applicable	225947/1	<b>Description:</b> Tas Dance Studio - Former House  <b>Specific Extent:</b> All of title
LAU-C6.1.1357	4683	Launceston	203a-205 Wellington Street	Not applicable	229154/1	<b>Description:</b> Shop and Residence  <b>Specific Extent:</b> All of title
LAU-C6.1.1358	Not applicable	South Launceston	253 Wellington Street	Not applicable	133842/0	<b>Description:</b> Common Lot - Commercial Buildings  <b>Specific Extent:</b> All of title
LAU-C6.1.1359	6953	South Launceston	253 Wellington Street	Not applicable	133842/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1360	6953	South Launceston	255 Wellington Street	Not applicable	133842/2	<b>Description:</b> Shop and Residence  <b>Specific Extent:</b> All of title
LAU-C6.1.1361	6955	South Launceston	257 Wellington Street	Not applicable	132746/2	<b>Description:</b> Commercial Retail Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1362	4684	South Launceston	270 Wellington Street	Glen Dhu Primary School	Not applicable	<b>Description:</b> Glen Dhu Primary School (also known as 1 Pottery Court)  <b>Specific Extent:</b> All of that part of PID 7534013 as shown on the overlay maps.
LAU-C6.1.1363	4685	South Launceston	309-311 Wellington Street	All The Year Round Hotel	219682/1	<b>Description:</b> The All Year Round Hotel

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1364	Not applicable	Launceston	1 Welman Street	Not applicable	30372/2	<b>Description:</b> My Street title to rear of Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1365	4687	Launceston	1 Welman Street	Not applicable	30372/9	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1366	Not applicable	Launceston	3 Welman Street	Not applicable	43497/2	<b>Description:</b> My Street title to rear of Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1367	4688	Launceston	3 Welman Street	Not applicable	43497/1	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1368	Not applicable	Launceston	5 Welman Street	Not applicable	100075/2	<b>Description:</b> My Street title to rear of Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1369	4689	Launceston	5 Welman Street	Not applicable	100075/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1370	4690	Launceston	7 Welman Street	Not applicable	145934/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1371	Not applicable	Launceston	9 Welman Street	Not applicable	25359/2	<b>Description:</b> My Street title to rear of Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1372	4691	Launceston	9 Welman Street	Not applicable	25359/1	<b>Description:</b> Conjoined Townhouse  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.1373	Not applicable	Launceston	11 Welman Street	Not applicable	124217/2	<b>Description:</b> My Street title to rear of Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1374	4692	Launceston	11 Welman Street	Not applicable	124217/1	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1375	Not applicable	Launceston	13 Welman Street	Not applicable	45749/2	<b>Description:</b> My Street title to rear of Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1376	4693	Launceston	13 Welman Street	Not applicable	45749/1	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1377	4694	Launceston	15 Welman Street	Not applicable	113085/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1378	4695	Launceston	16 Welman Street	Not applicable	60489/3	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1379	Not applicable	Launceston	18 Welman Street	Not applicable	149967/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1380	4696	Launceston	20 Welman Street	Not applicable	149967/2	<b>Description:</b> Egremont  <b>Specific Extent:</b> All of title
LAU-C6.1.1381	8277	Launceston	21 Welman Street	Not applicable	134068/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1382	4697	Launceston	23 Welman Street	Highfield House	229462/1	<b>Description:</b> Cliveden  <b>Specific</b>

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						<b>Extent:</b> All of title
LAU-C6.1.1383	4698	Launceston	40 Welman Street	Not applicable	16946/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1384	Not applicable	South Launceston	4 West Street	Not applicable	206968/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1385	7954	South Launceston	16 West Street	Not applicable	46112/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1386	Not applicable	South Launceston	22 West Street	Not applicable	63616/1	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1387	11590	Trevallyn	7 West Tamar Road	Not applicable	222174/1	<b>Description:</b> Two storey timber building - Refer to attached Datasheet LAU-C6.1.1387
LAU-C6.1.1388	7975	White Hills	191 White Hills Road	White Hills Road	125621/1	<b>Description:</b> St John's Church  <b>Specific Extent:</b> All of title
LAU-C6.1.1389	4700	Launceston	29-45 William Street	Not applicable	37769/1	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1390	4699	Launceston	29-45 William Street	Not applicable	63811/1	<b>Description:</b> Tamar Hotel  <b>Specific Extent:</b> All of title
LAU-C6.1.1391	4703	Launceston	59 William Street	Not applicable	147785/0	<b>Description:</b> Former Launceston Penitentiary  <b>Specific Extent:</b> All of title
LAU-C6.1.1392	4702	Launceston	60 William Street	Not applicable	131568/2	<b>Description:</b> Glasgow Engineering Company building

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1393	Not applicable	Launceston	69 William Street	Not applicable	52624/2	<b>Description:</b> Former warehouse - Refer to attached Datasheet LAU-C6.1.1393
LAU-C6.1.1394	4205	Launceston	2 Willis Street	Not applicable	156397/1102	<b>Description:</b> Launceston Gasworks  <b>Specific Extent:</b> All of title
LAU-C6.1.1395	4205	Launceston	6 Willis Street	Not applicable	156397/1106	<b>Description:</b> Launceston Gasworks  <b>Specific Extent:</b> All of title
LAU-C6.1.1396	4205	Launceston	6 Willis Street	Not applicable	156397/1203	<b>Description:</b> Launceston Gasworks  <b>Specific Extent:</b> All of title
LAU-C6.1.1397	4205	Launceston	8 Willis Street	Not applicable	156397/1104	<b>Description:</b> Launceston Gasworks  <b>Specific Extent:</b> All of title
LAU-C6.1.1398	Not applicable	Launceston	10 Willis Street	Not applicable	156397/1201	<b>Description:</b> Land associated with the former Launceston Gasworks site (also known as Floor 1, 8 Boland Street and 1A/10 Willis Street)  <b>Specific Extent:</b> All of title
LAU-C6.1.1399	4205	Launceston	10 Willis Street	Not applicable	156397/1, 156397/1103	<b>Description:</b> Launceston Gasworks  <b>Specific Extent:</b> All of titles
LAU-C6.1.1400	4704	Windermere	431 Windermere Road	St Matthias Church	125413/1	<b>Description:</b> St Matthias Church and Graveyard

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						<b>Specific Extent:</b> All of title
LAU-C6.1.1401	Not applicable	Swan Bay	9 Woodlawn Road	Native Point Nature Res	7615/1	<b>Description:</b> Native Point Nature Reserve  <b>Specific Extent:</b> All of title
LAU-C6.1.1402	Not applicable	Underwood	67 Wulfs Road	Not applicable	128564/3	<b>Description:</b> Rhododendron Reserve  <b>Specific Extent:</b> All of title
LAU-C6.1.1403	4705	Launceston	1 York Street	Not applicable	228145/1	<b>Description:</b> Conjoined Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1404	4706	Launceston	3 York Street	Not applicable	61016/1	<b>Description:</b> Conjoined Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1405	4707	Launceston	5-7 York Street	Not applicable	249976/1	<b>Description:</b> Conjoined Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1406	4708	Launceston	6 York Street	Not applicable	148901/1, 148901/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1407	4709	Launceston	8 York Street	Not applicable	70698/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1408	4710	Launceston	9-11 York Street	York Mansions	228802/1	<b>Description:</b> Townhouses - York Mansions  <b>Specific Extent:</b> All of title
LAU-C6.1.1409	Not applicable	Launceston	10 York Street	Coach House Motor Inn	122791/1, 122791/2	<b>Description:</b> Motel (formerly house)  <b>Specific Extent:</b> All of title

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LAU-C6.1.1410	4712	Launceston	12 York Street	Waratah On York	60996/1	<b>Description:</b> Waratah House  <b>Specific Extent:</b> All of title
LAU-C6.1.1411	4713	Launceston	13 York Street	Not applicable	16674/1	<b>Description:</b> Townhouse  <b>Specific Extent:</b> All of title
LAU-C6.1.1412	Not applicable	Launceston	14 York Street	Not applicable	121311/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1413	Not applicable	Launceston	15 York Street	Not applicable	69295/1	<b>Description:</b> Land adjoining House  <b>Specific Extent:</b> All of title
LAU-C6.1.1414	4715	Launceston	15 York Street	Not applicable	250937/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1415	4716	Launceston	16 York Street	Not applicable	63614/7	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1416	4717	Launceston	17 York Street	Acorn Cottages	16674/2	<b>Description:</b> Cottage  <b>Specific Extent:</b> All of title
LAU-C6.1.1417	4718	Launceston	18 York Street	Strathesk House	63614/6	<b>Description:</b> House – Strathesk  <b>Specific Extent:</b> All of title
LAU-C6.1.1418	4719	Launceston	20 York Street	Hiawatha	198273/1	<b>Description:</b> House – Hiawatha  <b>Specific Extent:</b> All of title
LAU-C6.1.1419	Not applicable	Launceston	22 York Street	Not applicable	229161/1, 61000/1	<b>Description:</b> House and Gardens  <b>Specific Extent:</b> All of title



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LAU-C6.1.1420	Not applicable	Launceston	Unit 1, 41 York Street	Not applicable	123620/0, 123620/1	<b>Description:</b> Commercial Building - Post-war - Refer to attached Datasheet LAU-C6.1.1420
LAU-C6.1.1421	4721	Launceston	49 York Street	Not applicable	150060/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1422	Not applicable	Launceston	49 York Street	Not applicable	150060/2	<b>Description:</b> Land adjoining significant House  <b>Specific Extent:</b> All of title
LAU-C6.1.1423	Not applicable	Launceston	50 York Street	Not applicable	153342/0	<b>Description:</b> Motel  <b>Specific Extent:</b> All of title
LAU-C6.1.1424	4723	Launceston	52 York Street	Not applicable	61000/4	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1425	4724	Launceston	58 York Street	Not applicable	29202/1	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1426	Not applicable	Launceston	59 York Street	Legacy Description House	204509/1	<b>Description:</b> Two storey commercial building - Inter-war - Refer to attached Datasheet LAU-C6.1.1426
LAU-C6.1.1427	4725	Launceston	60 York Street	Not applicable	29202/2	<b>Description:</b> Conjoined House  <b>Specific Extent:</b> All of title
LAU-C6.1.1428	Not applicable	Launceston	62 York Street	Rural Youth Club	121226/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1429	Not applicable	Launceston	63 York Street	Not applicable	121721/1	<b>Description:</b> Two storey commercial building -

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						Victorian - Refer to attached Datasheet LAU-C6.1.1429
LAU-C6.1.1430	4727	Launceston	64 York Street	Hi George	121226/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1431	4728	Launceston	66 York Street	Not applicable	109925/1	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1432	Not applicable	Launceston	67 York Street	Not applicable	102987/1	<b>Description:</b> Commercial Building  <b>Specific Extent:</b> All of title
LAU-C6.1.1433	Not applicable	Launceston	68 and 70 York Street	Not applicable	164764/0, 164764/1, 164764/2	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1434	Not applicable	Launceston	71-79 York Street	Not applicable	145937/1	<b>Description:</b> Two storey commercial building - Victorian - Refer to attached Datasheet LAU-C6.1.1434 (also known as 79 York Street)
LAU-C6.1.1435	Not applicable	Launceston	71-79 York Street	Not applicable	145937/1, 149897/1	<b>Description:</b> Two storey commercial building - Victorian - Refer to attached Datasheet LAU-C6.1.1435 (also known as 77 York Street)
LAU-C6.1.1436	4731	Launceston	72 York Street	Trade Union Centre	Land held under General Law deed 29/3758	<b>Description:</b> House  <b>Specific Extent:</b> All of title
LAU-C6.1.1437	Not applicable	Launceston	105 York Street	Not applicable	134032/1	<b>Description:</b> Two storey commercial building - Victorian - Refer to attached

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						Datasheet LAU-C6.1.1437
LAU-C6.1.1438	4732	Launceston	113 York Street	Not applicable	14927/2	<b>Description:</b> Former Baptist Chapel  <b>Specific Extent:</b> All of title
LAU-C6.1.1439	Not applicable	Launceston	122 York Street	Not applicable	33765/1, 33766/1	<b>Description:</b> Hotel  <b>Specific Extent:</b> All of title
LAU-C6.1.1440	Not applicable	Launceston	123 York Street	Not applicable	109677/1	<b>Description:</b> Two storey commercial building - Post-war - Refer to attached Datasheet LAU-C6.1.1440
LAU-C6.1.1441	4734	Launceston	167 York Street	Not applicable	55136/2	<b>Description:</b> Former corner shop  <b>Specific Extent:</b> All of title
LAU-C6.1.1442	Not applicable	Launceston	189-225 York Street	Sacred Heart	83622/1	<b>Description:</b> Sacred Heart School  <b>Specific Extent:</b> All of title
LAU-C6.1.1443	Not applicable	Launceston	192 York Street	Not applicable	142531/4	<b>Description:</b> Part of two storey conjoined commercial building - Refer to attached Datasheet LAU-C6.1.1443
LAU-C6.1.1444	Not applicable	Launceston	196 York Street	Not applicable	168696/2	<b>Description:</b> Part of two storey conjoined commercial building - Refer to attached Datasheet LAU-C6.1.1444
LAU-C6.1.1445	Not applicable	Launceston	198-200 York Street	Not applicable	168696/1	<b>Description:</b> Part of two storey conjoined commercial building - Refer to attached Datasheet LAU-C6.1.1445

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LAU-C6.1.1446	4735	Launceston	214-216 York Street	Thyne House	163476/1, 163476/2	<b>Description:</b> Thyne's Mill Tower (formerly Union Brewery)  <b>Specific Extent:</b> All of titles
LAU-C6.1.1447	Not applicable	Launceston	270-280 York Street	Old Bakery Inn	50235/2, 50235/3	<b>Description:</b> Coach House to rear of former Jubilee Bakery  <b>Specific Extent:</b> All of titles
LAU-C6.1.1448	4736	Launceston	270-280 York Street	Old Bakery Inn	50235/1	<b>Description:</b> Former Jubilee Bakery  <b>Specific Extent:</b> All of title
LAU-C6.1.1449	Not applicable	Launceston	270-280 York Street	Old Bakery Inn	101069/1	<b>Description:</b> Land adjoining Terrace Houses  <b>Specific Extent:</b> All of title
LAU-C6.1.1450	4737, 4738	Launceston	270-280 York Street	Old Bakery Inn	58623/0, 58623/1, 58623/2	<b>Description:</b> Terrace Houses  <b>Specific Extent:</b> All of titles

**LAU-Table C6.2 Local Heritage Precincts**

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
LAU- C6.2.1	Launceston	Cimitiere Street Precinct	Refer to attached Datasheet LAU-C6.2.1

**LAU-Table C6.3 Local Historic Landscape Precincts**

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

**LAU-Table C6.4 Places or Precincts of Archaeological Potential**

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provisions Schedule.				

**LAU-Table C6.5 Significant Trees**

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule.							

LAU-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
LAU-C8.1.1	Tamar River	<p>The Tamar River Scenic Protection Area encompasses low lying land to the north of the city limits that adjoins the Tamar Estuary. Covering approximately 6,850ha, the area extends 22km from north to south and includes Dilston, Windermere and Swan Bay.</p> <p>The area is predominately viewed by boat from the Tamar River. Locals use the area for commercial and recreational activities, and there are several tourist cruises daily. The foreground includes the river itself and the shoreline. The riparian vegetation is largely low-lying native species such as the great bindweed, sea club rush and common rush. This provides nursery habitat for several species of fish, as well as significant habitat for waterfowl, migratory wading species and land birds. Along the banks of the river, the vegetated cover shifts from large sections of mature trees, to smaller pockets of scattered native and exotic trees. Occasionally there are groups of small dwellings that cluster around the river's edge.</p> <p>The middle ground when visible is largely composed of undulating plains used for small farming activities such as grazing, orchards and forestry. The background is composed of sparsely vegetated hillsides Gaunts Hill and Landfall Hill. In the distance, the heavily vegetated hills of the Rural Hills Scenic Protection Area are visible.</p> <p>The Tamar River is also clearly visible from the East and West Tamar Highways, as well as surrounding rural and residential hillsides. In these instances the river becomes a visually dominant feature in the background, contrasting against its vegetated surrounds.</p>	<p>The Scenic Protection Area is composed of a series of natural and manmade elements. Together these create a distinct landscape with clearly defined foreground, middle ground and background sections. The Tamar River is a key landscape feature of regional significance, visible from scenic road corridors and supporting a number of tourism ventures. It contributes to the landscape character of the broader Tamar Valley. The area has a high visual presence of waterfowl and native birds all year round, including ducks, swans, egrets, pelicans and the occasional white-bellied sea eagle.</p> <p>Key scenic points include the Windermere Church and the Native Point Nature Reserve. The church is a major landmark that brings pride to the village of Windermere. Its location at the river edge provides visual prominence. Surrounding dwellings reflect the local and historic rural character.</p>	<p>The management objectives for the Tamar River Scenic Protection Area are:</p> <ul style="list-style-type: none"> <li>a) that development is designed to be consistent with the existing character of the precinct as defined in the area description;</li> <li>b) to avoid intrusive development or landscape alterations that would adversely impact on the high scenic quality of the landscape character;</li> <li>c) to limit destruction of vegetation which would adversely impact on the scenic integrity of the landscape character;</li> <li>d) to maintain views of the Tamar River from public roads and places; and</li> <li>e) to avoid development that will negatively impact on the nursery and feeding grounds of native fauna.</li> </ul>

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LAU-C8.1.2	North Esk	<p>The North Esk Scenic Protection Area covers approximately 1,700ha. Beginning at the southern side of Victoria Bridge, the area follows the North Esk River's flood plain southwards for approximately 25km.</p> <p>The river itself is used for many recreational activities, such as fishing, rowing and swimming. Patches of wet sclerophyll, dry sclerophyll and riverine vegetation cluster in the foreground around the river edge. The middle ground when visible is largely composed of low lying pastures used for grazing or farming, or public facilities such as the QVMAG, UTAS Stadium, Launceston Show Grounds, Northern Suburbs Athletics Centre and St Leonards Park. In the northern section, the background is composed of distant views to the residential hills and city.</p> <p>The flood plains also form a major part of the vistas from the outer eastern suburbs such as Ravenswood, Waverley and St Leonards. To a lesser extent it can be seen from inner city suburbs such as Newstead and East Launceston. In these instances, the land slopes down to the flood plains, with the river and low lying pastures creating a clear visual divide between the city centre and the eastern suburbs.</p>	<p>The Scenic Protection Area is natural, with limited visual impact resulting from manmade interventions. The North Esk River supports a number of recreational activities both in the water and along the banks. The flood plains are clearly visible from the surrounding residential areas. It provides a clear point of separation between the inner suburbs of the city and the outer eastern suburbs, preventing urban sprawl and allowing for distinct areas to emerge.</p> <p>The area has a high visual presence of native birds all year round, including swans, ducks and herons. Farm animals such as cows and horses are regular features in the landscape. The flood plains provide a scenic backdrop to the eastern suburbs, with key vistas from Vermont Road, Henry Street and High Street. It also incorporates local historic sites such as Northcote and Corra Lynn set within the rural landscape.</p>	<p>The management objectives for the North Esk Scenic Protection Area are:</p> <ul style="list-style-type: none"> <li>a) that development is designed to be consistent with the existing character of the precinct as defined in the area description;</li> <li>b) to maintain the cleared rural character;</li> <li>c) to maintain views of the North Esk Flood Plains from public roads and places;</li> <li>d) to protect views from the North Esk River from intrusive development; and</li> <li>e) to discourage the removal of native vegetation, unless it is unavoidable and is replaced with a mix of species that can support native wildlife.</li> </ul>
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LAU-C8.1.3	Rural Hills	<p>The Rural Hills Scenic Protection Area covers approximately 28,600ha. It is composed of key hillsides and ridgelines that frame the northern approaches into Launceston and rural townships in the municipality.</p> <p>The area covers a number of forest reserves, and provides opportunities for hiking and mountain bike riding. The area is primarily viewed from the Tamar Valley Tourist Route and the North East Tourist Route, which are regularly used by locals and tourists. The hillsides are also largely visible from major rural roads and the northern outer suburbs. The area provides a backdrop, with Mt Arthur, Mt Barrow, and Mt Direction dominating the landscape. Mt Barrow in particular is composed of steep cliff sides and rock faces, creating a visually distinct form against the surrounding vegetated hills. The Dismal Range, Fingerpost Hills and Boomer Hills are less dominating, comprised of undulating hills of heavily vegetated native forest interspersed with areas of cleared pasture. Lilydale Falls, Hollybank Reserve, Nunamara Intake Dam, and Scamps Reserve make up the middle ground and are heavily vegetated.</p>	<p>The Scenic Protection Area is natural, with no significant impact resulting from manmade interventions. Mt Arthur, Mt Barrow, and Mt Direction are all well-defined and visually distinct landforms that are elevated above their surrounds. The remaining hillsides and ridgelines are less prominent, but are visually evident in the landscape.</p> <p>The hillsides are composed of heavily vegetated areas of public and private land that is both historically and ecologically significant. They are visible from major tourist routes and provide a scenic backdrop to the rural surrounds and inner residential areas to the north and east of the city. It is important to protect the vegetated character of the hillsides and prevent the development of dominant structures that can be seen from a distance.</p>	<p>The management objectives for the Rural Hills Scenic Protection Area are:</p> <ul style="list-style-type: none"> <li>a) that development is designed to be consistent with the existing character of the precinct as defined in the area description;</li> <li>b) to maintain the cleared rural character on the lower slopes and plains;</li> <li>c) to limit destruction of existing vegetation cover, and enhance native forest coverage in hilltop locations;</li> <li>d) to minimise the visual impact of development on the hillsides, particularly when viewed from public roads and places; and</li> <li>e) to encourage significant community infrastructure to co-locate in existing areas, or be designed to minimise their visual intrusion in the landscape.</li> </ul>
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**LAU-Table C8.2 Scenic Road Corridors**

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
LAU-C8.2.1	<p>The Scenic Road Corridor follows the East Tamar Highway approximately 20km from the intersection with University Way to the municipality boundary. The corridor varies from 200m wide to 1.5km wide, and covers approximately 2,000ha. The East Tamar Highway is one of two major entryways from the north into Launceston city and is classified as the Tamar Valley Tourist Route. It provides links to Windermere, Swan Bay, Mount Direction and Boomer Hills.</p> <p>The southern section of the precinct is largely undeveloped, providing the opportunity for long distance views to the Tamar River. Further north, the foreground alternates between large swaths of cleared agricultural land and steep slopes that are heavily vegetated with native flora. Development is largely shielded from view by mature vegetation. When visible, the middle ground to the east provides a sloping transition from the open pastures in the foreground to the vegetated hillsides covered by the Rural Hills Scenic Protection Area. To the west, the middle ground is composed of residential development covered by the Tamar River Scenic Protection Area. Where the undulating hills dip into valleys, the Tamar River and West Tamar can be viewed in the background.</p>	<p>The Scenic Road Corridor is composed of a series of natural and manmade elements. It focuses on the foreground and middle ground surrounding the Tamar Valley Tourist Route. Together with the Tamar River and Rural Hills Scenic Protection Areas, the corridor provides a distinct landscape with clearly defined foreground, middle ground and background sections. Classified as a state highway, the route is heavily trafficked by locals and tourists.</p> <p>Limited development in the foreground of the corridor has protected views to the Tamar River and surrounding hillsides. Together with the undulating hillsides, the highway has a series of key vistas, where the land falls away and the middle ground and background are visible. This landscape character contributes to the arrival experience into and from Launceston to the north. It is important to maintain the scenic character of the highway. To do this, the foreground needs to remain clear of large structures or bold additions.</p>	<p>The management objectives for the Scenic Road Corridor are:</p> <ul style="list-style-type: none"> <li>a) that development is designed to be consistent with the existing character of the area as defined in the corridor description;</li> <li>b) to avoid intrusive development or landscape alterations that would adversely impact on the high scenic quality of the landscape character;</li> <li>c) to limit destruction of vegetation which would adversely impact on the scenic integrity of the landscape character;</li> <li>d) to prevent development from obstructing long range views from the highway of the Tamar River, West Tamar municipality and surrounding hillsides;</li> <li>e) to maintain the scenic qualities associated with the arrival experience into and from Launceston City.</li> </ul>

<p>LAU-C8.2.2</p>	<p>The Scenic Road Corridor covers 35km of the North East Trail Tourist Route. The first section starts along Lilydale Road, just past the intersection with Russell Plains Road. It continues until it reaches the urban edges of Lilydale. The second section starts along Golconda Road at the edge of Lilydale. After the intersection between Golconda Road and Pipers Brook Road, the corridor continues on Pipers Brook Road to the edge of the municipality. The corridor varies from 150m wide to 700m wide, and covers approximately 1,600ha.</p> <p>The route is one of two major entryways from the north into the city. Lilydale Road is often used by tourists to visit attractions and activities such as Hollybank Forest Reserve, Lilydale Falls, Mt Arthur, mountain bike trails and vineyards. The route also provides entry into Launceston from the Dorset municipality. As such, for a rural highway it is heavily trafficked by both locals and tourists.</p> <p>The majority of the precinct consists of mature trees that provide vegetative screening to agricultural and industrial uses. When visible, the middle ground provides a sloping transition from the rural farmland and dwellings in the foreground to the vegetated hillsides covered by the Rural Hills Scenic Protection Area.</p>	<p>The Scenic Road Corridor is composed of a series of natural and manmade elements. It focuses on the foreground and middle ground surrounding the North East Trail Tourist Route. The vegetated hillsides of the Rural Hills Scenic Protection Area provides the backdrop to the corridor. The route is regularly trafficked by tourists to visit attractions, and is also advertised as a wine route.</p> <p>Development has largely been hidden from view by mature trees in the foreground. This has also provided the opportunity for key vistas, where the land falls away and the middle ground and background are visible. It is important to maintain the scenic character of the highway. In particular, the vegetative screening along the road side is important to allow for agricultural and industrial uses to continue without negatively affecting tourist ventures.</p>	<p>The management objectives for the Scenic Road Corridor are:</p> <ul style="list-style-type: none"> <li>a) that development is designed to be consistent with the existing character of the area as defined in the corridor description;</li> <li>b) to avoid intrusive development or landscape alterations that would adversely impact on views from the North East Trail Tourist Route;</li> <li>c) to discourage the removal of vegetative screening, unless it is unavoidable and is replaced with a mix of species that can support native wildlife; and</li> <li>d) to maintain the scenic qualities associated with the North East Trail Tourist Route.</li> </ul>
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**LAU-Table C11.1 Coastal Inundation Hazard Bands AHD Levels**

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Dilston	1.7	2.6	3.2	2.9
Invermay	1.8	2.6	3.2	2.9
Launceston	1.8	2.6	3.2	2.9
Mount Direction	1.8	2.6	3.2	2.9
Mowbray	1.8	2.6	3.2	2.9
Newnham	1.8	2.6	3.2	2.9
Newstead	1.8	2.6	3.2	2.9
Norwood	1.8	2.6	3.2	2.9
Ravenswood	1.8	2.6	3.2	2.9
Relbia	1.8	2.6	3.2	2.9
St Leonards	1.8	2.6	3.2	2.9
Swan Bay	1.8	2.6	3.2	2.9
Trevallyn	1.4	2.6	3.2	2.9
West Launceston	1.8	2.6	3.2	2.9
Windermere	1.6	2.6	3.2	2.9
All other locations	1.8	2.6	3.2	2.9

**LAU-Applied, Adopted or Incorporated Documents**

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in this Local Provisions Schedule		

**Appendix A: Local Historic Heritage Code Datasheets**

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.59

**Town/Locality:**

Launceston

**Address:**

6 Balfour Street

**Folio of the Register:**

130881/0, 130881/1, 130881/2

**Description:**

Conjoined two storey dwelling as shown in Figure 1 - Federation Queen Anne, 1904



Figure 1



Figure 2

**Specific Extent:**

The whole of the site and the street facing facades are significant along with the pathway entrance

**Figures of specific extent:**

Not applicable

**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 - Not applicable
(ii) creative or technical achievements - Not applicable
(iii) a class of building or place - Building is of heritage significance as it demonstrates key characteristics of the Federation Queen Anne style for domestic buildings. Features of the double storey building include face brick walls, gabled roof forms clad in tiles, and double hung multi-paned windows.
(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 - It presents features that demonstrate the association with its townscape, which plays an important role in the community's sense of place.
(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.157

**Town/Locality:**

Launceston

**Address:**

33 Bathurst Street

**Folio of the Register:**

115658/1

**Description:**

Two storey detached building as shown in Figure 1 -  
Launceston City Band Hall  
Federation era, 1905 and 1922

**Specific Extent:**

The whole of the site and building with brick structure  
behind street facade being of high significance

**Figures of specific extent:**

Not applicable

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



Figure 1

(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 -

Owner originally J. W. Boatright. Built c1905 by C Adams with other works (additions - second level - clothing factory) c1922 by A B Taylor. A good example of a relatively modest but historically interesting commercial building accommodating a band rehearsal room on the ground level and commercial use (former clothing factory on the upper floor) as a later addition. The building has a small gable roof form, tall brick chimneys, enclosed upper verandah and timber entry bay.

Highly significant as a single building in a pattern of early business, manufacturing and commercial development. The place is a historically interesting example of: mixed use with a band rehearsal room and commercial use, Launceston's history of built form, and, the Launceston streetscape.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the rare characteristics of a Federation mixed use building with additions early in its usage.

Elements to be excluded from significance include: Later period cladding and windows and glazed doors at street level; air conditioning units; and, large signage on facade and at roof level.

(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

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.233

### Town/Locality:

Launceston

### Address:

14 Brisbane Street

### Folio of the Register:

53673/1

### Description:

Detached two storey hotel as shown in Figure 1 -

Royal Oak Hotel

Victorian, c1850

### Specific Extent:

The whole of the site and building with facades to streets being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

There are references as early as c1850 to the Royal Oak Hotel being at the corner of Brisbane and Tamar Streets (*Cornwall Chronicle* 3/9/1851, p.556) when the licensee was William Hedger. It appears in the Tasmania Post Office Directories in 1890/91 when John Thompson was licensee and then again from 1898 onwards (PO Directories). It is possible that major works were done in the intervening period when it was not listed, i.e. 1892-1898. In 1954 extensions to the hotel were approved (*Examiner* 2/10/1954, p.9).

One of a group of Victorian period hotels found throughout Launceston, in this case altered with later windows and rendered finish but still discernible as an early building with its typical form and fine surviving joinery details.

A good representative example of the Victorian Hotel form that despite alterations retains and important streetscape presence with much of the facade remaining intact. Highly significant as a single building presenting to the street corner which contributes significantly to the streetscape, but, also highly significant as one of a group of similar buildings in a pattern of early commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a Victorian hotel and significant in that it has continued in this function.

Elements to be excluded from significance include: large signage on roof; main entry awning; modern doors and windows; facility addition on Tamar St side rear; and, canvas awning over doorway.

#### (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 -

Significant in that it has a strong meaning for the community because of its social associations and as part of a group of similar corner hotels throughout Launceston.

#### (ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.235

### Town/Locality:

Launceston

### Address:

15A Brisbane Street

(Also known as 15A-15B Brisbane Street)

### Folio of the Register:

248536/2

### Description:

Sotherton

Two storey dwelling as shown in Figure 1

Inter-War Old English Style, 1931

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Sotherton is important in the demonstration of the developmental growth of the fringes of the central business district, positioned above City Park with views to match the social and cultural aspirations of its original residents. It is also demonstrative of an early phase of the movement to conserve and re-use features of Tasmania's built heritage, culminating in the formation of the National Trust in the state in 1960.

#### (ii) creative or technical achievements -

Sotherton demonstrates the creative achievements of architect HS East, by adaptively re-using materials salvaged by his client, and incorporating them within a modern residence and surgery designed to suit a family and professional practice. East's design also incorporated an x-ray machine, although no longer extant, was one of the first in Tasmania outside of the public hospital system.

#### (iii) a class of building or place -

Sotherton is a fine example of an Inter-War Old English residence, erected using recycled materials in 1931. It incorporates imitation half-timbering and shingled cladding treatments, face brickwork and mullioned windows, which in concert with some of the internal and external decorative treatments are indicative of the Inter-War Old English style.

#### (iv) aesthetic characteristics -

The building possesses a number of features which are unique in Launceston. It is also part of a suite of historic residences on the fringes of the city centre that have meaning to the Tasmanian community for their visual and aesthetic qualities.

(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 -

Sotherton is a key component of fine and highly intact late nineteenth and early twentieth residences, and is valued by the community for the visual contribution to the setting of the Launceston city centre.

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

Sotherton was associated with surgeon, radiologist, author and inveterate collector, Dr Clifford Craig (1896-1986) and architect HS East (1868-1947) both of whom made valuable contributions to Tasmania in their respective fields of endeavour.

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.237

### Town/Locality:

Launceston

### Address:

18 Brisbane Street

### Folio of the Register:

129601/2

### Description:

Two storey conjoined former residential building as shown in Figure 1 (to right of image)

Federation Victorian, 1897

### Specific Extent:

Folio of the Register 129601/2 and part of 129601/0 as shown on the overlay maps. Brisbane Street frontage including chimney and brick side wall to east of site

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

These town houses appear in the Tasmania Post Office Directories from the 1890s (*PO Directories*). Over the years, No. 18 has been occupied as a boarding house run by the Misses Hopkins in the 1910s, and again in the 1930s by Mrs Cross (*PO Directories*). No. 20 has been occupied by Miss Orpwood, music teacher c1915 to the 1920s, and as a YWCA accommodation house in the early 1940s (*PO Directories*).

A pair within an impressive terrace group built by J & T Gunn, builders, that have had the verandahs removed and modern infill glazing installed but retain a strong contribution to the streetscape indicating the former residential nature of the area. They feature well-detailed face brickwork, rendered string courses, dentil courses, projecting bays with gabled and multi-faceted roofs. The terraces demonstrate key attributes of the late Victorian style and generally a high quality of design and execution. The modern infill glazing is an intrusive addition which compromises significance. Highly significant as a good representative example of Federation period Victorian style terraces (although alterations to verandahs made) built in this prominent area of the city and significant as part of a group of former residential buildings.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the two storey Victorian style terrace form including detailed brickwork, projecting bays, coursing details and high quality design and execution.

The modern alterations to the verandahs compromise the significance of the building.

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian style terraces and their location on the edge of the central business area. Elements to be excluded from significance include: modern structures and infill glazing to both levels of former verandah locations on the street facade.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.238

### Town/Locality:

Launceston

### Address:

20 Brisbane Street

### Folio of the Register:

129601/1

### Description:

Two storey conjoined former residential building as shown in Figure 1 (to centre of image)  
Federation Victorian, 1897

### Specific Extent:

Folio of the Register 129601/1 and part of 129601/0 as shown on the overlay maps.  
Brisbane Street frontage including chimney

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

These town houses appear in the Tasmania Post Office Directories from the 1890s (*PO Directories*). Over the years, No. 18 has been occupied as a boarding house run by the Misses Hopkins in the 1910s, and again in the 1930s by Mrs Cross (*PO Directories*). No. 20 has been occupied by Miss Orpwood, music teacher c1915 to the 1920s, and as a YWCA accommodation house in the early 1940s (*PO Directories*).

A pair within an impressive terrace group built by J & T Gunn, builders, that have had the verandahs removed and modern infill glazing installed but retain a strong contribution to the streetscape indicating the former residential nature of the area. They feature well-detailed face brickwork, rendered string courses, dentil courses, projecting bays with gabled and multi-faceted roofs. The terraces demonstrate key attributes of the late Victorian style and generally a high quality of design and execution. The modern infill glazing is an intrusive addition which compromises significance. Highly significant as a good representative example of Federation period Victorian style terraces (although alterations to verandahs made) built in this prominent area of the city and significant as part of a group of former residential buildings.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the two storey Victorian style terrace form including detailed brickwork, projecting bays, coursing details and high quality design and execution. The modern alterations to the verandahs compromise the significance of the building.

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian style terraces and their location on the edge of the central business area. Elements to be excluded from significance include: modern structures and infill glazing to both levels of former verandah locations on the street facade.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.239

### Town/Locality:

Launceston

### Address:

22 Brisbane Street

### Folio of the Register:

42169/2

### Description:

Two storey conjoined former residential buildings as shown in Figure 1

Federation Victorian Filigree, 1897

### Specific Extent:

The whole of the site and buildings with street facades of high significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

These appear in the Tasmania Post Office Directories by c1900. No. 22 was occupied by Arthur Lucadou-Wells, a dentist in the 1910s, and as a boarding house in the 1920s to the early 1940s (*PO Directories*). No. 24 was occupied by a medical practitioner in the early 1900s (*PO Directories*).

A pair within an impressive terrace group built by J & T Gunn, builders that retain a strong contribution to the streetscape indicating the former residential nature of the area. They remain substantially intact and feature well-detailed timber fretwork, face brickwork, rendered string courses, dentil courses, and projecting bays with gabled and multi-faceted roofs. The terraces demonstrate key attributes of the late Victorian period and generally a high quality of design and execution. Highly significant as a fine example of Federation period Victorian style terraces built in this prominent area of the city and significant as part of a group of former residential buildings.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the two storey Federation Victorian style terrace form including detailed brickwork, projecting bays, coursing details and high quality design and execution.

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of two storey brick Federation Victorian style terraces and their location on the edge of the central business area.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.240

### Town/Locality:

Launceston

### Address:

26 Brisbane Street

### Folio of the Register:

13215/7

### Description:

Single level detached commercial building as shown in Figure 1

Federation Victorian, c1900

### Specific Extent:

The whole of the site and building with facades to street and lane being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

First appears in the Tasmania Post Office Directories c1900 when it was occupied by Mrs Edwards. In the 1920s to early 1940s it was occupied by a number of dentists (*PO Directories*).

The building features face brickwork, rendered bracketed eaves, brick bay window with faceted roof, timber fretwork to gable and fine timberwork to verandah. It is located within an important streetscape of former residential buildings within the city indicating the expansion of the city over the inner residential areas. Highly significant as an example of a Federation Victorian style residential building and significant as part of a group of former residential buildings in a prominent street in the city area.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a Federation period Victorian style residence built amongst a number of other similar period residential buildings.

Elements excluded from significance include: low garden plantings. Larger plantings (shrubs) of later period but complimentary to building.

Rendered fence with pipe rail and gate of later period but complimentary - any replacement should reflect similar detail and height.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.241

**Town/Locality:**

Launceston

**Address:**

28 Brisbane Street

**Folio of the Register:**

63122/5

**Description:**

Conjoined two storey former residential buildings as shown in Figure 1

Federation Filigree, c1910

**Specific Extent:**

The whole of the site and buildings with street facade being of significance

**Figures of specific extent:**

Not applicable



Figure 1

**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 -	<p>First appear in the Tasmania Post Office Directories c1910 when No. 28 was occupied by Mrs Woodman and No. 30 by Stephen Spurling. There were a variety of subsequent occupiers of the buildings (PO Directories).</p> <p>A fine example of Victorian attached housing featuring simple brickwork, restrained detailing and small upper floor decorative iron verandahs. The building forms part of a cohesive group of former residential buildings. Highly significant as a fine example of Victorian terraces built in this prominent area of the city and significant as part of a group of former residential buildings.</p>
(ii) creative or technical achievements -	Not applicable
(iii) a class of building or place -	<p>Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian terraces and their location on the edge of the central business area.</p> <p>Elements to be excluded from significance include: modern entry door; and, general garden plantings.</p>
(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

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.244

### Town/Locality:

Launceston

### Address:

35 Brisbane Street

### Folio of the Register:

150067/2

### Description:

Part of a commercial two storey detached terrace as shown in Figure 1. Title to rear.

Federation and 20thC Modern, 1904 with a later 20thC addition.



Figure 1

### Specific Extent:

The specific extent of the historic heritage place is the original building with all facades visible from the street being of high importance

### Figures of specific extent:

Not applicable

### 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 -

A building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 (*PO Directories*). It has since been demolished. From c1910 medical practitioner Gustave Hogg occupied a building at this address until c1940, and also W. McIntyre, medical practitioner, from c1925 to 1940 (*PO Directories*). The building at 35-37A Brisbane Street seems to be first recorded in the Post Office Directories of c1940/41. At that time J. Carter and S Peters, both medical practitioners, were in occupation.

The building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 (*PO Directories*). It has since been demolished.

A large house that has been extended to provide a commercial frontage. The addition while more modern relates to the house in detail and materials. The house remains largely intact with some changes to windows but features typical early Federation details such as bay windows, decorative render work and strong massing and form. Built for Dr Hogg as substantial 12 room dwelling. It forms an important element in this section of the streetscape where the major building forms are recessed from the street frontage reflecting the residential nature of the street. Highly significant Early Federation style residence with original detailing and reasonably intact period features. Some modern but period style additions.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Demonstrates the significant characteristics of an Early Federation style in keeping with the residential nature of the street. Later additions, reflecting the Georgian and Federation styles of the streetscape, respecting the general detailing and using simple detailing and massing keep the newer additions as discrete as possible.

#### (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 -

Originally built for Dr Hogg as a substantial 12 room residence.

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.245

### Town/Locality:

Launceston

### Address:

36 Brisbane Street

### Folio of the Register:

91667/1

### Description:

Two storey conjoined commercial building as shown in Figure 1

Federation + Inter-war Art Deco, c1895 + 1930

### Specific Extent:

The whole of the site and building with facade to street being of most significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

There was a building on this site from at least the 1890s (*PO Directories*). It was occupied by the YMCA in 1894/95 and by Sutton and Mattingley, dentists, in the 1910s. The building has '1930' on the facade suggesting major works were done at that time. From 1930 L. Sutton, dentist, was in occupation until at least the late 1940s (*PO Directories*).

A modest and restrained example of the Art Deco style that features stucco wall finish, pilasters, limited decorative motifs and very simple parapet. Street awning compliments the facade and appears to be original in form. The building forms part of a small precinct of similarly scaled commercial buildings from the period. Highly significant as an example of an Art Deco Inter-war shop and residence building of modest scale and significant as part of a group buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of an Art Deco style shop, with residence over, built during the Inter-war period.

Elements to be excluded from significance include: modern aluminium framed shopfronts and glazed doors.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.246

### Town/Locality:

Launceston

### Address:

37 Brisbane Street

### Folio of the Register:

150067/3

### Description:

Part of a commercial two storey detached terrace as shown in Figure 1. Title to frontage.

Federation and 20thC Modern, 1904 with a later 20thC addition



Figure 1

### Specific Extent:

The specific extent of the historic heritage place is the original building with all facades visible from the street being of high importance

### Figures of specific extent:

Not applicable

### 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 -

A building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 (*PO Directories*). It has since been demolished. From c1910 medical practitioner Gustave Hogg occupied a building at this address until c1940, and also W. McIntyre, medical practitioner, from c1925 to 1940 (*PO Directories*). The building at 35-37A Brisbane Street seems to be first recorded in the Post Office Directories of c1940/41. At that time J. Carter and S Peters, both medical practitioners, were in occupation.

The building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 (*PO Directories*). It has since been demolished.

A large house that has been extended to provide a commercial frontage. The addition while more modern relates to the house in detail and materials. The house remains largely intact with some changes to windows but features typical early Federation details such as bay windows, decorative render work and strong massing and form. Built for Dr Hogg as substantial 12 room dwelling. It forms an important element in this section of the streetscape where the major building forms are recessed from the street frontage reflecting the residential nature of the street. Highly significant Early Federation style residence with original detailing and reasonably intact period features. Some modern but period style additions.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Demonstrates the significant characteristics of an Early Federation style in keeping with the residential nature of the street. Later additions, reflecting the Georgian and Federation styles of the streetscape, respecting the general detailing and using simple detailing and massing keep the newer additions as discrete as possible.

#### (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 -

Originally built for Dr Hogg as a substantial 12 room residence.

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.247

### Town/Locality:

Launceston

### Address:

37A Brisbane Street

### Folio of the Register:

150067/1

### Description:

Part of a commercial two storey detached terrace as shown in Figure 1.

Title including upper level visible from street.

Federation and 20thC Modern, 1904 with a later 20thC addition



Figure 1

### Specific Extent:

The specific extent of the historic heritage place is the original building with all facades visible from the street being of high importance

### Figures of specific extent:

Not applicable

### 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 -

A building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 (PO Directories). It has since been demolished. From c1910 medical practitioner Gustave Hogg occupied a building at this address until c1940, and also W. McIntyre, medical practitioner, from c1925 to 1940 (PO Directories). The building at 35-37A Brisbane Street seems to be first recorded in the Post Office Directories of c1940/41. At that time J. Carter and S Peters, both medical practitioners, were in occupation.

The building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 (PO Directories). It has since been demolished.

A large house that has been extended to provide a commercial frontage. The addition while more modern relates to the house in detail and materials. The house remains largely intact with some changes to windows but features typical early Federation details such as bay windows, decorative render work and strong massing and form. Built for Dr Hogg as substantial 12 room dwelling. It forms an important element in this section of the streetscape where the major building forms are recessed from the street frontage reflecting the residential nature of the street. Highly significant Early Federation style residence with original detailing and reasonably intact period features. Some modern but period style additions.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Demonstrates the significant characteristics of an Early Federation style in keeping with the residential nature of the street. Later additions, reflecting the Georgian and Federation styles of the streetscape, respecting the general detailing and using simple detailing and massing keep the newer additions as discrete as possible.

#### (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 -

Originally built for Dr Hogg as a substantial 12 room residence.

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.248

### Town/Locality:

Launceston

### Address:

37B Brisbane Street

### Folio of the Register:

150067/4

### Description:

Part of a commercial two storey detached terrace as shown in Figure 1. Title to rear.

Federation and 20thC Modern, 1904 with a later 20thC addition.



Figure 1

### Specific Extent:

The specific extent of the historic heritage place is the original building with all facades visible from the street being of high importance

### Figures of specific extent:

Not applicable

### 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 -

A building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 (*PO Directories*). It has since been demolished. From c1910 medical practitioner Gustave Hogg occupied a building at this address until c1940, and also W. McIntyre, medical practitioner, from c1925 to 1940 (*PO Directories*). The building at 35-37A Brisbane Street seems to be first recorded in the Post Office Directories of c1940/41. At that time J. Carter and S Peters, both medical practitioners, were in occupation.

The building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 (*PO Directories*). It has since been demolished.

A large house that has been extended to provide a commercial frontage. The addition while more modern relates to the house in detail and materials. The house remains largely intact with some changes to windows but features typical early Federation details such as bay windows, decorative render work and strong massing and form. Built for Dr Hogg as substantial 12 room dwelling. It forms an important element in this section of the streetscape where the major building forms are recessed from the street frontage reflecting the residential nature of the street. Highly significant Early Federation style residence with original detailing and reasonably intact period features. Some modern but period style additions.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Demonstrates the significant characteristics of an Early Federation style in keeping with the residential nature of the street. Later additions, reflecting the Georgian and Federation styles of the streetscape, respecting the general detailing and using simple detailing and massing keep the newer additions as discrete as possible.

#### (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 -

Originally built for Dr Hogg as a substantial 12 room residence.

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.252

### Town/Locality:

Launceston

### Address:

48 Brisbane Street

### Folio of the Register:

23968/2

### Description:

Two storey conjoined commercial building  
as shown in Figure 1

Inter-war Arts and Crafts, c1920

### Specific Extent:

The whole of the site. Brisbane Street and lane  
facades only being of high importance

**Figures of specific extent:** Not applicable



Figure 1

### 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-

This first appears in the Tasmania Post Office Directories c1930 when it was occupied by J Stannix, a confectioner until the 1940s (*PO Directories*).

A very unusual small commercial building with a distinctive facade treatment that features now painted brickwork, inlaid tiles, simple window hoods and good massing all fronting a narrow sawtooth roofed structure. A unique commercial building within the city that demonstrates graphically the combination of commercial and manufacturing activities in small commercial premises. Its corner location allows the building form to be seen clearly.

The building is finely detailed and proportioned.

Highly significant as a single building but also significant as one of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the easily visible characteristics of an Inter-war shopfront to a workshop/manufacturing business.

Elements to be excluded from significance include: Later period shopfront glazing at street level; infill of doorway to create single smaller shopfront window; and, awnings including soffit lining.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.265

### Town/Locality:

Launceston

### Address:

75 Brisbane Street

### Folio of the Register:

43773/1

### Description:

Commercial two storey conjoined building as shown in Figure 1

Late 20thC Modern, 1978

### Specific Extent:

The whole of the site with street facade being of importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 site of the c1890s Launceston Coffee Palace established by Samuel Sutton (MHA). By 1915 it was operating as the Metropole Hotel under the license of W. Hurst (*Tasmania Post Office Directories*). In 1953 the hotel was owned by Ansett who reconstructed and re-opened it as a tourist hotel (*Advocate* 25/11/1953, p.5). In 1976 the Commercial Bank proposed to buy the property and demolish the hotel to build a new bank. This was opposed by conservationists and the Council at first agreed to the demolition as long as the historic facade was retained. This proved unfeasible for the bank proponents and the council approved demolition on the grounds that the design for the new facade was in sympathetic design to the Brisbane St streetscape. The hotel was demolished in total in early 1977.

The new bank building was designed by architects Philp, Lighton, Floyd and Beattie and completed in 1978. Sketch plans are held on file at TAHO (LCC17/1/332). The building was described as being a two storey building with masonry finish, an open-plan interior and large opening on the upper floor to allow bank clients to look down on the ground floor.

Significant as part of the streetscape by infilling so that no gaps are left in the continuity of structures.

A late 20th C infill building simply designed and respectful of adjoining early more significant buildings, but, at two storey is consistent with the scale of the remaining streetscape at two storey and by using restraint or modern simplicity in detailing and finishes. The building is conspicuous as an infill in this simplicity.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.272

### Town/Locality:

Launceston

### Address:

86 Brisbane Street

### Folio of the Register:

111828/2

### Description:

Two storey conjoined commercial building as shown in Figure 1  
Art Deco, 1932

### Specific Extent:

The whole of the site including early 20th C excluding 20th C street level shopfronts

### Figures of specific extent:

Not applicable



Figure 1

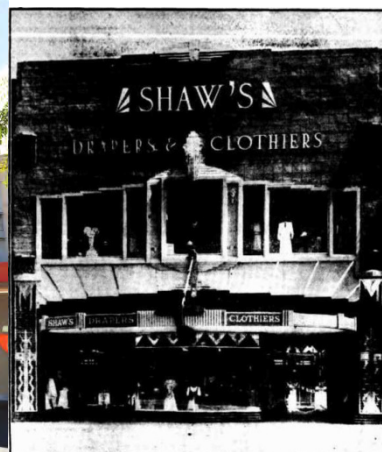


Figure 2

### 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 -

In 1905 Mr Shaw and Mr Geo. D. Illingworth purchased a business from the late Mr J. H. Room. Both had worked for Mr Room for a number of years. Mr Illingworth passed away in February, 1914 and Mr Shaw took over his interests. In Feb 1923, Mr Shaw purchased the premises occupied by him and the adjoining The Strand Shoe Store. The old premises were then demolished and replaced with the new building designed by Mr Colin E. Philp and constructed by Hinman, Wright and Manser Pty Ltd (original appearance shown in Figure 2).

The frontage being 40ft and a depth of 76ft. Architecturally the shop had several unique features quite new to Tasmania. "Staybrite" a stainless steel manufactured by Thos. Firth and Sons Ltd, Sheffield, England was used extensively in the shopfronts and facade of the building. The shopfront windows were different and much larger than usual. The windows to the sides being 17ft 6in long with an octagonal window set out to a 20ft square in the middle. This octagon contained a revolving 18ft diam. floor. These shopfronts have now been totally replaced. The front facade above the awning line still remains and is reinforced concrete, covered with blocked "cementoned" cement, with Travertine finish (*The Examiner* 17 Dec 1932, p. 12).

Highly significant as a fine example of an Inter-war Art Deco retail building remnants above awning line and significant as part of a group of commercial retail buildings.

(ii) creative or technical achievements -

The place is significant in demonstrating a high degree of technical achievement with the considered design of the two storey retail building with the second level display windows and the "Staybrite" feature elements intact.

(ii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Inter-war Art Deco facade with a Late 20th Century alteration to the street level.

(ii) aesthetic characteristics - Not applicable

(a) 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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.279

### Town/Locality:

Launceston

### Address:

102-106 Brisbane Street

### Folio of the Register:

116524/1, 116524A/1

### Description:

Three storey conjoined commercial building as shown in Figure 1

Victorian Modernised, c1880 with c1930 and c1970 alterations

### Specific Extent:

The whole of the site including early 20th C shopfronts but excluding 20th C street facade

### Figures of specific extent:

Not applicable

### 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 -

These shops date to at least the 1890s in the Tasmania Post Office Directories. An image from the 1880s demonstrates an even earlier construction. No. 102 was occupied by Ed Teague, a tobacconist, from the 1910s to the 1940s, when the business was changed to a hairdresser. No. 104 was occupied by a jewellery business in the 1920s to the 1940s at least. No. 106 was Hatton and Laws, chemists, from at least the early 1900s to 1940s (*PO Directories*).

Further works then done over a number of periods including the 1970s.

A well-designed and complimentary facade treatment that demonstrates skill and respect for the earlier buildings behind, and, respects the more modest conjoining early period buildings of two and three storeys.

Significant as an example of a modern facade application to Victorian and later period shopfronts and commercial buildings and significant to the streetscape in the corner location facing to the Mall.

#### (ii) creative or technical achievements -

This place is significant in demonstrating the principal characteristics of late 20thC interpretation of a facade which unifies several buildings of varying date of construction (Victorian and later periods) into one complex.

#### (iii) a class of building or place -

Important shopfront includes Inter war period detailed shopfront at north western end facing St John Street.

Elements to be excluded from significance include: facade above street level; aluminium framed shopfronts and 20th century detailing.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable



Figure 1

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.281

### Town/Locality:

Launceston

### Address:

108-116 Brisbane Street

### Folio of the Register:

147031/4

### Description:

Commercial retail building as shown in Figure 1  
(building to the left of the photograph)  
Inter-war Art Deco, c1935

### Specific Extent:

The whole of the title, with the facade to the Brisbane Street Mall being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Buildings occupied this site from at least the 1890s. They included James Barclay, ironmonger at No. 108, and the long-running business of Coogan and Co furniture makers and sellers at 114-118 Brisbane Street from at least the 1890s to the 1940s+. An advertisement in 1910 shows the building then on the site (*PO Directory 1910, p.164*). At No. 112 Browne and Co, homeopathic chemists, were in occupation from at least the 1890s to the 1940s. In the 1960s a new department store (now Myer) was constructed on the site.

Part of the Myer Complex is a very good Art Deco commercial building of 4 storeys height, one of the large buildings in Launceston. It is well designed with classically framed bays containing banks of windows reducing in scale on the upper level. The lower windows are blanked out for retail use. The building now painted has lost some of its visual impressiveness that could be recovered with alternate colour or return to face brickwork. The building enhances the range of excellent commercial buildings in this city centre. It demonstrates the transitional period of design seen around the war period as design moved from classical traditional facade treatments to modern simpler built forms.

Highly significant as an example of an Art Deco Inter-war/Post War commercial building complex of substantial scale and significant as part of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the four storey form including classically framed bays containing banks of windows reducing in scale on the upper level in the Inter-war section and demonstrating the development of high-rise department stores.

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of an Art Deco commercial retail building from the transitional period through the Inter-war period.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.290

### Town/Locality:

Launceston

### Address:

148 Brisbane Street

### Folio of the Register:

73743/2

### Description:

Two storey commercial terrace as shown in Figure 1 (building with gable to right of photo)  
Victorian, c1895

### Specific Extent:

The whole of the site and building with facade to street being important

### Figures of specific extent:

Not applicable

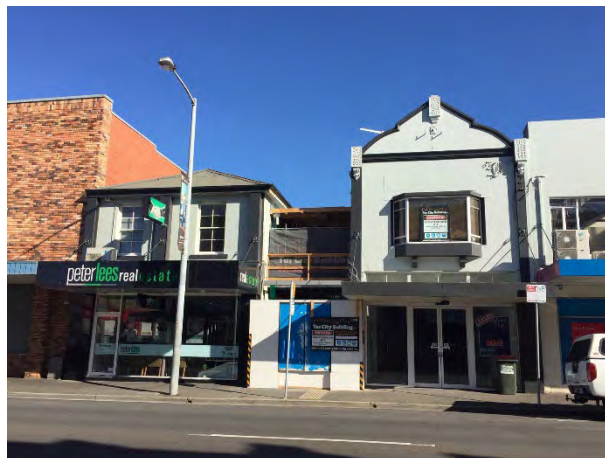


Figure 1

### 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 late 1890s building was occupied by grocer, Peter Nelson in the early 1900s to 1920. In the 1930s and 1940s it was occupied as a butchery by GA Morley, then CF Targett (*Tasmania Post Office Directories*).

A good example of a Victorian commercial terrace in the Classical style with strong parapet features and cappings. One of few remaining terraces in this area that contribute to the streetscape by retaining a good proportion of their original features. An unusual but good example of early development that makes a strong contribution to the character of this section of Brisbane Street. Being linked by colour and a plain wall to the Georgian terrace nearby gives the two facades greater emphasis.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant as an important element of the streetscape with the building in the Classical Victorian style in keeping with the commercial nature of the developing street.

Elements excluded from significance include: modern awning soffit lining; aluminium framed windows, shopfront and glazed doors.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.291

### Town/Locality:

Launceston

### Address:

151-155 Brisbane Street

### Folio of the Register:

56062/1

### Description:

Part of a single level corner building as shown in Figure 1 and Figure 2 - John King Building  
Inter-war Neoclassical, 1923

### Specific Extent:

The whole of the site with Kingsway and Brisbane Street facades being of importance

### Figures of specific extent:

Not applicable



Figure 1



Figure 2

### 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 -

151-155 Brisbane Street was constructed in c1923 for King and Sons Pty Ltd, builder of motors and cycles and agents for Indian, Douglas and Rudge motor cycles (*PO Directories*). It occupied the site until at least 1950. In 1951 the site was sold to Bruce Small Pty Ltd for £35,200 (*Advocate* 22 May 1951, p.3). Constructed by Hinman, Wright and Manser.

A fine 20thC commercial building (Bicycle and motor cycle factory) retaining most of its integrity and featuring face brickwork, rendered corner and junction raised parapets with signs, highlight windows and a strong design of bays providing entry, display and vehicular entry. The building makes a very positive contribution to the streetscape of Brisbane Street and Kingsway.

Highly significant as a single building but also significant as one of a group of motor trade buildings in a pattern of early business and commercial development. The place is a significant example of: a bicycle and motor cycle trade and servicing building, Tasmania's built form heritage, and, the Launceston streetscape.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of bays for entry and exit, shopfront display and signage.

The full detail of the facade design is evident on the adjoining title known as 2 Kingsway as shown in Figure 3 (over page).

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the rare characteristics of a Federation retail and servicing building for bicycles and motor cycles.

Elements to be excluded from significance include: Modern cladding covering part of the facade; inappropriate colours; later period shopfront glazing at street level; and modern services and signage.

#### (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

**Figures for statements of local heritage significance and heritage values:**



Figure 3 - Intact facades on adjoining title - No.2 Kingsway

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.292

### Town/Locality:

Launceston

### Address:

152 Brisbane Street

### Folio of the Register:

73743/1

### Description:

Two storey conjoined commercial building as shown in Figure 1

(building to left of photo)

Victorian Georgian, c1860

### Specific Extent:

The whole of the site and building with facade to street being significant

### Figures of specific extent:

Not applicable

### 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 -

This place dates back to at least the 1890s in the Tasmania Post Office Directories. In 1894/95 it was occupied by Alfred William, hairdresser. The shop was later occupied by a variety of businesses including a hairdresser, Mountain Ices company and a confectionary and milk bar (*PO Directories*).

An unusual early Georgian style building with asymmetrical facade, pilasters and unbalanced roof. This suggests that the roof has been rebuilt. It also features string course and appears to have been two separate shops. It is a remnant structure from the early development of the street. An unusual but good example of early development that makes a strong contribution to the character of this section of Brisbane Street. Refer also to 148 Brisbane Street for additional building connected by link building and colour to this building.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Important element of the streetscape with the building in the early Georgian style in keeping with the commercial nature of the developing street.

Elements excluded from significance include: aluminium framed glazed shopfront and door; and, large signage on the street awning.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

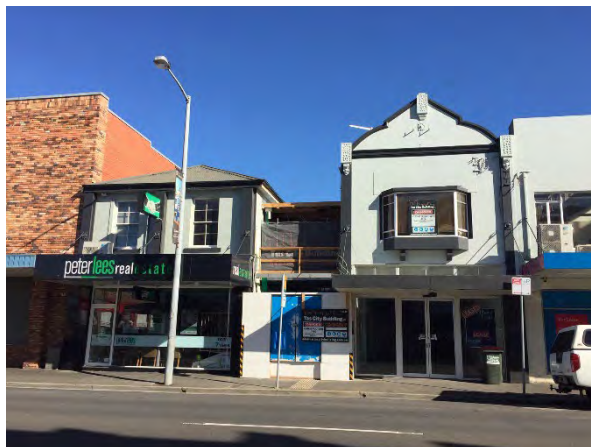


Figure 1

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.293

### Town/Locality:

Launceston

### Address:

157 Brisbane Street

### Folio of the Register:

56062/2

### Description:

Part of a single level corner building as shown in

Figure 1 - John King Building

Inter-war Neoclassical, 1923

### Specific Extent:

The whole of the site with the Brisbane Street facade above awning being of importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

151-155 Brisbane Street was constructed in c1923 for King and Sons Pty Ltd, builder of motors and cycles and agents for Indian, Douglas and Rudge motor cycles (*PO Directories*). It occupied the site until at least 1950. In 1951 the site was sold to Bruce Small Pty Ltd for £35,200 (*Advocate* 22 May 1951, p.3). Constructed by Hinman, Wright and Manser.

A fine 20thC commercial building (Bicycle and motor cycle factory) retaining most of its integrity and featuring face brickwork, rendered corner and junction raised parapets with signs, highlight windows and a strong design of bays providing entry, display and vehicular entry. The building makes a very positive contribution to the streetscape of Brisbane Street and Kingsway.

Highly significant as a single building but also significant as one of a group of motor trade buildings in a pattern of early business and commercial development. The place is a significant example of: a bicycle and motor cycle trade and servicing building, Tasmania's built form heritage, and, the Launceston streetscape.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of bays and incorporated signage.

The full detail of the facade design is evident on the adjoining title known as 2 Kingsway as shown in Figure 2 (over page).

(iii) a class of building or place -

Significant because of its ability to demonstrate the rare characteristics of a Federation retail and servicing building for bicycles and motor cycles.

Elements to be excluded from significance include: Modern cladding covering part of the facade; inappropriate colours; later period shopfront glazing at street level; and modern services and signage.

(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

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - Intact facades on adjoining title - No.2 Kingsway

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.296

### Town/Locality:

Launceston

### Address:

168 Brisbane Street

### Folio of the Register:

42254/1

### Description:

Two storey conjoined commercial building  
as shown in Figure 1

Inter-war Art Deco, c1920

### Specific Extent:

The whole of the site and building with facade to  
street being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This building appears in the Tasmania Post Office Directories in the early 1920s when it was occupied by monumental mason, E. Shields. It was later occupied by the Imperial Cash Store and Tasmanian Wholesale Grocers, and in the early 1940s by Howard's Radio and Co. and then a motor service company (*PO Directories*).

A modest and restrained example of the Art Deco style that features stucco wall finish, pilasters, limited decorative motifs and very simple parapet. It retains its shopfront, leaded windows but now has an uncharacteristic colour scheme. Highly significant as an example of an Art Deco Inter-war shop and residence building of modest scale and significant as part of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapet capping and window framing, strong fenestration and asymmetrical design elements.

Elements to be excluded from significance include: modern aluminium framed glazed door; inappropriate colours; and large signage obscuring the central facade motif.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.299

### Town/Locality:

Launceston

### Address:

191 Brisbane Street

### Folio of the Register:

176023/2

### Description:

Two storey conjoined commercial building  
as shown in Figure 1

Federation Classical, c1900

### Specific Extent:

The whole of the site including building with street  
facade being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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:
<p>(i) local history -</p> <p>The building first appears in the Tasmania Post Office Directories c1900 when it was occupied by Mrs Dyson. It was later occupied by a variety of businesses including a confectioner, grocer, bookseller and bakery (<i>PO Directories</i>).</p> <p>A good example of a Victorian large residential building which has evolved into a commercial (shop tenancies) building with residence over. Significance compromised by the Federation verandah infill, modern shopfronts and canvas awning. Further additions to the rear of the property conceal the original rear walls. The building remains a good example of an evolution of a single residence into a residence over tenancies, with the original design intent discernible. Significant as a good example of a larger Victorian residence built in this prominent area of the city and significant as part of a group of former residential buildings.</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>This place is of historic heritage significance because of its ability to demonstrate the principal characteristics of two storey brick Federation house (and shop) (discernible with alterations clearly identified) and its location on the edge of the central business area.</p> <p>Elements to be excluded from significance include: 20th C glazed shopfronts and doors; and, canvas awning.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.328

**Town/Locality:**

Launceston

**Address:**

69A Cameron Street

**Folio of the Register:**

203726/1, 150307/2, 40/175

**Description:**

Open public space as shown in Figure 1  
1982, Redeveloped 2018

**Specific Extent:**

The whole of the title with artworks being of high importance

**Figures of specific extent:**

Not applicable



Figure 1

**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 - Civic Square was first declared "a place for people" in 1982 and is significant as a central civic precinct open space. Significant as a Late 20th century urban open space that links several public buildings important to the city of Launceston.
(ii) creative or technical achievements - Not applicable
(ii) a class of building or place - Civic Square is of historic heritage significance because of its ability to demonstrate the principal of publicly accessible modern urban space which connects significant and core public buildings via pedestrian only access, is a place for gathering, and, is a place for resting and contemplation.
(ii) 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 - The place is significant in that it has a strong meaning for the community because of its social associations and as the centre focal point of the State and Local Government services area in Launceston.
(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

**Figures for statements of local heritage significance and heritage values:**

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.329

### Town/Locality:

Launceston

### Address:

LINC Library Building, 71 Cameron Street

### Folio of the Register:

150223/1

### Description:

Purpose built library building as shown in Figure 1 and Figure 2

1971; Refurbished 2015

### Specific Extent:

The whole of the site and building being of high importance

### Figures of specific extent:

Not applicable



Figure 1

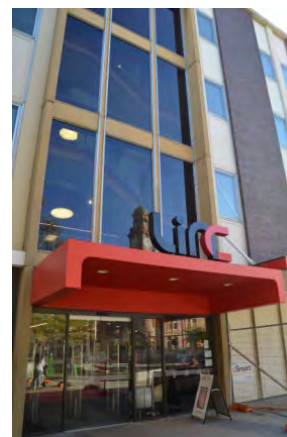


Figure 2

### 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 -	Significant role as a civic building in social, political and architectural history of Launceston. Constructed in 1971 with a major refurbishment in 2015. Significant as a single building demonstrating Late 20th C purpose built civic buildings that respect the adjoining highly significant buildings by using restraint or modern simplicity in detailing and finishes.  The building is conspicuous as an infill due to its large scale.
(ii) creative or technical achievements -	Not applicable
(ii) a class of building or place -	The library building is of historic heritage significance as a Late 20th C multi-level building purpose built as a library to service the city's population.
(ii) 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 -	The place is significant as a substantial modern building reflecting the importance of library services to the population of the city of Launceston. One of a number of State Government and Local Council buildings framing the perimeter of Civic Square.
(ii) the life or works of a person, or group of persons, of importance to the locality or region -	Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.377

### Town/Locality:

Launceston

### Address:

62 Charles Street

### Folio of the Register:

91903/3

### Description:

Commercial two storey terrace as shown in Figure 1

Victorian and Art Deco, c1880 with 1930 alterations

### Specific Extent:

The whole of the site and building with facades to front and side (alley) being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Occupied by Mrs Blane in the 1880s, Millinery; Clem Ritchie, Hairdresser and Tobacconist, in 1900/1910s; then Coleman and Ritchie in 1920s - *Launceston Examiner* 15 Mar 1881, *Tasmanian News* 12 Jul 1909 and *World* 21 May 1924. Various works and changes from construction in the 1880s until the 1930s.

Highly significant as an example of a Victorian commercial terrace of modest scale with Art Deco shopfront and significant as part of a group buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Demonstrates the significant characteristics of a Victorian commercial terrace that has been adapted to Art Deco form on the street level whilst retaining the Victorian style on the upper level.

Elements to be excluded from significance include: air conditioning unit; balustrading and panels at street kerb edge; and, canvas shade devices to awning and side courtyard.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.380

### Town/Locality:

Launceston

### Address:

80A-88 Charles Street

### Folio of the Register:

177068/1

### Description:

Two storey conjoined commercial building as shown in Figure 1  
Inter-war Art Deco, 1939

### Specific Extent:

The whole of the site and building with facades to streets being significant



Figure 1

### Figures of specific extent:

Not applicable

### 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 -

A building occupied this site from c1825 before being demolished in 1927. It was occupied by Hatton and Laws (chemists) from at least the 1890s. By 1939 a new building was constructed and it was advertised as having modern offices to let (*Examiner* 6/3/1939, p.1). It was known as Holmes Building. In 1940/41 No. 84 was occupied by a typewriter company, Graham Industries, Eastburn and son (watchmakers), an accountant, an engineer and G. Anderson (architect); no. 82 was occupied by Sanitarium Health Food Company, no. 80 by W. Deavin (mercator) and no. 80A by W. Gough (hairdresser) (*PO Directories*).

A good example of the curved front commercial style applied to a prominent corner. The building features Art Deco elements with the stepped vertical rendered elements that project above the parapet, the corner detail above the windows and the curved glazed corner. The strong pattern of first windows gives the building a strong rhythm in the street and strengthen the corner composition.

The building demonstrates the fine range of commercial styles seen in the city that extend to the second half of the twentieth century. It is a very good example of later twentieth century design with stripped down forms, eclectic detailing and a well resolved form all contributing to the important corner location.

Significant building demonstrating the fine range of commercial styles seen in the city that extend to the second half of the twentieth century. Building is one of the few good examples of Art Deco/Inter-war architecture in the city of Launceston located on a prominent corner.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Important element of the streetscape with the building reflecting an Inter-war Art Deco style in keeping with the commercial nature of the street.

Elements excluded from significance include: modern convex awning and aluminium framed glazed shopfront and door to secondary entry to upstairs and tenancy both levels on Brisbane St, and, Charles St second tenancy; and, large signage across prominent and significant corner shopfront areas.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.382

### Town/Locality:

Launceston

### Address:

94 Charles Street

### Folio of the Register:

95801/8

### Description:

Two storey conjoined building

as shown in Figure 1

Inter-war Art Deco/Brutalist, c1895 and c1939

### Specific Extent:

The whole of the site with building and facade being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This address was listed from at least c1894/95 in the Tasmania Post Office Directories. It was occupied by a milliner in the early 1900s and a baby linen shop in the 1930s (PO Directories). The A.B.C drapers remained as occupants when the building sold to Mr C Ritchie tobacconist (*Mercury* 29 July 1932. p.5). An extensive police search is related in paper (*Mercury* 16 January 1935, p.5) after three men were disturbed breaking into 'The A.B.C' fancy and babies' wear store, conducted by Misses Smedley, at 8pm on the 15th January. The building has 'AD 1939' on the upper facade demonstrating that some major works were done at that time or denotes the establishment of the 1940s business. In the 1940s it was occupied by 'The Fashion House' a major clothing retailer (*PO Directories*).

Significant as a single conjoined building demonstrating an unusual Art Deco/Brutalist style that respects the adjoining highly significant building by using exact height lines, clean lines and simplicity in detailing and finishes. A strong restrained detail parapet conceals a low pitched roof sloped to front and rear. The facade features modern corrugated and stylised screens that shade the windows.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a two storey Inter-war Art Deco/Brutalist commercial retail building. It is unusual in style with strong heavy clean lines but with a typical Art Deco flourish with the dating lettering and numbers.

Elements to be excluded from significance include: aluminium framed shopfront glazing and doors at street level; and, the shade screens.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.385

### Town/Locality:

Launceston

### Address:

99-101 Charles Street

### Folio of the Register:

149096/2, 102602/2

### Description:

149096/2 - Conjoined single level commercial building known as 99 Charles Street as shown in Figure 1 c1881 and c1920s

102602/2 - Conjoined two storey commercial building also known as 101 Charles Street as shown in Figure 2 c1920s and c1980s

### Specific Extent:

The whole of the site and buildings being of high importance with exclusions as noted below

### Figures of specific extent:

Not applicable



Figure 1



Figure 2

### 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 -

FR 149096/2 - Coach builder's premises in Late Victorian period - Anderson and Lahey, Crocker and Sons (97 and 99 Charles Street). Now Foot and Playsted Printers. Modified in the Inter-war period (1920s).

Highly significant as an Inter-war modern remodelling of a Victorian single former coach building premises but also highly significant as one of a group of Victorian and Inter-war buildings in a pattern of early business and commercial development and alterations over several decades to remain functional.

FR 102602/2 - Former modest 1920s shop and tenancy over, with c1980s second storey alterations to the original upper level. Two entries are evident suggesting two tenants/levels. Appears to have been a motor sales premises (National Motors 103 Charles) in late 1920s but this is not confirmed by other information to date. A dealer, Neal McMahon, at No 103 in the 1940s. Ralph and Guy Estate Agents at 101 Charles in the 1950s. Now Foot and Playsted Printers. Street level shopfront appears to retain its 1920/30s character with timber framed medium sized shopfront panes and tiling.

Significant as an example of a modern facade application and/or addition to an Inter-war commercial retail building and significant as complimenting to the streetscape and respecting the significant buildings on either side.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

149096/2 - Demonstrates the principal characteristics of an Inter-war modernist alteration addition to a Victorian building with sawtooth roof and skylights, steel framed windows in regularly spaced bays and simple massing.

102602/2 - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Inter-war modernist street level shopfront with a Late 20th Century alteration to the upper level.

Elements to be excluded from significance include: render and windows to the upper level of the Charles Street facade (Late 20th C).

(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

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.406

### Town/Locality:

Launceston

### Address:

123 Charles Street

### Folio of the Register:

147031/2

### Description:

Single level conjoined commercial building as shown in Figure 1

Federation + Inter-war Art Nouveau, 1912 and 1933

### Specific Extent:

The whole of the site and building with street facade being of high importance

### Figures of specific extent:

Not applicable

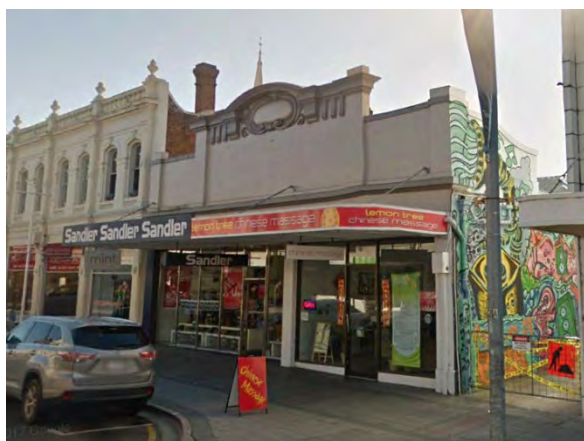


Figure 1

### 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 -

King's Chambers c1912 designed by T. Tandy and used as a bicycle makers premises. Mr D J Barratt established his business, Modern Art Furnishers, at 123 Charles Street in 1933 as detailed in an article in *The Examiner* 6 Apr 1935, p. 12.

A very good Federation + Inter-war Art Nouveau style commercial building with intricate neoclassical parapet fascia detail under a central arched capping and pilaster detail. The street level shopfronts have been replaced at a later period. The building has simple massing and form characterising the period.

Highly significant as an example of an Art Nouveau style decorated Federation commercial building of modest scale and significant as part of a group buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Highly significant because of its ability to demonstrate the significant characteristics of a Federation commercial building that has been also decorated in the Inter-war Art Nouveau style.

Elements to be excluded from significance include: Aluminium framed shopfront glazing and doors.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.407

### Town/Locality:

Launceston

### Address:

124 Charles Street

### Folio of the Register:

207989/1

### Description:

Corner two storey shop and former residence as shown in Figure 1

Inter-war, c1890 + c1930

### Specific Extent:

The whole of the site and building with street facade being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This address is listed in the Post Office Directories from at least the 1890s. It was a grocery store until at least the 1950s. In the 1890s and early 1900s it was known as Bain's grocer. From the 1920s the grocer's shop was operated by P. Wilson who retired in 1946, after which it was known as Good's grocer (*PO Directories*) (*Launceston Examiner* 28/2/1946, p. 7). J (P) E J Wilson noted as grocery shop owner (*Examiner* 12/10/1933, p. 10), having bought the prize winning bacon displayed on Hutton's stand. Later in the 1930s he was approved by the Egg Marketing Board to receive and sell eggs from producers. The building style suggests major works undertaken by Wilson in the 1920s/30s.

Highly significant as an example of an Art Deco/Modern Inter-war commercial building and significant as a strong corner feature and as part of a group of buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Demonstrates the significant characteristics of characteristics of an Art Deco/Modern commercial retail building from the transitional period through the Inter-war period.

Elements to be excluded from significance include: Aluminium framed shopfront glazing and doors; air conditioning units; aluminium awning soffit sheeting; and, signage.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.409

### Town/Locality:

Launceston

### Address:

127 Charles Street (including upper level over  
136-140A Brisbane Street)

### Folio of the Register:

131355/0, 131355/7

### Description:

Two storey conjoined commercial building  
as shown in Figure 1  
Post War, c1950

### Specific Extent:

The whole of the upper level with facades to  
streets being significant

### Figures of specific extent:

Not applicable

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



Figure 1

(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 -

This building was occupied by various businesses from at least the early 1900s. No. 136 was occupied by Chung Brother's fancy goods shop from c1925 to 1930 and then 134-136 was occupied by 'Ezywalkin' shoes. No. 138-140 was occupied by the Golden Fleece in the 1920s and later by Coles Pty Ltd. No. 140 and 140a were occupied as restaurants from at least the 1920s to the 1940s (*PO Directories*). These shops were replaced/updated in the c1950s when the current building was constructed.

A very fine modern building designed in the International style featuring a strong corner splay with decorative wall treatment, a simple rectangular form with modular square tiled facade finish, windows set in careful patterns, and bays surrounded by projecting frames and comprising steel framed elements.

The building is minimally composed with a strong street presence that contrasts with earlier building forms seen in the city. One of an excellent group of later twentieth century buildings found across Launceston that demonstrate modern design approaches set within the context of the older city fabric. This example as maintained an appropriate scale, modulation and use of modern elements with finesse on a prominent corner. Highly significant as an example of a later twentieth century (Post War) commercial building of large scale presenting to a corner. Significant as part of a group of excellent similar period buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements -

The place is significant in demonstrating a high degree of technical achievement with the considered design, addressing the corner, of the later 20thC two storey commercial building form including tiling, window bay treatment, steel framed elements and high quality design and execution.

#### (iii) a class of building or place -

The place has the ability to demonstrate the significant characteristics of a later 20thC commercial retail building which maintains appropriate scale, modulation and use of modern elements within a precinct with numerous buildings from many different periods.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.430

### Town/Locality:

Launceston

### Address:

159 Charles Street

### Folio of the Register:

40420/5

### Description:

Commercial three storey conjoined building  
as shown in Figure 1

Inter-war, c1920

### Specific Extent:

The whole of the site with street facade being of  
importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

In 1895 the firm Craw and Creed which had drapery and clothing businesses on the west coast opened an up-to-date store at 155 Charles Street, Launceston (*Tasmanian Democrat* 14/6/1895, p.2). By 1904 the firm had extended to include 153-157 Charles Street (*Daily Telegraph* 15/4/1904, p.3). No. 159 Charles Street first appears in the Tasmania Post Office Directories c1920s suggesting that it was added about this time and then used by Craw Pty Ltd. By 1948 Craw Pty Ltd had extended to include No. 151-161 Charles Street (*PO Directories*). In 1950 147-159 Charles Street was purchased by Mr Richardson for Craw Pty Ltd who were the occupiers of the building, for £40 000. It was described as a two storey building of brick with a frontage of 118ft on Charles Street (*Launceston Examiner* 22/11/1950, p.28).

Significant as a single infill building demonstrating modern style Inter-war infill buildings at three levels that respect the adjoining highly significant buildings by using restraint or modern simplicity in detailing and finishes. However, the building is conspicuous as an infill due to that higher profile.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.501

### Town/Locality:

Launceston

### Address:

1 Cimitiere Street

### Folio of the Register:

220077/1

### Description:

Detached single storey weatherboard house  
as shown in Figure 1

Federation era, c1900

### Specific Extent:

The whole of the site with the corner section  
facades visible directly from the streets of  
significance; corner section location on street  
boundaries being of high importance

### Figures of specific extent:

Not applicable

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



Figure 1

(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 -

In late 1884 the land noted the first block in Cimitiere Street (traced as being No. 1) on Rates Assessment Rolls went from being land owned by Richard Newey Jnr (Snr resided at No. 3) to a nursery owned by John Ferguson. A Richard Newey still next door. John Ferguson owned the nursery until about 1890 when James Scott purchased it and also resided at No. 7. Further research required to confirm. Part of the evolution of residential development in this area and the requirement for local shops to service the occupants of the residences.

The current street facades to both Cimitiere and Racecourse are more typical of 1920s period. This building, as a remnant of an earlier shop with an attached dwelling, is a significant element in the urban streetscape. LINC Photo Corner Cimitiere and Racecourse NS3484-1-55 shows different a structure entirely, but intent of use with door to corner and shopfronts either side similar.

Also, important for defining the corner of Racecourse and Cimitiere and the 'entry' into the 'Square' of Cimitiere Street.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant as one of few shops built in this area of the precinct as the area developed and resident numbers increased. Some evidence of shopfronts still visible.

Exclusions from significance include the garage addition and later period windows.

#### (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 -

Originally one of few shops in this precinct servicing the residential area and being the central 'hub' of community life.

#### (ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.505

### Town/Locality:

Launceston

### Address:

16 Cimitiere Street

### Folio of the Register:

30241/2

### Description:

Detached single storey weatherboard house with shop as shown in Figure 1

Inter-war Bungalow, 1925

### Specific Extent:

The whole of the site with the facades visible directly from the street and setbacks being of high importance

### Figures of specific extent:

Not applicable

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



Figure 1

(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 -

Residence built in 1925 as one of a number in that period. Part converted to a shop around 1938 when William Phillips purchased the property. The shop being one of few servicing this developed area. Later becoming a shop servicing the area after other shops had been closed or redeveloped.

Highly significant as one of a small number of dwellings built during the same period, in this area of the precinct, when vacant land was developed into smaller blocks.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Demonstrates the principal characteristics of a single storey weatherboard Federation Bungalow building. Also significant as one of a small number built adjoining one another as development during the same period.

Elements to be excluded from significance include: garden plantings other than pines to Innes St raised garden bed, side and rear timber paling fences, signage, aluminium framed windows and canvas awning.

(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 -

Highly significant as being one of few shops in this precinct servicing the residential area and being part of the central 'hub' of community life.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.507

### Town/Locality:

Launceston

### Address:

18 Cimitiere Street

### Folio of the Register:

145013/1

### Description:

Detached single storey weatherboard house as shown in Figure 1

Inter-war Federation/Bungalow, 1929

### Specific Extent:

The whole of the site with the building elements visible directly from the street, setbacks and front fence including gates being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

January 1881 Rate Assessment for land only. 1882 Rate Assessment notes Edward Carr Dinham was owner and occupant was Mrs Wilkinson. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermod.

Highly significant as one of a small number of dwellings built during the 1920s period, in this area of the precinct, when large areas of vacant land was developed into smaller blocks, and highly significant as part of the streetscape and contributing to the Cimitiere Street 'Square'.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Federation Bungalow building. Also significant as one of a small number built adjoining one another as a same period development.

Building integrity as a Federation Bungalow very good including all building elements, dwelling footprint and front fence including gates.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.534

### Town/Locality:

Launceston

### Address:

45 Cimitiere Street

### Folio of the Register:

25982/27

### Description:

Detached single storey rendered brick house as shown in Figure 1

Victorian Georgian/Filigree, 1872



Figure 1

### Specific Extent:

The whole of the site with the original facades visible directly from the street (including 'Ashlar') and lane with setbacks and location of access from the street being of high importance

### Figures of specific extent:

Not applicable

### 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 -	<p>Earliest owner was the Trustee Church of England (later Trinity Church Trustee) from prior to the 1860s. C of E Trustee owned approx. Seven (7) blocks in a row (from the corner with Lawrence St) which were built on over a period of time from prior to 1860s. Occupant in 1879-1881 was a Thomas McKenzie who later occupied No. 2 Cimitiere Street, Trinity Church House, in 1882. McKenzie then purchased No 45 from the Trustee (1883) and occupied it until 1888. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period forming part of a 'square' on Cimitiere Street.</p>
(ii) creative or technical achievements - Not applicable	
(iii) a class of building or place -	<p>Significant because of its ability to demonstrate the principal characteristics of a single storey 'Ashlar' rendered brick Victorian domestic building.</p> <p>Exclusions to significance include: the rear addition; modern steps to front.</p>
(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	

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.540

### Town/Locality:

Launceston

### Address:

52 Cimitiere Street

### Folio of the Register:

41057/1

### Description:

Detached single storey weatherboard house  
as shown in Figure 1

Inter-war Federation/Bungalow, 1922

### Specific Extent:

The whole of the site with the facades visible directly  
from the street and lane with setbacks from the  
street being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

1889/90 - land owned by Martin Boland, 1905-1920 - land owned Annie O'Brien, 1921 - Land owned by Richards and Nicholls, 1922 - House and land owned and occupied by Alfred T Walters. Building forms part of the evolution of residential development in this area - the 1920s period of 'infill' housing on previously vacant land part of larger holdings (J & T Gunn Pty Ltd). Street and lane facades typical of 1920s period.

Highly significant as one of a small number of dwellings remaining that were built during the same period, in this area of the precinct, when vacant land was developed into smaller blocks. Also, important for further infilling the streetscape to the Cimitiere Street 'Square'.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Federation Bungalow building.

Elements to be excluded from significance include: any garden plantings (except hedge) and fencing.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.543

### Town/Locality:

Launceston

### Address:

89-93 Cimitiere Street

### Folio of the Register:

112123/1

### Description:

Single level conjoined commercial building  
as shown in Figure 1  
Victorian, c1885

### Specific Extent:

The whole of the site and building with facade to  
street being significant

### Figures of specific extent:

Not applicable

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



Figure 1

(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 firm of Lindsay Tulloch and Co (merchants) was formed in 1878. By 1880s a store belonging to Lindsay Tulloch is listed in the assessment rolls for Cimitiere Street (*Assessment Roll 1880*). In the Launceston Examiner it was reported on 18/9/1885 that a new, commodious store had been erected for Messrs Lindsay Tulloch and Co in Cimitiere Street. It was built of brick with an iron roof (*Launceston Examiner 18/9/1885, p.3*). By 1900 the company is listed in the Tasmania Post Office Directories as Tulloch and Co, merchants occupying 93 Cimitiere Street. In 1932 the brick offices and stores of Lindsay Tulloch were put up for auction but passed in (*Launceston Examiner 14/9/1932, p.6*). In 1932 the firm was taken over by Johnstone and Wilmot. By 1935 the building was occupied by Meredith Pty Ltd and in the 1940s by Genders Pty Ltd (bulk stores) (*Tasmania Post Office Directories*). Another date of c1905 has been noted which may relate to possible modifications. Built by J & T Gunn.

A small industrial/commercial building with a driveway bay addition to the east end that features an elaborate central entry with name in decorative render work and curved hood surround. The building is constructed of banded brickwork and stonework and was designed as a symmetrical structure. This building is one of a group of modest but well detailed industrial buildings found around the edges of the city that demonstrates patterns of development and use near the waterfront and on the lower ground near the river below the city edge. Even though a modest building the facade detail and design demonstrates the relative importance of the undertaking.

Significant as a single building with a well-designed and detailed Victorian style but greater significance as one of a group of shops, factories and warehouses in a pattern of retail and commercial development. The building is an uncommon example of an industrial commercial building as part of Tasmania's built form heritage and of the Launceston streetscape.

#### (ii) creative or technical achievements -

Significant Victorian detailing and features demonstrating the relative importance of the construction of this building to the original owner.

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a Federation industrial commercial and warehouse building. Addition to the east has been carefully considered and constructed.

Elements excluded from significance include: modern shopfront glazing and glazed entry doors.

#### (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



**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.546

### Town/Locality:

Launceston

### Address:

119 Cimitiere Street

### Folio of the Register:

36328/3

### Description:

Single level detached commercial building as shown in Figure 1

Post War, c1950

### Specific Extent:

The whole of the site and building with facade to street being significant

### Figures of specific extent:

Not applicable

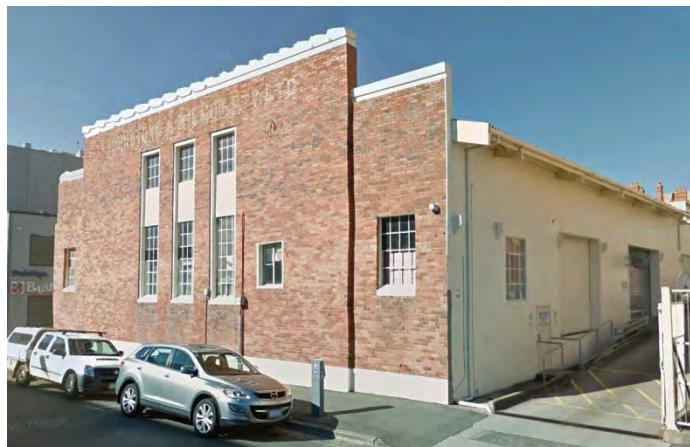


Figure 1

### 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 -

This site was occupied by a number of businesses from at least the 1890s, including Coogan and Co, furniture manufacturers in the 1910s and Goldsbrough Mart and Co and Macarthur Shipping agency in the 1920s and Clements and Marshall in the 1930s and 1940s (*Tasmania Post Office Directories*). By 1948 Johnstone and Wilmot, who owned the business premises on the corner of Cimitiere and St John Streets, took over the property at 119 and applied to the Council to erect a new brick store at a cost of £16,000 (*Examiner* 2/9/1948, p.2). It was completed in the 1950s.

A rare brick modernist industrial building in Launceston featuring an austere but well detailed facade of brick and render with simple stepped parapet constructed on the front of a concrete structure with simple industrial detailing. The building demonstrates that even after the second world war attempts were being made to hide industrial and manufacturing works behind facades that belied the buildings use. A rare brick modernist industrial building in Launceston featuring an austere but well detailed facade of brick and render with simple stepped parapet constructed on the front of a concrete structure with simple industrial detailing.

#### (ii) creative or technical achievements -

The building demonstrates that even after the second world war attempts were being made to hide industrial and manufacturing works behind facades that belied the buildings use.

#### (iii) a class of building or place -

Important element of the streetscape with the building reflecting a Post War style in keeping with the commercial nature of the street.

Elements excluded from significance include: aluminium framed window inserted into facade.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.548

### Town/Locality:

Launceston

### Address:

130 Cimitiere Street

### Folio of the Register:

40068/1

### Description:

Single level conjoined commercial building - City Park Grand Conference Centre  
Victorian, 1908

### Specific Extent:

The whole of the site and building with facade to street being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Originally a plumbing factory - Wilson Bros 1908; Rosevear and Burn 1926. Built by Hinman and Wright.

An unusual building (plumbing factory) featuring early shopfront details and surrounding lined render work in conjunction with c1908 parapet in brick suggesting that the building has been altered. The shopfront elements remain good examples of Federation detailing and form. The original workshop, entered from the side lane, is set to the rear in a more modest style to the shopfront building. A very fine and intact example of an early Federation manufacturing and commercial building that demonstrates key characteristics of modest building construction from the period which once typified the edges of Launceston city. Occupied by several of the larger and leading plumbing contractors in Launceston.

Highly significant as a single building but also significant as one of a group of shops in a pattern of early retail and commercial development. Significant as an uncommon example of: a plumbing factory, Tasmania's built form heritage, and, the Launceston streetscape.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a Federation single storey workshop and shop.

(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 -

The place is significant as it has a special association with the prominent Launceston plumbing businesses of Wilson Bros and Rosevear & Burn.

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.550

### Town/Locality:

Launceston

### Address:

160-162 Cimitiere Street

### Folio of the Register:

28766/1

### Description:

Commercial two storey former warehouse  
as shown in Figure 1

Inter-war Modern, c1943

### Specific Extent:

The specific extent of the historic heritage place is the whole of the site and building with facades to front and side (alley) being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Land at 160-162 Cimitiere Street was advertised for sale in 1932 and described as fronting Cimitiere Street and having upon it a part open shed store of galvanised iron that had been used for stabling and a fertiliser mixing plant. In the Launceston Assessment Roll 1940 it is listed as stores and land to a value of £35 and in 1942 as stores and land occupied by the Launceston Fertiliser Co. to a value of £60. By 1944 the new building had been constructed - it is then listed as stores, office and land owned by Gordon W. Dawson to a value of £250. Dawson, a wool and skin merchant, is listed as the occupier in the Tasmania Post Office Directories from 1943/1944. In 1950 the building was occupied by Neale Edwards who was advertising for ten million rabbit skins wanted to fill large American orders.

Significant as a single building but greater significance as one of a group of shops, factories and warehouses in a pattern of retail and commercial development. The building is an uncommon example of Tasmania's built form heritage and of the Launceston streetscape.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Demonstrates the significant characteristics of principal characteristics of an Inter-war warehouse with offices to the street frontage. The remnants of windows on the upper level reflect the simpler original glazing design.

Elements excluded from significance include: modern shopfronts and doors at street level.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.602

### Town/Locality:

Launceston

### Address:

20 Elizabeth Street

### Folio of the Register:

131855/1

### Description:

Single level detached residence as shown in Figure 1

Federation Victorian Italianate, 1906

### Specific Extent:

The whole of the site and building with facades to streets being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

House named "Stonehenge" built by J Batten as his own home. This address for J Batten is noted in advertisements in the Examiner in December 1906. However, this address only first appears in the Tasmania Post Office Directories c1915 when it was occupied by Frank Shann. In 1920 it was occupied by Charles Thompson, medical practitioner. In the 1930s and 1940s it was occupied by Charles Hutchinson (*PO Directories*).

An elaborate corner house featuring a range of key features of the late Victorian period including projecting bays, cast iron decoration, timber fretwork, conservatory, coloured glazing, dentils and brackets all within a strong design turning the corner. Built by J Batten as his own residence.

Now located on a busy corner with some alteration, the building demonstrates the finesse and complexity of design of the period and is an excellent and prominent example of this period of housing.

Significant building demonstrating the finesse and complexity of design of the period and is an excellent and prominent example of this period of housing.

(ii) creative or technical achievements -

Significant Victorian Italianate and Federation detailing and features reflecting a transitional period.

(iii) a class of building or place -

Significant as an important corner building that makes a strong streetscape addition to the area.

Elements excluded from significance include: small garden plantings.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.609

### Town/Locality:

Launceston

### Address:

50 Elizabeth Street

### Folio of the Register:

60999/2

### Description:

Two storey commercial terrace as shown in Figure 1 (building to the right of photo)  
Victorian, c1890

### Specific Extent:

The whole of the site and building with facade to street being important

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

In 1894/95 No. 50 was occupied by Mrs Pridmore (*Tasmania Post Office Directories*).

A good example of one of a pair of Victorian terraces in the Georgian style with original features in the main body of the building with doors, windows, chimneys and set at the street boundary, but, varying period changes to the verandahs.

A good representative and intact example of Victorian terraces in a prominent location in the city.

Significant as an example of a Victorian residential terrace and significant as part of a group of former residential buildings in a prominent street in the city area opposite Princes Park.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian terraces and their location on the edge of the central business area.

Elements excluded from significance include: Verandah balustrading on both levels; and infill glazing to upper verandah.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.610

### Town/Locality:

Launceston

### Address:

52 Elizabeth Street

### Folio of the Register:

60999/3

### Description:

Two storey commercial terrace as shown in Figure 1 (building to the left of photo)  
Victorian, c1890

### Specific Extent:

The whole of the site and building with facade to street being important (building to left of photo)

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

In 1894/95 No. 52 was occupied by Mrs Jane Anderson (*Tasmania Post Office Directories*).

A good example of one of a pair of Victorian terraces in the Georgian style with original features in the main body of the building with doors, windows, chimneys and set at the street boundary, but, varying period changes to the verandahs.

A good representative and intact example of Victorian terraces in a prominent location in the city.

Significant as an example of a Victorian residential terrace and significant as part of a group of former residential buildings in a prominent street in the city area opposite Princes Park.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian terraces and their location on the edge of the central business area.

Elements excluded from significance include: Brickwork columns and balustrading on upper level; fencing on lower level; and, infill glazing to upper verandah.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.614

### Town/Locality:

Launceston

### Address:

66 Elizabeth Street

### Folio of the Register:

35280/1, 35280/2, 76861/1

### Description:

Two storey conjoined building as shown in Figure 1  
(to rear of image)

Victorian, c1870

### Specific Extent:

The whole of the site and building with the facade visible from the street being of high importance

### Figures of specific extent:

Not applicable

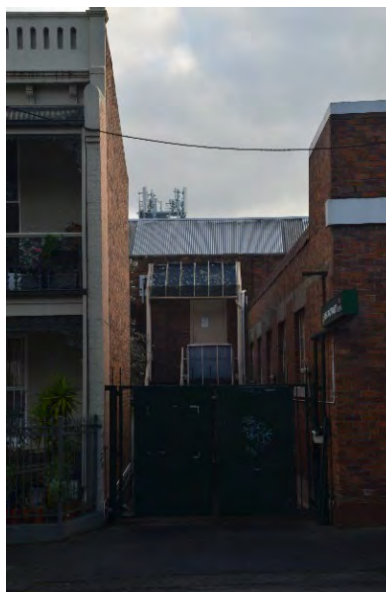


Figure 1

### 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 -

In 1865 the Launceston Working Men's Club was founded by the Rev Francis Hales, who marvelled at the 'moral and intellectual improvement' among members. He thought that the club bridged class division. The Hobart and Launceston clubs benefited from the generosity of WA Guesdon, who donated funds for clubrooms. But both clubs teetered on the brink of dissolution because membership was low. Working men disliked the condescending tone of the founders and preferred the atmosphere of the pub, where they could get a drink or other counter-attractions. Sometime in the twentieth century drinking and gambling became entrenched in club life, and the recent change of name to workers' clubs was an attempt to broaden the membership base. (*UTas Centre for Tasmanian Historical Studies - Stefan Petrow*). Launceston Worker's Club Building on same number as the Gospel Hall opened in 1939 (*Examiner* 10/4/1939, p.6). Was part of the Worker's Club land sold for the Gospel Hall Central sub-division in city block bounded by Charles, Elizabeth, Wellington and York Streets. Set amongst a number of quality storehouses and warehouses built on a sub-division behind earlier and similar period buildings.

The building demonstrates the key features of conjoining buildings being interconnected in an unusual setting and show how infill buildings were constructed from the earliest periods of sub-division and development in the core area of the city.

Highly significant as a rare example of working men's club rooms amongst warehouses and stores built on an infill development in this prominent area of the city.

#### (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 -

The place is significant in that it has a strong meaning for the community because of its social associations and as part of a group of licenced premises throughout Launceston and highly significant as club rooms established for working men.

#### (ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.637

### Town/Locality:

Launceston

### Address:

152-154 Elizabeth Street

### Folio of the Register:

51424/1

### Description:

Two storey hotel building as shown in Figure 1 -

Crown Hotel

Victorian and Post War, c1880 and c1940

### Specific Extent:

The whole of the site and building with street facades being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Originally built c1880 with further works carried out in the 1940s.

A very interesting example of an early hotel, set back from the street frontages that it was extensively added to c1940 with a fine two storey wing to the north west that extended around the building to now present the building as principally a Post war modern structure. Both sections of the building demonstrate their form and detail and the integration of styles. A rare example of additions that in their own right make a significant contribution to the streetscape. Highly significant as a single building presenting to the street corner through Post war extensions which contribute significantly to the streetscape, but, also highly significant as one of a group of buildings in a pattern of early commercial development.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of an early hotel which has flourished and extended to substantially increase the building's footprint and range of services (accommodation).

Elements to be excluded from significance include: infill panels to windows and doors; large modern signage on the roof and parapets; canvas awning over corner doorway; and satellite dish.

(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 -

The place is significant in that it has a strong meaning for the community because of its social associations and as part of a group of similar corner hotels throughout Launceston.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.736

### Town/Locality:

Launceston

### Address:

9-13 George Street

### Folio of the Register:

247686/1

### Description:

Commercial two storey former store/ warehouse as shown in Figure 1

Post War, c1954

### Specific Extent:

The specific extent of the historic heritage place is the original building with all facades visible from the street being of importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Built between 1950 and 1954. This building does not appear in the Launceston Assessment Roll of 1950 (the last available roll). In December 1954 an advertisement in the Examiner calling for a store boy to be employed at 9-13 George Street suggests that the building was erected sometime between 1950 and 1954 (*Examiner* 24-12-1954, p. 25).

Important as part of the streetscape by infilling so that no gaps are left in the continuity of structures. A modern building simply designed abutting an early more significant building and consistent with the scale of the remaining streetscape at two storey.

Significant as a single building demonstrating a modern style Post War building that respects the adjoining highly significant buildings by using restraint in detailing and finishes. It is conspicuous as a complete contrast to the adjoining Cascade House but does not detract from that building.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

The place is significant because of its ability to demonstrate the principal characteristics of a two storey brick Post War building. Also significant as one of a number built at the in this period of time as development in the city increased. Elements for exclusion from significance include: aluminium framed doors, and, colours.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.738

### Town/Locality:

Launceston

### Address:

17-25 George Street

### Folio of the Register:

198252/1

### Description:

Commercial two storey accommodation

as shown in Figure 1

Late 20thC, c1995

### Specific Extent:

The specific extent of the historic heritage place is the original building with all facades visible from the street being of importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Accommodation addition to the THR listed Lloyds Hotel. Built in the 1990s – exact date to be confirmed. Building footprints on both Scott (1832) and Smythe (1835) maps. Lloyd's Hotel was originally named the Globe Hotel. John Edwards was granted the licence for the 'newly erected' Globe Hotel, George and Cimitiere streets, in 1883 (*Launceston Examiner*, 3 December 1883, p.3). In 1894 James Palmer Sharpe changed the name to Sharpe's Family Hotel (*Launceston Examiner*, 3 December 1894, p.5), but in 1898 licensee John William Holloway changed the name back to the Globe (*Launceston Examiner*, 2 December 1898, p.5). The name had reverted to the Globe earlier in the same year, because John's daughter, Hilda Alice Edwards, aged 20, died at the Globe Hotel on 13 August 1898 (*Launceston Examiner*, 15 August 1898).

Significant as a single building demonstrating Late 20thC infill buildings that respect the adjoining highly significant buildings by using restraint or modern simplicity in connection and finishes. The building is however conspicuous as an infill.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.745

### Town/Locality:

Launceston

### Address:

47 George Street

### Folio of the Register:

127781/0, 127781/4

### Description:

Two storey conjoined commercial building as shown in Figure 1 (to left of image)

Federation, c1895

### Specific Extent:

The whole of the title with street facade being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Tasmania Post Office Directories show occupation from at least the 1890s. 1910 Assessment Rolls include house and land at No. 47; house, offices and land at Nos 49-51; a bakehouse and land at No. 53; and, warehouse, office and land at No 55. This remains constant until 1915 apart from addition of a shop at No. 47. The building has '1912' over the parapet indicating some major works were done at that time. Some of the tenants were long-term including the occupation of No. 53 by Bushby and Co real estate agents from c1915 to 1948, a butcher at No. 49 from the 1930s to 1940s and Croft and Son (Tailors) at No. 55 from c1915 to c1940 (*PO Directories*).

A fine example of a large Federation building with an unusual combination single storey street level retail section and two storey rear section behind. The entrances to each retail tenancy are clearly defined along with the centrally placed entry to the rear upper floor with rounded parapet detail located above. Modern signage obscures the symmetry of parapet detailing. The No. 47 tenancy original shopfront has been replaced with a modern shopfront, the rest remain intact. Highly significant as a combination retail and warehouse building in this area of the city but also highly significant as one of a group of warehouse buildings in the city area.

#### (ii) creative or technical achievements -

The place is significant in demonstrating a high degree of technical achievement with the considered design of the single storey street level form with parapet concealing the two storey form, and, including rounded parapet feature, parapet detailing and wall render variation.

#### (iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of a Federation warehouse building with retail tenancies at street level.

Elements to be excluded from significance include: 20th C alterations including glazed shopfronts and windows; awning replacement elements (possibly whole awning - requires verification via old photos); and, large intrusive signage.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.746

### Town/Locality:

Launceston

### Address:

49-53 George Street

### Folio of the Register:

127781/3

### Description:

Two storey conjoined commercial building as shown in Figure 1 (to centre of image)

Federation, c1895

### Specific Extent:

The whole of the site including building with street facade being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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:
<p>(i) local history -</p> <p>Tasmania Post Office Directories show occupation from at least the 1890s. 1910 Assessment Rolls include house and land at No. 47; house, offices and land at Nos 49-51; a bakehouse and land at No. 53; and, warehouse, office and land at No. 55. This remains constant until 1915 apart from addition of a shop at No 47. The building has '1912' over the parapet indicating some major works were done at that time. Some of the tenants were long-term including the occupation of No. 53 by Bushby and Co real estate agents from c1915 to 1948, a butcher at No. 49 from the 1930s to 1940s and Croft and Son (Tailors) at No. 55 from c1915 to c1940 (<i>PO Directories</i>).</p> <p>A fine example of a large Federation building with an unusual combination single storey street level retail section and two storey rear section behind. The entrances to each retail tenancy are clearly defined along with the centrally placed entry to the rear upper floor with rounded parapet detail located above. Modern signage obscures the symmetry of parapet detailing. The No. 47 tenancy original shopfront has been replaced with a modern shopfront, the rest remain intact. Highly significant as a combination retail and warehouse building in this area of the city but also highly significant as one of a group of warehouse buildings in the city area.</p>
<p>(ii) creative or technical achievements -</p> <p>The place is significant in demonstrating a high degree of technical achievement with the considered design of the single storey street level form with parapet concealing the two storey form, and, including rounded parapet feature, parapet detailing and wall render variation.</p>
<p>(iii) a class of building or place -</p> <p>This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of a Federation warehouse building with retail tenancies at street level.</p> <p>Elements to be excluded from significance include: 20th C alterations including glazed shopfronts and windows; awning replacement elements (possibly whole awning - requires verification via old photos); and, large intrusive signage.</p>
<p>(iv) aesthetic characteristics - Not applicable</p>
(b) Significance of the local heritage place and its values because of its association with:
<p>(i) a particular community or cultural group for social or spiritual reasons - Not applicable</p>
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable</p>

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.747

### Town/Locality:

Launceston

### Address:

55 George Street

### Folio of the Register:

127781/1

### Description:

Two storey conjoined commercial building as shown in Figure 1 (to right of image)

Federation, c1895

### Specific Extent:

The whole of the site including building with street facade being significant

### Figures of specific extent:

Not applicable

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

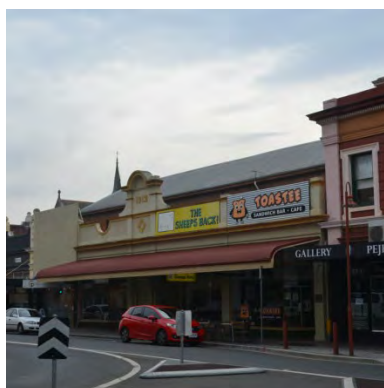


Figure 1

(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 -

Tasmania Post Office Directories show occupation from at least the 1890s. 1910 Assessment Rolls include house and land at No. 47; house, offices and land at Nos 49-51; a bakehouse and land at No. 53; and, warehouse, office and land at No. 55. This remains constant until 1915 apart from addition of a shop at No. 47. The building has '1912' over the parapet indicating some major works were done at that time. Some of the tenants were long-term including the occupation of No. 53 by Bushby and Co real estate agents from c1915 to 1948, a butcher at No. 49 from the 1930s to 1940s and Croft and Son (Tailors) at No. 55 from c1915 to c1940 (*PO Directories*).

A fine example of a large Federation building with an unusual combination single storey street level retail section and two storey rear section behind. The entrances to each retail tenancy are clearly defined along with the centrally placed entry to the rear upper floor with rounded parapet detail located above. Modern signage obscures the symmetry of parapet detailing. The No. 47 tenancy original shopfront has been replaced with a modern shopfront, the rest remain intact. Highly significant as a combination retail and warehouse building in this area of the city but also highly significant as one of a group of warehouse buildings in the city area.

#### (ii) creative or technical achievements -

The place is significant in demonstrating a high degree of technical achievement with the considered design of the single storey street level form with parapet concealing the two storey form, and, including rounded parapet feature, parapet detailing and wall render variation.

#### (iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of a Federation warehouse building with retail tenancies at street level.

Elements to be excluded from significance include: 20th C alterations including glazed shopfronts and windows; awning replacement elements (possibly whole awning - requires verification via old photos); and, large intrusive signage.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.763

### Town/Locality:

Launceston

### Address:

81A George Street

### Folio of the Register:

15168/3

### Description:

Two storey conjoined commercial building  
as shown in Figure 1

Inter-war Modern, c1925

### Specific Extent:

The whole of the site including building with street  
facade being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

First appear in Launceston Assessment Rolls in c1925. *Daily Telegraph 4 April 1925, p.4* - Estate of Mrs Whittingham to be auctioned including shops at 81 to 85 George Street indicating construction prior to that date. No. 81 was occupied by Freemans (bookseller/library) from c1936 to c1940s (Post Office Directories).

A fine example of one of three conjoined commercial terraces featuring simple massing, original steel framed windows in Art Deco/Modern style, brick coursing framing the building edges, parapet and window head and sill lines.

A modest building with original shopfronts that contributes to the streetscape by indicating the Inter-war period of development as part of several periods of the business and commercial areas. It demonstrates the end of the transitional period of design seen around the war period as design moved to modern simpler built forms.

Highly significant as an example of an Art Deco/Modern Inter-war commercial terrace and significant as one of three and part of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Art Deco commercial retail building from the transitional period through the Inter-war period.

Elements to be excluded from significance include: 20th C aluminium framed glazed windows to the upper level and street level shopfronts and doors; and, roll out canvas awning and box.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.765

**Town/Locality:**

Launceston

**Address:**

83 George Street

**Folio of the Register:**

15168/2

**Description:**

Two storey conjoined commercial building  
as shown in Figure 1

Inter-war Modern, c1925

**Specific Extent:**

The whole of the site including building with street  
facade being significant

**Figures of specific extent:**

Not applicable



Figure 1

**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 -

First appear in Launceston Assessment Rolls in c1925. *Daily Telegraph 4 April 1925, p.4* - Estate of Mrs Whittingham to be auctioned including shops at 81 to 85 George Street indicating construction prior to that date.

A fine example of one of three conjoined commercial terraces featuring simple massing, original steel framed windows in Art Deco/Modern style, brick coursing framing the building edges, parapet and window head and sill lines. A modest building with original shopfronts that contributes to the streetscape by indicating the Inter-war period of development as part of several periods of the business and commercial areas. It demonstrates the end of the transitional period of design seen around the war period as design moved to modern simpler built forms.

Highly significant as an example of an Art Deco/Modern Inter-war commercial terrace and significant as one of three and part of a group of buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Art Deco commercial retail building from the transitional period through the Inter-war period.

Elements to be excluded from significance include: 20th C aluminium framed glazed shopfronts and doors; and, large intrusive signage.

(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

**Figures for statements of local heritage significance and heritage values:**

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.767

### Town/Locality:

Launceston

### Address:

85 George Street

### Folio of the Register:

15168/1

### Description:

Two storey conjoined commercial building  
as shown in Figure 1

Inter-war Modern, c1925

### Specific Extent:

The whole of the site including building with street  
facade being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

First appear in Launceston Assessment Rolls in c1925. *Daily Telegraph 4 April 1925, p.4* - Estate of Mrs Whittingham to be auctioned including shops at 81 to 85 George Street indicating construction prior to that date.

A fine example of one of three conjoined commercial terraces featuring simple massing, original steel framed windows in Art Deco/Modern style, brick coursing framing the building edges, parapet and window head and sill lines. A modest building with original shopfronts that contributes to the streetscape by indicating the Inter-war period of development as part of several periods of the business and commercial areas. It demonstrates the end of the transitional period of design seen around the war period as design moved to modern simpler built forms.

Highly significant as an example of an Art Deco/Modern Inter-war commercial terrace and significant as one of three and part of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Art Deco commercial retail building from the transitional period through the Inter-war period.

Elements to be excluded from significance include: 20th C aluminium framed glazed shopfronts and doors; and, large intrusive signage.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.775

### Town/Locality:

Launceston

### Address:

104 George Street

### Folio of the Register:

198203/1

### Description:

Detached (formerly conjoined) two storey commercial building as shown in Figure 1  
- Barratts Music House  
Federation Classical, c1915

### Specific Extent:

The whole of the site and building with street and lane facades being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This site was occupied from at least the 1890s, including a laundry belonging to Lue Kee in 1910 (*PO Directory*). In 1910 the Daily Telegraph reported a dilapidated house at No 104 George Street (*Daily Telegraph* 5/4/1910, p.4). This appears to have been demolished soon afterwards and was replaced by a new two-storey building at 102-104 George St, which was owned by George McLean, a plumber who specialised in heating and ventilating products, and also sold gas appliances and refrigerators. The building was described in 1915 as a 'new commodious two-storeyed brick and concrete structure, embracing handsome office appointments, ample floor space and a thoroughly up-to-date workshop' (*Launceston Examiner* 26/1/1915, p.6). By the 1940s 104 George Street had become home to the long-running music business of Barratt's Pty Ltd.

A good example of a transitional Victorian to Federation style commercial building, now with altered shopfront, that retains a fine first storey facade and parapet with columns and art nouveau features. Windows have curved heads and the parapet features four capped piers with shaped brick infill. The building is a transitional design in the detailing and forms.

A good example of a freestanding retail building from the early 20th C that demonstrates the transitional period of design where features of several periods are found in the same building. It is a dominant form on the streetscape. Highly significant as a single building but also highly significant as one of a group of Federation buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a transitional Victorian to Federation commercial retail building.

Elements to be excluded from significance include: air conditioning units; large signage fixed to facade; inappropriate paint colours; modern aluminium framed shopfront glazing and doors; and, modern awning soffit lining.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.776

### Town/Locality:

Launceston

### Address:

Unit 1, 105 George Street,  
Unit 2, 105 George Street

### Folio of the Register:

150928/1,  
150928/2

### Description:

Two storey commercial terrace as shown in Figure 1  
Victorian Classical, c1890

### Specific Extent:

The whole of the site and building with street facade  
being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This address appears in the Tasmania Post Office Directories from at least the 1890s. In 1903 105 George Street was advertised for let as a shop and 6 rooms (*Launceston Examiner* 9/2/1903, p.1). In 1907 balcony rooms were advertised to let at 105 George St (*Launceston Examiner* 4/5/1907). From the 1920s to 1940s 105 was occupied by boot maker H. Larter (*PO Directories*). In 1950 the premises 105-107 George Street sold for £4,600 (*Launceston Examiner* 28/10/1950, p.12).

A good example of a Victorian commercial terrace in the Classical style with strong parapet features and cappings. One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features. Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct.

Elements to be excluded from significance include: large signage fixed to facade; and, later period shopfront glazing at street level.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.777

### Town/Locality:

Launceston

### Address:

106 George Street

### Folio of the Register:

129780/1

### Description:

Two storey conjoined terrace  
as shown in Figure 1  
Late Victorian Federation, c1890

### Specific Extent:

The whole of the site and building with facades to street and lane being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This address appears in the Tasmania Post Office Directories from at least the 1890s. In 1893 it was occupied by a baker (James Docking) (*Launceston Examiner* 4/6/1893). It was then variously occupied by a draper, masseuse and confectioner. At one period in the 1910s it was the Missionary Industries Depot (*The Mercury* 13/5/1911, p.2). It was taken over by Holyman's Airways as an office while new premises were being erected for the company on the corner of George and Brisbane Streets in 1934 (*Launceston Examiner* 4/7/1934, p.3). The office at 106 George Street underwent some alterations at that time. With the completion of the new Holyman's building in 1937, the company office at 106 George St was relocated to the new building. In the 1940s 106 George St was occupied by Vaughan Ratcliffe, a furniture polisher.

A good representative example of a restrained and modest Federation commercial building with its distinctive parapet line and simple detailing. This building contrasts with the more elaborate forms often seen in Victorian buildings. Of interest is the very simple skillion roof form behind the parapet that indicates a modest upper floor of one room depth. This is the simplest form of commercial building. Federation building retaining much of the fabric retaining its streetscape form and detailing. Highly significant example modest commercial federation building retaining much of its original fabric and retaining its streetscape form and detailing.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant example of federation building with distinctive parapet, simple detailing and interesting simple skillion roof behind parapet.

Elements excluded from significance include: modern aluminium framed shopfront and glazed door; and, street bollards with infill panels.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.778

### Town/Locality:

Launceston

### Address:

107 George Street

### Folio of the Register:

112669/2

### Description:

Two storey commercial terrace

as shown in Figure 1

Victorian Classical, c1890

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This address appears in the Tasmania Post Office Directories from at least the 1890s. 107 George St was occupied by Naseef Kareemi, a draper from the mid-1890s to c1925. Later it was occupied by L. C. Bailey, dyer and cleaner, from the late 1920s to 1940s (*PO Directories*). In 1950 the premises 105-107 George Street sold for £4,600 (*Launceston Examiner* 28/10/1950, p. 12).

A good example of a Victorian commercial terrace in the Classical style with strong parapet features with curved head windows. One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features.

Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct. Elements to be excluded from significance include: modern awning; air conditioning units; signboard framing on top of awning; and, later period shopfront glazing at street level.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.779

### Town/Locality:

Launceston

### Address:

108-110 George Street

### Folio of the Register:

129780/2

### Description:

Two storey conjoined commercial building as shown in Figure 1

Federation Arts and Crafts, 1909

### Specific Extent:

The whole of the site and building with street facade being of high significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Purpose built for the motor trade by builders J & T Gunn. A very fine Federation commercial building purpose built for cars but no longer in that use. It features an imposing street presence with its large curved arched opening surmounted with four truncated round windows set in bays. Shopfronts now occupy the vehicle openings but the building form and use can still be understood in the fabric.

The building demonstrates the importance of car technology and coach building in a very well designed and conceived building facade applied to an industrial use. Built early in the development of car transport the building displays confidence in the industry.

One of an adjoining pair of motor garage buildings that are rare and demonstrate a period of building design that quickly altered to more severe forms reflecting the industrial nature of the use. They form an important streetscape element in the city area.

Highly significant as a single building but also significant as one of a pair of motor garages in a pattern of early business and commercial development. The place is an uncommon example of: a motor garage, Tasmania's built form heritage, and, the Launceston streetscape.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the rare characteristics of a Federation Arts and Crafts double storey motor garage building. Elements to be excluded from significance include: Aluminium framed shopfront glazing and doors at street level; canvas awnings; and, large signage lettering fixed to facade.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.780

### Town/Locality:

Launceston

### Address:

109 George Street

### Folio of the Register:

138148/1

### Description:

Two storey commercial terrace  
as shown in Figure 1

Federation Classical, c1905

### Specific Extent:

The whole of the site and building with street  
facade being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This address appears in the Tasmania Post Office Directories from c1905. It was occupied by M Den (draper) from then until c 1925. It was occupied in the 1930s by H. Austen, a grocer and confectioner, up until the late 1940s (*PO Directories*).

A good example of a Federation commercial terrace in the Classical style with strong parapet features with intricate detailing to frame the curved head windows. One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features.

Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct. Elements to be excluded from significance include: modern awning and soffit lining; and, later period shopfront glazing at street level.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.781

### Town/Locality:

Launceston

### Address:

111 George Street

### Folio of the Register:

52195/1

### Description:

Two storey commercial terrace

as shown in Figure 1

Federation Classical, c1905 and c1930

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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:
<p>(i) local history -</p> <p>Originally built 1905 by builder Humphrey (Architect Walter Conway) with further works carried out in the 1930s. Owner originally Charles Stuart and at one time was a venetian blind and bedding factory.</p> <p>A fair example of a Federation commercial terrace in the Classical style with strong parapet features with verandah enclosed at a later period (nominally Inter-war). One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features.</p> <p>Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct.</p> <p>Elements to be excluded from significance include: awning soffit lining; air conditioning unit; later period street front window to upper floor, and shopfront glazing at street level.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.782

### Town/Locality:

Launceston

### Address:

112-114 George Street

### Folio of the Register:

49275/1

### Description:

Two storey conjoined commercial building as shown in Figure 1 - former GM Jackson's Garage - Federation, 1911

### Specific Extent:

The whole of the site and building with facade to street being significant

### Figures of specific extent:

Not applicable

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



Figure 1

(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 -

This property is listed as being part of Jackson's garage in c1915, and by 1925 as belonging to the Tasmanian Motor Company. It was later occupied by Northern Motors Pty Ltd, Tasmanian Body Works, and Autocars (Hire and Drive) (*PO Directories*).

Designed by Harold Masters and built by James French. A very fine Federation commercial building purpose built for cars but no longer in that use. It features strong design with decorative rendered parapet, strong courses, original and new to match original windows on the upper level, and, shopfronts at street level which have replaced the original centre shopfront and vehicle entry and exit openings (which remain distinct by the increased head height). The building contrasts with the adjacent motor garage. Even though built only a few years later its design reflects the industrial use the need for utilitarian openings to the street and provides a more restrained approach commensurate with the use of the building.

One of a pair of motor garage buildings that are rare and demonstrate a period of building design that quickly altered to more severe forms reflecting the industrial nature of the use. They form an important element in the city area.

Highly significant as a single building but also significant as one of a pair of motor garages in a pattern of early business and commercial development. The place is an uncommon example of: a motor garage, Tasmania's built form heritage, and, the Launceston streetscape.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the highly detailed facade featuring wide glazing sections with brick and masonry construction over the windows and former large openings for vehicles.

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the rare characteristics of a Federation industrial style double storey motor garage building. Elements excluded from significance include: modern screen covering glazing on facade; umbrellas; street barriers and infill panels; tiling to shopfronts; modern shopfront glazing; and, glazed timber entry doors.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.783

**Town/Locality:**

Launceston

**Address:**

113 George Street

**Folio of the Register:**

35190/4

**Description:**

Two storey commercial terrace

as shown in Figure 1

Federation Classical, c1910

**Specific Extent:**

The whole of the site and building with street facade being of significance

**Figures of specific extent:**

Not applicable



Figure 1

**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:
<p>(i) local history -</p> <p>113 George Street first appears in the Tasmania Post Office Directories in c1910. From 1925 until the late 1940s No 113 was occupied by Mrs A. Kaiser's woollen knitting mill. In 1949 the company was taken over and moved to St John Street (<i>Daily Telegraph</i> 30/4/1925).</p> <p>A good example of a Federation commercial terrace in the Classical style with strong parapet features and retained verandah setback to the upper level.</p> <p>One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features.</p> <p>Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct.</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>This place is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey brick Federation building and its location on the edge of the central business area.</p> <p>Elements to be excluded from significance include: modern balustrading; air conditioning unit; and, later period shopfront glazing at street level.</p>
(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

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.784

**Town/Locality:**

Launceston

**Address:**

115 George Street

**Folio of the Register:**

42016/1

**Description:**

Two storey commercial terrace

as shown in Figure 1

Federation Arts and Crafts, c1910

**Specific Extent:**

The whole of the site and building with street facade being of significance

**Figures of specific extent:**

Not applicable



Figure 1

**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 -

115 George Street first appears in the Tasmania Post Office Directories in c1910. The address was occupied by Alex Heron from c1910s to late 1940s at least.

A good example of a Federation commercial terrace in the Classical style with strong parapet features and verandah recessed on the upper level. Addition of an Arts and Crafts style gable to the verandah roof differentiates the building from its neighbours.

One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features. Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct.

Elements to be excluded from significance include: large signage fixed to facade; and, later period shopfront glazing at street level.

(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

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.785

### Town/Locality:

Launceston

### Address:

124 George Street

### Folio of the Register:

52165/1

### Description:

Two storey hotel building as shown in Figure 1 - O'Keefe's Hotel - Victorian, c1850

### Specific Extent:

The whole of the site and building with street facade being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

A hotel at this location on the corner of George and York Streets dates back to the 1850s at least, when George Smith operated the Caledonian Vines Vaults (*Launceston Examiner* 8/9/1852, p.5). In 1862 his widow, Mary Ann Smith took over the license (*Cornwall Chronicle* 3/12/1864, p.4; *Launceston Examiner* 5/11/1862). By 1864 it was licensed to John Mason who named it the Caledonian Inn (*Launceston Examiner* 17/6/1869, p.3). In 1880 the licensee was William Maltmann and the hotel accommodation was reported to be in a bad state and repairs were about to be effected (*Launceston Examiner* 2/12/1880, p.3). By 1889 it was renamed the Caledonian Hotel (*Launceston Examiner* 31/8/1889). The Hotel was later licensed to Mrs Mullane, before a name change to the Belfast Hotel c1915 under the license of John Casey. It remained the Belfast Hotel until the 1930s when it became known as the Union Club Hotel (*PO Directories*).

Although altered the building demonstrates the form and detail of a corner hotel with most alterations readily reversible. The building is a key corner building of diminutive scale in comparison to the later commercial buildings surrounding it.

It is a good representative example and one of a significant group of corner hotels found throughout Launceston which continue to provide key character and form. These buildings define corners around the city and are important streetscape features. Highly significant as a single building presenting to the street corner which contributes significantly to the streetscape, but, also highly significant as one of a group of similar buildings in a pattern of early commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of an early hotel and significant in that it has continued in this function.

Elements to be excluded from significance include: additions on the York Street side; large signage on roof; curved awning at entry (further research on dating of construction required); and, infill wall and door to former coach entry.

#### (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 -

The place is significant in that it has a strong meaning for the community because of its social associations and as part of a group of similar corner hotels throughout Launceston.

#### (ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.786

### Town/Locality:

Launceston

### Address:

136-138 George Street

### Folio of the Register:

20666/1

### Description:

Two storey detached commercial terrace  
as shown in Figure 1

Late Victorian Classical, 1892

### Specific Extent:

The whole of the title excluding the concrete  
extensions to the rear of the original brick building

### Figures of specific extent:

Not applicable



Figure 1

### 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:
<p>(i) local history -</p> <p>The building has '1892' on the parapet. No 136-138 first appears in the Tasmania Post Office Directories c1894, when it was occupied by John Ballard. No 136 was a grocery from this time to the late 1940s at least. From c1925 to 1948 at least it was occupied by Mrs E Robertson (grocer).</p> <p>A very good example of Late Victorian design featuring a simple symmetrical facade treatment to the upper level with a shop to one side and separate entry to the residence alongside at street level. A good representative and intact example of a typical Victorian commercial terrace with residential in a prominent location in the city.</p> <p>Highly significant as an example of a Late Victorian commercial terrace of modest scale with classical detailing and significant as part of a group of buildings in a pattern of early residential and commercial development.</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>Significant because of its ability to demonstrate the significant characteristics of a Late Victorian commercial terrace as part of a small group of similar buildings on the fringe of the city centre.</p> <p>Elements of lesser significance include the recently added glazed shopfront, entry door and awning.</p> <p>Elements excluded from significance include: the c1940s additions to the rear of the building.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.787

### Town/Locality:

Launceston

### Address:

139 George Street

### Folio of the Register:

59750/2

### Description:

Attached single level house  
as shown in Figure 1  
(to left of photo)  
Federation, 1910



Figure 1

### Specific Extent:

The whole of the title with front facades being of highest significance

### Figures of specific extent:

Not applicable

### 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 -

At this address in 1894 was a house owned by Anne Davies and occupied by Walter Laphorne. By 1896 the occupant was Catherine Bryan (also noted as Catherine Ryam) and the house noted as being dilapidated. No house was shown at this address from 1898 to at least 1904. In 1905 there was nothing listed, then in 1906, 139 is noted as land at rear then in 1907 as Land at rear plus 7 more areas of land which indicates the period of the sub-division. By 1909 Percy Hart owns the land and then in 1911 141 appears with 139 being noted as "at rear" with Ernest Ford in 141 and Louis Page in 139. In the PO Directories the occupants appeared by 1911 with address being noted as "off" George St.

A pair of well detailed attached houses built on a later sub-division behind earlier buildings. Highly significant as a rare example of Federation cottages built on an infill development in this prominent area of the city and significant as part of a small number of residential buildings built over a short period of time.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of their ability to demonstrate the principal characteristics of single level brick Federation terraces and their location the central business area.

Elements to be excluded from significance include: inappropriate paint colours.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.788

### Town/Locality:

Launceston

### Address:

140 George Street

### Folio of the Register:

124325/1

### Description:

Single level detached former residential building as shown in Figure 1  
c1890

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

140 George Street first appears in the Tasmania Post Office Directories c1894 and was occupied by Mrs Ballard from c1900 to c1915. It was occupied by Eric Stewart from c1925 to 1948 (*PO Directories*).

A very good example of mid-Victorian design featuring a simple symmetrical facade treatment with separate hipped verandah roof on simple posts with timber brackets. A good representative and intact example of a typical Victorian cottage residence in a prominent location in the city. Highly significant as one of a small number of dwellings built during the same period, in this area of the precinct.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a single storey brick Victorian domestic building and its location on the edge of the central business area.

Elements to be excluded from significance include: modern chinoiserie balustrading; and, inappropriate painting of foundation stonework.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.789

### Town/Locality:

Launceston

### Address:

141 George Street

### Folio of the Register:

59750/1

### Description:

Attached single level house  
as shown in Figure 1  
(to right of photo)  
Federation, 1910



Figure 1

### Specific Extent:

The whole of the title with front facades being of highest significance

### Figures of specific extent:

Not applicable

### 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 -

At this address in 1894 was a house owned by Anne Davies and occupied by Walter Laphorne. By 1896 the occupant was Catherine Bryan (also noted as Catherine Ryam) and the house noted as being dilapidated. No house was shown at this address from 1898 to at least 1904. In 1905 there was nothing listed, then in 1906, 139 is noted as land at rear then in 1907 as Land at rear plus 7 more areas of land which indicates the period of the sub-division. By 1909 Percy Hart owns the land and then in 1911 141 appears with 139 being noted as "at rear" with Ernest Ford in 141 and Louis Page in 139. In the Tasmania Post Office Directories the occupants appeared by 1911 with address being noted as "off" George St.

A pair of well detailed attached houses built on a later sub-division behind earlier buildings. Highly significant as a rare example of Federation cottages built on an infill development in this prominent area of the city and significant as part of a small number of residential buildings built over a short period of time.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of their ability to demonstrate the principal characteristics of single level brick Federation terraces and their location in the central business area.

Elements to be excluded from significance include: inappropriate paint colours.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.790

### Town/Locality:

Launceston

### Address:

143 George Street

### Folio of the Register:

112170/1

### Description:

Two storey conjoined residential terraces as shown in Figure 1

(to left of image)

Federation Arts and Crafts, c1910



Figure 1

### Specific Extent:

The whole of the title with street facades being of significance

### Figures of specific extent:

Not applicable

### 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 -

An early owner was James Davies and the James Davies Estate was noted as owner from 1870-1884 at least. In 1888 to at least 1900 the places were owned by Anne Davies with occupants at No. 143 in 1896 being the Assyrians. These addresses were only noted in the Tasmania Post Office Directories intermittently between 1900 and 1908 depending on occupancy and were noted in the assessment rolls as being vacant in 1909 and 1910 when owned by Percy Hart.

It appears that the original buildings were replaced around this time when he also owned 141 George St and built those residences in c1910. By 1911 occupants Herbert Bone (145) and William Stevenson (143) are noted in the Tasmania Post Office Directories and occupancy remained constant. A noted occupant of 143 from about 1911 to 1928, when she married Max Learoyd, was Miss Nora Webster (Kathleen Leonora Webster). An ATCL Gold Medallist (Theory), tutor pianoforte, piano and singing (*Examiner* 13 Apr 1943, p.4) and a clever musician (*Advocate* 23 Sept 1932, p.6). Later 143 occupants included J and Flora Caldwell, son James and Mary Louisa Barkway (daughter of Rev A Barkway).

A very good example of Federation residential terrace design featuring two storey bay windows with timber detailed gables with finials protruding from a main hipped roof, chimney brickwork detailing and recessed entry porches.

Highly significant as a rare example of Federation terraces built in this prominent area of the city and significant as part of a small number of residential buildings built over a short period of time.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of their ability to demonstrate the principal characteristics of two storey brick Federation terraces and their location the central business area.

Elements to be excluded from significance include: inappropriate paint colours.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.791

### Town/Locality:

Launceston

### Address:

145 George Street

### Folio of the Register:

112170/2

### Description:

Two storey conjoined residential terraces as shown in Figure 1

(to right of image)

Federation Arts and Crafts, c1910



Figure 1

### Specific Extent:

The whole of the title with street facades being of significance

### Figures of specific extent:

Not applicable

### 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 -

An early owner was James Davies and the James Davies Estate was noted as owner from 1870-1884 at least. In 1888 to at least 1900 the places were owned by Anne Davies with occupants at No. 143 in 1896 being the Assyrians. These addresses were only noted in Post Office Directories intermittently between 1900 and 1908 depending on occupancy and were noted in the assessment rolls as being vacant in 1909 and 1910 when owned by Percy Hart.

It appears that the original buildings were replaced around this time when he also owned 141 George St and built those residences in c1910. By 1911 occupants Herbert Bone (145) and William Stevenson (143) are noted in the Tasmania Post Office Directories and occupancy remained constant. A noted occupant of 143 from about 1911 to 1928, when she married Max Learoyd, was Miss Nora Webster (Kathleen Leonora Webster). An ATCL Gold Medallist (Theory), tutor pianoforte, piano and singing (*Examiner* 13 Apr 1943, p.4) and a clever musician (*Advocate* 23 Sept 1932, p.6). Later 143 occupants included J and Flora Caldwell, son James and Mary Louisa Barkway (daughter of Rev A Barkway).

A very good example of Federation residential terrace design featuring two storey bay windows with timber detailed gables with finials protruding from a main hipped roof, chimney brickwork detailing and recessed entry porches.

Highly significant as a rare example of Federation terraces built in this prominent area of the city and significant as part of a small number of residential buildings built over a short period of time

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of their ability to demonstrate the principal characteristics of two storey brick Federation terraces and their location the central business area.

Elements to be excluded from significance include: inappropriate paint colours.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.793

### Town/Locality:

Launceston

### Address:

148 George Street

### Folio of the Register:

170979/1

### Description:

Two storey detached residential building as shown in Figure 1

Federation + Post War, c1894 + c1940

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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

This property has been traced back to at least the 1860s in the post office directories and assessment rolls when it was a house and then a house and shop occupied by Thomas King (from c1865-c1895). In the 1930s and 1940s it was occupied by W. Trinder, a bootmaker (*PO Directories*). In 1983 it was proposed to convert the premises for furniture storage (*LCC property file 17/1/1409*).

A good example of Post War aesthetic with restrained use of a small number materials and simple detailing on a two storey narrow frontage dwelling. The timber Federation Arts and Crafts style garage contrasts significantly with the residence.

A good representative and intact example of a Post War aesthetic in a prominent location in the city, but, may have been an infill, major alteration or replacement building for an earlier structure.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a two storey narrow frontage detached domestic building and its location on the edge of the central business area.

Elements to be excluded from significance include: canvas awning over entry door.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.865

### Town/Locality:

South Launceston

### Address:

16 Hampden Street

### Folio of the Register:

233103/1

### Description:

Single storey residence as shown in Figure 1  
Inter-War, 1920

### Specific Extent:

The whole of the site and building with  
street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1 (from Google Street View)

### 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 -

Bienfells at 16 Hampden Street, is the only example of a childhood residence of a Deputy Prime Minister in Tasmania, erected not long after Lance Barnard's birth. Bienfells played a role in the formative years of a Lance Barnard's life, as a meeting place for the Australian Labor Party faithful whom in concert with his family influenced his chosen career in life.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place - Not applicable

#### (iv) aesthetic characteristics -

A single storey, symmetrical, weatherboard residence with medium pitched hipped roof clad in corrugated iron. The facade features a central entrance porch with its own roof and a central front door. The street appearance remains substantial unchanged since the dwelling was occupied by the Barnard family in the early twentieth century.

(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 -

Bienfells is of historic cultural heritage significance as it demonstrates the ability of people from any background, to rise to positions of power and influence such as the Prime Minister or Deputy Prime Minister by means of the Australian democratic system. This is exemplified in the modest weatherboard design of the house and its setting in a working class area, which became a well-known residence for its occupants' political trajectory on both the state and national stage and acted as both incubator and refuge from political life.

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

Bienfells has a special association with the lives of two of Tasmania's most well-known politicians, Herbert (Claude) Barnard (1890-1957), member of the Parliament of Australia (1934-1949) and member of the Parliament of Tasmania (1950-1957), and his son, Lance Herbert Barnard (1919-1997), World War Two soldier, member of the Parliament of Australia (1954-1975) who served as a Minister and Deputy Prime Minister under Gough Whitlam, and later as Ambassador to Norway, Finland and Sweden. Together they had a profound role in Tasmanian and Australian political life, spanning over 40 years between them.

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.925

### Town/Locality:

Youngtown

### Address:

483 Hobart Road

### Folio of the Register:

26973/1

### Description:

Part of Evandale to Launceston Water Scheme  
Rural residential farmland as shown in Figure 1  
1830s



Figure 1 (from Google Street View)

### Specific Extent:

Whole of site or as shown on CPR, if available

### Figures of specific extent:

Not applicable

### 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 Evandale to Launceston Water Scheme (ELWS) is of heritage significance in a national context in demonstrating the engineered design and construction of a major public utility during the 1830s. Of specific relevance is the scale and complexity of the design, a 22km network of tunnels and open aqueducts to bring water to a major township (Launceston) for both domestic use and to power mills, the use of tunnels to transfer water from one catchment into another, and the use of convict labour which played a major and essential role in the construction of public infrastructure across Australia during the early nineteenth century.

It comprises a range of engineering features and the broader infrastructure of workers camps, roads, bridge, wells and brickworks. It demonstrates wider aspects of undertaking major capital works in the early nineteenth century, and aspects of convict management including penal philosophies of work programs that isolated and separated convicts from the established communities. Construction of the Scheme demonstrates the growth, and growing service needs, of Launceston as the major centre in northern Tasmania at this time, whilst the process of the Schemes inception, development and abandonment reflects aspects of the political and administrative environment within colonial Tasmania and early steps toward Launceston becoming self-administered.

#### (ii) creative or technical achievements -

The remnants of the ELWS demonstrate a high degree of technical design by its engineers, being a gravity-powered system that was to utilise brick-lined tunnels with vents/surge shafts to transfer water from its source in one catchment to another catchment, thence cost effective open aqueducts to convey water a substantial distance to the Launceston, and well-situated reservoirs atop Windmill Hill were to serve as the final distribution point with the drop from the Hill generating a reasonable mains pressure. The design also allowed for 7 water-powered mills to be serviced by the Scheme.

#### (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 -

The ELWS has a strong and special meaning for two key community groups. The first is the community of professional engineers across Australia evidenced by Engineers Australia involvement in investigation of the Scheme during the late twentieth century and placing of a marker recognising the importance of the Scheme in 2002. It also has special meaning for the regional community evidenced in the activities of the Evandale Historical Society and Northern Midlands Council to promote awareness of the Scheme through publications and to actively conserve the site through research, surveying and conservation works such as were undertaken in 1988, 2002 and continues today.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - The ELWS is of historic heritage significance for its association with the convict engineer and architect, James Blackburn, who assisted with surveys of the area, and oversaw convict labour.

Blackburn designed many of Tasmania's early buildings such as Holy Trinity Church in Hobart. Blackburn's engineering and architectural achievements establish him as Tasmania's leading proponent of design for the colonial period (1833-49). The scheme is also associated with Alexander Cheyne who built the Glasgow Edinburgh canal, and who became a controversial figure in Tasmania's early history; and William Dawson, who was a convict overseer for the Scheme and subsequently became a well-known surveyor of Tasmania's remote areas and roads.

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.934

### Town/Locality:

Launceston

### Address:

34-40 Howick Street

### Folio of the Register:

N/A

### Description:

Nurses' Home No. 1

Multi-storey residential building with extension c1915 as shown in Figures 1 and 2

Victorian Gothic, 1898

Nurses' Home No. 2

Multi-storey residential building as shown in Figure 3

Inter-War Functionalist, 1937

Nurses' Home No.3

Multi-storey residential building as shown in Figure 4

Inter-War Functionalist, 1945

### Specific Extent:

The whole of the site (PID

3413548) with buildings with street facades being of most significance

### Figures of specific extent:

Not applicable

### 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 -

Nurses' Home No.1 at the Launceston General Hospital (LGH) demonstrates the evolution of nursing as a profession in Tasmania from the late 19th century and throughout the 20th century, following the establishment of the Nightingale system in the 1880s. This, in combination with more advanced medical diagnosis and treatments, led to an ever increasing number of patients who now preferred treatment at the hospital rather than at home. As a result, the number of nurses at the LGH increased significantly and Nurses' Home No. 1 was built to provide them with comfortable accommodation on site which ensured security for nurses working shifts and maximised their availability at the hospital.

The ongoing expansion of the Nurses' Home throughout the 1930s to the 1950s demonstrates the continually increasing demand for quality nursing staff, and the evolution of the LGH as a nurse training institution and primary health care facility.

Nurses' Home No.1 at the Launceston General Hospital is one of two purpose built Nurses' Homes on the Tasmanian Heritage Register (THR), the other is at Willow Court. This is of a different style, period and use to Nurses Home 1 at the LGH. Later examples of purpose built Nurses' Homes exist in Launceston, Burnie, Latrobe and Queenstown which are not on the THR.

#### (ii) creative or technical achievements -

Nurses' Home No.1 demonstrates a high degree of creative achievement. The detailed leadlighting on the verandahs and around the doors, the timber carving and fretwork, the terracotta tile panelling, the corbelled brickwork and the polychrome patterned brickwork were all carried out to a very high standard by the contractors, J & T Gunn, in accordance with the creative designs by architects Taylor and North.

#### (iii) a class of building or place -

Nurses' Home No.1 is representative of the many buildings once used as nurses' accommodation at hospitals around the state from the late 1890s onwards, particularly those which focussed on accommodating single women under the supervision of several matrons, but which have since been substantially altered or demolished as a result of changes to nursing and nurse demographics.



Figure 1: Nurses' Home No.1



Figure 2: Nurses' Home No.1 (1915 Extension)  
(from Google Street View)



Figure 3: Nurses' Home No.2



Figure 4: Nurses' Home No.3  
(from Google Street View)

(iv) aesthetic characteristics -

Nurses' Home No.1 is a representative example of Victorian Gothic architecture in Tasmania. It exhibits the key characteristic features of the style, including; steeply pitched roofs of various forms, prominent gables, lead lighting, excellent stone and brick masonry and polychrome brick-work. The Nurses' Home continues to make a substantial contribution to the historic streetscape of Launceston.

(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 -

Nurses' Home No.1 has special meaning to the nursing community as a place of accommodation for all who trained and worked at the LGH from 1897 onwards. The Nurses' Home also has special meaning to the wider community as a place with which many still have personal or family connections.

The Home was built to provide comfortable and modern accommodation (according to contemporary standards) for the nurses, and is an expression of community appreciation for nurses and their vital work in caring for the patients of the LGH. Nurses' Home No.1 is also valued for its representation of a way of life which has since disappeared, and for its substantial contribution to the historic streetscape of Launceston.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - Nurses' Home No.1 has a particular association with the LGH, an organisation which has been at the forefront of medical developments and is one of the few regional hospitals to provide a standard of care not usually available outside of capital cities. The LGH is one of the oldest hospitals in Australia and continues to be the primary health facility for Launceston and surrounding northern Tasmanian communities.

Nurses' Home No.1 also has a special association with well-known architects Alexander North and Harry Norton Taylor. North was involved with both the initial plans for the site in 1891 and the revised plans in 1896 in collaboration with Taylor. North was particularly known as an outstanding church architect who designed many churches and buildings around the state, and incorporated native flora and fauna motifs into his work. Taylor was the Director of the Public Works Department in the 1880s and 1890s and was especially noted for his skill in designing the Cataract Cliff Grounds. Nurses' Home No.1 is a particularly fine example of Taylor and North's use of creative and decorative elements in an institutional building.

**Figures for statements of local heritage significance and heritage values:**

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.939

### Town/Locality:

Launceston

### Address:

5 Innes Street

### Folio of the Register:

247276/1

### Description:

Detached single storey weatherboard house as shown in Figure 1

Federation Victorian, c1900

### Specific Extent:

The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Dwelling was built c1900 and occupied by Thomas McKenzie and later other members of the McKenzie family until the 1930s. In the 1940s it was occupied by Cecil Richardson, a train examiner (*Examiner* 26/12/1944, p.4) (*Tasmania Post Office Directories*).

Building forms part of the evolution of residential development in this area - the 1800s period of development as demand for housing increased.

Highly significant as part of the streetscape. Building integrity as a Victorian dwelling good generally, retaining basic construction type, roof form and chimney. Unusual as timber weatherboard clad dwelling for period.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic detached building in the Georgian style.

Elements to be excluded from significance include: replacement windows with shutters and addition of modern front door with lights either side, any minor garden plantings, external light fittings and timber paling side boundary and rear fencing.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.940

### Town/Locality:

Launceston

### Address:

7 Innes Street

### Folio of the Register:

81430/1

### Description:

Conjoined single storey weatherboard house - one of pair as shown in Figure 1 (northern end, left of photo)

Federation Bungalow, 1903



Figure 1

### Specific Extent:

The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance

### Figures of specific extent:

Not applicable

### 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:
<p>(i) local history -</p> <p>It was occupied by Benjamin Keats in the 1920s and 1930s and then by Claude Bagley in the 1940s (<i>Tasmania Post Office Directories</i>).</p> <p>Building forms part of the evolution of residential development in this area - the early 1900s as demand for housing continued. Therefore, highly significant as part of the streetscape.</p> <p>Highly significant as one of a number of conjoined and detached dwellings built during the Federation period and extending the development that occurred in Cimitiere Street St in the early period.</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>Significant because of its ability to demonstrate the principal characteristics of a conjoined single storey weatherboard Federation building.</p> <p>Elements to be excluded from significance include: modern infill to verandah and extra decorative brackets under frieze, modern tile roof, any minor garden plantings and timber paling side boundary and rear fencing.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.941

### Town/Locality:

Launceston

### Address:

9 Innes Street

### Folio of the Register:

81430/2

### Description:

Conjoined single storey weatherboard house - one of pair as shown in Figure 1 (southern end, right of photo)

Federation Bungalow, 1903



Figure 1

### Specific Extent:

The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance.

### Figures of specific extent:

Not applicable

### 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 -

First occupied by Herbert Webb. In 1931 it was advertised for let as having five rooms (*Examiner* 17/10/1931, p.9).

Building forms part of the evolution of residential development in this area - the early 1900s as demand for housing continued. Therefore, highly significant as part of the streetscape.

Highly significant as one of a number of conjoined and detached dwellings built during the Federation period and extending the development that occurred in Cimitiere Street in the early period.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a conjoined single storey weatherboard Federation building.

Elements to be excluded from significance include: decorative brackets under shade hood to front windows, any minor garden plantings, and timber paling side boundary and rear fencing.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.973

### Town/Locality:

Launceston

### Address:

2 Kingsway

### Folio of the Register:

56062/3

### Description:

Part of a single level corner building as shown in Figure 1

- John King Building  
Inter-war Neoclassical, 1923

### Specific Extent:

The whole of the site and building with street facades being of high significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

151-155 Brisbane Street was constructed in c1923 for King and Sons Pty Ltd, builder of motors and cycles and agents for Indian, Douglas and Rudge motor cycles (*PO Directories*). It occupied the site until at least 1950. In 1951 the site was sold to Bruce Small Pty Ltd for £35,200 (*Advocate* 22 May 1951, p.3). Constructed by Hinman, Wright and Manser.

A fine 20thC commercial building (Bicycle and motor cycle factory) retaining most of its integrity and featuring face brickwork, rendered corner and junction raised parapets with signs, highlight windows and a strong design of bays providing entry, display and vehicular entry. The building makes a very positive contribution to the streetscape of Brisbane Street and Kingsway.

Highly significant as a single building but also significant as one of a group of motor trade buildings in a pattern of early business and commercial development. The place is a significant example of: a bicycle and motor cycle trade and servicing building, Tasmania's built form heritage, and, the Launceston streetscape.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of bays for entry and exit, shopfront display and signage.

(iii) a class of building or place -

Significant because of its ability to demonstrate the rare characteristics of a Federation retail and servicing building for bicycles and motor cycles.

Elements to be excluded from significance include corporate colours and, large modern signage.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.974

**Town/Locality:**

Launceston

**Address:**

4 Kingsway

**Folio of the Register:**

89638/4

**Description:**

Two storey conjoined commercial building as shown in Figure 1  
Federation, 1910

**Specific Extent:**

The whole of the site and building with facade to street being significant

**Figures of specific extent:**

Not applicable



Figure 1

**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 -

Appears to have been built for the Benevolent Society in 1910.

An unusual small brick building with infilled front addition. The front features a striking small entry portico with timber fretwork that belies the modesty of the building behind. Setting back of the building may have been to accommodate the Benevolent Society as first occupants.

An idiosyncratic Federation building set well back from the street that makes an interesting addition to an otherwise commercial and warehousing street.

The building demonstrates the changing character of the city as the commercial area expanded incorporating former residential precincts.

Highly significant as a single building but also highly significant as one of a group of Federation buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the small scale two storey form including the striking small entry portico with timber fretwork which belies the modesty of the building behind.

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a Federation commercial small scale building.

Elements excluded from significance include: modern glazed infill shopfront; and, addition with deck to side.

(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 -

The place is significant in being the built specifically for the Benevolent Society.

**Figures for statements of local heritage significance and heritage values:**

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.975

### Town/Locality:

Launceston

### Address:

18-20 Kingsway

### Folio of the Register:

89638/626

### Description:

Single level commercial building  
as shown in Figure 1 and Figure 2  
Federation, 1916

### Specific Extent:

The whole of the site and building with facade to  
street being significant

### Figures of specific extent:

Not applicable



Figure 1



Figure 2

### 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 -	<p>This building has '1916' on the parapet. It was originally a shirt manufacturing business owned by Frank Boatwright and operated as such until c1930s. By 1935 it was occupied by Kingswear manufacturing company (<i>Tasmania Post Office Directories</i>). By c1960s it was occupied by MTC Jessup.</p> <p>An interesting variation on the commercial warehouse theme that is seen in its various forms in this small street. The building is simple except for its elaborate facade with arched central opening with quoining and the round parapet feature set above it. The building is now converted for retailing but maintains its overall form and detail. One of a group of fine Federation warehouses that form a continuous group on the western side of the street and which are the best example of this form of development in Launceston. It makes a very important contribution to this largely intact Federation streetscape.</p> <p>Highly significant as a single warehouse building but also highly significant as one of a group of Federation buildings in this short street.</p>
(ii) creative or technical achievements -	<p>Significant in demonstrating a high degree of technical achievement with the considered design of the single storey form including the arched entry with rounded parapet feature, parapet detailing and wall decoration.</p>
(iii) a class of building or place -	<p>Significant because of its ability to demonstrate the significant characteristics of a Federation warehouse building.</p> <p>Elements excluded from significance include: inappropriate colours; and, later period shopfront glazing.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.976

### Town/Locality:

Launceston

### Address:

22-28 Kingsway

### Folio of the Register:

211914/7

### Description:

Single level conjoined commercial buildings as shown in Figure 1 and Figure 2  
Inter-war Federation & Post War Modern, c1920 and c1950

### Specific Extent:

The whole of the site and building with facade to street being significant

### Figures of specific extent:

Not applicable

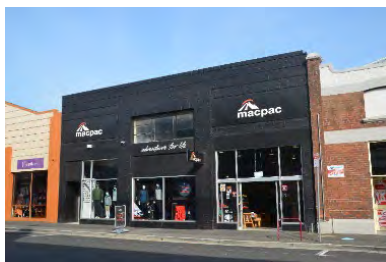


Figure 1 - Former No. 26-28



Figure 2 - Former No. 22-24

### 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 building to the right (formerly 22-24) was constructed c1920 and occupied by Green JR (bulk stores) from then until at least c1950s (*Tasmania Post Office Directories*). It is a well detailed warehouse building featuring a fine parapet and pediment design with use of stucco and decorative plasterwork in a triangular pediment set above a circular window over central former entry. The strong and simple massing makes a very strong contribution to the fine streetscape of Federation commercial buildings. One of the group of fine Federation warehouses that forms a continuous group on the western side of the street and which are the best example of this form of development in Launceston. It makes a very important contribution to this largely intact Federation streetscape. Possible archaeological evidence of pre-1915 occupation may be found on this site. Highly significant as a single warehouse building but also highly significant as one of a group of Federation buildings in this short street.

The building to the left (formerly 26-28) appears to date from c1950s. The Examiner reported in 1954 that tenders had been called for the construction of a new shop in Kingsway. It is possible that this is referring to 26-28 Kingsway (*Examiner 13/8/1954, p.3*).

An interesting example of restrained design for a warehouse building featuring a simple parapet design with lineal brickwork detailing. Steel framed glazed windows set centrally with a portal detailed in brickwork surrounding them and indications of truck access openings evident. The strong and simple massing makes a good contribution to the fine streetscape of Federation commercial buildings.

Significant warehouse building reflecting the development of Launceston during the Post War period and contributing to the streetscape of the area.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the single storey form including the gabled pediment over entry with round centre window feature and parapet detailing (former 22-24) as shown in Figure 3 over page).

#### (iii) a class of building or place -

Significant because of the ability to demonstrate the significant characteristics of:

1. Former No. 22-24 - A Federation warehouse building.

Elements excluded from significance include: pennants on front facade; infill of windows on higher level; and, aluminium framed glazed shopfronts and doors

2. Former No. 26-28 - A Post War warehouse building.

Elements excluded from significance include: aluminium framed glazed shopfronts and doors.

#### (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

**Figures for statements of local heritage significance and heritage values:**



Figure 3 - Early streetscape image showing brickwork and detailing to facade (to left of photo)



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.977

### Town/Locality:

Launceston

### Address:

30-36 Kingsway

### Folio of the Register:

118501/1, 118174/1

### Description:

Single level conjoined corner buildings as shown in Figure 1 and Figure 2

Federation Warehouse, c1910

### Specific Extent:

The whole of the site and building with street facade being of high significance

### Figures of specific extent:

Not applicable



Figure 1



Figure 2

### 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 -

Situated at the corner of York St and Kingsway. In the 1920s it was occupied by Heritage and Co general merchants, who sold bacon, butter, cheese, eggs and other produce. By 1940 the building was occupied by Nettlefolds who sold farm machinery (*Tasmania Post Office Directories*). It is pictured here c1960s as 'the old butter factory' in LPIC33-4-33.

A fine Federation warehouse building on a corner location with a striking parapet form reminiscent of the Anglo-Dutch style. Now painted the building has lost some brick and render design finesse but still demonstrates good streetscape presence and forms part of a very coherent Federation streetscape. It features rendered parapet, symmetrical design elements and single storey form.

A good example of the Federation warehouse in the centre of the city forming part of an excellent streetscape of similar buildings. The building contrasts with the larger warehouse buildings on the northern edge of the city near the wharfs and relates more to the retail and light industry than bulk goods storage.

Highly significant as a single building but also highly significant as one of a group of Federation buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the single storey form including detailed parapets and symmetrical design elements.

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a Federation warehouse.

Elements to be excluded from significance include: inappropriate colours; and, later period shopfront glazing at street level.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.986

### Town/Locality:

Launceston

### Address:

Unit 1, 11-13 Lawrence Street,  
Unit 2, 11-13 Lawrence Street

### Folio of the Register:

163038/1, 163038/2

### Description:

Pair of conjoined two storey weatherboard houses as shown in Figure 1

Victorian Filigree, c1880

### Specific Extent:

The whole of the site with facades visible directly from the street, outbuildings and setback from boundaries being important



Figure 1

### Figures of specific extent:

Not applicable

### 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:
<p>(i) local history -</p> <p>First Rates Assessment record (1880) shows owner as George Reid. One address only shown.</p> <p>Building forms part of the evolution of residential development in this area - the 1880s period. Therefore, highly significant as part of the streetscape.</p> <p>Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period and extending the development that occurred in Cimitiere Street in the early period.</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>Significant because of its ability to demonstrate the principal characteristics of a two storey weatherboard conjoined Victorian domestic building. Building is a rare example of the type. It retains all the features of the period including fencing.</p> <p>Elements to be excluded from significance include: minor garden plantings and timber paling side fencing.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.987

### Town/Locality:

Launceston

### Address:

15 Lawrence Street

### Folio of the Register:

122067/1

### Description:

Detached single level weatherboard house as shown in Figure 1

Victorian, 1882



Figure 1

### Specific Extent:

The whole of the site with facades visible directly from the street and setback from boundaries being important

### Figures of specific extent:

Not applicable

### 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 -	House in Rates Assessment post 1882 and Workshop built c1886 on the block. Owner and occupant John Howard.  Building forms part of the evolution of residential development in this area - the 1880s period. Therefore, highly significant as part of the streetscape.  Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period and extending the development that occurred in Cimitiere Street in the early period.
(ii) creative or technical achievements -	Not applicable
(iii) a class of building or place -	Significant because of its ability to demonstrate the principal characteristics of a detached single level weatherboard Victorian Filigree domestic building. Building is a rare example of the type. It retains all the features of the period.  Elements to be excluded from significance include: minor garden plantings, front steel mesh and pipe fencing and timber paling side fencing.
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.990

### Town/Locality:

Launceston

### Address:

25 Lawrence Street

### Folio of the Register:

25982/22

### Description:

Detached single storey weatherboard house  
as shown in Figure 1

Victorian Filigree, 1882

### Specific Extent:

The whole of the site with the building elements  
visible directly from the streets/lanes and setbacks  
being of high importance, but, excluding the 'fire wall'  
on the Cimitiere Street side

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Jan 1881 Rate Assessment for land only. 1882 Rate Assessment notes Edward Carr Dinham was owner and occupant was Mrs Wilkinson. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode.

Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period and is included in the AHD listing as forming part of a 'square' on Cimitiere Street.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building, and inclusive of large tree in garden area.

Elements excluded from significance - 'fire' wall on Cimitiere St side, general plantings and shrubs in garden area.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.991

### Town/Locality:

Launceston

### Address:

27 Lawrence Street

### Folio of the Register:

25982/34

### Description:

Conjoined two storey weatherboard house as shown in Figure 1

Victorian Filigree, 1883

### Specific Extent:

The whole of the site with the building elements visible directly from the street and setbacks being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Residence built in 1883 as one of a number in that period along this section of Lawrence Street. Land and house owned by H E Boucher (or Bowcher) who resided at No. 31. The first occupant being Lawrence Molly. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode.

Significant as one of a number of conjoined and detached dwellings built during the Victorian period and extending the development that occurred in Cimitiere Street in the early period.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Demonstrates the principal characteristics of a two storey weatherboard Victorian Filigree style building. Also significant as one of a small number built adjoining one another as a development during the same period.

Elements to be excluded from significance include: any garden trees and shrubs.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.992

### Town/Locality:

Launceston

### Address:

29 Lawrence Street

### Folio of the Register:

25982/33

### Description:

Conjoined single storey weatherboard house  
as shown in Figure 1

Victorian Georgian, 1885

### Specific Extent:

The whole of the site with facade visible directly from the streets, fence and setback from boundary being important



Figure 1

### Figures of specific extent:

Not applicable

### 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 -

Land and house owned by H E Boucher with first occupant being Thomas Clements. No house in Jan or Dec 1884. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode.

Building forms part of the evolution of residential development in this area - the late 1800s period of development as demand for housing increased. Therefore, highly significant as part of the streetscape.

The dwelling is a rare example of a conjoined dwelling which does not match the other in number of storeys. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period and extending the development that occurred in Cimitiere Street in the early period.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building and is a rare example of a conjoined dwelling which does not match the other in number of storeys. Retains setback, verandahs, original windows and features to street facade in period style.

Exclusions to significance include garden plantings.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.995

**Town/Locality:**

Launceston

**Address:**

35 Lawrence Street

**Folio of the Register:**

25982/20

**Description:**

Single storey residence with renovation in c1980 as shown in Figure 1  
Federation Queen Anne, 1893



Figure 1 (from Google Street View)

**Specific Extent:**

The whole of the site and building with facade visible from the street being of most significance

**Figures of specific extent:**

Not applicable

**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 property at 35 Lawrence Street is a tangible example of the practice of philanthropy and in particular female philanthropy in 19th century Tasmania. It was largely funded by Irish-born Launceston resident Letitia Fisher, who sponsored other buildings and families in need across northern Tasmania. Without her large donation, it is unlikely this building may have been built, especially after the recession in Tasmania of the early 1890s. A wealthy widow of independent means, Letitia's deeds were indicative of growing female philanthropy in Tasmania that developed throughout the 20th century.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

The building demonstrates the principal characteristics of a Federation Queen Anne timber residence. These characteristics are found in the gabled and hipped roof, wrap around verandah, timber gable screen and internal features such as the art nouveau hall screen in the main hallway.

(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 -

The former Holy Trinity Parsonage also has an association with Letitia Fisher (nee Taylor, c1819-1900) who largely funded the erection of this building and others, including those of religions other than her own.

35 Lawrence Street also has a special association with its architect, Alexander North (1858-1945). North is recognised as an outstanding church architect who designed many churches and buildings around the state, incorporating native fauna and flora in his design work. 35 Lawrence Street was the start of a long relationship between architect and parish, which spanned four decades.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.996

### Town/Locality:

Launceston

### Address:

37 Lawrence Street

### Folio of the Register:

25982/19

### Description:

Detached one storey weatherboard house  
as shown in Figure 1

Victorian Filigree, 1883



Figure 1

### Specific Extent:

The whole of the site with facade visible directly from the streets, major trees and setback from boundary being important

### Figures of specific extent:

Not applicable

### 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 -

Owner and occupant shown as Charles Kent from 1884 in Rates Assessment Roll. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode. Building forms part of the evolution of residential development in this area - the late 1800s period of development as demand for housing increased. Therefore, highly significant as part of the streetscape.

Highly significant as one of a number of conjoined and detached dwellings built during the 1890s period and extending the development that occurred in Cimitiere Street in the early 1800s.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a large single storey weatherboard Victorian domestic building. Street facade includes a one storey verandah with cast iron post brackets and balustrading wrapping around the main house down the side. Concave verandah roof shape, roof separate to main hipped roof with exposed rafter detailing under eaves.

Exclusions to significance include timber lattice infill under verandah and to fence (unpainted), minor garden plantings, and, later period additions and alterations.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.997

### Town/Locality:

Lilydale

### Address:

1925 Lilydale Road

### Folio of the Register:

163587/1

### Description:

Single storey nursing centre with renovation c1980  
as shown in Figure 1

Post-war Art Deco, c1948



Figure 1 (from Google Street View)

### Specific Extent:

The whole of the site and building with  
street facade being of significance

### Figures of specific extent:

Not applicable

### 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 Lilydale Bush Nursing Centre demonstrates the commitment and the pioneering efforts of the Tasmanian Bush Nursing Association to deliver health care, especially maternal and child health services, to the Lilydale region of northern Tasmania.

The property demonstrates many aspects of the employment of women as often sole health practitioner, illustrating their independence and resourcefulness and the evolving nature of their work with advances in medical science and improvements in communication and transport.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place - Not applicable

#### (iv) aesthetic characteristics -

Its scale, character and garden blend well with adjacent institutional buildings, the old Schoolhouse (now a private home) to the south and the Police Station just around the corner in Lalla Road. A rural landscape of paddocks and distant hills provides the backdrop to the centre.

(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 Lilydale Bush Nursing Centre has special meaning for the community of the north-east, demonstrating a major chapter in the delivery of health care in this rural region. Many older citizens helped raise funds towards the building of the centre and remember receiving treatment there.

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

The centre was renamed in 2002 after Sister Mary Walsh as the Mary Walsh Centre. Walsh served the Lilydale community for 34 years, from 1940-1956 in the Bush Nursing Service and after 1956 as a district nurse. Her dedication was recognised with the honour of an MBE in 1966 and in 2005 she was entered posthumously on the Tasmanian Honour Roll of Women. Long term residents of the area still recall Sister Walsh delivering their children and caring for their families: she is synonymous with the Centre.

Ethel Lanser was another influential Bush Nurse associated with the centre and she later became the Head of the Melbourne Centre of the Women's League of Health.

The Lilydale Bush Nursing Centre has strong association with the Tasmanian Bush Nursing Association and its affiliated organisations and with the Tasmanian nursing community.

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1026

### Town/Locality:

Launceston

### Address:

46 Margaret Street

### Folio of the Register:

226322/1

### Description:

St Ailbes Hall

Two storey multipurpose building as shown in Figure 1.

The building overlaps a title containing a carpark to the south.

Inter-war Free Classical, c1932



Figure 1 (from Google Street View)

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable

### 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:
<p>(i) local history -</p> <p>St Ailbes Hall demonstrates the provision of recreational facilities by churches in Tasmania from the early twentieth century to the present and the role these places play in a community's well-being.</p> <p>The building continues to be used as a function centre used for a variety of public and private events to the present day (2021).</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>St Ailbes Hall is a particularly fine example of the Inter-War Free Classical movement, considered by Apperly, Irving and Reynolds as a national example of the style, displaying 'a symmetrical composition of gently distorted classical components'.</p>
<p>(iv) aesthetic characteristics -</p> <p>In 1989 St Ailbes was used in the Pictorial Guide to Identifying Australian Architecture, as a fine national example of the Inter-War Free Classical period of architecture.</p>
(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
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region -</p> <p>St Ailbes Hall has a special association with architect HS East, who practised in Britain and South Africa, and designed a number of buildings across several decades in northern Tasmania.</p> <p>A mural around the central stage appears to have been executed after World War Two, by artist Alex Szolomiak whose work is represented across the state.</p>

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1027

### Town/Locality:

Launceston

### Address:

48 Margaret Street

### Folio of the Register:

36140/1

### Description:

Land used for car park and part of St Ailbe's Hall (46 Margaret Street) as shown to left of Figure 1  
Hall is Inter-War Free Classical, 1932

### Specific Extent:

Building and vegetation on site are of significance

### Figures of specific extent:

Not applicable



Figure 1: Building to the right is St Ailbe's Hall (from Google Street View)

### 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 -

St Ailbe's Hall demonstrates the provision of recreational facilities by churches in Tasmania from the early twentieth century to the present and the role these places play in a community's well-being. To the south, the Hall overlaps the title containing the carpark.

The building continues to be used as a function centre used for a variety of public and private events to the present day (2021).

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

St Ailbe's Hall is a particularly fine example of the Inter-War Free Classical movement, considered by Apperly, Irving and Reynolds as a national example of the style, displaying 'a symmetrical composition of gently distorted classical components'.

#### (iv) aesthetic characteristics -

In 1989 St Ailbe's was used in the Pictorial Guide to Identifying Australian Architecture, as a fine national example of the Inter-War Free Classical period of architecture.

(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 -

St Ailbe's Hall has a special association with architect HS East, who practised in Britain and South Africa, and designed a number of buildings across several decades in northern Tasmania.

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1081

### Town/Locality:

Launceston

### Address:

4 Paterson Street

### Folio of the Register:

35505/1

### Description:

Two storey detached commercial terrace  
as shown in Figure 1  
Victorian, c1870

### Specific Extent:

The whole of the site and building with facade to  
street being highly significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This address has been traced back to at least 1870 in the assessment rolls when it was listed as a house and workshop occupied by Christopher Spotswood. It may be even older than this. In the 1875 and 1880 assessment rolls it was occupied by Ebenezer Brown. Brown was a native of Scotland and a coachbuilder who had travelled extensively in the USA and was known to have been on friendly terms with President Lincoln. He died in 1893 (Tasmanian News 28 July 1893, p.3). From 1894 to the 1910s the property was occupied by Miss Sarah Devall, and then by the Potter family from c1920 to late 1940s (Tasmania Post Office Directories).

A good example of early remnant housing in at commercial precinct. The building is painted brick, once face brick and has had considerable alteration, however the main form and detail of brickwork and joinery remains. The building is of particular interest as a rare surviving example of early residential development in the city centre that has not had a new facade or parapeted form added to the front or street elevation. The building has historic significance for its place in the major phase of development of Launceston, aesthetic value for its fine form and detail, some social value as part of the collective housing that makes Launceston a desirable place to live and for its streetscape value. Each building in this large group of houses is distinctive and adds to the collective value as well as having individual significance.

The building has historic significance for its place in the major phase of development of Launceston, aesthetic value for its fine form and detail, some social value as part of the collective housing that makes Launceston a desirable place to live and for its streetscape value. The building is of particular interest as a rare surviving example of early residential development in the city centre that has not had a new facade or parapeted form added to the front or street elevation.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Important element of the streetscape with the building reflecting a set amongst a generally commercial centre of the city.

Elements excluded from significance include: modern additions at rear; canvas awning over entry door; aluminium fencing; and, later period windows to ground floor.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1082

### Town/Locality:

Launceston

### Address:

6-8 Paterson Street

### Folio of the Register:

157318/1

### Description:

Part of a two storey detached commercial building as shown in Figure 1  
(part of building to right of image)  
Inter-war, c1920



Figure 1

### Specific Extent:

The whole of the site and building with facade to street being significant

### Figures of specific extent:

Not applicable

### 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 -

In 1920 numbers 8-12 Paterson Street were occupied by Beasley's Motor Garage. By 1925 AH Blundell and Co, wholesale agents and fruit merchants, were located at 12-14 Paterson Street, and the building appears to date from this time. By the 1940s No. 12-14 Paterson Street was occupied by Blundell's as well as the Phoenix Biscuit Company (*Tasmania Post Office Directories*).

The building of two storeys features a face brick façade (partially painted) with vertical brick piers in pairs except for the central pier separating bands of timber windows and topped with a simple parapet with a gable at each end featuring patterned brickwork. The building behind has sawtooth roofing. It forms part of a very strong commercial streetscape.

A good example of Interwar commercial warehousing.

Significant warehouse building reflecting the development of Launceston during the Inter-war period and contributing to the streetscape of the area.

Has potential to yield information and understanding of the early history of Launceston. Archaeological material could exist under current building and yard space due to its location in the central business district.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

A significant example of Inter-war commercial warehousing.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1083

### Town/Locality:

Launceston

### Address:

Unit 1, 14 Paterson Street,  
Unit 2, 14 Paterson Street,  
Unit 5, 14 Paterson Street

### folio of the Register:

171947/1, 171947/2, 171947/5

### Description:

Part of a two storey detached commercial building  
as shown in Figure 1

(parts of building to left of image)

Inter-war, c1920



Figure 1

### Specific Extent:

The whole of the listed titles with facades to street  
and lane being significant

### Figures of specific extent:

Not applicable

### 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 -

In 1920 numbers 8-12 Paterson Street were occupied by Beasley's Motor Garage. By 1925 AH Blundell and Co, wholesale agents and fruit merchants, were located at 12-14 Paterson Street, and the building appears to date from this time. By the 1940s No. 12-14 Paterson Street was occupied by Blundell's as well as the Phoenix Biscuit Company (*Tasmania Post Office Directories*).

The building of two storeys features a face brick facade (partially painted) with vertical brick piers in pairs except for the central pier separating bands of timber windows and topped with a simple parapet with a gable at each end featuring patterned brickwork. The building behind has sawtooth roofing. It forms part of a very strong commercial streetscape.

A good example of Interwar commercial warehousing.

Significant warehouse building reflecting the development of Launceston during the Inter-war period and contributing to the streetscape of the area.

Has potential to yield information and understanding of the early history of Launceston. Archaeological material could exist under current building and yard space due to its location in the central business district.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

A significant example of Inter-war commercial warehousing.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1084

### Town/Locality:

Launceston

### Address:

16 Paterson Street

### Folio of the Register:

162450/0, 162450/103, 162450/203, 162450/303,  
162450/504

### Description:

Six level conjoined commercial building as shown in  
Figure 1 - Federation, c1910

### Specific Extent:

The whole of the site and building with facade to  
street being highly significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 D and W Murray Ltd building was built in two stages. Originally a three storey building and basement erected as a warehouse for Lark, Herbert and Co. in 1883, it was acquired by D and W Murray in 1899 who added the top storeys early in the new century (LCC17/1/2548). It was known as Launceston's first skyscraper. The architects were English and Soward of Adelaide, and the builders were Hinman, Wright and Manser of Cimitiere Street (see full article in Daily Telegraph 30 June 1914, p.5).

The main facade is topped with a strong pediment of simple design on large brackets and the building is divided into four divisions linking the windows on the upper four levels into two panels. While the design is complex and not as well resolved as many buildings in the locality it is impressive and incorporates most of the key features of the period in an interesting arrangement. The remainder of the building is utilitarian with side mounted steel fire escape, one of the few to be seen due to the generally low scale of most buildings.

A very important building in the development of Launceston, being the first multi-storey building to be constructed. Now standing well above surrounding development it indicates the importance and confidence in the city at the time of its construction.

A very good example of the multi- storey warehouse that reached its peak in this building. A very significant building in the development of Launceston, being the first multi-storey building to be constructed. Building is a rare example of a Federation multistorey building in Launceston.

#### (ii) creative or technical achievements -

Contains elements that are typical of the period of development but displayed in a rare multi-storey building.

#### (iii) a class of building or place -

Important element of the streetscape with the building reflecting a multi-storey Federation style in keeping with the commercial nature of the street.

Elements excluded from significance include: large signage on side elevations and facade.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1090

### Town/Locality:

Launceston

### Address:

59-61 Paterson Street

### Folio of the Register:

63897/1

### Description:

Two storey conjoined commercial building as shown in Figure 1

Victorian Classical (facade), c1890, with Modern building to rear, 20thC



Figure 1

### Specific Extent:

The whole of the site (for archaeology) and street facade of high importance

### Figures of specific extent:

Not applicable

### 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 -

By the early 1890s No. 59 Paterson Street was occupied by Clark and Co boot manufacturers and No. 61 by the Tasmanian Soap and Candle Company (JS Anderson). By 1915 WI McElwee plumber was occupying No. 59. In the 1920s WC Ellis took over the old Clark and Co boot manufactory and operated at No. 61 until c.1940. By 1945 numbers 59 and 61 Paterson Street were occupied by J Rice, furniture manufacturer and P. Anderson, house furnisher respectively. By the 1950s McGladery and Hodgman (agents) were occupying 59-61 Paterson Street (*Tasmania Post Office Directories*). The premises were extended in 1952 (*Examiner* 1/1/1952, p.7).

A well-detailed and confident two storey commercial building with rendered and detailed facade featuring struck pilasters with arched window openings to each level and two doorways providing entry to two separate tenancies. The building features characteristic design elements such as strong courses, stone striking of render, pilasters, capitals and three-dimensional modelling of the facade.

The building (rebuilt at the rear) is a strong and significant streetscape element in the locality. The rebuilding of the building behind the front facade has compromised the significance of the place as an entire entity. Highly significant as a single facade (building rebuilt behind facade) but also highly significant as one of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significance in facade primarily because of its ability to demonstrate the significant characteristics of a Classical Victorian commercial building.

Elements to be excluded from significance include: Building behind facade; and, modern entry doors.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1098

### Town/Locality:

Launceston

### Address:

88-96 Paterson Street, 92 Paterson Street, and Part of Tamar River

### Folio of the Register:

159106/1; 159107/1; 159519/1; 159519/2; 159519/3; 223677/1; 49746/1; 242909/1

### Description:

Kings Park

Parkland as shown in Figures 1 and 2

Established 1936

### Specific Extent:

The whole of the site, including adjoining Tamar River land parcel, and building with street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1 (from Google Street View)



Figure 2 (from Google Street View)

### 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 -

Kings Park is of historic cultural heritage significance in demonstrating the early European settlement of northern Tasmania, through the documentary and archaeological potential of early Launceston industry and domestic life. In addition, the park demonstrates the development of public spaces in response to the decline in living and working conditions of sections of the city, and local council attempts to beautify and curate these areas.

Kings Park is likely to contain subsurface and fluvial remains of a number of historically documented features of the early settlement of Launceston, including a flour mill, ship-yards, public baths and residences, which have the potential to step away from the written record and inform our knowledge of commercial, recreational and domestic life during the 19th century.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place - Not applicable

(iv) aesthetic characteristics -

Kings Park forms part of the popular waterfront thoroughfare, adjacent to the re-developed Ritchie's Mill and in close proximity to the Tamar Yacht Club.

(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 -

Launceston has a reputation for its suite of parks and public spaces that are intertwined in the early European history of northern Tasmania. Kings Park forms part of this suite, as a site in a prominent location near the mouth of the Cataract Gorge, and as a consequence has meaning to the wider community, as was demonstrated in the early 21st century when the place was under threat of development.

In the 1990s a proposed hotel development led to the formation of a protection group for the park known as the Friends of Kings Park. The proposal was eventually dropped.

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

Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1119

### Town/Locality:

Launceston

### Address:

18 Quadrant Mall

### Folio of the Register:

Land held under General Law deed 58/6162

### Description:

Commercial two storey conjoined building  
as shown in Figure 1

Inter-war Art Deco, c1925

### Specific Extent:

The whole of the site with street facade being of  
significance

### Figures of specific extent:

Not applicable



Figure 1

### 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:

local history -

This property dates from c1925 (*Post Office Directories*). In the 1940s it was occupied by a photographic studio before being sold in 1951. It was then described as a single-storey 'lock-up' shop of irregular shape. It was bought for £6000 by R. Morgan, a tailor (*Launceston Examiner* 11/8/1951, p.18 and *Launceston Examiner* 8/9/1951, p.7). Second level may be a 1950s addition or built originally and on separate title.

Highly significant as an example of an Art Deco Inter-war commercial building of modest scale and significant as part of a group of buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Art Deco style shop at street level, and upper level for commercial or residence, built during the Inter-war period.

A fine example of a modest and restrained Inter-war building with edge capping detail to the parapet and on three sides of the window bays. Strong dentils accentuating the first level floor line and fascia above the awning. Original timber windows intact to both levels. It demonstrates the end of the transitional period of design seen around the war period as design moved to modern simpler built forms.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.1122

### Town/Locality:

Launceston

### Address:

8 Racecourse Crescent

### Folio of the Register:

91125/2

### Description:

Conjoined single storey weatherboard house - one of a pair as shown in Figure 1

Victorian Georgian, c1870

### Specific Extent:

The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance.

### Figures of specific extent:

Not applicable

### 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 -

In 1890/1891 No. 8 Racecourse Cres was occupied by Mrs B Keelan. The Keelan family (Bridget and Peter) were living in Racecourse Cres in 1889 when the death of their son, Francis was reported (Daily Telegraph 4-11-1889). By 1890 it appears Peter had died, as from then right up until the late 1930s, Mrs B Keelan is listed as the occupier in the directories.

Building forms part of the evolution of residential development in this area - the late 1800s period of development as demand for housing increased.

Highly significant as part of the streetscape. Building integrity as a Victorian dwelling good generally. Retains timber construction, verandah, original windows, chimneys and features to street facade in period style. Unusual as timber weatherboard clad dwelling for period.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic conjoined building in the Georgian style. Elements to be excluded from significance include: any minor garden plantings, external light fittings, window to rear lean-to visible from Racecourse Cres and timber paling side and rear fencing. Adjacent building has painted exterior which is highly intrusive to the streetscape setting and particularly to No. 8.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



Figure 1

## Table C6.1 Local Historic Heritage Places Datasheet – LAU-C6.1.1123

### Town/Locality:

Launceston

### Address:

10 Racecourse Crescent

### Folio of the Register:

214866/1

### Description:

Conjoined single storey weatherboard house - one of a pair as shown in Figure 1  
Victorian Georgian, c1870

### Specific Extent:

The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

In 1890/1891 No. 10 Racecourse Cres was occupied by T Levisjohn. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period.

Building forms part of the evolution of residential development in this area - the late 1800s period of development as demand for housing increased.

Highly significant as part of the streetscape. Building integrity as a Victorian dwelling good generally. Retains timber construction, verandah, original windows, chimneys and features to street facade in period style. Unusual as timber weatherboard clad dwelling for period.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic conjoined building in the Georgian style.

Elements to be excluded from significance include: any minor garden plantings, external light fittings, bullnosed painted zincalume varying to original indicated on No. 8 and in detailing, windows to side elevation visible from Racecourse Cres later period replacements (and windows to street facade single pane not multi-pane which suggest replacement from late Victorian period onwards) and timber paling side and rear fencing.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1124

### Town/Locality:

Launceston

### Address:

20 Racecourse Crescent

### Folio of the Register:

91632/1

### Description:

Detached single level weatherboard house as shown in Figure 1

Federation Bungalow, c1900

### Specific Extent:

The whole of the site with facades visible directly from the street, fencing and setback from boundaries being important

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Style of house suggests Federation but dating from Rates Assessment Rolls indicate construction 1885-1899. A John Dunkin owned and occupied No. 18 in 1899 but this became No. 20 in 1900. In April 1920 two properties were offered for sale on behalf of A. Dunkin. A cottage at No. 20 Racecourse Crescent consisting of six rooms, kitchen and bath, and an allotment of land adjoining and situated on the corner of Cimitiere Street and Racecourse Crescent (the current No. 20). The land then contained a shop and one room, but it was noted that there was sufficient room for a dwelling to be built upon it (*Examiner* 5/4/1920, p.8). The current No. 20 probably dates from this time (c1920s). Refer also to history of No. 1 Cimitiere Street.

Building forms part of the evolution of residential development in this area - the later 1800s period of development as demand for housing increased.

Highly significant as part of the streetscape. Building integrity as a Federation dwelling good generally. Retains timber construction, verandah, original windows, chimneys and features to street facade in period style.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of an early single storey weatherboard Federation worker's cottage.

Elements to be excluded from significance include: minor garden plantings and shrubs (trees are an exception to this), 20thC front fence posts, glazed front door and potentially the timber fretwork to verandah which appears 20thC in contrast to solid balustrade infill adjacent which appears original.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1128

### Town/Locality:

Youngtown

### Address:

22, 94, 200, 228, 234 and 236 Relbia Road

### Folio of the Register:

126290/1; 197183/1; 32517/1; 130686/1;  
130808/2; and 35943/1

### Description:

Part of Evandale to Launceston Water Scheme

Rural farmland as shown in Figure 1  
1830s



Figure 1 (from Google Street View)

### Specific Extent:

Whole of site or as shown on CPR, if available

### Figures of specific extent:

Not applicable

### 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 Evandale to Launceston Water Scheme (ELWS) is of heritage significance in a national context in demonstrating the engineered design and construction of a major public utility during the 1830s. Of specific relevance is the scale and complexity of the design, a 22km network of tunnels and open aqueducts to bring water to a major township (Launceston) for both domestic use and to power mills, the use of tunnels to transfer water from one catchment into another, and the use of convict labour which played a major and essential role in the construction of public infrastructure across Australia during the early nineteenth century.

It comprises a range of engineering features and the broader infrastructure of workers camps, roads, bridge, wells and brickworks. It demonstrates wider aspects of undertaking major capital works in the early nineteenth century, and aspects of convict management including penal philosophies of work programs that isolated and separated convicts from the established communities. Construction of the Scheme demonstrates the growth, and growing service needs, of Launceston as the major centre in northern Tasmania at this time, whilst the process of the Schemes inception, development and abandonment reflects aspects of the political and administrative environment within colonial Tasmania and early steps toward Launceston becoming self-administered.

#### (ii) creative or technical achievements -

The remnants of the ELWS demonstrate a high degree of technical design by its engineers, being a gravity-powered system that was to utilise brick-lined tunnels with vents/surge shafts to transfer water from its source in one catchment to another catchment, thence cost effective open aqueducts to convey water a substantial distance to the Launceston, and well-situated reservoirs atop Windmill Hill were to serve as the final distribution point with the drop from the Hill generating a reasonable mains pressure. The design also allowed for 7 water-powered mills to be serviced by the Scheme.

#### (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 -

The ELWS has a strong and special meaning for two key community groups. The first is the community of professional engineers across Australia evidenced by Engineers Australia involvement in investigation of the Scheme during the late twentieth century and placing of a marker recognising the importance of the Scheme in 2002. It also has special meaning for the regional community evidenced in the activities of the Evandale Historical Society and Northern Midlands Council to promote awareness of the Scheme through

publications and to actively conserve the site through research, surveying and conservation works such as were undertaken in 1988, 2002 and continues today.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - The ELWS is of historic heritage significance for its association with the convict engineer and architect, James Blackburn, who assisted with surveys of the area, and oversaw convict labour.

Blackburn designed many of Tasmania's early buildings such as Holy Trinity Church in Hobart. Blackburn's engineering and architectural achievements establish him as Tasmania's leading proponent of design for the colonial period (1833-49). The scheme is also associated with Alexander Cheyne who built the Glasgow Edinburgh canal, and who became a controversial figure in Tasmania's early history; and William Dawson, who was a convict overseer for the Scheme and subsequently became a well-known surveyor of Tasmania's remote areas and roads.

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1129

**Town/Locality:**

South Launceston

**Address:**

5 Rose Lane

**Folio of the Register:**

213227/1

**Description:**

Rose Lane Park as shown in  
Figures 1 and 2  
Former Old Convict Cemetery  
operating from 1846-1873



Figure 1



Figure 2

**Specific Extent:**

Whole of site or as shown on CPR, if  
available

**Figures of specific extent:**

Not applicable

**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 cemetery represents an historical record of Launceston, with direct association to the areas penal system. It also demonstrates aspects of the town's development and growth.

The Launceston Convict Cemetery has research value as an index to the town's convict history - encompassing aspects of the areas social and religious history, and for its layers of biographical information.

Information yielded may also include convict burial practices, population statistics and changes in health.

(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 -

The Launceston Convict Cemetery represents an historic and commemorative landscape. It is also a place valued for its social associations, both private and public.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

**Figures for statements of local heritage significance and heritage values:**

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1163

### Town/Locality:

East Launceston

### Address:

14-16 St Georges Square

### folio of the Register:

176422/1, 176422/2

### Description:

Brick fence as shown in Figure 1

- associated with the property now known as

Torkington

Victorian, c1870



Figure 1

### Specific Extent:

The fence/wall to the St George's Square boundary of the subject titles, and returning around into Scott Street for a single panel

### Figures of specific extent:

Not applicable

### 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 -

A well-detailed solid masonry boundary fence featuring face brickwork, curved brick detailing and cement rendered capping to wall panels and piers.

Formerly part of the property known as 'Torkington' at 54 Ann Street which was developed by Mr John Scott, MHA, in 1870. The site originally extended from Welman Street to St George's Square and included gardens believed to be designed by ex-convict Benjamin Lorrigan (as shown in Figure 2). The grounds were described as including plots 'as varied in shape and intricate in design as those we have seen in Chinese paintings, or paintings of scenes in China...' (*Cornwall Chronicle*, 5 August 1870:3). Although now substantially reduced in scale, the property retains the large three Storey Victorian Italianate house on the adjacent Ann St title which includes painted brick and stucco walls, a hipped slate roof with Italianate chimney tops and projecting decorated eaves (THR No. 3723) set in traditional gardens.

The fence fronting St George's Square included two openings to access the extensive and elaborate gardens, and, the remaining lengths now form an integral part of the group of residential buildings which line the western edge of the park and remain as a significant remnant of the former Torkington gardens.

Highly significant as a representative example of Victorian craftsmanship with fine detailing and significant as part of a grand property occupying a high profile site to the edge of the city (as shown in Figure 2).

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a boundary fence to a grand Victorian residence and also as an integral part of a relatively consistent streetscape edging a public park.

#### (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 -

This fence is of historic heritage significance because its streetscape associations are regarded as important to the community's sense of place.

#### (ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:



Figure 2 - Aerial photo by HJ King showing the fence and surrounding development to the south of St George's Square in 1922.

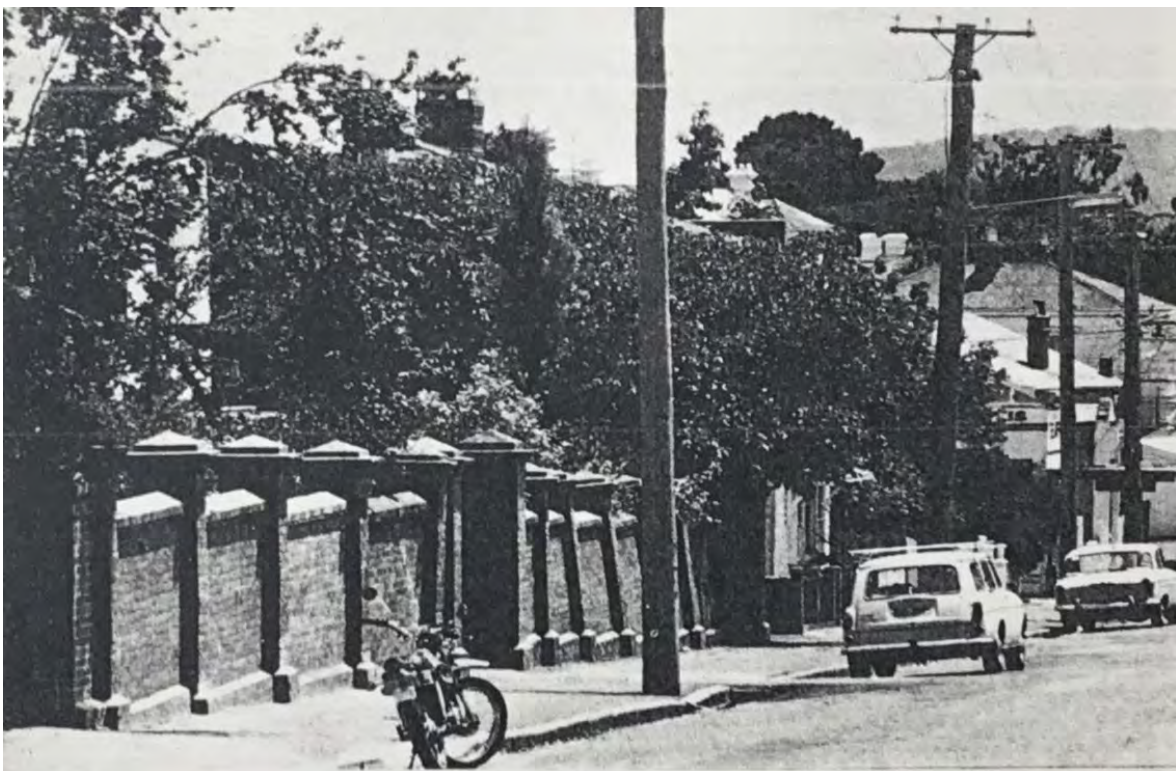


Figure 3 - The brick fence of 14-16 St Georges Square as it was featured in the *Launceston National Estate Conservation Study* report, 1977, page 140



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1164

### Town/Locality:

East Launceston

### Address:

18 St Georges Square

### Folio of the Register:

139647/1

### Description:

Brick fence as shown in Figure 1

- associated with the property now known as

Torkington

Victorian, c1870

### Specific Extent:

The fence/wall to the St George's Square

boundary of the subject title

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

A well-detailed solid masonry boundary fence featuring face brickwork, curved brick detailing and cement rendered capping to wall panels and piers.

Formerly part of the property known as 'Torkington' at 54 Ann Street which was developed by Mr John Scott, MHA, in 1870. The site originally extended from Welman Street to St George's Square and included gardens believed to be designed by ex-convict Benjamin Lorrinan (as shown in Figure 2). The grounds were described as including plots 'as varied in shape and intricate in design as those we have seen in Chinese paintings, or paintings of scenes in China...' (*Cornwall Chronicle*, 5 August 1870:3). Although now substantially reduced in scale, the property retains the large three Storey Victorian Italianate house on the adjacent Ann St title which includes painted brick and stucco walls, a hipped slate roof with Italianate chimney tops and projecting decorated eaves (THR No. 3723) set in traditional gardens.

The fence fronting St George's Square included two openings to access the extensive and elaborate gardens, and, the remaining lengths now form an integral part of the group of residential buildings which line the western edge of the park and remain as a significant remnant of the former Torkington gardens.

Highly significant as a representative example of Victorian craftsmanship with fine detailing and significant as part of a grand property occupying a high profile site to the edge of the city (as shown in Figure 3).

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a boundary fence to a grand Victorian residence and also as an integral part of a relatively consistent streetscape edging a public park.

Elements to be excluded from significance include: contemporary infill which is not of a similar scale and design to the original brick fence.

(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 -

This fence is of historic heritage significance because its streetscape associations are regarded as important to the community's sense of place.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:



Figure 2 - Aerial photo by HJ King showing the fence and surrounding development to the south of St George's Square in 1922

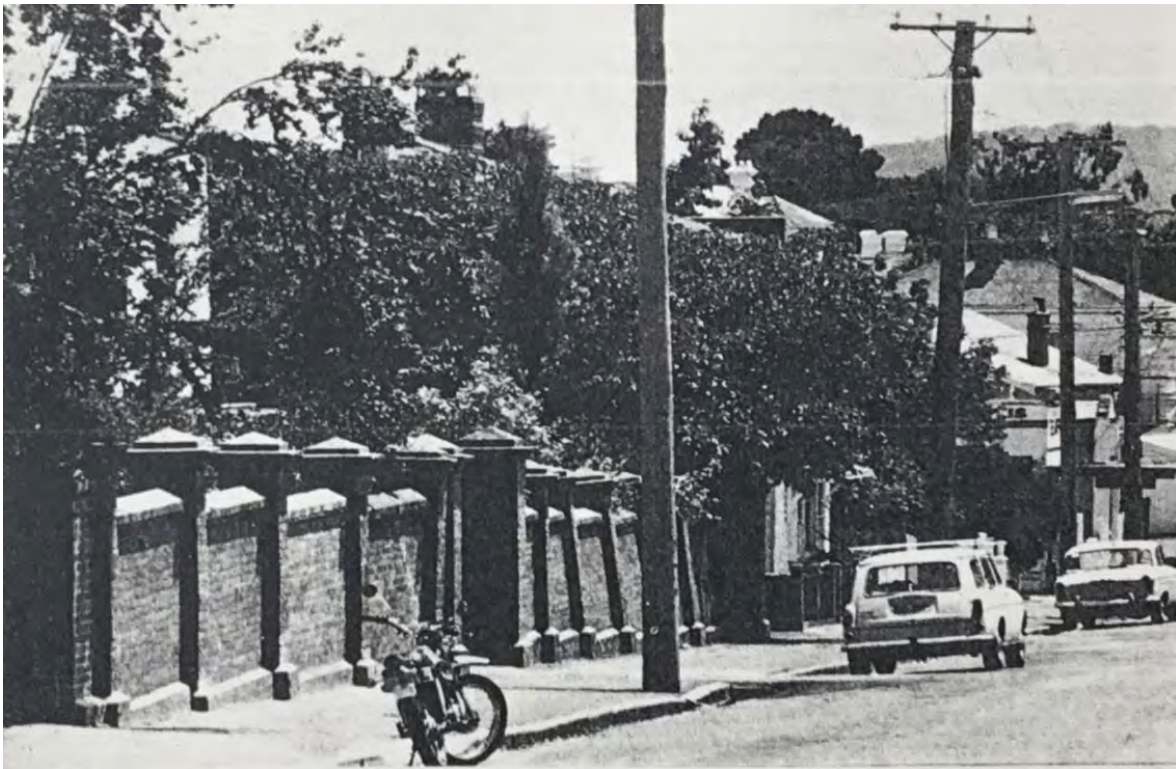


Figure 3 - The brick fence of 14-16 St Georges Square as it was featured in the *Launceston National Estate Conservation Study* report, 1977, page 140



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1165

### Town/Locality:

East Launceston

### Address:

20 St Georges Square

### Folio of the Register:

139647/2

### Description:

Brick fence as shown in Figure 1

- associated with the property now known as

Torkington

Victorian, c1870

### Specific Extent:

The fence/walls to the St George's Square boundary of the subject title and returning around into Ann St for a single panel

### Figures of specific extent:

Not applicable

### 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 -

A well-detailed solid masonry boundary fence featuring face brickwork, curved brick detailing and cement rendered capping to wall panels and piers.

Formerly part of the property known as 'Torkington' at 54 Ann Street which was developed by Mr John Scott, MHA, in 1870. The site originally extended from Welman Street to St George's Square and included gardens believed to be designed by ex-convict Benjamin Lorrman (as shown in Figure 2). The grounds were described as including plots 'as varied in shape and intricate in design as those we have seen in Chinese paintings, or paintings of scenes in China...' (*Cornwall Chronicle*, 5 August 1870:3). Although now substantially reduced in scale, the property retains the large three Storey Victorian Italianate house on the adjacent Ann St title which includes painted brick and stucco walls, a hipped slate roof with Italianate chimney tops and projecting decorated eaves (THR No. 3723) set in traditional gardens.

The fence fronting St George's Square included two openings to access the extensive and elaborate gardens, and, the remaining lengths now form an integral part of the group of residential buildings which line the western edge of the park and remain as a significant remnant of the former Torkington gardens.

Highly significant as a representative example of Victorian craftsmanship with fine detailing and significant as part of a grand property occupying a high profile site to the edge of the city (as shown in Figure 3).

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a boundary fence to a grand Victorian residence and also as an integral part of a relatively consistent streetscape edging a public park.

Elements to be excluded from significance include: contemporary infill which is not of a similar scale and design to the original brick fence.

#### (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 -

This fence is of historic heritage significance because its streetscape associations are regarded as important to the community's sense of place.

#### (ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable



Figure 1

Figures for statements of local heritage significance and heritage values:



Figure 2 - Aerial photo by HJ King showing the fence and surrounding development to the south of St George's Square in 1922.

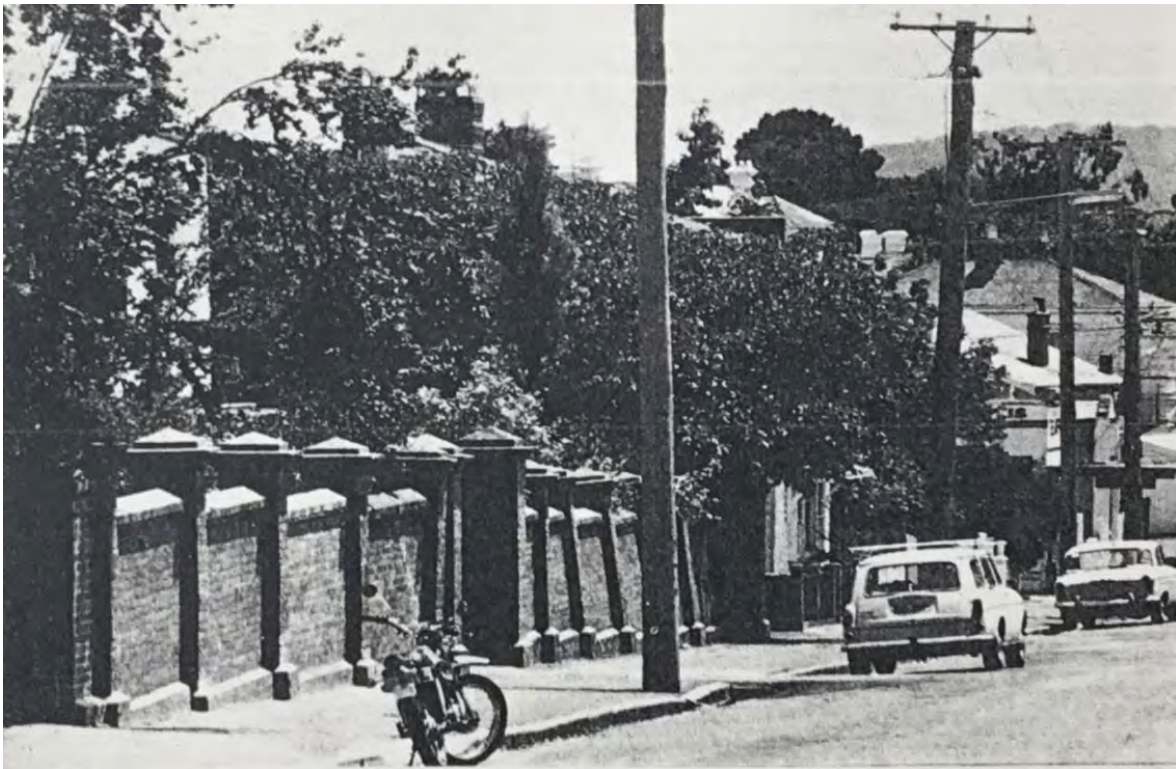


Figure 3 - The brick fence of 14-16 St Georges Square as it was featured in the *Launceston National Estate Conservation Study* report, 1977, page 140



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1170

### Town/Locality:

Launceston

### Address:

25 St John Street

### Folio of the Register:

20942/3

### Description:

Single level conjoined commercial building  
as shown in Figure 1

Post War Modern, c1945

### Specific Extent:

The whole of the site and building with facade to  
street being of high significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Post War addition to the Victorian Ritchie's Mill. The building does not appear in the 1950 Launceston Assessment Roll (last one available). It may have been included in the entry for the mill (No 27), or built later than 1950. A good example of a post war addition to a Victorian building (No 27) where the parapet and string course lines have been extended into the new modernist design to provide a classically framed facade composition featuring two window bays and one vehicle entry. 21stC alterations to the original lower windows and brick infills to form single pane windows have compromised the Post War facade design. A well-designed and complimentary infill addition that demonstrates skill and respect for an earlier building. The building demonstrates and retains simple massing, symmetry and the use of new materials (remnants) within a classically composed facade treatment. Whilst not the original steel framed glazing and brick sill infill, the replacement 21stC single panel shopfront windows do allow retention of the simpler massing and add to the layers of technical changes through construction history. Significant as a single building but greater significance as one of a group of shops in a pattern of retail and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

The building at 25 St John Street that was the warehouse addition to Ritchie's Mill building at 25-17 St John Street is of significance as an example of a sympathetic and respectful 20thC warehouse addition to an earlier era building.

Elements for exclusion from significance include: modern aluminium framed shopfront glazing and modern roller door.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1186

**Town/Locality:**

Launceston

**Address:**

92 St John Street

**Folio of the Register:**

249495/1

**Description:**

Commercial two storey conjoined building

as shown in Figure 1

Inter-war, c1920

**Specific Extent:**

The whole of the site and building with street facade

being of high importance

**Figures of specific extent:**

Not applicable



Figure 1

**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 Church Missionary Society occupied the building from roughly the 1920s to 1960s - offices and depot. Highly significant as an example of an Art Deco/Modern Inter-war office building and significant as one of a group of Inter-war buildings in a pattern of early business and commercial development.
(ii) creative or technical achievements -	Significant in demonstrating a high degree of technical achievement with the considered design of the two storey street level form with elegant and well-proportioned massing of rendered walls, window bays and building signage.
(iii) a class of building or place -	Demonstrates the significant characteristics of an Art Deco/Modern commercial building from the transitional period through the Inter-war period. Elements to be excluded from significance include: later period shopfront windows replacing original street level windows.
(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 -	Significant in that it has a strong meaning for the community because of its spiritual associations and as part of a group of religious organisations throughout Launceston.
(ii) the life or works of a person, or group of persons, of importance to the locality or region -	Not applicable

**Figures for statements of local heritage significance and heritage values:**

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1191

### Town/Locality:

Launceston

### Address:

103 St John Street  
(also known as 31 Quadrant)

### Folio of the Register:

117154/1

### Description:

Two storey conjoined commercial building  
as shown in Figure 1  
Inter-war Classical, c1900 + 1930 (on building)

### Specific Extent:

The whole of the site including building, with the  
facade facing the Quadrant mall being of high  
importance.

### Figures of specific extent:

Not applicable



Figure 1

### 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:
<p>(i) local history -</p> <p>This property appears in the Post Office Directories dating back to at least 1900. It was occupied by a fruiterer in the 1910s, by W. Jack (tailor) in the 1920s, Quadrant shoe-mart in the 1930s and by a milliner and then frock shop in the 1940s (<i>Tasmania Post Office Directories</i>). The date number on the facade potentially relating to major works in 1930 or the establishment of the shoe-mart.</p> <p>A fine example of a two storey commercial building with rendered Classical style detailing expressing the centrally placed arched windows with wreaths over and strong parapet edge detail with capping. Street level shopfront is a 20thC modern variation.</p> <p>Highly significant as an example of a Classical Inter-war commercial terrace and significant as part of a group of buildings in a pattern of early business and commercial development.</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of a Classical commercial retail building from the transitional period through the Inter-war period. Elements to be excluded from significance include: Aluminium framed shopfront glazing and doors; and, air conditioning units.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1193

### Town/Locality:

Launceston

### Address:

119 St John Street

### Folio of the Register:

125735/1

### Description:

Two storey conjoined hotel building  
as shown in Figure 1

Victorian Classical, c1865

with Modern alterations, 20thC



Figure 1

### Specific Extent:

The whole of the site including building with street  
facade being significant

### Figures of specific extent:

Not applicable

### 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 -

A hotel was located on this site at least as early as 1866 when it was reported as the Shakespeare Hotel licensed to Mr J. Solomon (*Cornwall Chronicle* 5/12/1866, p.3). In the 1870s it was licensed to Joseph Dyson (*Cornwall Chronicle* 8/2/1871; 2/12/1874, 5/8/1878). By 1910 the name had been changed to Metropole Hotel and it was licensed to Miss E McCann. From the 1930s to the late 1940s the hotel was licensed by Alfred Roydon Byrne (*Tasmania Post Office Directories*). In 1953 the hotel was owned by Ansett and re-constructed at a cost of \$40 000 and officially re-opened (*Examiner* 25/11/1953, p.2). Launceston Examiner reference to The Tasmanian articles - P10 being Mr Dibb's Programme - Additions to the Metropolitan Hotel. Known as The Shakespeare Hotel (it is noted as having moved from the corner of Quadrant and St John). Also noted was that in 1929 it was known as the Metropolitan Hotel with Mr Alfred Roydon Byrne as licensee.

A well detailed and confident two storey corner hotel building with rendered and detailed facade featuring characteristic design elements such as strong coursing to the lower level and simple massing with capped parapet to the upper level. The building (facade and alterations being Late Victorian) is a strong and significant streetscape element in the locality.

Highly significant as a single building presenting to the street corner which contributes significantly to the streetscape, but, also highly significant as one of a group of similar buildings in a pattern of early commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an early hotel and significant in that it has continued generally in this function. Elements to be excluded from significance include: 20thC alterations including glazed shopfronts and windows; shutters; pavement bollards; and, infill panels.

#### (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 -

The place is significant in that it has a strong meaning for the community because of its social associations and as part of a group of similar corner hotels throughout Launceston.

#### (ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1269

### Town/Locality:

Launceston

### Address:

7-11 Tamar Street

### Folio of the Register:

33711/2

### Description:

Commercial two storey conjoined terraces  
as shown in Figure 1

Federation Classical, 1894

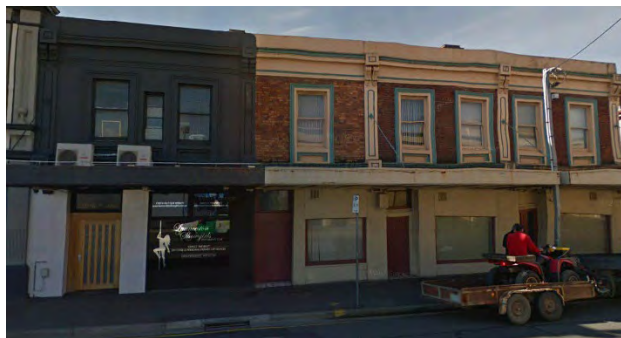


Figure 1

### Specific Extent:

The whole of the site and building with facade to street being of high importance

### Figures of specific extent:

Not applicable

### 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 -

These properties can be traced back to at least the early 1890s in the Tasmania Post Office Directories. In 1894/95 they were occupied by Fred Hollingworth (No. 7), James Barnes, boot maker (No. 9) and Stephen Matthews (fruiterer) (No. 11). Number 7 was occupied by Jonathon Munro as a boot shop with residence above from the 1920s until the 1940s. No. 9 was occupied as a ham, beef and small goods shop run by Cornelium McCarthy in the 1920s and 1930s. In the 1940s it was run by W. Marshall. No. 11 was occupied as a bakery and confectionery business from the 1910s and then as a bakery run by Cecil McCarthy from c1925 to 1948 at least. The bakery was at the rear (*Tasmania Post Office Directories*). In 1950 the neighbouring Bridge Hotel and adjoining properties, including 7-11 Tamar Street, were put up for sale. They were described as 'each consisting of a two storey brick shop and dwelling', with a bakehouse at the rear of No. 11. (Examiner 2/9/1950, p.3).

Significant as a single place but also highly significant as one of a group of Victorian buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of Victorian commercial terraces with residences on the upper level.

Elements excluded from significance include: 20thC alterations to facades and glazing.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1272

### Town/Locality:

Launceston

### Address:

15-21 Tamar Street

### Folio of the Register:

124937/2

### Description:

Commercial two storey conjoined terrace  
as shown in Figure 1  
Victorian, 1885

### Specific Extent:

The whole of the site with building with original  
facade to street being of high importance

### Figures of specific extent:

Not applicable

### 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 -

Facade shows name of original owner/business located at 15 Tamar Street - George M Scott. An advertisement in the Daily Telegraph (26-2-1885, p. 4) 'To Builders' calls for tenders to construct a grain store for Mr George Scott, late of Scott and Lloyd. All information available at the office of Leslie G Corrie, Architect. In July 1885 a report in the Launceston Examiner (13-7-1885, p. 3) covers a breach of the Building Act where George Scott was charged by Superintendent Coulter with having neglected to comply with a notice from the Building Surveyor directing him to remove a building erected on certain land in Tamar Street. The offending building being a stable moved within a foot of the boundary with the neighbour (witness and complainant) by the builder Mr. Batten. Whilst the case was adjourned until November 2, 1885, Mr Scott consented to removing the building in the meantime.

A decorative single shop now incorporated into a modern development. Business signage obscures part of the facade. The building is part of a group of modest early shops that have retained most of their integrity and demonstrate typical early patterns of retail and commercial development. They are individually significant but most important as a group. The building is obscured by business signage which is an intrusive element.

Highly significant as a single building but also significant as one of a group of shops in a pattern of early retail and commercial development. The building on the original portion 15 of 15-21 Tamar Street is an uncommon example of Tasmania's built form heritage and of the Launceston streetscape.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

The portion of 15-21 Tamar Street that was the shop at 15 Tamar Street is of significance as an example of the Victorian Italianate Style and as a shop facade complete with date of construction and name of owner/occupant.

Elements excluded from significance include: the modern awning and street level walls/hoarding which obscure the building's facade at the lower level.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

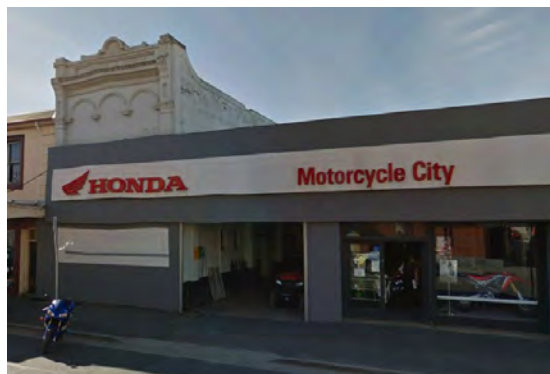


Figure 1



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1273

### Town/Locality:

Launceston

### Address:

35 Tamar Street

### Folio of the Register:

206574/1

### Description:

Single level conjoined shop as shown in Figure 1  
Inter-war Vernacular, 1921

### Specific Extent:

The whole of the site and building with facade to street being of high significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Earliest record in rates assessments for 1910 stating a workshop and land owned by James Waldron, occupied by Alex Rankin and George Bond, is one of two between No. 31 and No. 39 Tamar Street. The other being a shop and land owned by W Stepney's estate and R Green. These may have translated to Nos 33 and 37 and require further verification. Evidence found shows that in 1921, through advertisements in the Daily Telegraph 15-1-1921 and 5-5-1921 (p. 8), that Winstanley and Brain, plumbers, hot water services and sanitary engineers moved to 'new and commodious premises' at 35 Tamar Street. Additionally, No. 35 first appears in the Tasmania Post Office Directories as a separate listing between 1920 and 1923. Winstanley and Brain remained there at least until 1923 (Daily Telegraph 6-3-1923). By 1927 (Daily Telegraph 6-5-1927) the building was a furniture arcade and, a further advertisement in the Examiner (6-9-1929) indicates occupant as E M Millington.

A modest single shop with early shopfront and interior fit-out. It features a large glazed shopfront, lightweight parapet structure (possibly a replacement) with raised central bay and very simple construction comprising brick blade side walls and simple gable roof. The building is part of a group of modest early shops that have retained most of their integrity and demonstrate typical early patterns of retail and commercial development.

Significant as a single building but greater significance as one of a group of shops in a pattern of retail and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the principal characteristics of a Federation single storey retail shop.

Elements for exclusion from significance include: large signage on facade.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1274

### Town/Locality:

Launceston

### Address:

37-39 and 41-41A Tamar Street

### Folio of the Register:

206477/1

### Description:

Single level conjoined commercial shops as shown in Figure 1 and Figure 2

Federation Vernacular, 1907



Figure 1 - No.37-39



Figure 2 - No.41-41A

### Specific Extent:

The whole of the site with facade to street being of high significance

### Figures of specific extent:

Not applicable

### 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 -

#### No. 37-39

Vacant land owned by James Waldron nominally on Nos 33-37 in 1899. Waldron was owner of No. 31 where there was a workshop. Between 1907 and 1909 W Stepney's Estate and Richard Green purchased the portion adjoining No. 39 and built the shop (Builder Hinman and Wright). Designed by Frank Tyson. In 1908 the Examiner ran an advertisement for A. Wright, saddler, located at 37 Tamar Street (*Examiner* 12-12-1908, p. 8). The occupant in 1909 in the Rates Assessment 1909 was also noted as Alfred Wright. After c1924 for some period (to at least 1936) it was solely owned by W Stepney's Estate.

A very fine early shop with intact shopfront and joinery in timber construction. The building features a modest parapet with gabled central panel and modest decoration with space for signs. The shopfront glazing is multi-paned with small panes at the top of the windows. The facade features a recessed pair of doors with splayed glazed panels. The interior retains much of its detail. A rare surviving intact early shop. The building is part of a group of modest early shops that have retained most of their integrity and demonstrate early patterns of retail and commercial development.

Highly significant as a single building but also significant as one of a group of shops in a pattern of early retail and commercial development. The place is a fine rare example of Tasmania's built form heritage, and, of the Launceston streetscape.

#### No. 41-41A

This place first appears in the Tasmania Post Office Directories in c1925, when 41A was occupied by B. Tarrant, a newsagent and No. 41 by Harry Gooding. No. 41A was occupied by a succession of newsagents. By 1930 No. 41 was occupied by Mrs E John, draper, and in the 1940s by D. Jones a fruiterer (*Tasmania Post Office Directories*).

An idiosyncratic building design with a heavy parapet with truncated piers, rendered bands and pilasters, and small windows with a central round window element. A fine building that demonstrates a strong design and robust approach with a dominant upper storey and upper parapet over relatively small shopfronts. A differing approach to retail design over time.

Highly significant as a single building but also significant as one of a group of shops in a pattern of early retail and commercial development. The place is an uncommon example of a shop and residence combined as part Tasmania's built form heritage, and, of the Launceston streetscape

(ii) creative or technical achievements -

#### No. 37-39

Significant in demonstrating a high degree of technical achievement with the expansive shopfronts and street display space.

#### No. 41-41A

The place is significant in demonstrating a high degree of technical achievement with the highly detailed facade with heavy brick and masonry construction over lighter expansive glass shopfronts.
<p>(iii) a class of building or place -</p> <p><b>No. 37-39</b></p> <p>Significant because of its ability to demonstrate the principal characteristics of a Federation single storey shop.</p> <p><b>No. 41-41A</b></p> <p>The place is of historic heritage significance because of its ability to demonstrate the principal characteristics of a robust Federation two storey shops and house over. Elements excluded from significance include: modern rear additions.</p>
(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

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1282

### Town/Locality:

Launceston

### Address:

62 Tamar Street

### Folio of the Register:

13505/1

### Description:

Detached two storey residential building  
as shown in Figure 1

Victorian Italianate/Filigree, c1880

### Specific Extent:

The whole of the site and building with exposed  
facades being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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:
<p>(i) local history -</p> <p>This place appears to have been occupied by Jacob Turner from c1880, and then by his widow from c1894/1895 (<i>Launceston assessment roll 1880: Tasmania Post Office Directories</i>). Mrs Turner died in 1902. She had been an active member of the Women's Christian Temperance Union (<i>Examiner</i> 3/4/1902, p.4). By 1910 it was occupied by bootmaker, James Barnes. In 1913 he announced that he was giving up the retail portion of the business at 62 Tamar Street to devote his attention to manufacturing (<i>Examiner</i> 16/6/1913, p.8), and in 1930 Barnes advertised large workrooms to let at 62 Tamar Street (<i>Examiner</i> 9/12/1930, p.12). In the 1940s the property was occupied as a mixed business (<i>Tasmania Post Office Directories</i>). In 1978 the property was subdivided into 62 and 62A (LCC17/1/3026 property file).</p> <p>A face brick freestanding terrace style building with good timber detailing in a prominent location opposite the park and city hall. The front fence detracts from the building.</p> <p>A good example of simple terrace surviving in the CBD. Highly significant as one of a small number of remaining residential terraces built during the Victorian period, in this prominent area of the precinct facing the park and city hall.</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian terraces and their location on the edge of the central business area.</p> <p>Elements to be excluded from significance include: garden plantings; front exposed footing to fence; front brick fence and side brick garden bed; side gate and trellis arch.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1283

### Town/Locality:

Launceston

### Address:

62A Tamar Street

### Folio of the Register:

13505/2

### Description:

Conjoined two storey commercial terrace as shown in Figure 1

Federation Victorian Classical, c1906

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -	<p>The street numbering altered greatly in this section of Tamar Street quite substantially over the Federation period (1890-1915). This building however, does appear to be the house and shop built in 1906, owned and occupied by James Barnes, a bootmaker. He remained in this building until at least 1935/36.</p> <p>A well-detailed commercial terrace featuring fluted pilasters, a simple parapet capped with urns, face brickwork and forming part of a small group of modest commercial buildings on the fringe of the CBD. A good representative example of Late Victorian small scaled commercial buildings that fringe the city centre.</p> <p>Highly significant as an example of a Victorian commercial terrace of modest scale with classical detailing and significant as part of a group of buildings in a pattern of early business and commercial development.</p>
(ii) creative or technical achievements -	Not applicable
(iii) a class of building or place -	<p>Significant because of its ability to demonstrate the significant characteristics of a Federation period Victorian style commercial terrace as part of a small group of similar buildings on the fringe of the city centre.</p> <p>Elements to be excluded from significance include: modern glazed shopfront; entry door; and, awning soffit lining.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1284

### Town/Locality:

Launceston

### Address:

64-66 Tamar Street

### Folio of the Register:

233757/1

### Description:

Conjoined two storey commercial terrace as shown in Figure 1

Federation Victorian, c1894

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable

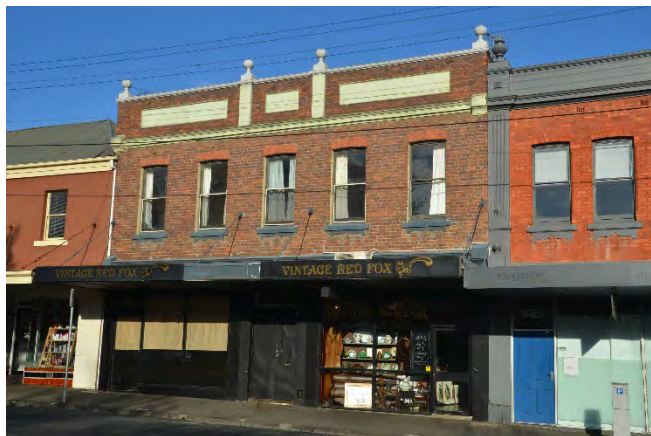


Figure 1

### 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 -

In 1894/95 No.s 64 and 66 Tamar Street were occupied by James Stewart and Sidney Prenter respectively. In 1900 No. 64 was occupied by Samuel Dell and No. 66 by Samuel Adams (tobacconist). No. 64A appears in the directories from c1912 when it was occupied by Miss Cutter, a dressmaker. No. 66A first appears in the Tasmania Post Office Directories in c1930 when it was occupied by Dorrech House Pty Ltd (drapers). Also in the 1930s 64 Tamar Street was occupied by New System Tailors and 66 by Robert Wood, confectioner. In the 1940s No. 64 was occupied by a boot repairer, No. 66 by Wood (confectioner) and No. 66A by a furniture dealer (*Tasmania Post Office Directories*).

A plain but largely intact commercial building from the early years of the 20th C showing the simplification of detail and form following the Victorian period. It features a central doorway to the upper level flanked by a pair of shops. It has a brick facade with rendered pilasters and parapet. A good modest and representative example of combined retail/residence on the edge of the city that forms part of a good group of small commercial buildings on the fringe of the CBD.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a Federation commercial building as part of a small group of similar buildings on the fringe of the city centre.

Elements to be excluded from significance include: air conditioning unit; inappropriate paint colours; and modern shopfront glazing and modern doors.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1285

### Town/Locality:

Launceston

### Address:

66A Tamar Street

### Folio of the Register:

207926/1

### Description:

Two storey conjoined commercial building as shown in Figure 1

Georgian, c1850, and Inter-war, c1930

### Specific Extent:

The whole of the site and building with facades to streets being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

In 1894/95 No.s 64 and 66 Tamar Street were occupied by James Stewart and Sidney Prenter respectively. In 1900 No. 64 was occupied by Samuel Dell and No. 66 by Samuel Adams (tobacconist). No. 64A appears in the directories from c1912 when it was occupied by Miss Cutter, a dressmaker. No. 66A first appears in the Tasmania Post Office Directories in c1930 when it was occupied by Dorrech House Pty Ltd (drapers). Also in the 1930s 64 Tamar Street was occupied by New System Tailors and 66 by Robert Wood, confectioner. In the 1940s No. 64 was occupied by a boot repairer, No. 66 by Wood (confectioner) and No. 66A by a furniture dealer (Tasmania Post Office Directories). Whilst originally built in c1850, further works carried out in the 1930s.

An interesting Georgian style commercial terrace with corner shop and residences above with a refitted shop to the side featuring 1930s shopfront and tiling. The building is important within the precinct, as part of the streetscape and for its ability to demonstrate change while retaining significance.

Highly significant as a corner terrace group Georgian style building but also significant as one of a group of shops in a pattern of early retail and commercial development on the fringe of the CBD.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant as an important corner building that makes a strong streetscape addition to the area with shopfront alterations (Inter-war) to an earlier era building.

Elements excluded from significance include: air conditioning units; modern glazed windows and doors; and, render to walls.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1286

### Town/Locality:

Launceston

### Address:

68 Tamar Street

### Folio of the Register:

31819/1

### Description:

Two storey detached commercial building as shown in Figure 1

Late Victorian + Inter-war c1894 and c1930

### Specific Extent:

The whole of the site and building with facades to streets being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

In 1894/95 No. 68 Tamar Street was occupied by Mrs Shadel, and in the early 1900s by Mrs Roughley. In 1930 it was occupied by Jack (John) Marvel, a grocer. He died that year and according to an obituary in the Examiner was a well-known Launceston business and racing identity (*Examiner* 28/7/1930, p.6). The property was later occupied by E. Eeles a grocer (*Tasmania Post Office Directories*).

A good commercial terrace group with the upper level intact and shopfronts reworked with a good c 1930 shopfront remaining on the corner tenancy. The building is interesting as each separate tenancy is marked by a separate hipped roof with box gutters extending to the main facade. Detailing is simple but robust. A very good example of a terrace form from the later Victorian period retaining much of its integrity but also containing interesting and significant alterations.

An important corner building that makes a strong streetscapes contribution to the area including entry to the park. Highly significant as a corner terrace group Victorian style building but also significant as one of a group of shops in a pattern of early retail and commercial development. Highly significant as a corner terrace group Victorian style building but also significant as one of a group of shops in a pattern of early retail and commercial development.

(ii) creative or technical achievements -

Significant 1930s Arts & Crafts/Deco alterations such as tin ceilings to awning and internal architecture typical of the period.

(iii) a class of building or place -

Significant as an important corner building that makes a strong streetscape addition to the area with shopfront alterations (Inter-war) to an earlier era building.

Elements excluded from significance include: modern signage; modern glazed shopfronts and doors; air conditioning units; large signage attached to facade; and, modern awning soffit linings.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1287

### Town/Locality:

Launceston

### Address:

72-72A Tamar Street

### Folio of the Register:

31819/3

### Description:

Two storey detached commercial building as shown in Figure 1

Inter-war Freestyle, 1937

### Specific Extent:

The whole of the site and building with facades to streets being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 site was owned from the 1870s by Frank Martini an officer in the Launceston Artillery and previously was part of an area owned by Antonio Martini (who owned both the Sawyer's Arms on the corner of Cameron and Tamar Streets, the land up to Brisbane Street including the land on which the Royal Oak still stands). Listed in Assessment Rolls the place was owned by Frank Martini until the 1920s when his descendants (Marie, Margherita, and Antonia Martini Counsel) inherited it. In the 1930s Annie and Edna Cuthbertson owned the property at the end of which Henry Carne bought the property and appears to have demolished the original building to build this pair of flats. From 1938 it was listed as flats with the numbers 72 and 72A.

A good representative example of Inter-war flats in the city area. The building is interesting with coloured brick banding and the distinctive arch on the upper floor and a recessed balcony with extensive views over the park. Other detailing is simple but robust.

Highly significant as an Inter-war multi residential building but also significant as one of a group of buildings in a pattern of early residential, retail and commercial development on the fringe of the city.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant as a residential Inter-war building that makes a strong streetscape addition to the Tamar Street area and representative of fringe residential buildings.

Elements excluded from significance include: modern glazed windows and doors.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1293

**Town/Locality:**

South Launceston

**Address:**

31 Thistle Street

**Folio of the Register:**

161512/2

**Description:**

Patons & Baldwins Mill

Five storey industrial building as shown in Figure 1

Inter-war Chicagoesque, 1922

**Specific Extent:**

The whole of the site and building with facades visible from the street being of significance

**Figures of specific extent:**

Not applicable

**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 Patons and Baldwins complex, formerly a mill at 31-45 Thistle Street, demonstrates a rare example of a highly intact 20th century mill building in Tasmania, and is a particularly uncommon example of Inter-war Chicagoesque industrial architecture.

The building comprises a range of built elements that demonstrates a number of historical themes in Tasmania and the wider evolution of industry in northern Tasmania. These include the early twentieth century dependence of the city on manufacturing, the establishment of satellite factories of British origin in Tasmania, the development of migration to provide a workforce for these factories and the state's contribution to the war effort, all within the context of Launceston's expansion from a 19th century waterfront industrial town to a major industrial powerhouse on the national stage in the 20th century.

(ii) creative or technical achievements -

The Patons and Baldwins mill factory is an outstanding example of technical achievement, and is believed to be the largest single building to have been constructed in Tasmania prior to the 1920s. It is also important for the innovative way the mill was expanded by raising the roof in the 1930s.

The complex is also a fine example of aesthetic industrial design, the factory's management being conscious of the prominent position of the mill and extending the complex over seventy years in keeping with the intent of the original design.

(iii) a class of building or place -

The Patons and Baldwins site only compares in scale and production levels with the Launceston Inveresk Railway Workshops, Burnie Paper Mill and EZ Smelters in Hobart, all of which played a major role in twentieth century industrial life in Tasmania.

(iv) aesthetic characteristics -

The Patons and Baldwins complex is the largest and most visually prominent industrial complex to survive in Launceston of the three main woollen mills from the 20th century. The former industrial buildings are of exceptional significance for their form, detail, design and association with the textile industry for which Launceston was well known.

The elevation of the main building on the corner of Thistle Street West and Glen Dhu Street is marked by strong vertical rhythm imposed by the brick pilasters that contrast with the horizontal window bands, and a high parapet which conceals the roof forms on the street elevations. Between the brick pilasters are panels of brickwork and multi-sashed window frames.

To the south of the main building is a series of extensions facing Glen Dhu Street, ending in a c1960s saw tooth addition used in 2011 as a church and gymnasium. The northern portion of these extensions is considered part of the earliest and most diverse range of elements, representative of the former use of the site and is therefore included within the registration.



Figure 1 (from Google Street View)

Towards the southern end of the Glen Dhu Street elevation the facade along is considered of historic heritage significance, ending opposite the address known as 51 Glen Dhu Street. The Glen Dhu street elevation has a series of ablution blocks projecting over the footpath at first floor level, considered part of this streetscape value.

(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 complex has meaning to the northern Tasmanian community as the largest employer in the city throughout much of the 20th century and a place renowned for its paternalistic management style. This is reflected in the housing built nearby to attract migrant employees, the health, superannuation and accident cover schemes, and dozens of sporting clubs formed by mill staff.

Since 2002 the former Patons and Baldwins complex has had meaning to the wider Launceston community for housing the Door of Hope Church, one of the largest church congregations in Tasmania.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - The complex has had a direct association over 70 years with the commercial operations of Patons and Baldwins (later Coats Patons), a company with its origins in Britain in 1920.

Patons and Baldwins was notable as one of the largest commercial operations in Tasmania in the mid-20th century, and whilst its presence on the site no longer exists the Coats brand is still an international enterprise with factories across the globe. The Patons and Baldwins complex also has an association with prominent Tasmanian architects, Frank Heyward and Colin Philp, both high achievers in their chosen field of endeavour.

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1294

### Town/Locality:

South Launceston

### Address:

36 Thistle Street

### Folio of the Register:

158522/1

### Description:

Patons & Baldwins/Coats Patons Office & Recreation Building

Three storey administration building as shown in Figure 1

Inter-war, 1922



Figure 1 (from Google Street View)

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable

### 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 Patons and Baldwins complex demonstrates a rare example of a highly intact 20th century mill buildings in Tasmania.

The buildings comprises a range of built elements that demonstrates a number of historical themes in Tasmania and the wider evolution of industry in northern Tasmania. These include the early twentieth century dependence of the city on manufacturing, the establishment of satellite factories of British origin in Tasmania, the development of migration to provide a workforce for these factories and the State's contribution to the war effort, all within the context of Launceston's expansion from a 19th century waterfront industrial town to a major industrial powerhouse on the national stage in the 20th century.

#### (ii) creative or technical achievements -

The neighbouring mill factory building is an outstanding example of technical achievement, and is believed to be the largest single building to have been constructed in Tasmania prior to the 1920s. It is also important for the innovative way the mill was expanded by raising the roof in the 1930s.

The complex is also a fine example of aesthetic industrial design, the factory's management being conscious of the prominent position of the mill and extending the complex over seventy years in keeping with the intent of the original design.

#### (iii) a class of building or place -

The Patons and Baldwins site only compares in scale and production levels with the Launceston Inveresk Railway Workshops, Burnie Paper Mill and EZ Smelters in Hobart, all of which played a major role in twentieth century industrial life in Tasmania.

The main building at 31-45 Thistle Street is a particularly uncommon example of Inter-war Chicagoesque industrial architecture.

#### (iv) aesthetic characteristics -

The Patons and Baldwins complex is the largest and most visually prominent industrial complex to survive in Launceston of the three main woollen mills from the 20th century. The former industrial buildings are of exceptional significance for their form, detail, design and association with the textile industry for which Launceston was well known.

The Patons and Baldwins/Coats Patons Office and Recreation Hall at 36 Thistle Street West is a three-storey brick structure with an impressive formal front facing Glen Dhu Street. Its walls are of polychrome brickwork with cement render plinth, lintels and cornice. The company name is written in bold text on the parapet over the front entry. The building has a hipped roof clad in corrugated Colorbond steel, with gutters concealed behind a parapet. The building in 2011 is used as a medical centre.



(b) Significance of the local heritage place and its values because of its association with:
<p>(i) a particular community or cultural group for social or spiritual reasons -</p> <p>The complex has meaning to the northern Tasmanian community as the largest employer in the city throughout much of the 20th century and a place renowned for its paternalistic management style. This is reflected in the housing built nearby to attract migrant employees, the health, superannuation and accident cover schemes, and dozens of sporting clubs formed by mill staff.</p>
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region - The complex has had a direct association over 70 years with the commercial operations of Patons and Baldwins (later Coats Patons), a company with its origins in Britain in 1920.</p> <p>Patons and Baldwins was notable as one of the largest commercial operations in Tasmania in the mid-20th century, and whilst its presence on the site no longer exists the Coats brand is still an international enterprise with factories across the globe. The Patons and Baldwins complex also has an association with prominent Tasmanian architects, Frank Heyward and Colin Philp, both high achievers in their chosen field of endeavour.</p>

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1295

### Town/Locality:

South Launceston

### Address:

45-51 Thistle Street  
(Also known as 45-47)

### Folio of the Register:

142453/1

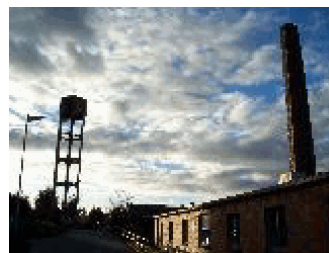


Figure 1

### Description:

Patons & Baldwins Mill water tank (left) and boiler and associated industrial buildings as shown in Figure 1

### Specific Extent:

The whole of the site, structures and buildings visible from streets being of most significance

### Figures of specific extent:

Not applicable

### 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 site is part of the Patons and Baldwins complex which demonstrates a rare example of highly intact 20th century mill buildings in Tasmania.

The main building comprises a range of built elements that demonstrates a number of historical themes in Tasmania and the wider evolution of industry in northern Tasmania. These include the early twentieth century dependence of the city on manufacturing, the establishment of satellite factories of British origin in Tasmania, the development of migration to provide a workforce for these factories and the State's contribution to the war effort, all within the context of Launceston's expansion from a 19th century waterfront industrial town to a major industrial powerhouse on the national stage in the 20th century.

#### (ii) creative or technical achievements -

The Patons and Baldwins mill factory is an outstanding example of technical achievement, and is believed to be the largest single building to have been constructed in Tasmania prior to the 1920s. It is also important for the innovative way the mill was expanded by raising the roof in the 1930s.

The complex is also a fine example of aesthetic industrial design, the factory's management being conscious of the prominent position of the mill and extending the complex over seventy years in keeping with the intent of the original design.

#### (iii) a class of building or place -

The Patons and Baldwins site only compares in scale and production levels with the Launceston Inveresk Railway Workshops, Burnie Paper Mill and EZ Smelters in Hobart, all of which played a major role in twentieth century industrial life in Tasmania.

The main building at 31-45 Thistle Street is a particularly uncommon example of Inter-war Chicagoesque industrial architecture.

#### (iv) aesthetic characteristics -

The Patons and Baldwins complex is the largest and most visually prominent industrial complex to survive in Launceston of the three main woollen mills from the 20th century. The former industrial buildings are of exceptional significance for their form, detail, design and association with the textile industry for which Launceston was well known.

The complex of buildings includes an unusual example of a steel reinforced concrete water tower on the upper driveway. The water tower is considered rare in a Tasmanian context, said to have been the largest in the Commonwealth at the time of its construction and a landmark feature in the western suburbs of Launceston. There are no known surviving other examples in Tasmania.

(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 complex has meaning to the northern Tasmanian community as the largest employer in the city throughout much of the 20th century and a place renowned for its paternalistic management style. This is reflected in the housing built nearby to attract migrant employees, the health, superannuation and accident cover schemes, and dozens of sporting clubs formed by mill staff.

(ii) the life or works of a person, or group of persons, of importance to the locality or region - The complex has had a direct association over 70 years with the commercial operations of Patons and Baldwins (later Coats Patons), a company with its origins in Britain in 1920.

Patons and Baldwins was notable as one of the largest commercial operations in Tasmania in the mid-20th century, and whilst its presence on the site no longer exists the Coats brand is still an international enterprise with factories across the globe. The Patons and Baldwins complex also has an association with prominent Tasmanian architects, Frank Heyward and Colin Philp, both high achievers in their chosen field of endeavour.

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1301

### Town/Locality:

Newstead

### Address:

11 Trotsford Crescent

### Folio of the Register:

60677/15; 60677/14

### Description:

Gezaincourt and Vauchelles

Dwelling and studio as shown in Figure 1

Inter-war with Arts & Crafts and Art Deco elements, c1929

### Specific Extent:

The whole of the site

### Figures of specific extent:

Not applicable

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



Figure 1 (from Google Street View)

(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 property with its inclusion of Gordon Cumming's workshop and teaching studio, Vauchelles, reflects the early development of Tasmania's modern Arts and Crafts culture and the evolution of non-institutionalised art education in the state.

Gezaincourt contains significant examples of the work of nationally renowned sculptor, Gordon Cumming, one of Tasmania's most prolific wood carvers and cement modellers. The interior of the property with its decorative embellishments demonstrates the work of Cumming, survives in its original context, and is a rare example of the domestic and working arrangements of a craftsman of this period.

#### (ii) creative or technical achievements -

Gezaincourt demonstrates an outstanding degree of creative and technical achievement through Gordon Cumming's interior craft work. The intricate, stylised use of Australian motifs and timbers sets Gezaincourt apart from other homes, on a state and national level. His highly decorative and detailed woodwork was highly sought after, as was his ability as a teacher in his workshop on site.

#### (iii) a class of building or place -

Gezaincourt is a fine example of an Inter-War brick and weatherboard domestic dwelling, and home-based artisan's workshop from the 20th century. Internally the property displays elements of the Arts and Crafts style through the craftsmanship of Cumming's wood carvings and timber panelling. Externally elements of the style are displayed through informal massing, fenestration and landscaping. Art Deco elements are displayed through geometric lines and curves feature in ceiling plasterwork.

Gezaincourt and Vauchelles are a physical manifestation of the aspirations of social mobility, work ethic and values of Gordon and Elsie Cumming, both of non-conformist faith who had served abroad during World War One.

#### (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 - Gezaincourt has special association with Australian artist and sculptor, Gordon Cumming, and his wife Elsie (nee Tranter), World War One nurse and diarist. The house and workshop are a physical manifestation and intimate expression of Gordon Cumming's life, invested with his work, which it still bears. Gordon Cumming's legacy is a suite of furniture, stand-alone carvings, pottery, cement modelling and commissions in public and private buildings across Tasmania, which highlight the diversity of his skills and contribution to the state's cultural heritage.

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1304

**Town/Locality:**

Launceston

**Address:**

3 Twining Street

**Folio of the Register:**

57899/2

**Description:**

One of three conjoined cottages

as shown in Figure 1

Victorian Georgian, c1870

**Specific Extent:**

The whole of the site and building with

street facade being of significance

**Figures of specific extent:**

Not applicable



Figure 1 (from Google Street View)

**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 - Not applicable
(ii) creative or technical achievements - Not applicable
(iii) a class of building or place - 3 Twining Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey brick conjoined Victorian Georgian domestic building.
(iv) aesthetic characteristics - Two of three conjoined cottages with gable roofs, a modern central door and flanking casement windows with awning toplights. The cottages have distinctive dividing brick fire walls and are set hard on the street edge.
(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 - This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.
(ii) the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1350

### Town/Locality:

Launceston

### Address:

166-180 Wellington Street

### Folio of the Register:

216954/1; 219414/1; 252021/1; 34243/1; 34243/4;  
34243/7; 60991/8; 60992/6

### Description:

Former Launceston Municipal Council Tram Depot  
Single storey industrial building complex  
as shown in Figures 1 and 2  
Inter-war Free Classical, 1930

### Specific Extent:

The whole of the site and building with  
all street-facing facade being of significance

### Figures of specific extent:

Not applicable



Figure 1: View from Wellington & Howick St junction (image from Google)



Figure 2: View from Howick St (image from Google)

### 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 construction of the tram depot was a response both to environmental factors and the growing reliance on public transport by the increasing local population. Through the creation of these transport hubs, land outside the Launceston CBD became more accessible which started development and expansion of suburbs. The importance of the Tram Depot site is highlighted by its retention despite the major changes to the surrounding road systems in the 1970s and 80s.

The building and associated outbuildings were purpose built to house approximately 40 trams and cars and to facilitate the on-site maintenance and repairs of the trams. Similar facilities in Hobart, the other major metropolitan centre that was serviced by trams, have not survived. This demonstrates the building is unique at a state level and therefore a rare example of its kind.

Areas of this site at 166-180 Wellington Street, South Launceston, have the potential to yield archaeological evidence relating to the use of the place as a foundry, prior to the construction of the Tram Depot. It is likely to provide information relating to the development of the site as an industrial hub on the outskirts of central Launceston from the mid-19th century. It could further clarify the process of the amalgamation of the Peter and Knight foundries and the resulting alterations and additions to the many buildings formerly located on this site.

#### (ii) creative or technical achievements -

The former foundries located on the site were a fundamental part of the technical advancement of the metal working industry in Tasmania in the 19th century. The Peters Foundry is synonymous with the 'Peter's Stove' and the Knights Foundry fabricated industrial products used in both the mining and tramway industry. Furthermore, the Knight Foundry also manufactured the gates and railings for City Park and Princes Park, respectively, key features in the local Launceston cityscape.

#### (iii) a class of building or place -

The former tram depot demonstrates the key characteristics of an Inter-War, Free Classical building, demonstrated through the use of horizontal banding and vertical pilasters. The overall functional form of the building with sawtooth roofline is indicative of the period of its construction and the representative of the industrial architectural style of this era.

#### (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 -

The tram depot building, can be considered a physical manifestation of the romanticism of a bygone era, prior to the over-development of the suburbs and a time when there was a greater reliance on public transportation as opposed to privately owned vehicles.

The establishment of clubs and organisations dedicated to the identification and restoration of redundant tramcars highlights the nostalgia felt in the local community for this period of Launceston's history. The prominent, central location of the building further serves to provoke this nostalgic sentiment.

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

The former Launceston Municipal Tram Depot has a special association with the Launceston Municipal Tramway company, established by the Launceston Municipal Council in 1911 which became one of the largest public transport providers in Australia.

The provision of an extended public transport system in Launceston resulted in the expansion of the suburbs and improved socio-economic conditions in central Launceston and surrounding environs. The Tram Depot site also has historical associations with the former Knights and Peters foundries, both of which manufactured and supplied both domestic and commercial products to the local market in the mid to late 19th and early 20th centuries.

**Figures for statements of local heritage significance and heritage values:**

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1388

### Town/Locality:

Trevallyn

### Address:

7 West Tamar Road

### Folio of the Register:

222174/1

### Description:

Old boat house

Two storey timber building as shown in Figure 1

Inter-war Veracular, 1940

### Specific Extent:

The whole of the site and building with facades visible from the road being of most significance

### Figures of specific extent:

Not applicable



Figure 1 (from Google Street View)

### 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 Boat House was built in 1940 by Norman Searle Forsyth for John Reginald Routley to a design by the well-known architect AH (Harold) Masters. This building is part of a block of land once owned by Joshua Higgs snr, a well-known artist, surveyor and architect. It was Higgs and his son, Joshua Jnr, who surveyed Trevallyn for the then owner, William Barnes, in 1882, when the land was being subdivided for sale. Higgs' own home, Arnwood, built in 1885 is still extant behind 7 West Tamar Road.

The use of vertical board or board and batten cladding has a long vernacular tradition in northern Europe and subsequently North America where it was also used extensively including for significant residential buildings from the 19th century onwards. In Tasmania, the use of this technique for significant residential buildings seems to be very much a twentieth century development. Launceston has a suite of vertical timber residences that have survived relatively intact, however in Tasmania the technique was much more commonly used for rural farm and forestry buildings, as well as shacks.

#### (ii) creative or technical achievements -

This building demonstrates the adoption of low-cost technologies from overseas to create substantial homes in prominent settings during the depression of the 1930s, specifically the use of vertical timber cladding – a technology which has its origins in Scandinavia before being brought out to Australia and New Zealand in the first half of the twentieth century.

#### (iii) a class of building or place -

The Boat House demonstrates the principal characteristics of an Inter-War Vernacular vertical timber dwelling. These characteristics are found in the oiled vertical timber exterior treatment, gabled roof, wooden multi-pane windows and landscape setting, all of which are indicative of this style of residence. Examples of this class are relatively uncommon across Tasmania, particular examples as large and intact as The Boat House.

#### (iv) aesthetic characteristics -

The Boat House is an important landmark on the main western egress/ingress to the city and an integral part of the West Tamar Highway streetscape. The two-storey residence is an Inter-War Vernacular vertical timber building on concrete foundations with corrugated iron roof. It is one of a small group of houses in Launceston of vertical board homes of substantial proportions dating from the Inter-War period.

The building is a fine example of the style, using traditional wooden window patterns of small paned sashes carefully arranged with several projecting through the eaves. The style of windows in concert with the gables suggests an Arts & Crafts influence.

(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 -

The Boat House has a special association with Jack Routley whose family established the Routley's Menswear clothing stores, and a special association with architect, teacher, electrician, amateur photographer and inventor, AH (Harold) Masters, who was professionally active in northern Tasmania for most of his adult life. His architectural work spans from the late 1890s to early 1940s, which included the design of the Mowbray Racecourse Grandstand, the Examiner building and the Star Theatre.

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1394

### Town/Locality:

Launceston

### Address:

69 William Street

### Folio of the Register:

52624/2

### Description:

Commercial former warehouse

as shown in Figure 1

Federation, 1910

### Specific Extent:

The whole of the site and the external walls visible from streets, including sawtooth brickwork indicating roof form behind and decorative detailing in brickwork and rainwater heads and downpipes

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Former addresses and buildings from Launceston Rates assessments 1899 – No. 17 St John Street with house and shop, and, No. 21 a house land and stables. In this same year Ritchie's Mill (est. 1870) is noted as being No. 23-29 St John Street.

Significant as a single building but greater significance as one of a group of factories and warehouses in a pattern of industrial and port development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

The building at 69 William Street is a good representative example of a simple warehouse as part of Tasmania's built form heritage and the Launceston port areas.

It is also significant in its use of fine decorative detailing to the top of parapet walls and to the rainwater heads set into external brick walls.

Elements within the specific extent which are excluded from significance include: aluminium framed windows and doors, and, colours.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1421

### Town/Locality:

Launceston

### Address:

Unit 1, 41 York Street

### Folio of the Register:

123620/0, 123620/1

### Description:

Two storey conjoined commercial building  
as shown in Figure 1

Post War Modern, c1945

### Specific Extent:

The whole of the site and building with facades to  
streets being significant

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

This building was erected c1945 when it first appears in the Tasmania Post Office Directories as being occupied by Modern Used Cars Pty Ltd.

A very good example of modernist style in commercial building with curved corner, stepped simple parapet form, concrete continuous window hoods, patterned brickwork and well resolved composition. The use of large openings and windows to ground floor marks a change in retail design. The building has strong horizontal emphasis that marks a change to earlier commercial buildings. The building occupies a prominent corner.

One of a small group later twentieth century buildings that contribute to the strong design quality of Launceston. Significant post war commercial building important to the history and development of the Launceston commercial district.

(ii) creative or technical achievements -

Significant Post war detailing and features reflecting a transition period in commercial architecture.

(iii) a class of building or place -

Important element of the streetscape with the building reflecting a Post War Modernist style in keeping with the commercial nature of the street.

Elements excluded from significance include: aluminium framed glazed shopfronts and doors; and, large signage across corner and prominent shopfront areas.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1427

**Town/Locality:**

Launceston

**Address:**

59 York Street

**Folio of the Register:**

204509/1

**Description:**

Two storey conjoined commercial building  
as shown in Figure 1

Inter-war Art Deco, c1935

**Specific Extent:**

The whole of the site and building with facade to  
street being significant

**Figures of specific extent:**

Not applicable



Figure 1

**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 address at 59 York Street was home to the Cartledge family from c1890s to the 1930s. R. H. Cartledge was a painter and decorator (PO Directories). In 1936 a new store building was constructed on the site by J and T Gunn for F W Heritage and Co., Pty Ltd (Examiner 6/7/1936, p.6). The current (2018) occupant is Launceston Legacy Inc. which was formed as a Remembrance Club in 1927. Mr G. Youl was elected as the President and Mr W.O. Layh was elected Secretary/Treasurer. Due to work commitments My Layh was replaced by Mr W.J. Manthel. The first Annual Meeting was held on Saturday, Oct 28, 1928. At a Special General Meeting held on August 4, 1933 it was resolved that the name of the Club be changed to Launceston Legacy Club.

A modest commercial Art Deco style building featuring a stylised rising sun in the pediment with the familiar vertical projecting pilasters combined with projecting horizontal ledges. The building also features diagonally divided steel framed glazing. The ground floor facade has been altered.

The building is a good representative example of the Art Deco style that contributes to the streetscape. Significant as an example of an Art Deco Inter-war commercial building and significant as part of a group of buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of an Art Deco style Inter-war commercial building that contributes to the streetscape.

Elements excluded from significance include: inappropriate to building colours; ground floor facade 20thC alterations; and, aluminium framed glazed windows and door.

(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 -

Significant as the Club rooms and offices for Legacy in Launceston.

**Figures for statements of local heritage significance and heritage values:**

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1430

### Town/Locality:

Launceston

### Address:

63 York Street

### Folio of the Register:

121721/1

### Description:

Two storey conjoined former residential terraces as shown in Figure 1

Victorian Classical, c1890

### Specific Extent:

The whole of the site with street facade being of high importance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

First evidence of Winton Villa for rent in 1891 and again in 1893 (*Launceston Examiner* 24 Jun 1891, p 1). Residential terraces in the city fringe area. The building remains as a rare pair of terraces, clearly indicating their former function, in an area that has been developed from residential to commercial with many buildings replaced.

Highly significant as a fine example of Victorian terraces built in this prominent area of the city and significant as part of a group of former residential buildings.

(ii) creative or technical achievements -

The place is significant in demonstrating a high degree of technical achievement with the considered design of the two storey Victorian terraces form including unusual curved head tall windows and a highly decorative parapet with signage (terrace name) intact.

(iii) a class of building or place -

This place is of historic heritage significance because of its ability to demonstrate the principal characteristics of two storey rendered brick Victorian terraces and their location within the central business area.

Elements to be excluded from significance include: inappropriate colours; front decks and balustrading with signage; lattice infill panels below deck line; and, air vents to front facade.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1435

### Town/Locality:

Launceston

### Address:

71-79 York Street

(part also known as 77 York Street)

### Folio of the Register:

149897/1

### Description:

Conjoined two storey commercial building  
as shown in Figure 1

Victorian Classical, c1890

### Specific Extent:

The whole of the site and building with street facade  
being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

A house and shop owned by William Harris appears in the Assessment Rolls from at least 1873. This changed to a meat mart owned by Michael Gannon and occupied by Alfred Fry and Alfred Goodwin (Ringarooma Meat Mart) between 1881 and 1883. In 1898 it was shown as being unoccupied as Fry and Goodwin had by then moved next door to 79 York St about August 1896 (Examiner 14 Aug 1896, p.4). In 1898 Rawson and Crabtrees Groceries occupied the building and in 1899 it was noted to be called Waverley House (R Hogarth as owner and occupant). In 1900 it was a shop and stable owned and occupied by R Hogarth and this continued to at least 1918. R Hogarth advertised for girls and boys to work at Waverley Mill and the building was called Waverley Offices in 1915. From about 1920 John R Sides had a ball bearing, valve and lathe business in the shop.

A well detailed commercial terrace with shopfront changes that retains its upper levels featuring rendered facade, pilasters, curved head windows, dentil courses in a well-designed composition. It is a good representative example of the commercial terrace form found widely through the city of Launceston that gives the city its consistency and character. Highly significant as a single building but also highly significant as one of a group of Victorian and Federation buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements - Not applicable

#### (iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a Victorian commercial terrace.

Elements to be excluded from significance include: modern glazed door; and, modern shopfront glazing.

#### (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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1436

### Town/Locality:

Launceston

### Address:

71-79 York Street

(part also known as 79 York Street)

### Folio of the Register:

145937/1, 149897/1

### Description:

Conjoined two storey commercial building  
as shown in Figure 1

Victorian Classical, c1890

### Specific Extent:

The whole of the site and building with street facade  
being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

From about 1873 to 1880 this site was a house owned and occupied by William Harris. By 1892 it was noted in the Assessment Rolls as a Shop and factory owned and occupied by William Wigney. By Jan 1894 until 1895 Thomas Haslam Plumber was the occupant. From Aug 1896, until into the 20thC, Ringarooma Meats owned by Alfred Fry and Alfred Goodwin occupied the place. In 1924 it was the outlet for The Warehouse Clothing Store and then in 1928 Mantach Motor and Cycle business occupied the building. They remained there until the 1950s.

A well detailed commercial terrace with shopfront changes that retains its upper levels featuring parapet detailing, symmetrical facade and homage to the adjacent building's floor line, in a well-designed composition. It is a good representative example of the commercial terrace form found widely through the city of Launceston that gives the city its consistency and character. Highly significant as a single building but also highly significant as one of a group of Federation buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements - Not applicable

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of a Federation commercial terrace.

Elements to be excluded from significance include: awning soffit lining; modern glazed entry door; and, modern shopfront glazing.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1438

### Town/Locality:

Launceston

### Address:

105 York Street

### Folio of the Register:

134032/1

### Description:

Conjoined two storey commercial building  
as shown in Figure 1

Victorian Regency, c1860

### Specific Extent:

The whole of the site and building with street facade  
being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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:
<p>(i) local history -</p> <p>This address was occupied by Hart and Son stores from c1901 to the 1930s (PO Directories). In 1930 a new shop was opened by HA Reisz, a well-known Launceston decorator and paper hanger (<i>Examiner</i> 15/4/1930, p.13). In 1977 alterations were made to an existing building at 105-109 York Street to accommodate professional offices and shops (<i>LCC 17 Property Files - LCC17/1/3443</i>).</p> <p>An unusual example of an early Victorian commercial building featuring fine rendered detail and an excellent timber shopfront. It appears the general shopfront is original. The building represents the early form of commercial development in the town, much of which was replaced by later Victorian redevelopment. It is a relatively rare example of this period of commercial development.</p> <p>Highly significant as a relatively rare example of an early Victorian commercial building and significant as part of a group of buildings in a pattern of early business and commercial development.</p>
(ii) creative or technical achievements - Not applicable
<p>(iii) a class of building or place -</p> <p>Significant because of its ability to demonstrate the significant characteristics of an early Victorian commercial retail building.</p> <p>Elements to be excluded from significance include: modern entry door; and, modern shopfront glazing.</p>
(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

### Figures for statements of local heritage significance and heritage values:

Not applicable



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1441

### Town/Locality:

Launceston

### Address:

123 York Street

### Folio of the Register:

109677/1

### Description:

Conjoined two storey commercial building as shown in Figure 1

Post War Art Deco, c1948

### Specific Extent:

The whole of the site and building with street facade being of significance

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

In the late 1940s this shop was opened as Mitchell Motors (PO Directory 1948).

A very good Art Deco style Post War commercial building with strong fenestration pattern on the upper level, typical entry/corner treatment with raised parapet and a flagpole. Windows and parapet are framed with a projecting concrete ledge. The ground floor shopfronts are infilled and capped with projecting concrete hoods.

The building has simpler massing and form characterising the period. The simple and strongly designed facade featuring the raised entry/corner section creates an asymmetrical appearance representative of the Art Deco style.

Highly significant as a single building but also highly significant as one of a group of buildings in a pattern of early business and commercial development.

(ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapet capping and window framing, strong fenestration and asymmetrical design elements.

(iii) a class of building or place -

Significant because of its ability to demonstrate the significant characteristics of an Art Deco style Post War commercial building of large proportion.

Elements to be excluded from significance include: modern shopfront glazing and doors; and, awning signage concealing original cantilevered concrete awning.

(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

### Figures for statements of local heritage significance and heritage values:

Not applicable

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1444

### Town/Locality:

Launceston

### Address:

192 York Street

### Folio of the Register:

142531/4

### Description:

Conjoined two storey commercial building as shown in Figure 1

Federation Victorian, 1904

### Specific Extent:

The whole of the site and building with street facade being of significance (building to right of photo – 2 bays)

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Former Southerwoods Livery Stables (dated 1904 on the building) owned by William Joseph Southerwood who was an extremely successful businessman running a thriving horse, bus and coach service that served parts of Launceston, the East and West Tamar. His stables on York Street accommodated 120 horses, 90 of the latest styles of conveyances (*The Historian March 2003, p.25*). Southerwoods stables had been located in York St from about 1894, went to motor in 1915. He also had a long association with horse racing training and owning many winners (noted in his obituary as more than 400). William and his second wife Rose resided at 192 until their house "Lawrenny" was built next to Mowbray Racecourse. William passed away in 1937.

A section of a fine early Federation period late Victorian style commercial building with carriageway entry to lower level (rear shown in Figure 3) and pairs of windows to upper level with parapet of curved and gabled elements with a central raised decorative rendered panel.

Highly significant as an individual portion of a larger building but also highly significant as one of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapets and capping; delineation of the carriageway; detailed window framing, strong fenestration and symmetrical design elements.

#### (iii) a class of building or place -

Highly significant because of its ability to demonstrate the significant characteristics of an early Federation corner commercial building that characterises the edges of Launceston incorporating key design features all located on a prominent intersection. The building makes a strong contribution to the streetscape with its regular facade pattern and is an excellent demonstration of the style in a large building. The original brick facade is shown in Figure 3.

Elements to be excluded from significance include: none to the No.192 portion of the building.

#### (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 -

Significant as the location for the highly successful business run by the prominent Launceston businessman William Southerwood.

Figures for statements of local heritage significance and heritage values:



Figure 2 - Rear of the Building (192 and carriageway at left)



Figure 3 - Photo from article in the Examiner 16 Mar 2011, page 26



## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1445

### Town/Locality:

Launceston

### Address:

196 York Street

### Folio of the Register:

168696/1

### Description:

Conjoined two storey commercial building as shown in Figure 1

Federation Victorian, 1904

### Specific Extent:

The whole of the site and building with street facade being of significance (building to centre of photo - 2 bays)

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Former Southerwoods Livery Stables (dated 1904 on the building) owned by William Joseph Southerwood who was an extremely successful businessman running a thriving horse, bus and coach service that served parts of Launceston, the East and West Tamar. His stables on York Street accommodated 120 horses, 90 of the latest styles of conveyances (*The Historian March 2003, p.25*). Southerwoods stables had been located in York St from about 1894, went to motor in 1915. He also had a long association with horse racing training and owning many winners (noted in his obituary as more than 400). William and his second wife Rose resided at 192 until their house "Lawrenny" was built next to Mowbray Racecourse. William passed away in 1937.

A section of a fine early Federation period late Victorian style commercial building with carriageway entry to lower level (rear shown in Figure 3) and pairs of windows to upper level with parapet of curved and gabled elements with a central raised decorative rendered panel.

Highly significant as an individual portion of a larger building but also highly significant as one of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapets and capping; detailed window framing, strong fenestration and symmetrical design elements.

#### (iii) a class of building or place -

Highly significant because of its ability to demonstrate the significant characteristics of an early Federation corner commercial building that characterises the edges of Launceston incorporating key design features all located on a prominent intersection. The building makes a strong contribution to the streetscape with its regular facade pattern and is an excellent demonstration of the style in a large building. The original brick facade is shown in Figure 3.

Elements to be excluded from significance include: later period windows to street level and modern awning windows on the upper level to central portion for No. 196.

#### (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 -

Significant as the location for the highly successful business run by the prominent Launceston businessman William Southerwood.

Figures for statements of local heritage significance and heritage values:



Figure 2 - Rear of the Building (192 and carriageway at left)



Figure 3 - Photo from article in the Examiner 16 Mar 2011, page 26

## Table C6.1 Local Historic Heritage Places Datasheet - LAU-C6.1.1446

### Town/Locality:

Launceston

### Address:

198-200 York Street

### Folio of the Register:

168696/1

### Description:

Conjoined two storey commercial building as shown in Figure 1

Federation Victorian, 1904

### Specific Extent:

The whole of the site and building with street facade being of significance (building to left of photo – 3 bays)

### Figures of specific extent:

Not applicable



Figure 1

### 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 -

Former Southerwoods Livery Stables (dated 1904 on the building) owned by William Joseph Southerwood who was an extremely successful businessman running a thriving horse, bus and coach service that served parts of Launceston, the East and West Tamar. His stables on York Street accommodated 120 horses, 90 of the latest styles of conveyances (*The Historian March 2003, p.25*). Southerwoods stables had been located in York St from about 1894, went to motor in 1915. He also had a long association with horse racing training and owning many winners (noted in his obituary as more than 400). William and his second wife Rose resided at 192 until their house "Lawrenny" was built next to Mowbray Racecourse. William passed away in 1937. Located on the corner was W. Fitch's Universal Emporium until his death in 1911 and became Southerwoods Corner under the management of G. E. Barnard after Feb/March 1912.

A section of a fine early Federation period late Victorian style commercial building with carriageway entry to lower level (rear shown in Figure 3) and pairs of windows to upper level with parapet of curved and gabled elements with a central raised decorative rendered panel.

Highly significant as an individual portion of a larger building but also highly significant as one of a group of buildings in a pattern of early business and commercial development.

#### (ii) creative or technical achievements -

Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapets and capping; detailed window framing, strong fenestration and symmetrical design elements.

#### (iii) a class of building or place -

Highly significant because of its ability to demonstrate the significant characteristics of an early Federation corner commercial building that characterises the edges of Launceston incorporating key design features all located on a prominent intersection. The building makes a strong contribution to the streetscape with its regular facade pattern and is an excellent demonstration of the style in a large building. The original brick facade is shown in Figure 3 and Figure 4.

Elements to be excluded from significance include: modern shopfront glazing.

#### (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 –

Significant as the location for the highly successful business run by the prominent Launceston businessman William Southerwood.



Figures for statements of local heritage significance and heritage values:



Figure 2 - Rear of the Building (192 and carriageway at left)



Figure 3 - Photo from article in the Examiner 16 Mar 2011, page 26



Figure 4 - Photo - Courtesy Heritage Tasmania Files

## LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1 Cimitiere Street Precinct



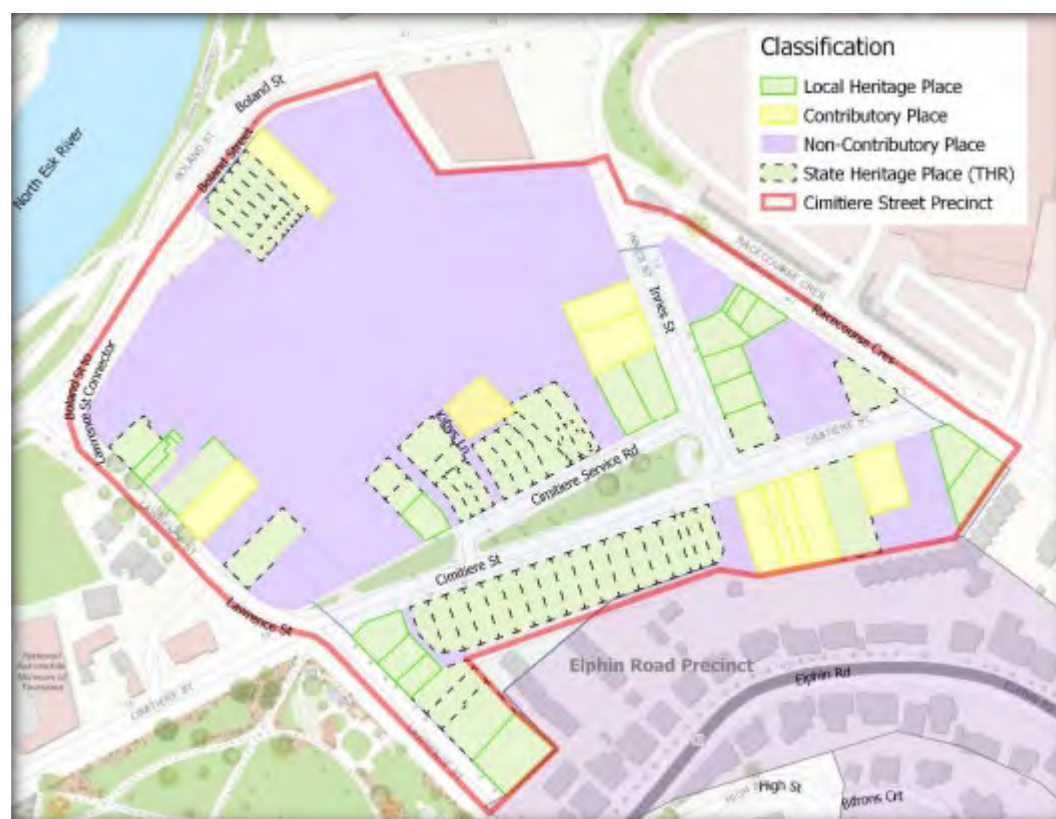
### Description

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 City Park.

The precinct comprises 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 estate occupying the low-lying ground adjacent the North Esk River, to the south 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. The ground rises steeply to the south of Cimitiere Street, as it climbs steadily up Windmill Hill.

The central feature of the Cimitiere Street Precinct is the triangular park at the intersection of Cimitiere and Innes Streets, which is overlooked by an outstanding array of Victorian terrace and conjoined housing and a small number of commercial premises.



**Figure 1 - Precinct area and place classification**



## Historical background:



**Figure 2 - No. 48 Cimitiere Street (also known as Kilby Lane)**

*Launceston City Council*



**Figure 3 - Martin Boland's residence, No. 28 Cimitiere Street**

© DPIPWE, 2008



**Figure 4 - No. 2 Cimitiere Street, built circa 1885**

*Launceston Heritage Study 2007*

Despite its proximity to the central business district of Launceston, the Cimitiere Street Precinct of Launceston, known as the Glebe, did not undergo significant residential development until the late 19<sup>th</sup> century. Scott's 1832 map of Launceston describes part of the area as the 'Clergyman's Glebe', which is likely to be the origin of the name 'Glebe' now used to describe the area.<sup>1</sup> Many of the houses built in the area were the property of the Holy Trinity Church, and later sold.

Smyth's 1835 map of Launceston<sup>2</sup> includes a square building on the site of the addresses now known as 12-14 and 16 Innes Street. By the 1870s the area likely benefited from the opening of the Launceston Gasworks nearby, Launceston and Western Railway Company workshops at Inveresk, and the Mount Bischoff Tin Mining Company on Tamar Street. Aikenhead and Button's 1881 map of the area includes a soap works on the corner of Lawrence & Boland Streets, the growing residential area known by this time as the Glebe.

Irish builder Martin Boland was an early land owner in the precinct, having built the Scottsdale Railway line, Emu Bay bridge and Victoria Dock in Hobart.<sup>3</sup> Assessment rolls suggest he had been in Cimitiere Street since the 1850s.<sup>4</sup> The residences at 46-48 Cimitiere Street (*Figure 2*) are two modest Georgian residences which are likely to be the oldest surviving buildings in the Glebe, and were originally owned by Boland. By the 1880s he had amassed a large portfolio including 30-50 Cimitiere Street, in the crescent now known as Kilby Lane. That same year he owned and occupied number 28 Cimitiere Street (*Figure 3*).<sup>5</sup>

An early use of the area from the 1870s included a garden nursery on the southern corner of Cimitiere Street and Racecourse Crescent run by Richard Newey & Sons. Richard Newey Jnr appears to have operated the business in the area and lived nearby.<sup>6</sup> After initially concentrating on the import and export business, by the late 1870s the company had expanded into the seed and nursery industry.<sup>7</sup> Newey Jnr died at his family home at 3 Cimitiere Street, now demolished, in 1929.<sup>8</sup>

In June 1880 on the corner of Cimitiere and Lawrence Streets, two compact five-roomed cottages were erected.<sup>9</sup> Between December 1884 and January 1886 the stone Gothic cottage at 2 Cimitiere Street was built for John Hudson<sup>10</sup> (*Figure 4*). It was soon sold to Frank Simpson, a well-known identity in the mining industry who was still living at the house at the time of his death in 1900.<sup>11</sup> Another prominent building in the precinct, Dunster Place, at 24-26 Cimitiere Street (*Figure 5*), was built for Charles Arthur

<sup>1</sup> 1832 Scott Map, Heritage Tasmania collection

<sup>2</sup> 1835 Smyth Map, Launceston City Council collection

<sup>3</sup> *Examiner*, 5 March 1902, p.7

<sup>4</sup> *Hobart Gazette*, Launceston Assessment Roll, 1856

<sup>5</sup> *Hobart Gazette*, Launceston Assessment Roll, 1892

<sup>6</sup> *Hobart Gazette*, Launceston Assessment Roll, January 1883

<sup>7</sup> Leavitt, TWH 1887 - The Jubilee History of Tasmania: Illustrated Vol 2, Wells & Leavitt Publishers

1887, p.24.

<sup>8</sup> Prevost, Leonie, 'Richard Newey' 2009

<sup>9</sup> *Cornwall Chronicle*, 3 June 1880

<sup>10</sup> *Hobart Gazette*, Launceston Assessment Rolls, 1884 & 1886

<sup>11</sup> *Examiner* 24 May 1900, p.4



**Figure 5 - Dunster Place, built for the Dunning family circa 1885**

*Launceston Heritage Study 2007*



**Figure 6 - Conjoined cottages - Southern side of Cimitiere Street**

*Launceston Heritage Study 2007*



**Figure 7 - Conjoined cottages - Northern side of Cimitiere Street**

*Launceston Heritage Study 2007*

Dunning between September 1889 and January 1891.<sup>12</sup> Dunning ended up a business partner in the family's Launceston business, the Golden Fleece, well known for its motif, now in the collections of the QVMAG.

By the 1890s residents of the Cimitiere Street Precinct found themselves on the fringes of the biggest ever event held in Launceston: the Tasmanian International Exhibition, situated in City Park. Launceston was prospering due to mineral discoveries on the West Coast and in the north-east of the state. To the north of the precinct, the Gunn family had established a timber yard. The 1903 electoral roll suggests a large number of working class people were living in the precinct, including labourers, tradesmen and railway workers<sup>13</sup> whilst assessment rolls suggest that residences in the precinct were largely rental properties.<sup>14</sup>

HJ King's 1922 aerial photograph of the precinct depicts the terrace housing on the southern side of Cimitiere Street (Figure 6) in place, the central triangular park formed, an open paddock to the north-east, with relatively little buildings in Racecourse Crescent. Hedgerows are evident along paddock lines.<sup>15</sup> The northern side of the Cimitiere Street Precinct (Figure 7) was affected by the 1929 floods that devastated much of northern Tasmania that year. Architect and returned soldier Eric Lowe's 1929 flood map of Launceston suggests that Innes Street and Lawrence Street north of Cimitiere Street were flooded.

By 1977 the heritage values of the area were recognised in the *Launceston National Estate Conservation Study* of 1977, including a precinct almost identical to that proposed in the *Launceston Heritage Study 2007*. This was expanded in the joint National Estate and Launceston City Council study of 1981 on the Cimitiere Street Precinct<sup>16</sup>. In 2011 the Launceston suburb of the Glebe, incorporating the Cimitiere Street Precinct is a busy thoroughfare to an adjacent shopping complex and a sought after residential area of Launceston.

<sup>12</sup> *Hobart Gazette*, Launceston Assessment Rolls, 1889 & 1891

<sup>13</sup> Commonwealth of Australia, Electoral Roll for Launceston, 1903

<sup>14</sup> *Tasmanian Government Gazette*, Launceston Assessment Roll, 1910

<sup>15</sup> Davies, P *Launceston Heritage Study 2007* for Heritage Tasmania & Launceston City Council, 2007, p.18

<sup>16</sup> *Cimitiere Street Precinct Study Parts 1 & 2*, Launceston City Council & National Estate, 1981

## Precinct character and features:

### ***Streetscape and townscape***

#### Design and topography

Sitting below Windmill Hill, this area contains a highly consistent streetscape of early inner city residential buildings built between the foot of the hill and the North Esk River. The area exhibits a contained residential character, confined by City Park and former industrial land to the west, commercial land to the east, the River to the north. The rows of terrace buildings parallel to the hillside providing a consistent built character.

#### Vegetation

The precinct lies alongside the leafy backdrop of the City Park. The open space and vegetation of the central triangular park forms a large part of the precinct acting as both green relief in an area of smaller lots and some commercial uses, and as a useful pedestrian thoroughfare. Some residences feature well established gardens, and street trees are planted along much of Lawrence Street.

#### Views and vistas

Significant views are through the precinct along Cimitiere Street, including the trees of City Park and the structures of the former Gasworks to the west, and also from the southern and higher side of the street, across the central square to Inveresk. The consistent hipped roof forms of the area create distinctive views from both within the precinct and externally.



**Figure 8** - Aerial photograph by HJ King - 1922



**Figure 9** - Current aerial photo of precinct - 2019

- *The King photo (Figure 8) shows that by 1922 the terrace housing to the south is in place, the triangular park is formed with most of the northern side of the park built, but with an open paddock to the east. There is relatively little building in Racecourse Crescent; and the rural lands extend into the precinct. Note the hedgerows along the paddock lines.*
- *The current aerial view (Figure 9) shows the retention of the following characteristics:*
  - *A compact neighbourhood of predominantly inner-urban residences with a high level of residential amenity provided by a clearly defined transition from public to private space. This is characterised by small front gardens with low fences, buildings oriented the street and often conjoined, and private backyard or courtyard spaces.*
  - *An absence of vehicle accesses and parking areas (including carports and garages) to street frontages which is an important factor in the continuity of the streetscapes. These facilities are most often provided to the rear of properties via laneways which is considered desirable.*
  - *The central park area which measures approximately 125 x 25m, and includes around 10 trees of varying types and sizes scattered across its lawns, with an ornamental garden bed at its eastern end. The cross fall, and relatively high traffic flow along Cimitiere Street render the park of higher ornamental value as landscaped open space than of recreational value.*



## ***Built form***

### Materials

The vast majority of the late Victorian and Federation housing stock is of weatherboard construction, while there are a smaller number of brick buildings in the form of stuccoed and painted brickwork. The most common roofing material is corrugated iron, but the individual owner's choice of paint colours and contrasting trim elements along with architectural detailing contribute to the diversity of the area.

### Architectural styles and scales

The precinct features recurring dwelling types and residences with consistent scale, and form, and the repetitive use of elements such as timber cladding, verandahs, timber and iron detailing, and double hung timber windows. Architectural styles within the precinct include; Victorian Georgian, Victorian Terrace Housing, Victorian Domestic Cottages, Victorian Italianate, and a small number of Inter-War brick residences.

### Orientation

Buildings are set close to the street frontages, with relatively consistent setbacks from front boundaries, parallel to the street, with a homogeneous spacing between buildings.

### Building stock

#### **1. Victorian era row housing bordering the southern side of the park**

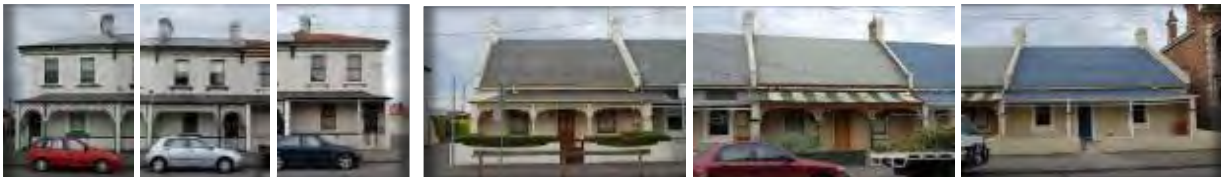


**Figure 10**

As shown in Figure 10 this is a highly intact streetscape including a contiguous built mass of 11 single-storey and 3 two-storey Victorian terrace houses and 2 pairs of conjoined Victorian houses.

- Exterior walls are predominantly of timber or rendered brick, and roofs are of corrugated iron or steel.
- The majority of dwellings include verandahs with timber detailing and many maintain original stone retaining walls to the front boundaries.

#### **2. Victorian era buildings bordering the northern side of the park**



**Figure 11**

As shown in Figure 11 this is a smaller but predominantly intact streetscape of Victorian era buildings including 4 single-storey Victorian terrace houses set between the two-storey Victorian forms of Dunster Place and 36-40 Cimitiere Street.

- Exterior walls are predominantly of rendered brick, and roofs are of corrugated iron or steel.
- The majority of these buildings include verandahs with iron detailing and a number retaining original or early low fences of masonry and timber to their frontages.

### 3. Victorian and Federation era housing on streets radiating from the park



**Figure 12**

As shown in Figure 12 there is a range of fine representative examples of detached and conjoined housing on streets including Cimitiere, Innes and Lawrence Streets, and Kilby Lane.

- Exterior walls are predominantly timber and rendered brick, and roofs are of corrugated iron or steel.
- Many of these properties include well maintained gardens including traditional English planting.

### 4. Victorian landmark buildings

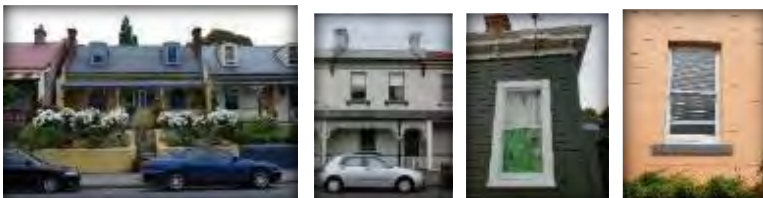


**Figure 13**

As shown in Figure 13 there is also a small collection of more grand buildings including the Victorian Gothic form of 2 Cimitiere Street and the Victorian facade of Dunster Place (24-26 Cimitiere Street).

- The distinctive building at 2 Cimitiere Street features rusticated sandstone walls, high pitched gable roofs and pointed arch windows more typical of church architecture than the residential construction of the area. Other features include rendered stone window reveals and decorative timber lacework to gable ends.
- The two storey terrace known as Dunster Place includes an ornate parapet and a double verandah with decorative iron lacework and polychrome brickwork to the Cimitiere Street frontage. The high timber fences to the frontage are not typical or sympathetic to this streetscape.

### 5. Key architectural characteristics



**Figure 14**

As shown in Figure 14, while there are a variety of building forms, architectural styles, materials and detailing across the precinct, it is also possible to see similarities and patterns which can inform restoration and new development.

- Predominant building materials include timber, brick and stone walls, metal and slate roofing and a range of decorative treatments to verandahs and facades in timber and ironwork.
- A fenestration pattern and scale consistent with the Victorian period including predominantly sash windows which are constructed of timber.
- Dormer windows are common on the roofs of the southern row of attached cottages

#### Fences

Fencing is predominantly low-level (under 1.2m high), with styles varying from Victorian timber picket, Federation timber picket, to low rendered brick fencing from later periods.

#### **Values, features and characteristics specifically part of the precinct**

##### **- Clauses C6.7.1 and C6.7.3**

1. Buildings set close to the street frontage
2. Absence of off street parking facilities which impact on street frontages
3. Conjoined terraces and cottages
4. Groupings of houses sharing similar features
5. Larger trees in the central park

When visible from streets the following features and characteristics also form part of the precinct.

6. Verandahs
7. Timber and iron balustrading
8. Traditional roof forms including hips and projecting gables
9. Corrugated iron roof sheeting
10. Dormer windows to roofs
11. Timber double hung windows
12. Painted weatherboard walls
13. Exposed stone facing to buildings and retaining walls
14. Polychrome (multi coloured) face brickwork
15. Brick chimneys
16. Decorative bargeboards
17. Timber finials
18. Original and early iron and timber detailing
19. Ornamental iron work
20. Low picket, brick, and ironwork fences
21. Small cottage-style front gardens

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

(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 as follows - The Cimiterie Street Precinct in concert with surrounding precincts in High Street and Elphin Road is a key component of early Launceston residential life and stands as an example of land granted to church groups for housing.
(ii) creative or technical achievements - Not applicable
(iii) a class of building or place as follows - The precinct demonstrates the development of a Tasmanian city through a range of built elements dating from the 1870s-1920s, particularly a rare form of housing with rows of terraces facing a central civic square (refer: figures 2-7).
(iv) aesthetic characteristics as follows - This homogenous collection of relatively modest houses of the Victorian period are located on a prominent urban thoroughfare surrounded by established gardens and parks, which form part of an arterial route into the central business district and is valued by the wider community for the visual contribution it makes to the setting of the fringes of the Launceston city centre.  The primarily timber weatherboard residences with consistent original external detailing, finishes, and materials, create a distinctive visual impression and dramatic streetscape qualities (refer: figures 2-7).
(b) Significance of the precinct's 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 follows - A large portion of the area was developed and owned by the Anglican Parish of the Holy Trinity. The remaining buildings and infrastructure stand as an example of land granted to the Anglican Church and developed in the 1880s and 1890s for housing.

## Conservation Policy

The following conservation policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape and townscape elements and the presentation of the entire area.

Properties assessed as being 'contributory' and 'non-contributory' to the significance of the precinct are identified in Figure 1 – *Precinct area and place classification*.

### General building works

- CP1 The historic heritage significance of contributory places (as shown in yellow in Figure 1) and the larger Cimitiere Street Precinct are to be conserved and protected.
- CP2 Buildings and structures within contributory places (as shown in yellow in Figure 1) are to be retained wherever possible.
- CP3 Elements not listed as '*Values, features and characteristics specifically part of the precinct*' above may be removed where this will enhance the character of the precinct.
- CP4 Existing painted and unrendered masonry and brick exterior surfaces must not be painted or rendered.

### Vehicle access, parking and outbuildings

- CP5 All original and early stables and outbuildings should be retained.
- CP6 Provision for vehicle access and parking is not to detract from the existing character of the precinct.

### Fences and retaining walls

- CP7 Fences and garden walls should only be removed if they do not involve an element listed above as part of the '*Values, features and characteristics specifically part of the precinct*'; i.e. the existing fences and walls are not constructed of brick, stone or timber.
- CP8 Traditional fences and walls under 1.2 metres high and constructed of stone or timber should be conserved and maintained, and if replacement is supported by a report from a suitably qualified person, are to 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.

### Open space and landscaping

- CP9 Established and/or significant planted garden settings, hedges, and visually prominent trees are to be retained, however removal may be considered if it will assist in the preservation of other historic heritage significance, and this is supported by a report prepared by an suitably qualified person.
- CP10 Removal, destruction or lopping of trees or the removal of vegetation is not to detract from the existing character of the precinct.
- CP11 The central park area is to be managed to reflect and enhance the existing character of the precinct.

### Signage and lighting

- CP12 Existing signs which are no longer required and not noted as being of significance should be removed.

### Subdivision

- CP13 Lot boundary changes must not occur in areas where the original subdivision pattern is significant and remains intact.

*Note: Subdivision of most lots is not possible or recommended as the lot arrangement is tight and consistent across the area*

## Design Criteria

### General building works

- DC1 New development is not to detract from the existing character of the precinct.
- DC2 New development is to be sited and scaled to relate to the predominant streetscape pattern and so there is no unreasonable loss of visual amenity to adjoining lots.
- DC3 New development is to demonstrate a scale, form and material relationship to the precinct whilst not directly replicating historic forms.
- DC4 New buildings, extensions or structures should be compatible with and sympathetic to the height, bulk, setback, materials and finishes, and general character of contributory places (as shown in yellow in Figure 1) and places of heritage significance in the area.
- DC5 Additions and extensions to buildings and structures within contributory places (as shown in yellow in Figure 1) should not extend past the established existing building line facing the street.

- DC6 Alterations and additions to buildings should respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
- DC7 New roofs visible from roads and public open space should be of a hip or hip and gable form and be of materials to match the existing, or otherwise of corrugated steel with a traditional profile (such as Custom Orb).
- DC8 Flat or single pitched roofs should only be utilised for rear extensions to primary buildings, outbuildings or ancillary structures, and not be visually prominent when viewed from the street.
- DC9 New or replacement windows visible from the street should match the position, size, style, and material of any windows being replaced; or be constructed from timber and fit the pattern of windows in the streetscape.
- DC10 New or replacement wall materials visible from the street should:
- match the material of the wall being replaced; or
  - be of timber weatherboard with a narrow profile (up to 200mm), and not include plastic, vinyl or fibreglass cladding products; or
  - be of masonry with painted or (cement or lime) rendered finish.

#### **Vehicle access, parking enclosures and outbuildings**

- DC11 New outbuildings and structures are to be designed and located to be subservient to the primary buildings on the site, especially within contributory places (as shown in yellow in Figure 1).
- DC12 New outbuildings and structures are to be designed and located to be consistent with comparable buildings on adjacent sites and within the broader precinct, e.g. carports and garages generally should not be located where they are visible from the street.
- DC13 Any new vehicle parking areas and associated accessways should:
- not create new crossovers or accessways from the street frontage;
  - to be located to the side or rear of buildings;
  - not result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a contributory place (as shown in yellow in Figure 1) or its historic heritage significance or existing character; and
  - where there are existing vehicle crossovers and accessways to the front of the site, be located behind the primary buildings on the site. Tandem car spaces may be provided in a driveway.

#### **Fences and retaining walls**

- DC14 New or replacement fences and gates should be appropriate in form, scale, height and materials appropriate to the architecture of the main building and should match its architectural style<sup>17</sup>. Styles include:
- Victorian/ Federation timber picket;
  - Inter-War masonry;
  - Other brick and ironwork fences and gates.
- DC15 High and/or solid fences which may block views to contributory places (as shown in yellow in Figure 1) or prevent passive surveillance to and from the street should be avoided.

#### **Open space and landscaping**

- DC16 Infill development must respond to and not obscure the topography of the area.
- DC17 New development should not interrupt building patterns where a subdivision pattern has resulted in a distinctive built form.

#### **Signage and lighting**

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<sup>17</sup> Detailed design guidance for fences may be found in the following publications:

- The National Trust's 'Fences and Gates' (<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>



- DC18 The scale, design and placement of signage and lighting must be complementary to the existing character of contributory places (as shown in yellow in Figure 1), but should not be designed to suggest they are original fixtures.

**Subdivision**

- DC19 The pattern of any new subdivision should not detract from the existing character or pattern of development of the precinct.
- DC20 Any subdivision is to provide appropriate curtilage around existing and proposed development and usable open space must be maintained to provide an appropriate setting to the scale of buildings.
- DC21 Any new lots should not be provided with vehicle access from existing streets, but rather provide access to the rear of the site by a rear laneway, driveway or legal Right of Way from an existing lane or vehicle crossover.

**Attachment 3*****Land Use Planning and Approvals Act 1993*****Notice under section 35KB(1)****Launceston Draft Local Provisions Schedule**

21 July 2022

The Tasmanian Planning Commission (the Commission) directs under section 35KB(1) that the Launceston planning authority prepare draft amendments under Part 3B of the Act, of the Launceston draft Local Provisions Schedule (LPS) as follows, and must submit the draft amendments to the Commission within 42 days after the LPS comes into effect. The draft amendments are described below.

**1.0 Part of 299 Relbia Road, Relbia folio of the Register 122876/1, 288 Relbia Road, Relbia folio of the Register 129968/2, and 332 Relbia Road, Relbia folio of the Register 211126/1**

1.1 Apply the Rural Zone to the following properties at Relbia as shown in Figure 1 below:

- a. that part of 299 Relbia Road, Relbia folio of the Register 122876/1 located on the western side of Relbia Road;
- b. 288 Relbia Road, Relbia folio of the Register 129968/2;
- c. 332 Relbia Road, Relbia folio of the Register 211126/1; and
- d. adjoining road to the centrelines as shown in the diagram.



*Figure 1 – Application of the Rural Zone at Relbia*

## 2.0 East Tamar Highway and Swan Drive, Mount Direction

2.1 Apply the Rural Zone to the following properties at Mount Direction as shown in Figure 2 below:

- a. 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1;
- b. 58 Swan Drive, Swan Bay folio of the Register 169223/1;
- c. 2235 East Tamar Highway, Mount Direction folio of the Register 131672/1;
- d. 2203 East Tamar Highway, Mount Direction folio of the Register 144205/3;
- e. 2205 East Tamar Highway, Mount Direction folio of the Register 144205/2;
- f. 2287 East Tamar Highway, Dilston folio of the Register 86593/1; and
- g. User road adjacent to the East Tamar Highway and surrounded by folio of the Register 153121/1.

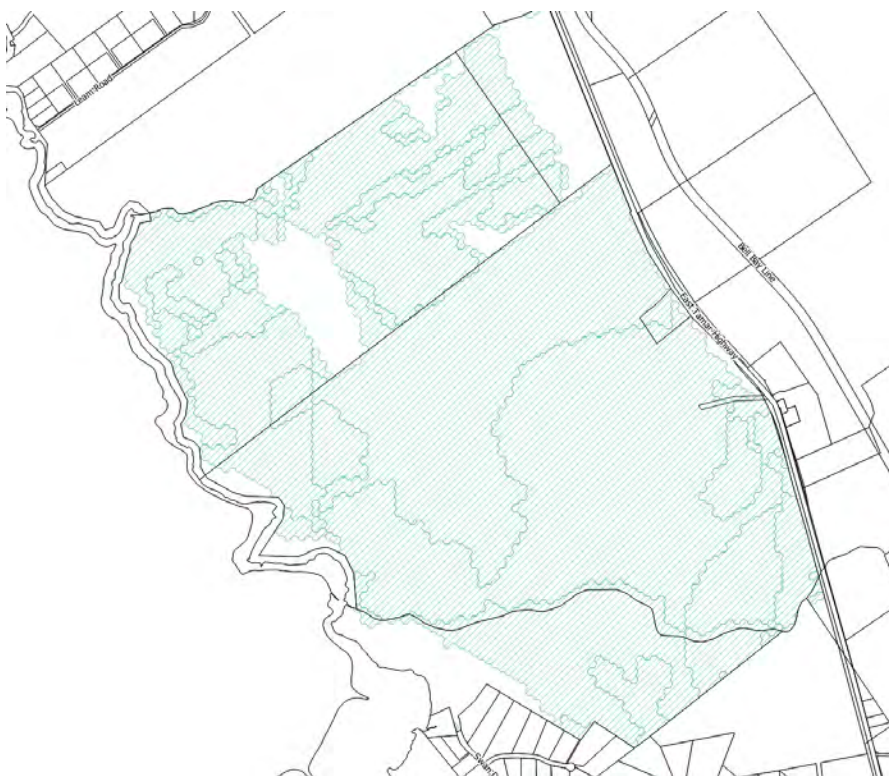


*Figure 2 – Application of the Rural Zone at Mount Direction*

2.2 Apply the Priority Vegetation Area overlay to the following properties at Mount Direction as shown in Figure 3 below:

- a. 2147 East Tamar Highway, Mount Direction folio of the Register 153121/1;
- b. 58 Swan Drive, Swan Bay folio of the Register 169223/1;
- c. 2235 East Tamar Highway, Mount Direction folio of the Register 131672/1;

- d. 2203 East Tamar Highway, Mount Direction folio of the Register 144205/3;
- e. 2205 East Tamar Highway, Mount Direction folio of the Register 144205/2;
- f. 2287 East Tamar Highway, Dilston folio of the Register 86593/1; and
- g. User road adjacent to the East Tamar Highway and surrounded by folio of the Register 153121/1.



*Figure 3 – Application of the Priority Vegetation Area overlay at Mount Direction*

### **3.0 Local Heritage Precinct Datasheet - LAU-C6.2.1**

- 3.1 Revise Local Heritage Precinct Datasheet - LAU-C6.2.1 in table LAU-C6.2 as set out in Annexure A to Attachment 3.

## **Attachment 3: Annexure A**

### **Modification to Launceston LPS written document**

## **LAU-TABLE C6.2 LOCAL HERITAGE PRECINCTS DATASHEET - LAU-C6.2.1**

### **Cimitiere Street Precinct**

#### **1. Description**

This datasheet applies to all land located within the Cimitiere Street Heritage Precinct included in the Table C6.2 - Local Heritage Precincts and assists assessment of development against clauses C6.7.1, C6.7.3 and C6.10.2 of the Local Historic Heritage Code in the Tasmanian Planning Scheme.

#### **2. Extent**

The Cimitiere Street Precinct is situated in central Launceston, within an area commonly known as 'The Glebe' located north-east 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 commercial and light industrial estates that occupy 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 it is bounded by City Park and the area known as the former railway land that 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 bounded by the base of Windmill Hill, which steeply rises towards Elphin road and creates the southern edge, forming the central triangular square.

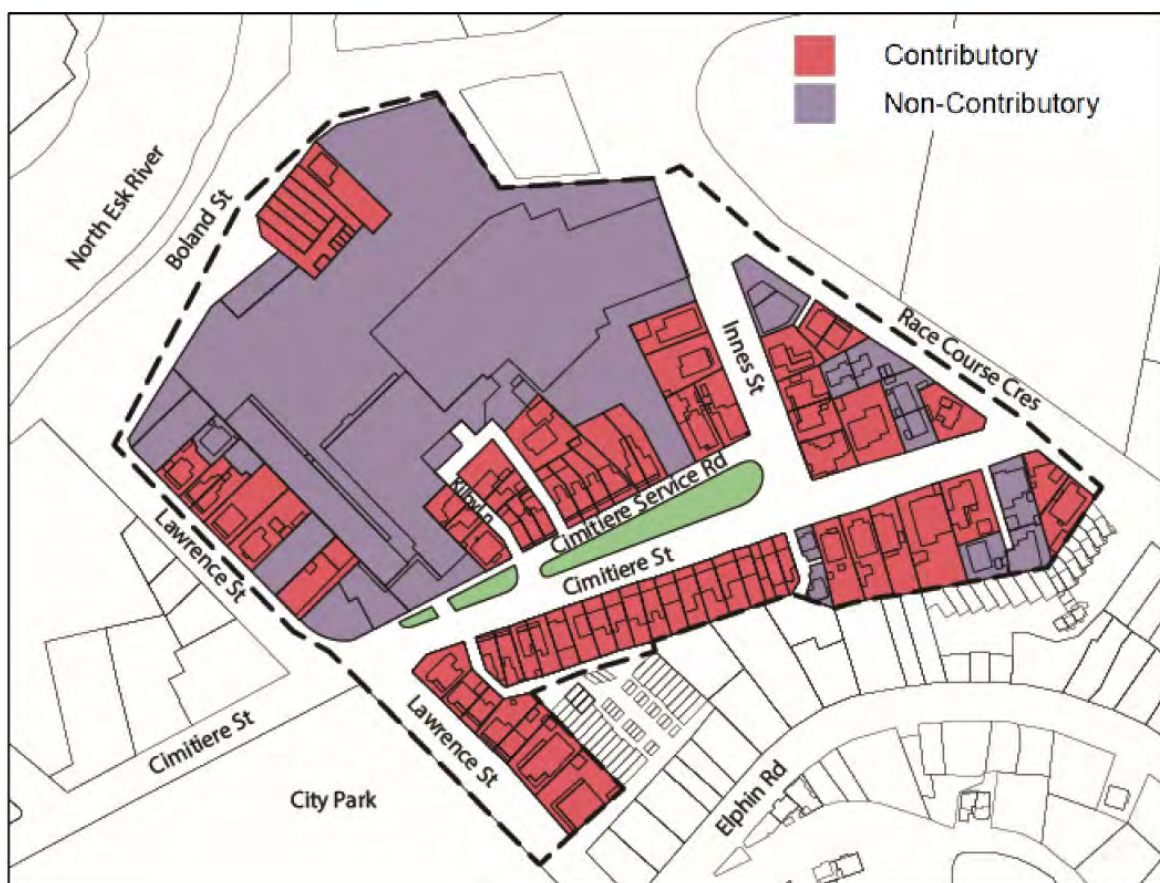


Figure 1 - Heritage Precinct Map

### 3. 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. These industries included the Launceston Gasworks, Launceston and Western Railway Company workshops, Mount Bischoff Tin Mining Company. The Gunn family established the Gunns timber Mill in 1875 to the north of the precinct on land that 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, predominantly from the late Victorian period and continuing 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, which is a key feature of the precinct. Along with these front gardens and the central park with its established trees, the precinct has a generally green appearance.



#### 4. 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, the 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, 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 the Heritage Precinct map (Figure 1), 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 and C6.10.2).

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

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

(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 -  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 - Not applicable
(iii) a class of building or place -  The Cimitiere Street 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.
<p>(iv) aesthetic characteristics -</p> <p>The Cimitiere Street 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.</p>

(b) Significance of the precinct's association with:
(i) a particular community or cultural group for social or spiritual reasons - Not applicable
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region -</p> <p>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.</p>

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

**6. 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 that are consistent in location and height and are of styles and materials which are consistent with the houses.



## **7. 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.<sup>i</sup>
- (g) Buildings of brick and timber cladding.
- (h) Modest scale of buildings and front gardens 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 the endnotes.

## **8. 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 and historic heritage values' below.

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

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



28-34 Cimitiere Street - Early Victorian Terrace cottages



25-37 Cimitiere Street - Early Victorian Terrace cottages

**Building elements**

**Form**

1. Simple formal symmetrical
2. Single to two storeys
3. Terrace or free standing
4. Steep gable or 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

Figure 2 – features and characteristics of early Victorian Transition

## 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. Verandas with cast iron or timber decoration
8. Simple often paired brick chimneys
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

Figure 3 – features and characteristics of Mid Victorian



## 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

Figure 4 – features and characteristics of Late Victorian

## 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. No provision for parking
23. Detached pavilions often lane way rear access
24. 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

Figure 5 – features and characteristics of Federation

## 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.

### 9. Demolition of buildings and building elements

- 9.1 Buildings and structures within 'contributory' places are to be retained wherever possible.

- 9.2 Elements not listed as part of the precinct's 'values', 'features' or 'characteristics', may be removed where they enhance the character of the precinct.
- 9.3 In determining applications for demolition to 'contributory' places, it should be considered whether the demolition or removal of any part of the place will not adversely affect the heritage significance of the wider precinct.
- 9.4 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.
- 9.5 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.
- 9.6 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.

## **10. Reproduction of features**

- 10.1 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.

## **11. Materials and finishes**

- 11.1 Existing unpainted, un-rendered 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.
- 11.2 Removal of finishes from masonry surfaces to 'contributory' places must be supported by advice from a suitably qualified person, such as a heritage architect.

## **12. Fences and retaining walls**

- 12.1 Original or early fences to 'contributory' places should be retained.
- 12.2 Original fences maybe reconstructed where historical evidence exists of their form.
- 12.3 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.

## **13. Open space and landscaping**

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

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

#### **14. Subdivision**

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

#### **15. Vehicle access, parking, outbuildings, and services**

- 15.1 Original/early detached single garages should be retained.
- 15.2 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 and C6.10.2), the following criteria should then be applied to guide the design and assessment of planning permit applications.

#### **16. Design of alterations and additions to existing buildings**

Alterations and additions to existing buildings:

- 16.1 Should not alter fabric that contributes to the local heritage precinct's significance and of any part of a 'contributory' place.
- 16.2 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.
- 16.3 Should be located to the rear of the 'contributory' place, where possible.
- 16.4 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 through a combination of building setback, height and physical separation as appropriate.
- 16.5 Should not rely on vegetation and fences to limit visibility from the street as these items are not considered to be permanent screening.
- 16.6 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.
- 16.7 Should use design details which are interpretive, honestly representing their modernity, while also conveying the patterns and heritage character of their surroundings and 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).

#### **17. Design of new buildings**

New buildings:

- 17.1 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.
- 17.2 Should use design details which are interpretive, honestly representing their modernity while also conveying the patterns and heritage character of their surroundings and 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).
- 17.3 Should not rely on vegetation and fences to limit visibility from the street as they are not considered to be permanent screening.

## **18. Siting**

- 18.1 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.
- 18.2 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.
- 18.3 For additions and alterations to 'contributory' places, new development should have side setbacks equal or greater than the existing building.
- 18.4 For 'non-contributory' places, new development should have side setbacks consistent with those on neighbouring contributory places.

## **19. Building form and height**

- 19.1 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.
- 19.2 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).
- 19.3 The roof form, pitch and massing of the building should relate to the significant neighbouring buildings visually connected to it.

## **20. Materials, surface finishes and details**

- 20.1 New development should incorporate and/or draw from the material palette and colours of the precinct's character which includes, but is not exclusive to, brown, orange-red and cream brick, concrete rendered sills and lintels, terracotta tiled and corrugated roofing.
- 20.2 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).

## **21. Fences and retaining walls**

- 21.1 New fences should not block views of façades and gardens facing the public realm.
- 21.2 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.<sup>ii</sup>

## **22. Open space and landscaping**

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

## **23. Subdivision**

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

## **24. Vehicle access, parking, outbuildings and services**

- 24.1 Garages, carports, and outbuildings should be located to the rear of dwellings where possible.
- 24.2 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.



- 24.3 Garages, carports and outbuildings for corner properties should have setbacks which are greater than or equal to the setback of the dwelling on the site.
- 24.4 Garages, carports and outbuildings should use construction/cladding to match the dwelling on the site.
- 24.5 Works to the street should take into consideration the original street profile including generous nature strips with trees.
- 24.6 Provision for vehicle access and parking should not detract from the existing character of the precinct.

### **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 1m high revealing cottage gardens limited to ornamental plants.
- (b) Mid Victorian (1865-1880) – 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 1.2m 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 (1880-1890) – 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 on balustrades and to the roof over.
- (d) Federation Style (1890-1915) – Incorporates a lot of similar details to Victorian buildings, 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 Detailed design guidance for fences may be found in the following publications:**

- The National Trust's 'Fences and Gates' Technical Bulletin 8.1, see: <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>