CITY OF HOBART

AGENDA

Planning Committee Meeting
Open Portion
Wednesday, 28 February 2024
at 5.00 pm
Council Chamber, Town Hall

City of HOBART

City of HOBART

MEMORANDUM: PLANNING COMMITTEE

Hobart Draft Local Provisions Schedule

The attached report has been prepared under s.35F of the *Land Use Planning and Approvals Act 1993* and has reviewed the merits of each representation received during the exhibition period of the Hobart Draft Local Provisions Schedule (Hobart Draft LPS) and recommends to the Tasmanian Planning Commission whether there should be any modifications to the Hobart draft LPS, and the effect of those modifications on the Hobart Draft LPS as a whole.

RECOMMENDATION

That:

1. ***That Council in its role as a Planning Authority, and in accordance with Section 35F of the* Land Use Planning and Approvals Act 1993, *endorse and submit to the Tasmanian Planning Commission this report about the exhibition of the draft Hobart Local Provisions Schedule, which includes the following particulars:***

   (a) As set out in Attachment A, the Planning Authority's consideration of the received representations including opinions as to the merit of each representation and any subsequent recommendation for modification to the draft LPS;

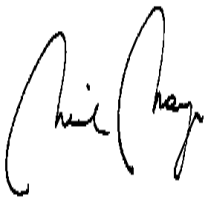
   (b) As set out in Attachment A, the Planning Authority's recommended modifications to the draft LPS following the exhibition period made in accordance with Section 35F(2)(c) and 35F(2)(e) of the* Land Use Planning and Approvals Act 1993*;

   (c) A copy of each representation received during the public exhibition period (Attachment E); and

   (d) Determination that the draft LPS (including any recommendations) satisfies the local provisions schedule criteria set out under section 34(2) of the* Land Use Planning and Approvals Act 1993*.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.





Tristan Widdowson
STRATEGIC PLANNER | URBAN FUTURES

Neil Noye
DIRECTOR CITY FUTURES

Date: 23 February 2024
File Reference: F24/18156

Attachment A: Hobart LPS S35 Report ⇩
Attachment B: Hobart LPS Final Heritage List ⇩
Attachment C: Hobart LPS C12.0 Flood-Prone Hazard Areas Code Overlay ⇩
Attachment D: Hobart LPS_C12.0 Flood Prone Hazard Areas Code - Overlays Comparison ⇩

Hobart Draft Local Provisions Schedule

S35 Representation Report

City of HOBART

TASMANIAN PLANNING SCHEME – DRAFT HOBART LOCAL PROVISIONS SCHEDULE

REPRESENTATIONS RECEIVED DURING PUBLIC EXHIBITION PERIOD

Author: Caroline Lindus, ERA Planning and Environment

Background

Structure of the TPS

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

The TPS is divided into two components as shown in Figure 1 - the State Planning Provisions (SPPs) which includes a consistent suite of zones and codes that are applied in each municipal area across Tasmania, and the Local Provisions Schedules (LPS). The SPPs are the state-wide component of the planning scheme and the LPS are the local component of the TPS. Each municipal area is required to have its own LPS.

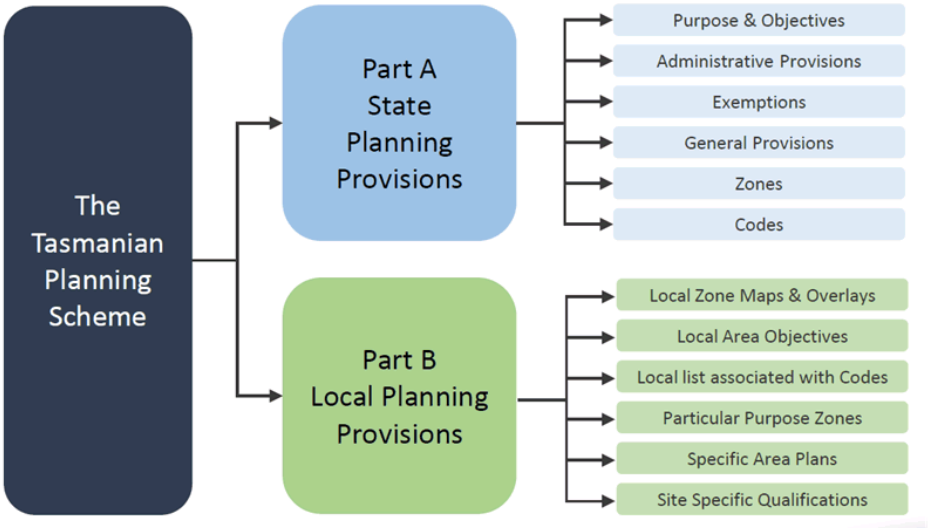


Figure 1 Structure of the Tasmanian Planning Scheme

What can be included in the Local Provisions Schedule

The intent of the legislative framework for the Tasmanian Planning Scheme under the *Land Use Planning and Approvals Act 1993* (the Act) is aimed at minimising local departures from the SPPs in order to preserve as much consistency as possible across the State.

Section 32 of the Act limits what can be included in an LPS (LPS criteria) in this regard and allow LPS to include:

- Zoning maps which spatially apply the zones to a municipal area
- Overlay maps or code lists which direct the application of codes to land in a municipal area; or
- Local Planning Provisions (LPPs) that would apply to an area of land in substitution for, or addition to the SPPs.

Section 32 of the Act also require that:

- LPS must be consistent with the objectives of the Act, relevant State Policies, the applicable Regional Land Use Strategy.
- LPS must be consistent with adjoining municipal areas.

LPPs must be in the form of a particular purpose zone (PPZ), specific area plan (SAP) or site-specific qualifications (SSQ). They cannot directly modify provisions in a zone or code outlined in the SPPs.

TIn order to preserve statewide consistency section 32(4) of the Act elaborates on the circumstances in which LPPs in the form of a PPZ, SAP or SSQ can be approved. Specifically, an LPS may only include one of these in relation to a specific area of land if:

> *a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
>
> *(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

This is a mandatory requirement for new local provisions in the LPS. It has been shown to be a relatively high threshold to meet through recent decisions of the Tasmanian Planning Commission, particularly where demonstrate unique circumstances. This test has been considered in the response to individual representations were relevant as outlined in Attachment A.

Notwithstanding this, Schedule 6 of the Act does provide for transitional provisions to allow existing PPZ, SAPs or SSQ in interim planning scheme to be approved by the Minister for direct translation into an LPS. The LPS under the Hobart draft LPS that have been approved under Schedule 6 of the Act are:

- HOB-P 1.0 University of Tasmania (Sandy Bay Campus) PPZ
- HOB-P 2.0 Calvary Healthcare Hospital Campus PPZ
- HOB-P 3.0 St John's Hospital Campus PPZ
- HOB-P 4.0 Wrest Point PPZ
- HOB-P 5.0 Battery Point Slipyards PPZ
- HOB-P 6.0 University of Tasmania (Domain House Campus) and Philip Smith Centre PPZ
- HOB-P 7.0 Cascade Brewery PPZ

- HOB-P 8.0 Royal Hobart Hospital Campus PPZ
- HOB-S1.0 Gregory Street SAP
- HOB-S2.0 North Hobart SAP
- HOB-S10.0 Royal Hobart Hospital Helipad Airspace SAP
- Wellington Park site specific qualification

Relevance to State legislation and policies

As outlined above, the structure and form of local planning provisions in the draft LPS is established through the SPPs, however the Act also require that the LPS is in accordance with other legislative requirements and more generally meets the overarching objectives of the Act in supporting sustainable development outcomes.

Turning to these legislative requirements, in the first instance, the draft LPS has been prepared in accordance with State Policies made under the *State Policies and Projects Act 1993*. These include:

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

In addition, and also a requirement of the Act, the draft LPS has been drafted to be consistent with the *Southern Tasmanian Regional Land Use Strategy*, and with specific reference to other State Government policies and overlays such as the Bushfire Prone Areas TasFire Supporting Report and associated mapping.

Further to this, the draft LPS was required to have consistency and coordination with adjacent municipal areas and in the case of the City of Hobart, also with *The Wellington Park Management Plan 2013*.

Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application

The principal point of instruction for the allocation of zones and codes made with the draft LPS is Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application (June 2018). This Guideline was issued by the Commission in accordance with ssection 8A of the Act.

The application of all zones and code overlays included with the draft LPS must be in accordance with Guideline No.1. This Guideline is specifically used in assisting to determine compliance with the LPS criteria described previously.

Zone allocations

The draft LPS assigns all land with the Hobart local government area to a zone and it is that zoning that provides the primary mechanism for regulating land use and development under the TPS. Zoning makes provision for what use and development can occur in particular areas and under what circumstances.

The allocation of zones made with the draft LPS has sought to find an appropriate balance between:

- the instruction contained in the LPS Zone and Code Application Guideline

- translation of the existing zoning wherever possible; and
- zoning assignments that provide for an appropriate recognition of existing and well-established land use and development patterns in the Hobart municipality.

Relevance to Council's plans and policies

In addition to State Government legislation, policies and guidelines, the drafting of this draft LPS has been informed by a number of Council strategic policies including:

- City of Hobart Capital City Strategic Plan 2015-2025.
- Hobart Significant Tree Register.
- City of Hobart Local Heritage Precincts: Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy, January 2019.

It is of relevance that since the draft LPS was completed initially, a number of strategic Precinct Planning projects have similarly been completed within the Hobart area. These projects make a range of recommendations, which have been unable to be reflected within the draft LPS due primarily to timing misalignments.

Statutory process

Consideration of representations

Following the statutory public exhibition of the draft LPS (carried out in accordance with the requirements of sections 35C and 35D of the Act), Council must now prepare a report to the Commission regarding that exhibition. The report is to consider the representations received during the public exhibition period including an assessment and recommendations on whether the matters raised in those representations are of sufficient merit to necessitate a modification to the draft LPS. The specific legislative requirements for this post exhibition report are set out under section 35F of the Act and replicated below.

LUPAA - Section 35F – Report by planning authority to Commission about exhibition

(1) A planning authority, within 60 days after the end of the exhibition period in relation to a draft LPS in relation to the municipal area of the planning authority or a longer period allowed by the Commission, must provide to the Commission a report in relation to the draft LPS.

(2) The report by the planning authority in relation to the draft LPS is to contain –

> *(a) a copy of each representation made under section 35E(1) in relation to the relevant exhibition documents in relation to the draft LPS before the end of the exhibition period in relation to the draft LPS, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and*
>
> *(b) a copy of each representation, made under section 35E(1) in relation to the relevant exhibition documents in relation to the draft LPS after the end of the exhibition period in relation to the draft LPS, that the planning authority, in its discretion, includes in the report; and*

(ba) a statement containing the planning authority's response to the matters referred to in an LPS criteria outstanding issues notice, if any, in relation to the draft LPS; and

(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to – (i) whether the planning authority is of the opinion that the draft LPS ought to be modified to take into account the representation; and (ii) the effect on the draft LPS as a whole of implementing the recommendation; and

(d) a statement as to whether it is satisfied that the draft LPS meets the LPS criteria; and

(e) the recommendations of the planning authority in relation to the draft LPS.

(3) Without limiting the generality of subsection (2)(e), the recommendations in relation to a draft LPS may include recommendations as to whether –

(a) a provision of the draft LPS is inconsistent with a provision of the SPPs; or

(b) the draft LPS should, or should not, apply a provision of the SPPs to an area of land; or

(c) the draft LPS should, or should not, contain a provision that an LPS is permitted under section 32 to contain.

Strategic planning changes

The Minister for Planning has, on multiple occasions, advised local Councils that the State Government's position is that the LPS process is not about the opportunity to undertake significant strategic land use planning reviews.

The above approach is not intended to diminish the need for, or importance of, some broader strategic land use planning reviews. Instead, it aims to recognise that such matters do have the potential to unnecessarily complicate and delay the draft LPS process. Council recognises the need to undertake some more contemporary localised strategic land use planning reviews (including the Central Hobart Precincts Plan).

These initiatives are currently being pursued – but ultimately this will occur outside and separate to the draft LPS process. Broader strategic changes can be considered as part of the usual planning scheme amendment process under the Act either to the current Interim Planning Scheme or an approved draft LPS – and where there is appropriate strategic planning to support those changes (such as a residential settlement strategy).

The draft LPS process should not be unnecessarily complicated or delayed by matters which can be appropriately considered through the usual planning scheme amendment process under LUPAA.

Public exhibition

In accordance with the requirement of the Act, the draft LPS was made available for public exhibition for a period of 60 days. The public exhibition period was conducted from 1 May 2023 until the close of business on 30 June 2023.

During this period the community could inspect all documentation associated with the LPS in hard copy form at Council offices or at the Commission, or electronically through Council's website. Representations could be made to the exhibited documents.

Council has fulfilled its statutory obligations under the Act by:

- Newspaper notifications published in the Mercury Newspaper on 29 April 2023 and 10 May 2023.
- The exhibition of the relevant documents at the City of Hobart Council chambers.
- At the Tasmanian Planning Commission.
- A notice Council's website.

In addition to the statutory requirements, Council undertook the following additional measures:

- Social media posts on 1 May 2023 and 22 May 2023.
- Notification of the exhibition of the LPS to 11,000 ratepayers where there was a change in the zoning or Codes as they apply to their property.
- Providing presentations to Council of Community Progress associations.
- Presenting on local radio.
- Holding 5 drop-in sessions at various times during the exhibition period.
- Responding to an enquiries email address for those who had question in relation to the LPS.

Representations

During the 60-day representation period, 376 representations were received. In some instances, these representations were enquiries, however these have still be taken as representations and considered in this report. In other instances, representations were in the form of a template letter. This template letter was submitted by 167 people. Some of these representations were also duplicates, with representors sending the representations in via post and email as an example, and these being recorded separately.

A list of the representations and the property they relate to can be found in Table 1 below. If a representation relates to a general issue rather than a specific property, the third column has been left blank. Please note that representations are required to be made public as they relate to an assessment being made through public hearing requirements of the Act.

Key issues raised by representors are outlined below with the number of representors who raised the issue:

- Building height in the CBD – 46%
- Flood prone hazard area overlay – 25%
- Zone application – 14%
- Heritage precinct overlays – 8.5%

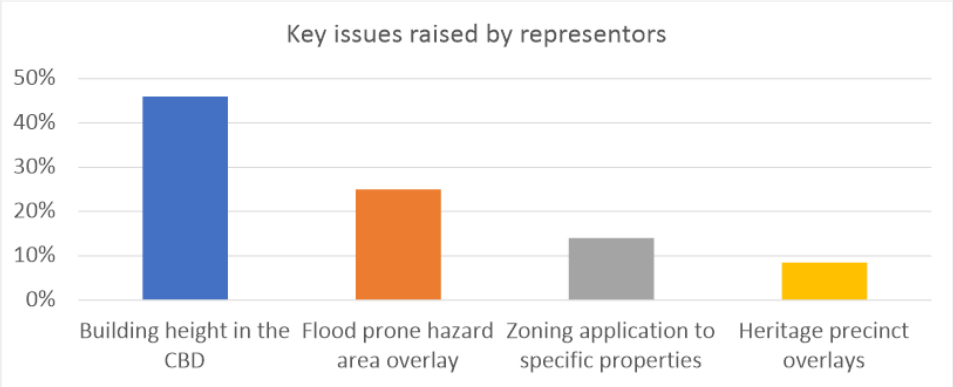


Figure 2: Key issues raised in representations

The zoning issues raised in representations relate to a wide variety of zones, although the Landscape Conservation Zone was raised in 3.7% and Rural Living Zone in 2.4%. This is however a much smaller proportion than experienced in nearby LGAs as part of their LPS process.

Table 1 Representations to the Hobart draft Local Provisions Schedule.

No.	Representor	Relevant property (if applicable)	Relevant issue
1	Neville Crowther	6 Clare Street, New Town	Flood prone hazard area overlay
2	Dr Gajinder Oberoi	460 Churchill Avenue, Sandy Bay	Flood prone hazard area overlay
3	L Millar	21 Derwentwater Avenue, Sandy Bay	Flood prone hazard area overlay
4	Frank Martinovich; Director Corporate Services; Cancer Council Tasmania		Heritage
5	John Backhouse	3 Overall Street, Dynnyrne	Flood prone hazard area overlay
6	Andrew Carlyle	3/107 Strickland Avenue, South Hobart	
7	Dr. David J. Boersma & Dr. Jacoline Heller-Boersma	74 Queen Street, Sandy Bay	Flood prone hazard area overlay
8	Sam Ibbott	110 Swanston Street, New Town	Flood prone hazard area overlay
9	Stewart Edwards	6 Rupert Avenue, Mount Stuart	Heritage
10	Todd Jeffrey		Accessibility of maps
11	Luc Richard	4/16 Newlands Avenue, Lenah Valley	Flood prone hazard area overlay
12	Rosie and John Donald	39-47 Hall Street, Ridgeway	
13	Daniel McQuillen	46 Doyle Avenue, Lenah Valley	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
14	Helen Mulligan and Robert Bennett	52 Clare Street, New Town	Flood prone hazard area overlay
15	Ian Hughes	74 Waimea Avenue, Sandy Bay	Flood prone hazard area overlay
16	Roderic Van Binst	6 Beaumont Road, Lenah Valley	Flood prone hazard area overlay
17	Graham King	3 Osborne Street, Sandy Bay	Flood prone hazard area overlay; Heritage
18	Adrian Pyrke	9 Forbes Avenue, West Hobart	Heritage
19	Taufiq Tanasaldy	2/36a Brinsmead Road, Mount Nelson	Flood prone hazard area overlay
20	Neville Crowther	6 Clare Street, New Town	Flood prone hazard area overlay
21	Chris Wells		Vehicle restrictions in heritage areas
22	Chris Edwards	570 Sandy Bay Road, Sandy Bay	Coastal inundation risk
23	Chris Edwards	570 Sandy Bay Road, Sandy Bay	Coastal inundation risk
24	Andrew Buckley	9/286 Argyle Street, North Hobart and 14 Quayle Street, Sandy Bay	Flood prone hazard area overlay
25	Lynley Hocking	32 Lalwinya Court, Mount Nelson	Zoning
26	Mark Bresnehan	21, 21a and 21b Enterprise Road, Sandy Bay	Zoning
27	Anna and Justin Mayo	Address unknown	Heritage
28	Martin Balsiger	Address unknown	Flood prone hazard area overlay
29	Bob Cotgrove	305 Nelson Road, Mount Nelson	Query on application of LPS
30	Andrew Crane	333 Park Street, New Town	Heritage
31	Hazel Mariot	51 and 53 Lipscombe Avenue, Sandy Bay	Flood prone hazard area overlay
32	David Kentish 1 of 3	12 Meredith Street, New Town	Heritage
33	David Kentish 2 of 3	12 Meredith Street, New Town	Heritage
34	David Kentish 3 of 3	12 Meredith Street, New Town	Heritage
35	Craig Deegan	854 Sandy Bay Road, Sandy Bay	Flood prone hazard area overlay
36	Helen Bobbi	98 Letitia Street, North Hobart	
37	Brian Chamber	7 Oldham Avenue, New Town	Flood prone hazard area overlay
38	Gajunder Oberoi	460 Churchill Avenue, Sandy Bay	Flood prone hazard area overlay
39	David Boyer	72 Molle Street, Hobart	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
40	Graham King	9 Forbes Avenue, Wesat Hobart	Flood prone hazard area overlay; Heritage listing
41	John Thompson	Summerleas Rd, 93a Summerleas Rd, 96A Summerleas Road, 150 Summerleas Rd, 5 Tew Terrace, 24 Gardenia Grove	Zoning of land subject to conservation covenants
42	Pam Schindler		Building heights in CBD
43	Paul Munting	12 Noble Drive, New Town	Flood prone hazard area overlay
44	Ben Hutchinson	74 Risdon Road, New Town	Flood prone hazard area overlay
45	Duncan Hall	350 Davey Street, South Hobart	
46	Gary Coates	60 Carlton Street, New Town	Flood prone hazard area overlay
47	Iain Millar	2/19 Macfarlane Street, South Hobart	Flood prone hazard area overlay
48	Lil Kube	87 Oldham Avenue, New Town	Flood prone hazard area overlay
49	Kath Lonergan	6 Jutland Street, New Town	Flood prone hazard area overlay
50	Mike Burke	12 and 14 Lefroy Street, North Hobart	Flood prone hazard area overlay
51	Neville Crowther	6 Clare Street, New Town	Flood prone hazard area overlay
52	Tim Bower	8 Honora Avenue, Lenah Valley	Flood prone hazard area overlay
53	Chris Arthur	97 Goulburn Street, West Hobart	Flood prone hazard area overlay
54	Martin Headlam	1 Lower Jordan Hill Road, West Hobart	Flood prone hazard area overlay
55	Norah Crowther	5 Jutland Street, New Town	Flood prone hazard area overlay
56	Rob McFie	194-198 Liverpool Street, Hobart	Flood prone hazard area overlay
57	Rosemary Summers	7 Jutland Street, New Town	Flood prone hazard area overlay
58	Bea Beswick	21 King Street, Sandy Bay	Flood prone hazard area overlay
59	George Giannakopoulos	156 Pottery Road, Lenah Valley	Zoning
60	Giameos Constructions	Various	Flood prone hazard area overlay
61	Mark Newman	25 Toorak Avenue, Mount Stuart	Flood prone hazard area overlay; heritage listing; zoning.
62	Matthew Hale	46 Fisher Avenue, Sandy Bay	Flood prone hazard area overlay
63	Neville Crowther	6 Clare Street, New Town	Flood prone hazard area overlay
64	Jeff Stokes	7 Lefroy Street, North Hobart	Flood prone hazard area overlay
65	Douglas Gibbons	7 Westinwood Road, Lenah Valley	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
66	Diane Morse	3/19 MacFarlane Street, South Hobart	Flood prone hazard area overlay
67	Lisa Murphy	57 Woodcutters Road, Tolmans Hill	Flood prone hazard area overlay
68	Rod Betts	4 Regent Street, Sandy Bay	Flood prone hazard area overlay
69	Stephen Davy	15a Red Chapel Avenue, Sandy Bay	Flood prone hazard area overlay
70	Andrew Hejtmanek	51 Anglesea Street, South Hobart	Flood prone hazard area overlay
71	Brian Walter	40 Clare Street, New Town	Flood prone hazard area overlay
72	Carolyn Brooks	33 Newdegate Street, North Hobart	Flood prone hazard area overlay
73	David McMeniman	35 Newdegate Street, North Hobart	Flood prone hazard area overlay
74	John Hutchison	3 MacFarlane Street, South Hobart	Flood prone hazard area overlay
75	Philip Littlejohn	323 Argyle Street, North Hobart	Flood prone hazard area overlay
76	Zoe Burton	1/17 Dowding Crescent, New Town	Flood prone hazard area overlay
77	Anna Rose	26 Broadwaters Parade, Sandy Bay	Flood prone hazard area overlay
78	Anthony and Linda Kube	87 Oldham Avenue, New Town	Flood prone hazard area overlay
79	Ben Wagner	15 Pine Street, West Hobart	Flood prone hazard area overlay
80	Fiona Baillie	21, 21a, and 21b Enterprise Road, Sandy Bay	Zoning
81	John Ballard	17 Pine Street, West Hobart	Flood prone hazard area overlay
82	Mary Gibbs	49 Clare Street, New Town	Flood prone hazard area overlay
83	Mark and Caroline Corrigan	14 McAulay Rd, Sandy Bay	Flood prone hazard area overlay
84	Penny Webb	21, 21a and 21b Enterprise Road, Sandy Bay	Zoning
85	Peter Grant	146 Strickland Avenue, Sandy Bay	Flood prone hazard area overlay
86	Sharn Davies	18 Denison Street, South Hobart	Flood prone hazard area overlay
87	NRE Tasmania	Truganini Conservation Area	Zoning; Priority vegetation overlay
88	Stuart McKenzie Hall	21, 21a and 21b Enterprise Road, South Hobart	Zoning
89	Suzanne Morrisby	2/30 William Cooper Drive, Lenah Valley	Flood prone hazard area overlay
90	C FP Brosnan & DP Rayner-Brosnan	316 Lenah Valley Road, Lenah Valley	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
91	Annalise Varghese		Procedural matter
92	Ben Hutchinson	74 Risdon Road, New Town	Flood prone hazard area overlay; Zoning
93	Frank Martinovich		Procedural matter
94	Graeme Bell	865 Huon Road, Fern Tree	Zoning
95	Matt Lindus	600 Huon Road, South Hobart	Zoning
96	Robert Stewart	82 Hall Street, Ridgeway	Zoning
97	City of Hobart		Various
98	Alister Dougals	21, 21a and 21b Enterprise Road, Sandy Bay	Zoning
99	Barry Marsh	25 Copley Road, Lenah Valley	Flood prone hazard area overlay; Zoning
100	Dan Langdon	39 Cavell Street, West Hobart	Heritage
101	Frazer Read	7 Lissadell Court, New Town	Flood prone hazard area overlay
102	Graeme Bell	865 Huon Road, Fern Tree	Zoning
103	Graham Gates	353 Lenah Valley Road, Lenah Valley	Zoning
104	James Hamilton	41 Brushy Creek Road, Lenah Valley	Zoning
105	Miles Smith	69 Salvator Road, West Hobart	Zoning
106	Ireneinc, Poppy Scharkie	7 Louden Street, South Hobart	Zoning
107	Richard Fader	627 Sandy Bay Road, Sandy Bay	Flood prone hazard area overlay
108	Roger McLennan	71-73 Liverpool Street, Hobart	Flood prone hazard area overlay
109	Roland Browne		Building height in CBD
110	Aisha Paulsen obo Bob Vincent		Over zoning of CBD area
111	TasNetworks	35-49 Creek Road, Lenah Valley; 222 Campbell Street, North Hobart; 4-12 Elizabeth Street, Hobart	SPP issues; Zoning; Priority vegetation overlay; Scenic protection overlay; Electricity transmission protection overlay.
112	Craig Siddall	3 & 5 Rangeview Crescent, Lenah Valley	Flood prone hazard area overlay
113	Rachel Koo	Sayer Crescent, Sandy Bay	Heritage
114	John Roberts	2 Maning Avenue, Sandy Bay plus petition	Flood prone hazard area overlay
115	Michael Foster	Sandy Bay Utas Campus	Zoning
116	TasNetworks (updated rep)	35-49 Creek Road, Lenah Valley; 222 Campbell Street, North Hobart; 4-12 Elizabeth Street, Hobart	SPP issues; Zoning; Priority vegetation overlay; Scenic protection overlay; Electricity transmission protection overlay.

No.	Representor	Relevant property (if applicable)	Relevant issue
117	Peter Hill	26 Tangara Road, Mount Nelson	Flood prone hazard area overlay
118	Ireneinc, Phil Gartrell	780 Huon Road, Fern Tree	Zoning
119	Ireneinc, Poppy Scharkie	13 Bimbadeen Court, West Hobart	Zoning
120	Ray Terry		Building height in CBD
121	Save UTAS		Relocation of university
122	Scott and Silvana Luttrell	19 Courtney Street, Lenah Valley	Heritage listing
123	TasWater		No comment
124	Brenda Lau	No address provided	Heritage
125	Clay Chesseman	13 Courtney Street, Lenah Valley	Heritage
126	Gaye Clark	1/26 Newlands Avenue, New Town	Flood prone hazard area overlay
127	Homes Tasmania (1)	2 Midwood Street, New Town; 136 Wentworth Street, South Hobart	Zoning
128	[redacted]	44 and 2/46 Beddome Street, Sandy Bay	Flood prone hazard area overlay
129	Lorrie B	1/6 Dowding Crescent, New Town	Flood prone hazard area overlay
130	Mike Burke	No address provided	Flood prone hazard area overlay
131	P and J Sibly	21, 21a and 21b Enterprise, Sandy Bay	Zoning
132	Ireneinc, Phil Gartrell obo Hobart City Mission	46-56 Barrack Street, Hobart	Zoning
133	Preston Tsamassiros	1/30 William Cooper Drive, Lenah Valley	Flood prone hazard area overlay
134	Rob Rothwell	39 Brushy Creek Road, Lenah Valley	Zoning
135	Silvana and Scott	59 Princes Street, Sandy Bay	Heritage
136	Robert Bennett	52 Clare Street New Town	Heritage
137	Sandra Cock	1/7 Derwentwater Ave, Sandy Bay	Flood prone hazard area overlay
138	Silvana Luttrell and Teresa Howell	19 Courtney Street Lenah Valley	Heritage
139	Wendy Bliss	1_17 Dowding Crescent, New Town	Flood prone hazard area overlay
140	Ben Waining	Courtney Street Lenah Valley	Heritage
141	Brenda Lau	no address provided	Heritage
142	Dept of State Growth		Zoning

No.	Representor	Relevant property (if applicable)	Relevant issue
143	Clay Cheeseman	4 Courtney Street, Lenah Valley	Heritage
144	Danielle Gray	8 Buchanan Avenue, Sandy Bay	Flood prone hazard area overlay
145	David Ramm	21, 21B and 21A Enterprise Road, Sandy Bay	Zoning
146	Gaye Clark	Unit 1 26 Newlands Avenue, Lenah Valley 7008	Flood prone hazard area overlay
147	Homes Tasmania (2)	2 Midwood Street, New Town; 136 Wentworth Street, South Hobart	Zoning
148	Jonah Gouldthorpe		SPP issues (Significant Trees Code)
149	JP Cumming		Coastal erosion hazard overlay
150	AirBNB		Visitor accommodation
151	Kerry Burns, Glebe Residents Association		Zoning; Heritage; Apartment standards
152	Kerry Donovan	53 Summerleas Road, Fern Tree	Zoning
153	SES Tasmania (1)		Flood prone hazard area overlay; Coastal inundation hazard overlay; Zoning
154	Lynda Stellamaris	88 Rialannah Road, Mount Nelson	Flood prone hazard area overlay
155	Marg Nicol	137 Nelson Road, Mount Nelson	General issues
156	Martin Wallace	27 Plaister Court, Sandy Bay 7005	Flood prone hazard area overlay
157	Homes Tasmania (2)	2 Midwood Street, New Town; 136 Wentworth Street, South Hobart	Zoning
158	Mat Hinds		SPP issues (Local Historic Heritage Code)
159	Meg Lawson, Fahan School		Zoning
160	South Hobart Progress Association		Additional local provisions
161	Mike Burke	12 and 14 Lefroy Street, North Hobart	Flood prone hazard area overlay
162	Patrick McGrath	181 Pottery Road, Lenah Valley	Zoning
163	Paul Wagner	156 Harrington Street, Hobart	Flood prone hazard area overlay
164	Pauline Cairns	24 Newlands Ave, Lenah Valley	Flood prone hazard area overlay
165	Pauline Cairns	24 Newlands Avenue, Lenah Valley	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
166	Ireneinc, Phil Gartrell	30 Lumeah Avenue, Lenah Valley	Zoning
167	R. Donald W. Donald, S. Bell	39 -47 Hall Street and 49-57 Hall Street Ridgeway	Zoning
168	Rachel Williamson	371 Lenah Valley Rd, Lenah Valley	Zoning
169	Ray Browning & Lucy Crowley	377 Lenah Valley Road, Lenah Valley	Zoning
170	Rhydfen Plummer		Building height in CBD
171	Sarah Field	63-83 Creek Road, Lenah Valley	Significant tree
172	SES Tasmania (2)		Flood prone hazard area overlay; Coastal inundation hazard overlay; Zoning
173	Tom Ruddock	16 Browne Street West Hobart	Flood prone hazard area overlay
174	Trent Henderson	738 Sandy Bay Road, Sandy Bay	Lower Sandy Bay escarpment SAP
175	Trent Henderson	820 Sandy Bay Road, Sandy Bay	Flood prone hazard area overlay; Lower Sandy Bay escarpment SAP
176	Vice Chancellor, Rufus Black	Sandy Bay Utas Campus	Zoning
177	Victoria Lightfoot	Wrest Point Hotel Casino	Heritage
178	Victoria Lightfoot	Waggon and Horses Pty Ltd - 327 Argyle Street	Zoning
179	Tasmanian Heritage Council		SPP issues (Local Historic Heritage Code)
180	Zoran and Marina Kikolic	110 Letitia Street, North Hobart	Heritage
181	Bernard Loyd, Enshrine	Wellington Park	Additional local provisions
182	Bernard Loyd, Enshrine	The Octopus Tree, Wellington Park	Significant tree
183	Bernard Smith		Zoning
184	Bernard Smith		Zoning
185	Bryan Choa	11 Bimbadeen Court, West Hobart	Zoning
186	Catherine Austin, Australian Property Institute		Zoning; Significant trees; Visitor accommodation
187	SES Tasmania (3)		Flood prone hazard area overlay; Coastal inundation hazard overlay; Zoning
188	David Malone	16 Braeside Crescent, Sandy Bay	Flood prone hazard area overlay
189	Denis Edwards	14 Nelson Road, Mount Nelson	Flood prone hazard area overlay

No.	Representor	Relevant property (if applicable)	Relevant issue
190	Eugene Scully	Courtney Street, Lenah Valley	Heritage
191	Frazer Read		Lower Sandy Bay Escarpment SAP
192	Frazer Read		Lower Sandy Bay Escarpment SAP
193	Greg James	13 Quayle Street, Sandy Bay	
194	Greg Whitten	71-73 Liverpool Street, Hobart	Flood prone hazard area overlay
195	Andrew Muthy	30 Valley Street, West Hobart	Flood prone hazard area overlay
196	Ian Johnson	84 Grosvenor Street, Sandy Bay	Heritage
197	Ireneinc, Poppy Scharkie	13 Bimbadeen Court, West Hobart	Zoning
198	JP Cumming	62 to 64 Napoleon Street, Battery Point	Coastal erosion hazard overlay
199	TasRail		Zoning
200	Andrew Shearing	22 Lalwinya Road, Mount Nelson	Zoning
201	Jane Lane	40 York Street, Sandy Bay	Heritage
202	Janelle O'Rielly	17 Maning Avenue, Sandy Bay	Flood prone hazard area overlay
203	TasPorts		Zoning
204	Jeff Krafft	15 Courtney Street, Lenah Valley	Heritage
205	Jennifer Nichols	12 Mitah Crescent, Sandy Bay	Lower Sandy Bay Escarpment SAP
206	Jo Hill	14 Courtney Street, Lenah Valley	Heritage
207	Jocelyn McPhie	21, 21B and 21A Enterprise Road, Sandy Bay	Zoning
208	Andrew Lindner		Building heights in CBD
209	Frank Coulson		Building heights in CBD
210	Kathryn Osborn		Building heights in CBD
211	Marshall Kimber		Building heights in CBD
212	Helen Saunders		Building heights in CBD
213	Jane Wing		Building heights in CBD
214	Alison Watson		Building heights in CBD
215	Rossana Gussoni		Building heights in CBD
216	Sue (no last name provided)		Building heights in CBD
217	Luca Vanzino		Building heights in CBD
218	Paul Roberts		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
219	Mark Pooley		Building heights in CBD
220	Jo (no last name provided)		Building heights in CBD
221	Doug Patten		Building heights in CBD
222	Donna Waldie		Building heights in CBD
223	David Page		Building heights in CBD
224	S Edwards		Building heights in CBD
225	Don Hempton		Building heights in CBD
226	Bronwyn Johnstone		Building heights in CBD
227	Lynden Howells		Building heights in CBD
228	Jeanette Brown		Building heights in CBD
229	Annette Jarvie		Building heights in CBD
230	Gillian Unicomb		Building heights in CBD
231	Rosalie And Allen Rust		Building heights in CBD
232	Ann Minchin		Building heights in CBD
233	Tony Cartwright		Building heights in CBD
234	Jeff Phillips		Building heights in CBD
235	Helen		Building heights in CBD
236	Pat Challis		Building heights in CBD
237	Heidi		Building heights in CBD
238	Brendan Ross-Hunter		Building heights in CBD
239	Hans Van De Wolfshaar		Building heights in CBD
240	Rebecca Goss		Building heights in CBD
241	Mary Goss		Building heights in CBD
242	Courtney Drew		Building heights in CBD
243	Sue Shenton		Building heights in CBD
244	Michele Mason		Building heights in CBD
245	Lyn (no last name provided)		Building heights in CBD
246	Anne Windsor		Building heights in CBD
247	Peter Stephenson		Building heights in CBD
248	Marianne King		Building heights in CBD
249	Deb Atkins		Building heights in CBD
250	Gavin Rigby		Building heights in CBD
251	B Sterry		Building heights in CBD
252	Sue Davis		Building heights in CBD
253	Julie Andrews		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
254	Louise Heddle		Building heights in CBD
255	Patsy Holden		Building heights in CBD
256	Marie (no last name provided)		Building heights in CBD
257	Otto Mumford		Building heights in CBD
258	Anne Caughey		Building heights in CBD
259	William Foster		Building heights in CBD
260	Lynn Pitt		Building heights in CBD
261	Andy Cianchi		Building heights in CBD
262	Chris Costelloe		Building heights in CBD
263	Catharine Errey		Building heights in CBD
264	Bonnie Jones Dobson		Building heights in CBD
265	Donald Snodgrass		Building heights in CBD
266	Jeanette Mcdonald		Building heights in CBD
267	Edward Sykes		Building heights in CBD
268	Blane Fitzgerald		Building heights in CBD
269	David Loveridge		Building heights in CBD
270	James Fraser		Building heights in CBD
271	Sally Hildred		Building heights in CBD
272	Alison Lennox		Building heights in CBD
273	Michael Fortescue		Building heights in CBD
274	Anne Pitt		Building heights in CBD
275	Erik Wolfhagen		Building heights in CBD
276	Leonard Farmer		Building heights in CBD
277	Jane Varley		Building heights in CBD
278	Eric Cave		Building heights in CBD
279	Mandy Rothwell		Building heights in CBD
280	Amanda Rothwell		Building heights in CBD
281	Caroline Riseley		Building heights in CBD
282	Sarah Gorman		Building heights in CBD
283	Janette Power		Building heights in CBD
284	Kate Shield		Building heights in CBD
285	Douglas Seath		Building heights in CBD
286	Alison Palmer		Building heights in CBD
287	Bronwyn Clarke		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
288	Mark Tarleton		Building heights in CBD
289	Deborah Williamson		Building heights in CBD
290	Alison Smith		Building heights in CBD
291	Rohan Denman		Building heights in CBD
292	Joanne Bowler		Building heights in CBD
293	Lee Harper		Building heights in CBD
294	Jane Patten		Building heights in CBD
295	Sally Wolfhagen		Building heights in CBD
296	Geoffrey Adamski		Building heights in CBD
297	Brian Corr		Building heights in CBD
298	Chris Waite		Building heights in CBD
299	Debra Dragonheart		Building heights in CBD
300	Teresa Barber		Building heights in CBD
301	Suzanne Morris		Building heights in CBD
302	Carolyn Stephenson		Building heights in CBD
303	Kate Aldridge		Building heights in CBD
304	Jane Paterson		Building heights in CBD
305	Ron Christie		Building heights in CBD
306	Elizabeth Lelong		Building heights in CBD
307	Diane Smith		Building heights in CBD
308	Di Elliffe		Building heights in CBD
309	Ian Helmond		Building heights in CBD
310	Dianne Bamford		Building heights in CBD
311	Anne Close		Building heights in CBD
312	Helen Gould		Building heights in CBD
313	Paul Bolger		Building heights in CBD
314	Alison Lazaroff-Somssich		Building heights in CBD
315	Catherine Nicholson		Building heights in CBD
316	Debbie Chung		Building heights in CBD
317	Elizabeth Jackson		Building heights in CBD
318	James Wurf		Building heights in CBD
319	Janine Parker		Building heights in CBD
320	Eleanor Loughhead		Building heights in CBD
321	Christopher Harris		Building heights in CBD
322	Paula Woodward		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
323	Lyn		Building heights in CBD
324	Mark Pooley		Building heights in CBD
325	Paul Turvey		Building heights in CBD
326	Jacqoulyne Kelder		Building heights in CBD
327	Trudy Hill		Building heights in CBD
328	Andrew Macfie		Building heights in CBD
329	Thomas E Chapman		Building heights in CBD
330	Terri Fox		Building heights in CBD
331	Tam Shearing		Building heights in CBD
332	Jenny Hodder		Building heights in CBD
333	Kaylene Westmore		Building heights in CBD
334	F P M Halliday		Building heights in CBD
335	Elizabeth Bassett		Building heights in CBD
336	Stephanie Mcdonald		Building heights in CBD
337	Julie Payne		Building heights in CBD
338	Richard Potts		Building heights in CBD
339	Caroline Anos		Building heights in CBD
340	Jill Wright		Building heights in CBD
341	Leslie Jones		Building heights in CBD
342	Daniel Panek		Building heights in CBD
343	Anne Griffin		Building heights in CBD
344	Furst Jennifer		Building heights in CBD
345	John Daniels		Building heights in CBD
346	Jenny Chester		Building heights in CBD
347	Janet Hohnen		Building heights in CBD
348	R J Scott		Building heights in CBD
349	Lindsey Ross		Building heights in CBD
350	Jeff Michel		Building heights in CBD
351	Kerry Anne Johnstone		Building heights in CBD
352	Chris Clark		Building heights in CBD
353	David Taylor		Building heights in CBD
354	Beverley Whittaker		Building heights in CBD
355	Jill Wright		Building heights in CBD
356	Jim Morris		Building heights in CBD
357	David Gardiner		Building heights in CBD

No.	Representor	Relevant property (if applicable)	Relevant issue
358	Douglas Lumb		Building heights in CBD
359	Christiane Smethurst		Building heights in CBD
360	Mark Pooley		Building heights in CBD
361	Lindsay Brinsdon		Building heights in CBD
362	Kathryn Tubb		Building heights in CBD
363	Eric Pinkard		Building heights in CBD
364	Andrew Macfie		Building heights in CBD
365	Julian (no last name provided)		Building heights in CBD
366	Lauren Foley		Building heights in CBD
367	J Bird		Building heights in CBD
368	Richard Bilinski		Building heights in CBD
369	Sebastian Burgess		Building heights in CBD
370	Glenda Ashmore		Building heights in CBD
371	Rainer Kurth		Building heights in CBD
372	Margaret J Murray		Building heights in CBD
373	Peter Kibbey		Building heights in CBD
374	Angela Prosser-Green		Building heights in CBD
375	Chris Haas		Building heights in CBD
376	Angela McGowan		Kunanyi and South Hobart heritage values

Declaration of conflicts of interest

Responses to the following representations were prepared by Council's Strategic Planner as ERA Planning and Environment had relevant conflicts of interests:

Representation	Conflict of interest
No. 95 received from Mr Matt Lindus	Relates to a property owned by an employee of ERA
No. 105 received from Mr Miles Smith	Raises similar issues to Representation No. 95
No. 115 received from Mr Michael Foster	UTAS is a client of ERA.
No. 119 received from Ireneinc	Raises similar issues to Representation No. 95.
No. 121 received from Save UTAS	UTAS is a client of ERA.
No. 197 received from Ireneinc	Raises similar issues to Representation No.95.
No. 44 and 92, Ben Hutchinson	Owner is a client of ERA.

Discussion

The draft LPS has been prepared in accordance with the requirements of the Act. As instructed and set out under section 34(2) of the Act, a draft LPS must satisfy a set of criteria which are detailed below.

A draft LPS must:

> *(a) contain all the provisions that the State Planning Provisions specify must be contained in an LPS;*
>
> *(b) comply with the content requirements specified by section 32 of LUPAA;*
>
> *(c) further the objectives set out in Schedule 1 of LUPAA;*
>
> *(d) be consistent with each State Policy;*
>
> *(e) be, as far as practicable, consistent with the relevant regional land use strategy;*
>
> *(f) have regard to the relevant strategic plan, prepared under section 66 of the Local Government Act 1993;*
>
> *(g) be, as far as practicable, consistent with and co-ordinated with any LPS's that apply to adjacent municipal areas; and*
>
> *(h) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

Before the draft LPS was made available for public exhibition, the Commission was required to be satisfied that the above criteria contemplated under section 34(2) of LUPAA were met. This process involved many discussions over a period of a number of years. Prior to exhibition, the Commission directed Council to undertake some modifications to the draft LPS that was originally submitted in June 2019 to ensure satisfaction with the requirements of the abovementioned LPS criteria.

The draft LPS as made available for public exhibition has been determined by the Commission to satisfy the LPS criteria. Any modifications to the draft LPS from this point will need to be appropriately justified and reassessed by the Commission for compliance with the LPS Criteria.

Approach to review of representations

Any significant changes which are of a more strategic nature (and which may require additional strategic planning, including strategies to justify those changes) has potential to complicate and delay the finalisation of the LPS. Some of the matters raised in the representations can be categorised as being of a broader strategic nature relating to the expansion of existing settlement areas or responding at a strategic level to applying more appropriate zones or modifying Codes.

In some instances, there is limited strategic justification to support these changes as part of the draft LPS process. It is recommended that these matters should be considered through a later LPS amendment process under the Act, when there is appropriate strategic planning in place to support those changes.

There are other occasions where more significant changes are proposed and are supported by adequate strategic justification. In those instances, a substantial modification to the draft LPS may be suitable. If this is to occur, the draft LPS may be endorsed without those changes, but the Commission may direct

the Council to re-exhibit just those specific issues as a substantial modification, with subsequent hearings held. This is a mechanism to ensure that the assessment of the draft LPS as a whole is not delayed by a strategic change, that may not have been considered in a public forum, but may have merit.

It is important to emphasise that all those persons who made a representation will have the opportunity to further elaborate their claims as part of the public hearing process conducted by the Commission in its assessment of the draft LPS. In this context, Council's recommendations on the representations are not necessarily a final outcome for those affected persons. A summary of the recommended modifications to the draft LPS following the exhibition period is included at Attachment B.

Flood-prone hazard area overlay

One of the more significant concerns raised during the exhibition period was in relation to the flood prone hazard areas overlay and in particular, the extent to which it applied across the local government area (LGA). Some representors questioned the accuracy of the data highlighting their experience in previous rainfall or storm events, while others questioned the location of infrastructure and the need to ensure all infrastructure is maintained.

The Flood-Prone Areas Hazard Code relies on 1% Annual Exceedance Period and 2100 Climate Change flood modelling. Under the State Planning Provisions, Council is required to include an overlay in an LPS that represents this flood modelling where this information already exists. As Council had already undertaken such modelling an overlay was prepared and included in the Hobart draft LPS.

The proposed overlay therefore is a spatial representation of expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100 based on flood modelling previously completed by Council.

Overtime these models are updated as required to reflect changes in Council infrastructure, urbanisation, and current modelling standards. Any significant future changes to flood footprints resulting from model updates will be reflected in future planning overlay amendments. For example, over the next 12 months, Council will be finalizing remodelling of flooding risk in the CBD area in light of updated stormwater infrastructure information. If the remodelling identifies a different spatial extent for flooding in a 1% AEP even under 2100 Climate Change considerations, updated overlay maps can be progressed through a planning scheme amendment request.

It is important to recognise that the presence of the overlay does not mean that no new use or development cannot occur. Any new use or development in an area subject to the overlay will be subject to assessment under the Tasmanian Planning Scheme should a new use or development be proposed in the overlay area. These assessments are undertaken to ensure proposals are suitably located and designed for flooding conditions on the property and do not negatively impact neighboring properties through increasing flows or flow velocities.

As previous planning schemes did not require Councils to identified flood prone areas in an overlay, the presence of flooding risk was often not identified during the 337 Certificate process unless requested by a planner, engineer or technical staff during planning assessment.

In response to representations regarding the accuracy of the previously completed modelling, Council re-examined the models and undertook some updates across parts of the catchment. A gap analysis found some models which had informed the flood prone hazard area overlay were lacking key

factors/assumption/elements which may have led to over estimating potential flood extents. Some of these elements included presence of main trunk mains, culverts and accounting for road kerbs.

From this analysis the following water catchments in the southern portion of the LGA were selected to be remodeled in late 2023:

- St Canice
- Wayne
- Folder Creek
- Waimea
- Manning
- Red Chapel
- Ashfield

The remodelling for these areas included

- New digital terrain model
- Inclusion of trunk or critical stormwater networks, including culverts under roadways and inlets.
- Inclusion of buildings
- Reduced climate change factors to align with most recent climate data for Tasmania:
  - 18% increase in rainfall intensity as opposed to 30%
  - Decreased in sea level (Tail Water Levels) from 2.84 to 1.68 metres
- Account for kerb and roads directing overland flows.

By taking these additional factors and updating assumptions this has resulted in most cases in reduced flood extents and hazard levels. It is important to note that all other catchments not listed as being remodeled remain unchanged to date. Assumptions in these models may not align with these updated models.

Where relevant to specific representations, the remodelling has been discussed and specific recommendations been made in Attachment A. Notwithstanding this as outlined in the recommendations, the Council recommends to the Tasmanian Planning Commission that the flood prone hazard area overlay across the catchment areas listed above is modified for all relevant properties.

Heritage list

In addition to changes brought about from amended flood modelling, during the exhibition period of the draft LPS, it came to Council's attention that the incorrect heritage list for HOB-Table C6.1 was exhibited. This list did not include the Tasmanian Heritage Register listings but was otherwise the same.

This was raised with the Commission in July 2023 who confirmed that they were aware of the correct list and advised that this anomaly could be addressed through the hearing process under section 35F(2)(e) of the Act. This would also require a modification to the LPS. The correct list is shown at Attachment B.

Next steps

Following receipt of the Council's section 35F report on the exhibition of the draft LPS, the Commission will undertake an assessment of the representations received and facilitate public hearings into the representations received during the public exhibition period as shown in Figure 3.

All representors will have an opportunity to speak to the Commission to explain their position regarding their representation. Council will attend the hearings to explain their assessment and provide specific expert commentary. There may be a need to report back to Council at a later date should any significant matter arise.

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

On 22 March 2023 the City of Hobart acting as Planning Authority considered the draft Hobart Local Provisions Schedule (draft LPS) and associated supporting reports. At this time, the draft LPS and associated supporting reports were endorsed for public exhibition.

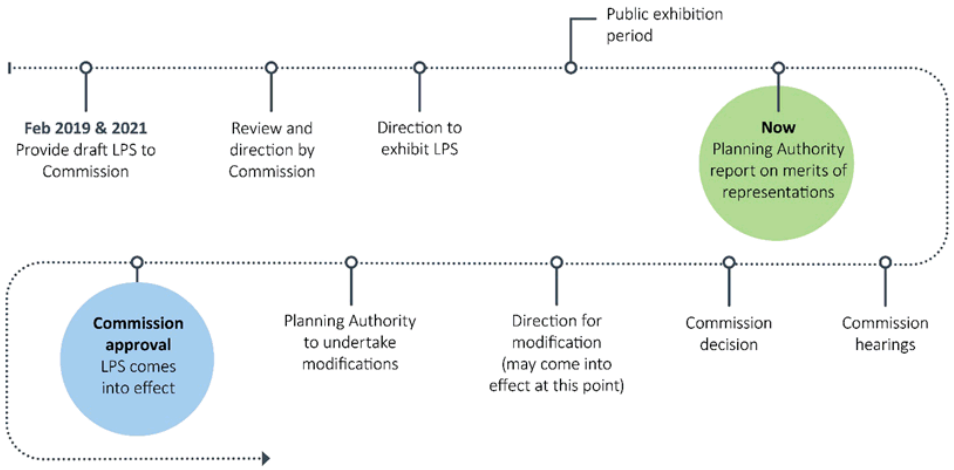


Figure 3: LPS process showing where the process it at now and next steps.

Recommendations

In accordance with Section 35F (2)(c) and 35 F(2)(e) of the Act, the Council acting as Planning Authority recommends the following modifications to the draft LPS.

Representation Number	Recommendation
2, 3, 15, 22, 23, 38, 62, 69, 77, 83, 114, 128, 137, 188, 202, 205	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.

Representation Number	Recommendation
6	Modify the zone maps to apply the General Residential Zone to the entire property at 3/107 Strickland Avenue (CT 59578/3).
14 and 136	Modify the overlay maps by deleting the flood prone hazard area overlay from 52 Clare Street, New Town (CT 26358/2).
26, 80, 84, 88, 98, 131, 145, 207	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
35	Modify the overlay maps by deleting the flood prone hazard area overlay from 854 Sandy Bay Road, Sandy Bay (CT 106037/3).
39	Modify the overlay maps by deleting the flood prone hazard area overlay from 72 Molle Street, Hobart (CT 126201/4).
44 and 92	Modify the zone maps to apply the Inner Residential Zone to the entire site at 74 Risdon Road, New Town (CT 141336/1).
45	Modify the Hobart draft LPS to change the heritage listing HOB C6.1.973 to read as 350a Davey Street, not 350 Davey Street.
53	Modify the overlay maps by deleting the flood prone hazard area overlay from 97 Goulburn Street, West Hobart (CT 45743/1).
64	Modify the overlay maps by deleting the flood prone hazard area overlay from 7 Lefroy Street, North Hobart (CT 139593/2).
71	Modify the overlay maps by deleting the flood prone hazard area overlay from 40 Clare Street, New Town (CT 69277/1).
74	Modify the overlay maps by deleting the flood prone hazard area overlay from 3 MacFarlane Street, South Hobart (CT 116176/1).
75	Modify the overlay maps by deleting the flood prone hazard area overlay from 323 Argyle Street, North Hobart (CT 224644/1).
79	Modify the overlay maps by deleting the flood prone hazard area overlay from 15 Pine Street, West Hobart (CT 71300/1).
81	Modify the overlay maps by deleting the flood prone hazard area overlay from 17 Pine Street, West Hobart (CT 16407/1).
97	Modify the HOB-S6.0 Hobart Commercial Zone Specific Area Plan in accordance with that set out in the City of Hobart Representation. Modify the HOB-S4.0 Hobart Central Business Zone Specific Area Plan in accordance with that set out in the City of Hobart representation. Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).

<table>
<tr><th>Representation Number</th><th>Recommendation</th></tr>
<tr><td></td><td>Modify the zoning maps by applying the Low Density Residential Zone to the following properties:
Lot 21 Oberon Court, Dynnyrne (CT 184814/21)
Lot 23 Oberon Court, Dynnyrne (CT 184814/23)
Lot 24 Oberon Court, Dynnyrne (CT 184814/24)
Lot 25 Oberon Court, Dynnyrne (CT 184814/25)
Lot 26 Oberon Court, Dynnyrne (CT 184814/26)
Lot 27 Oberon Court, Dynnyrne (CT 184814/27)
Modify the zoning maps by applying the General Residential Zone to 11 Bimbadeen Court, West Hobart (CT 110771/12).</td></tr>
<tr><td>99</td><td>Modify the zoning maps by applying the Rural Living Zone C to the following properties:
25 Copley Road, Lenah Valley (CT 183284/4)
136 Pottery Road, Lenah Valley (CT 183284/1)
136 Pottery Road, Lenah Valley (CT 183284/2)
136 Pottery Road, Lenah Valley (CT 183284/3)
136A Pottery Road, Lenah Valley (CT 183284/5)</td></tr>
<tr><td>101</td><td>Modify the overlay maps by deleting the flood prone hazard area overlay from 7 Lissadell Court, New Town (CT 45459/7).</td></tr>
<tr><td>112</td><td>Modify the overlay maps by deleting the flood prone hazard area overlay from 3 and 5 Rangeview Crescent, Lenah Valley (CT 30803/22 and CT 30803/21).</td></tr>
<tr><td>127, 147, 157</td><td>Rezone 2 Midwood Street, New Town (CT 150252/1) from Community Purposes to Inner Residential.
Rezone part of 136 Wentworth Street, South Hobart (CT 94118/1) from Recreation to General Residential, being consistent with the land area being purchased by Homes Tasmania from Council.</td></tr>
<tr><td>134</td><td>Modify the zoning maps by applying the Rural Living Zone C to the following properties:
39 Brushy Creek Road (CT 87500/1)
41 Brushy Creek Road (CT 196989/1)
75 Brushy Creek Road (CT 39555/1)
93 Brushy Creek Road (CT 40558/1).</td></tr>
<tr><td>142</td><td>Modify the zoning maps as follows:<table><tr><th>Certificate of Title</th><th>Zoning change</th></tr></table></td></tr>
</table>

<table>
<tr><th>Representation Number</th><th>Recommendation</th></tr>
<tr><td></td><td>
<table>
<tr><td>81160/1, 81160/2, 225408/1, 81160/4</td><td>Inner Residential to Utilities</td></tr>
<tr><td>Park Street</td><td>Part of the road corridor that is Park Street from Utilities to Inner Residential</td></tr>
<tr><td>Davies Avenue, adjacent to Tasman Highway</td><td>Part of Davies Avenue, adjacent to Tasman Highway from Open Space to Utilities.</td></tr>
<tr><td>29852/4</td><td>Particular Purpose to Utilities zone.</td></tr>
<tr><td>151752/1</td><td>Inner Residential to Utilities.</td></tr>
<tr><td>168349/1</td><td>Inner Residential to Utilities.</td></tr>
<tr><td>Fitzroy Crescent</td><td>End of Fitzroy Crescent to Inner Residential and Open Space.</td></tr>
<tr><td>6786/1, 21562/1, 95476/1</td><td>General Residential to Utilities.</td></tr>
<tr><td>133969/101</td><td>Part of this parcel from Utilities to Open Space.</td></tr>
</table>
</td></tr>
<tr><td>144</td><td>Modify the overlay maps by deleting the flood prone hazard area overlay from 8 Buchanan Avenue, Sandy Bay (CT 32548/4).</td></tr>
<tr><td>149</td><td>Modify the overlay maps to delete the high risk coastal erosion hazard overlay and apply the medium risk coastal erosion hazard overlay to the following properties:
500 Sandy Bay Road, Sandy Bay (CT 229503/1)
NRE Tas property adjoining 500 Sandy Bay Road, Sandy Bay (No title ref)
504 Sandy Bay Road, Sandy Bay (CT 229502/)
NRE Tas property adjoining 5004Sandy Bay Road, Sandy Bay (No title ref)
506 Sandy Bay Road, Sandy Bay (CT 13974/1)
510 Sandy Bay Road, Sandy Bay (CT 224320/1)
514 Sandy Bay Road, Sandy Bay (CT 158431/1)
516 Sandy Bay Road, Sandy Bay (CT 70450/2, CT 225630/1, CT 158431/1, CT 158431/3)</td></tr>
</table>

Representation Number	Recommendation
	• Reserved road between 516 and 520 Sandy Bay Road, Sandy Bay (No title ref) • 520 Sandy Bay Road, Sandy Bay (CT 166284/1) • Strata title at 526 Sandy Bay Road, Sandy Bay (CT 59370/0, CT 59370/1, CT 59370/2, CT 59370, 3, CT 59370/4) Strata title at 532 Sandy Bay Road, Sandy Bay (CT 171038/0)
154	Modify the overlay maps by deleting the flood prone hazard area overlay from 88 Rialannah Road, Mount Nelson (CT 72343/5).
185	Modify the zoning maps by applying the General Residential Zone to 11 Bimbadeen Court, West Hobart (CT 110771/12).
189	Modify the overlay maps by deleting the flood prone hazard area overlay from 14 Nelson Road, Sandy Bay (CT 62145/2).
199	Modify the zone maps by applying the Utilities Zone to the rail corridor near McVilly Drive, Queens Domain as comprised of the following properties: • No address (CT 118002/1) • No address (CT 26915/3) • No address (CT 26915/2) • No address and no title ref (land to west of CT 135056/2)
203	Modify Table HOB-P10.4 in the LPS to include Service industry as a permitted use with the following qualification: If (a) in Activity Area 1.0 (City of Hobart Waterfront); and (b) if for marine related services.
Heritage List under Table C6.1	Replace Table C6.1 as exhibited with the Table C6.1 as attached at Attachment B.

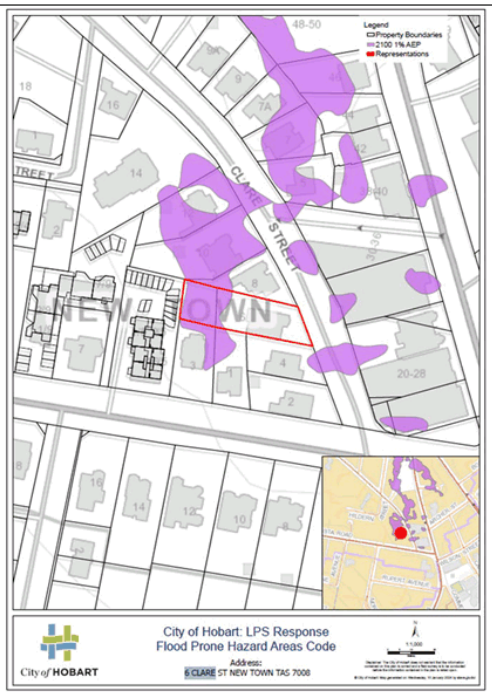
Attachment A – Analysis of representations and their merits

The analysis of each representation as required by section 35F of the Land Use Planning and Approvals Act 1993 (the Act) is provided over the following pages.

Where relevant Council's heritage and hydraulic services officers have provided input.

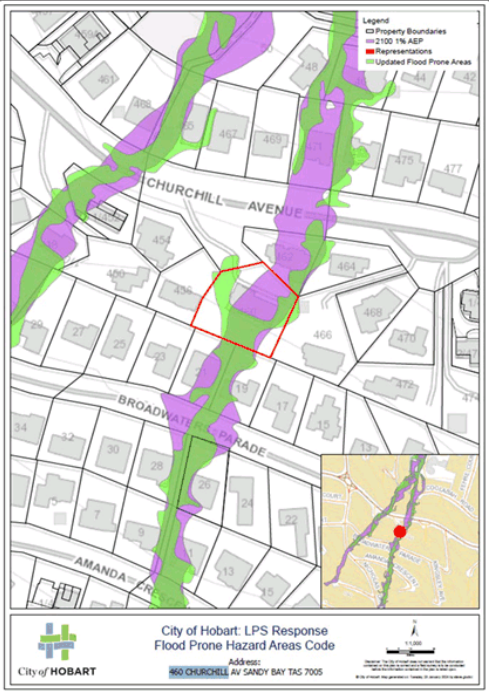
Representation No 1, 20, 51, 63: Neville Crowther, 6 Clare Street, New Town

Matters raised in representation	He is concerned that the flood prone hazard area overlay was not disclosed to him when his property was purchased a year ago. He was made aware of the Heritage overlay but not flood prone area overlay. He believes it will depreciate the value of his property up to $800,000 and impact insurance premiums. He would like to be compensated for this impact. He is also interested in understanding how the approval was given for the hospital over the road.
Planning Authority response	Flows affecting 6 Clare Street, New Town originate to the south of the property within neighboring properties on Augusta Road. These flows follow natural overland flow paths through properties on Augusta Road and Clare Street as they move north, eventually joining flooding on Maypole Creek before discharging to New Town Bay. Flows impacting the property are overland flows that exceed Council drainage capacity in the 1% AEP event. Overland flows predominantly effect the rear of the property and do not encroach on the building footprint or restrict access to the property. Flood depths across the property range between 0mm and 160mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map	

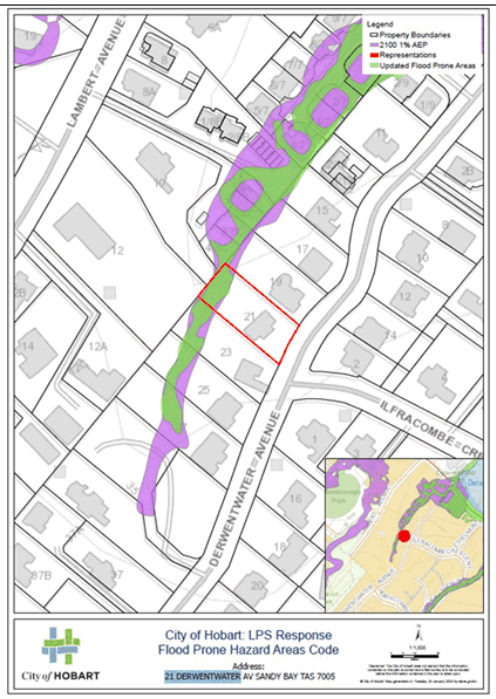
Representation No 2 and 38: Gajinder Oberoi, 460 Churchill Avenue, Sandy Bay

Matters raised in representation	Concerned that his property has been included in the flood prone area overlay and believes that a stormwater surge/overflow reference would be more accurate. He is particularly concerned about the impact upon insurance cover. He also questions the role of inadequate stormwater drainage pipelines and what mitigation measures Council is proposing. He also believes that structures such as brick walls, upstream, may direct the water in different directions, potentially impacting on properties that are not identified as flood prone. There is a tall brick wall upstream between 21 and 23 Broadwaters Parade and their property. Any water coming through this area at 19 Broadwaters Parade is likely to impact 456 Churchill Avenue as well but this is not listed.
Planning Authority response	Flows affecting 460 Churchill Avenue, Sandy Bay originate to the south of the property within Bicentennial Park. These flows follow natural overland flow paths through properties on Nicholas Drive, Amanda Crescent and Broadwater Parade as they move north joining flooding along Wayne Rivulet before discharging to the Derwent River at Long Beach. The flows affecting the property are overland flows that exceed Council drainage capacity. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property heading north

	before converging with flows from Wayne Rivulet. Flood depths across the property range between 0mm and 440mm. Council provides adequate drainage within the subject location that caters for flows up to the 5%AEP rainfall event. It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below. The modelling does not take into account fences as these are not subject to council planning approvals and may be built or removed without the knowledge or approval of council. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable map	

Representation No 3: L Millar, 21 Derwentwater Avenue, Sandy Bay

Matters raised in representation	The representor questioned what the risks are in relation to her property being in a flood prone area. Further questioned what costs there may be to home-owners impacted by these changes, as well as what unique standards are referred to in the new planning scheme.
Planning Authority response	Flows affecting 21 Derwentwater Avenue, Sandy Bay originate to the south of the property within 35 Derwentwater Avenue, Sandy Bay. These flows follow natural overland flow paths through properties on Derwentwater Avenue, as they move north before discharging to Lords Beach Sandy Bay. The flows affecting the property are overland flows that exceed Council drainage capacity. The depth of inundation across the property ranges between 0mm and 280mm. It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated overlay.

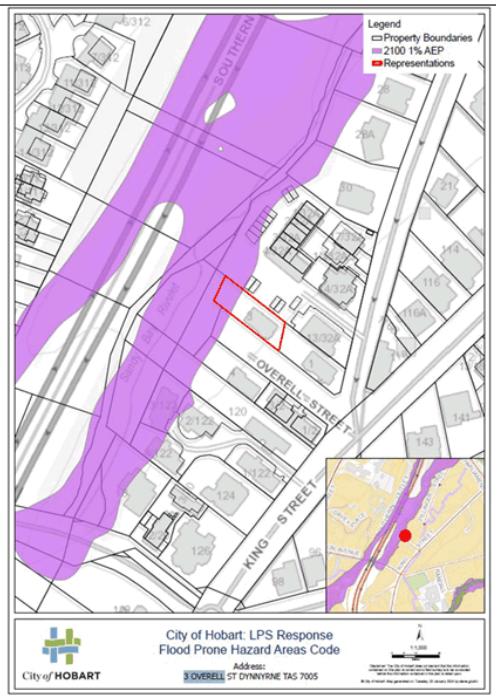
Applicable map	

Representation No 4 and 93: Frank Martinovich, Director Corporate Services, Cancer Council Tasmania, 13-17 Princes Street, Sandy Bay

Matters raised in representation	Questioned the application of HOB-C6.2.50 and what implications the change will have for current operations, or future uses of the property. This was a general enquiry regarding the property described as 15 Princes Street but known in Council's system as 13-17 Princes Street.
Planning Authority response	This property is currently in the Sandy Bay 2 Heritage Precinct under *the Hobart Interim Planning Scheme 2015* (HIPS 2015) and will continue to be within a Heritage Precinct which will be called HOB-C6.2.50 under the LPS. The Local Historic Heritage Code under clause C6.2.4 does not apply to use.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 5: John Backhouse, 3 Overell Street, Dynnyrne

Matters raised in representation	Representor has raised concerns about the notification received and the fact that it did not provide adequate clarity to understand the impact to his property. Also notes that the flood risk area is likely to only impact a small section of the property, and not the area where the dwelling is located. He is of the view that recording the flood risk as being to only part of the property is more accurate and will further lessen Council's risk.
Planning Authority response	Flows affecting 3 Overell Street, Dynnyrne are caused by flooding of the Sandy Bay Rivulet originating southwest of the property within the Waterworks Reserve. These flows follow effect the rear of the property where flood waters over top the rivulet banks in the 1%AEP. The depth of inundation across the property ranges between 0mm and 460mm and does not affect the current housing footprint. As the Flood-Prone Area Code is used as a trigger for further assessment of planning application if new use or development is proposed in the overlay area, it is unnecessary to differentiate between vacant or developed parcels of land. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map	

Representation No 6: Andrew Carlyle - 3/107 Strickland Avenue, South Hobart

Matters raised in representation	Representor is concerned that part of his property is zoned as "Open Space". He requests clarification regarding what part of the property is zoned open space.
Planning Authority response	The property at 3/107 Strickland Avenue is currently zoned General Residential with a small section zoned Open Space. It is understood that this occurred following it being identified as part of a broader strategic project to provide a shared user path from Wellington Park, along the rivulet to join up with the existing trails at Cascade Brewery. The zone application guidelines specify that Open Space should apply to land that provides, or is intended to provide, for the open space needs of the community, including land identified for passive recreation or natural or landscape amenity within an urban setting. The open space zoned should generally only be applied to public land but may be applied to privately owned land if it has been strategically identified for open space purposes.

<table>
<tr><td></td><td> 
Figure 1: The proposed zoning applied to 3/107 Strickland Avenue, noting the section to the north west is zoned Open Space

In 2011 the Hobart Rivulet Park Strategic Masterplan was finalised which sought to provide a strategic multi-use pathway between the city and Wellington Park. The pathway for the most part follows the alignment of the rivulet, and the section immediately to the north of 3/107 Strickland Avenue is adjacent to the rivulet area. While this Masterplan does highlight a desire to provide a linkage in this section, it is unclear whether acquiring this land is necessary to achieve this.

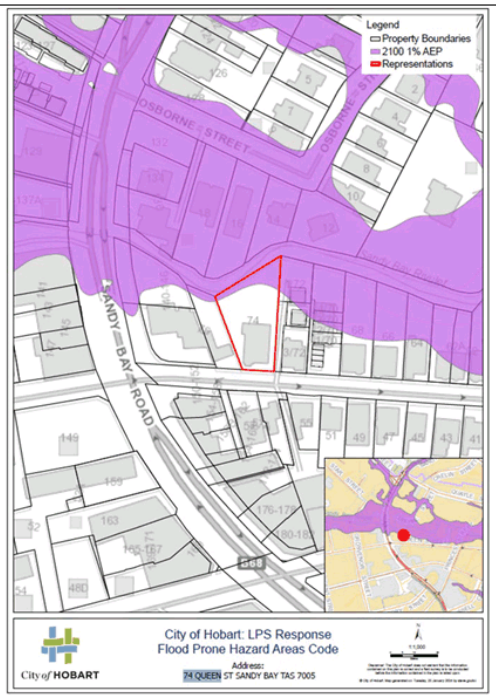
The parcel of land was further identified in a study entitled the Review of the Three Rivulet Plans 2016, with recommendation 7 stating:

Undertake the necessary investigations and planning, design and approvals to develop the upper Rivulet Park from the Old Farm Road Bridge to the Strickland Avenue Bridge and through to Wellington Park (Moderate).

This report was completed some 8 years ago, and it is unclear whether any further actions or investigations have occurred to progress this. Given that a route has not been identified on either private land or within Council's ownership, and any subsequent pathway would require acquisition in any event, it is more appropriate that the land be entirely zoned Residential. If the land is acquired as part of a broader project, then at that stage, there may be a need to modify zoning both at this site and more broadly.</td></tr>
<tr><td>Recommended action</td><td>Modify the zone maps to apply the General Residential Zone to the entire property at 3/107 Strickland Avenue (CT 59578/3).</td></tr>
<tr><td>Effect of recommendation on Hobart draft LPS</td><td>Modification of the zone map under the Draft LPS so that the property at 3/107 Strickland Avenue is in the General Residential Zone.</td></tr>
</table>

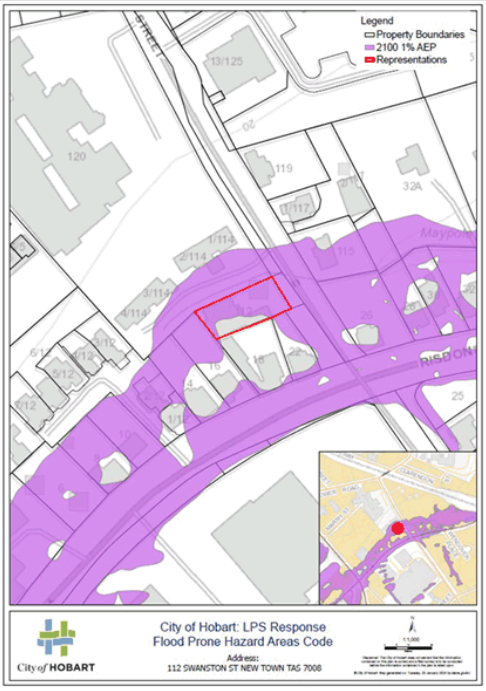
Representation No 7: Dr David Boersma and Dr Jacoline Heller-Boersma, 74 Queen Street, Sandy Bay

Matters raised in representation	The representor raised concerns in relation to the flood prone hazard area overlay. In their view they are not in a flood prone hazard area overlay as no. 74 Queen Street lays 3-4 metres above the creek/rivulet level. They have not experienced flooding before and request that the zoning and documentation be amended to reflect this.
Planning Authority response	Flows affecting 74 Queen Street, Sandy Bay are caused by flooding of the Sandy Bay Rivulet originating west of the property within the Waterworks Reserve. These flows effect the rear of the property where flood waters over top the rivulet banks in the 1%AEP. The depth of inundation across the property ranges between 0mm and 520mm and does not affect the current housing footprint. As the Flood-Prone Area Code is used as a trigger for further assessment of planning application if new use or development is proposed in the overlay area, it is unnecessary to differentiate between vacant or developed parcels of land. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact to the Hobart draft LPS.

Applicable map	

Representation No 8: Sam Ibbott, 112 Swanston Street, New Town (also referred to as 110 Swanston Street), New Town

Matters raised in representation	The representor is questioning the application of the Flood prone hazard area overlay to his property. He argues that in 2014 they engaged engineering expertise as part of a building upgrade which considered this issue and found it to not be at risk. Since then, a number of flooding incidents have occurred in Hobart and again his property has not been impacted, where others in the vicinity have. He requests the overlay be removed from his property.
Planning Authority response	As outlined in the covering report the Flood-Prone Area Hazard Code relies on the 1% Annual Exceedance Period and 2100 Climate Change flood modelling. The overlay represents modelling of expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100. The 2014 flood study referenced by Mr. Ibbott does not take into account climate change. Council's modelling is consistent with best practice and can be expected to show higher water levels than the 1 in 100-year flood study that was undertaken in 2014. Flows affecting 110 Swanston Street, New Town are caused by flooding of the Maypole Rivulet. These flows effect the rear of the property where flood waters over top the rivulet banks in the 1%AEP. The depth of inundation across the property ranges between 0mm and 870mm.

	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 9: Stewart Edwards, 6 Rupert Avenue, Mount Stuart

Matters raised in representation	The representor raises concern in relation to "heritage boundaries" and in particular 431 Elizabeth Street, questioning if the Heritage boundaries are re-aligned to incorporate that site, will the building be demolished.
Planning Authority response	The representors comments are noted. Nothing in the LPS can retrospectively require the removal of otherwise lawfully approved buildings in accordance with section 12 of the Land Use Planning and Approvals Act 1993.

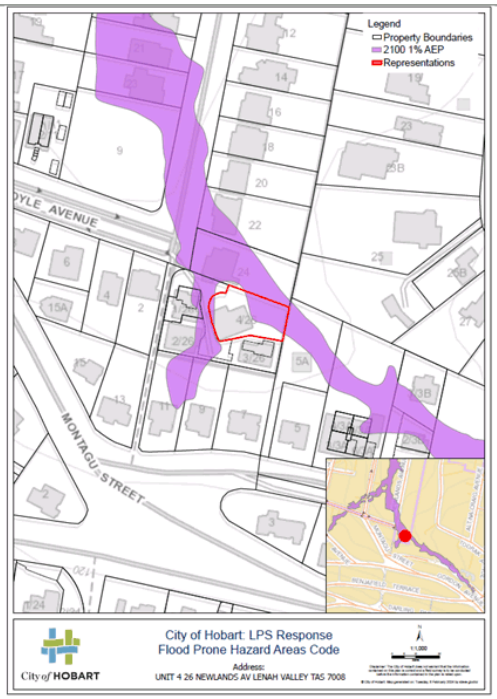
	The site of 431 Elizabeth Street is currently not heritage listed and is not in a heritage precinct. Therefore, under the Hobart draft LPS there are no heritage provisions relating to demolition or boundary adjustment that apply to this site.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 10: Todd Jeffrey – no address provided

Matters raised in representation	Representor had a question regarding downloading the maps. No other comments were provided.
Planning Authority response	Planning authority responded and no further submissions were received.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

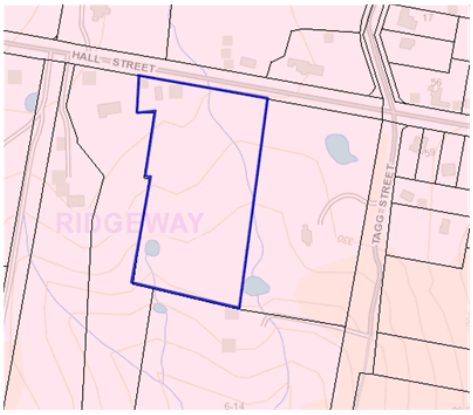
Representation No 11: Luc Richard, Unit 4/26 Newlands Avenue. Lenah Valley

Matters raised in representation	Representor is concerned about the application of the flood prone areas hazard overlay. Their concerns are in relation to the modelling used, as it is based on desktop assessments and is extremely conservative. There has not been any ground truthing. Previous storms did not result in any water or flooding. The representor has concerns about what this will mean for future developments at the site, and what it may mean in relation to insurance on the property.
Planning Authority response	Flows affecting unit 4, 26 Newlands Avenue, Lenah Valley, originate southeast of the property on Elphinstone Road. These flows follow natural overland flow paths through properties on Elphinstone Road, and Newlands Avenue as they move north eventually discharging to Maypole Rivulet. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 240mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.

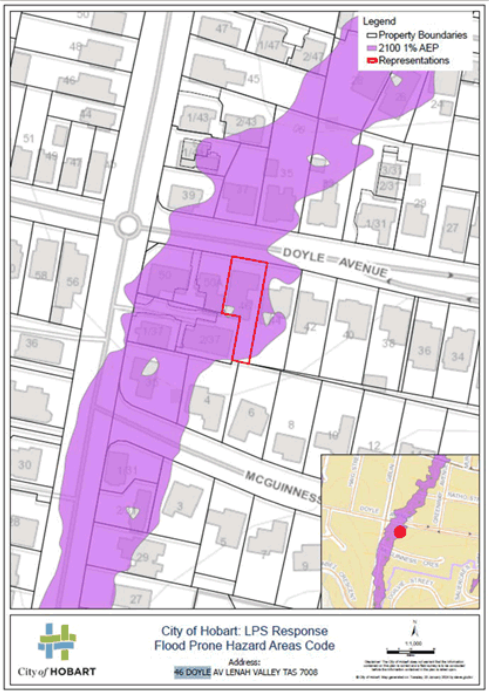
	Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No.12: Rosie and John Donald, 39-47 Hall Street, Ridgeway

Matters raised in representation	Their property is zoned Rural Living B and they are questioning whether they can subdivide it. Their property is just over 2ha, with the minimum lot size of the Rural Living Zone being 2ha.
Planning Authority response	The application of the Rural Living Zone B will not facilitate further subdivision of this property following the transition to the Hobart LPS. Modifying the zoning of this property to Rural Living Zone A would result in an ad hoc spot zoning in that location, which at this time could not be supported. If this area of Ridgeway were to be considered for Rural Living Zone A, it would require a

	broader strategic analysis of the cluster of properties which has not yet been undertaken.  *Figure 2: The subject property identified, located in a Rural Living B area (Source: City of Hobart GIS)*
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

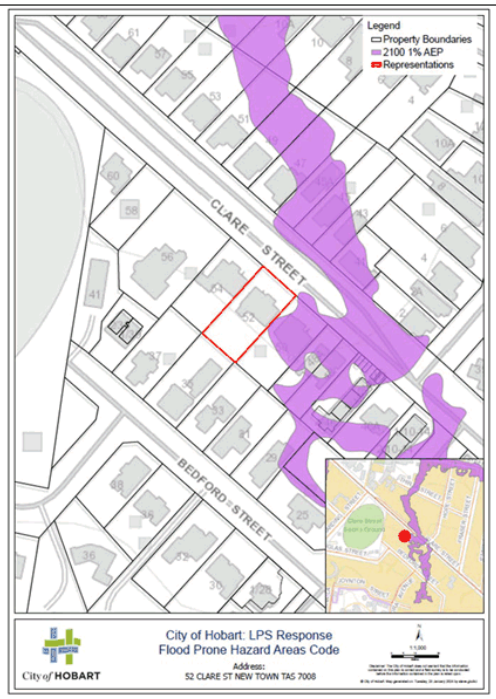
Representation No 13	Daniel McQuillen, 46 Doyle Avenue, Lenah Valley
Matters raised in representation	Representor raises questions in relation to the flood prone hazard overlay. Is this something that changed from my property? Or was this property already designated "flood prone hazard"? Request to know what the outcome of this designation is and if it is new or updated?
Planning Authority response	Flows affecting 46 Doyle Avenue, Lenah Valley, originate south of the property in Knocklofty Park. These flows follow natural overland flow paths along Giblin Street, and through properties on Giblin Street, McGuinness Crescent and Doyle Avenue as they move north eventually discharging to Maypole Rivulet. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 130mm.

	The overlay area is consistent with Council's existing flood maps available on the City of Hobart website and was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 14: Helen Mulligan and Robert Bennett, 52 Clare Street, New Town

Matters raised in representation	Representor raises concerns about their property being included within the Flood prone hazard area overlay, particularly as only a very small section of the property is included in the overlay. If the overlay is applied more broadly, this may impact upon insurance costs and property value. The representor also questions the validity of the data to result in the mapping.

Planning Authority response	Flows affecting 52 Clare Street, New Town originate to the south of the property within properties on Bedford Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. Modelling indicates that these flows have minimal impact on the property only inundating a small portion of the eastern fence line. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than $10m^2$ in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 52 Clare Street, New Town (CT 26358/2).
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.

Applicable map	

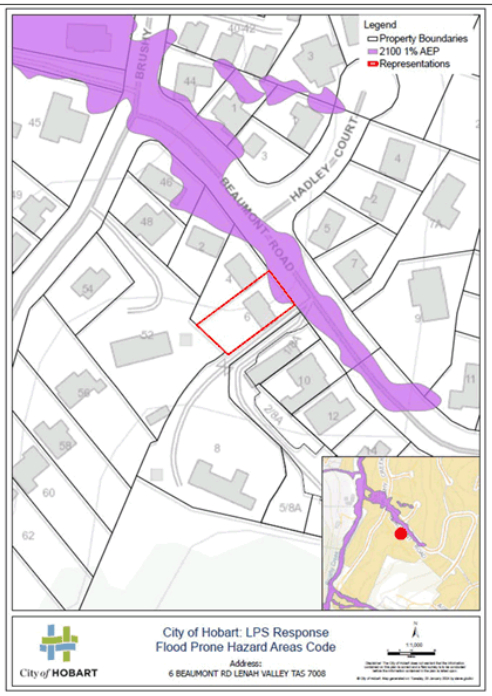
Representation No 15: Ian Hughes, 74 Waimea Avenue, Sandy Bay

Matters raised in representation	The representor raises concerns in relation to the identification of his property as being within a flood prone hazard area overlay. He believes the overlay has been incorrectly applied and he believes it only applies to a very small section of his property and the house is unlikely to be inundated. He believes that saying it is in a flood prone area is incorrect. Council also states that the information on the plan may not be correct and field survey should be conducted – therefore it shouldn't be applied. They would like this to be removed from their property.
Planning Authority response	The current draft overlay shows flows affecting 74 Waimea Avenue, Sandy Bay originate to the south of the property within 84 Waimea Avenue, Sandy Bay. These flooding flows follow natural overland flow paths through properties on Waimea Avenue, as they move north before discharging to Sandy Bay. The flows affecting the property are overland flows that exceed Council drainage capacity. The depth of inundation across the property ranges between 0mm and 60mm.

	New mapping resulting from internal review and model updates, undertaken in late 2023 and as discussed in the covering report shows no inundation on the property with flows contained within the roadway in front of the property.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable map	

Representation No 16: Roderic Van Binst, 6 Beaumont Road, Lenah Valley

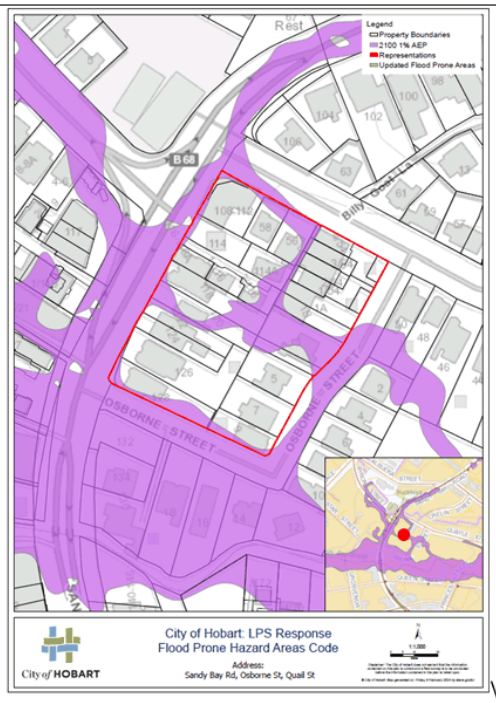
Matters raised in representation	The representor raises concerns with the flood prone hazard area overlay. They indicate that they live on a hill and have excellent drainage. They would like their property to be excluded from the overlay application as it will impact upon property values.
Planning Authority response	Flows affecting 6 Beaumont Road, Lenah Valley originate southeast of the property on Beaumont Road. As these flows move north west they inundate properties on Beaumont Road and Brushy Creek road before joining floodwaters from Brushy Creek as they head north eventually discharging to New Town Bay.

	The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. It is expected that most of these flows will be contained within the roadways with shallow overland flows inundating the front of the property. Flood depths across the property range between 0mm and 70mm. This property was not affected by the re-modelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 17 and 40: Graham King, Osborne Avenue, Sandy Bay

Matters raised in representation	The representor raised concerns with the application of the flood prone hazard area overlay to his property. He indicated that the property had not been subject to flooding, including during the substantial floods in May 2018 and therefore was

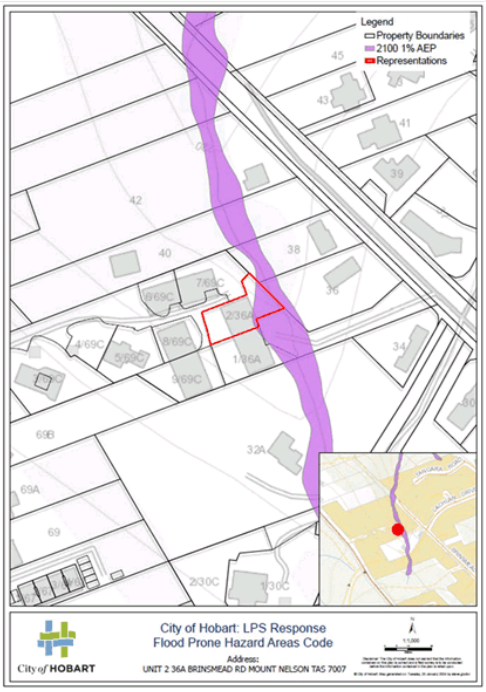
	not at risk of flooding. He was particularly concerned about the potential increase in costs to landowners from things like insurance premiums and would be taking these matters further if there is an impact upon property values.
Planning Authority response	Flooding experienced within properties bounded by Quayle Street, Sandy Bay Road and Osborne Avenue are caused by a combination of overland flows from the north and flood waters from Sandy Bay rivulet. In the 1%AEP 2100 event overland flows exceed Council drainage capacity on Byron Street and Sandy Bay Road north of the subject site. These flows travel along overland flow paths and effect properties within the subject site before joining flooding from Sandy Bay rivulet as it moved east towards its outlet. Flooding across properties within this location range in depth between 0mm and 300mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable Map Osborne Street	

Representation No 18: Adrian Pyrke, 9 Forbes Avenue, Sandy Bay

Matters raised in representation	The representor request clarification regarding the Heritage Precincts applicable to his property knowing that their property was already located in a Heritage Precinct (currently known as West Hobart 3 Heritage Precinct under HIPS 2015).
Planning Authority response	This was an enquiry that must be considered as a representation. The property will remain in a Heritage Precinct HOB-C6.2.72 under the Hobart draft LPS.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 19: Taufiq Tanasaldy, 2/36a Brinsmead Road, Mount Nelson

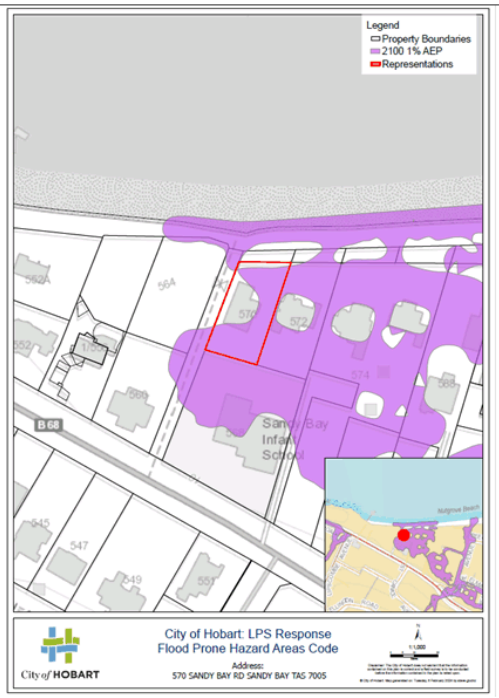
Matters raised in representation	The mapping shows their property within the flood prone area. In their view both of the units at 36a Brinsmead Rd are on higher ground, and up to 2m higher than the creek. They want the flood area to be excluded from their property.
Planning Authority response	Flows affecting Unit 2, 36a Brinsmead Road originate within park land south of the property. As these flows move north along the Riffle Range Creek alignment, they inundate properties on Brinsmead Road. The flows affecting the property are overland flows that exceed the creek's capacity in the 1%AEP flood. It is expected that most of these flows will be contained within the creek with shallow overland flows inundating the front of the property. Flood depths across the property range between 0mm and 110mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 21: Chris Wells, Vehicle restrictions in heritage areas

Matters raised in representation	The representor raised concerns regarding restricting vehicles in heritage areas. Specifically, he is concerned that restricting vehicles to 1 per property is draconian. Similar street appeal could be achieved by incorporating no parking zones to stop commuters parking outside houses all day. Parking needs to be better managed.
Planning Authority response	No specific address was provided in this representation. There are no requirements in the Local Heritage Code to limit the parking to one space per household
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 22 and 23: Chris Edwards, 570 Sandy Bay Road, Sandy Bay

Matters raised in representation	The representor raises concerns that Council has rushed the modelling and been alarmist with their work. The representor believes there is a community responsibility to protect Nutgrove Beach, Long Beach and Blinking Billy Point. Waterfront properties should be able to take reasonable steps to protect their properties, and given they pay higher rates, there should be help available for them to do this. The representor suggests that long term planning around infrastructure solutions should be considered and a future fund should be established. The representor also notes that the property is identified as flood prone. It was unclear what the flooding referred to. He assumes it is related to flash flooding following extreme storm events and is of the view that Council should be addressing the adequacy of the local stormwater system before identifying overlays that may devalue properties. The representor is of the belief that they pay adequate rates to expect reasonable protection from stormwater, otherwise a reduction in rates should be provided for. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Planning Authority response	Current mapping shows flows affecting 570 Sandy Bay Road, Sandy Bay originate to the southeast of the property. These flows follow natural overland flow paths through properties on Waimea Avenue, as they move north before discharging to Sandy Bay. The low-lying nature of the property means that these flows are influenced by sea level rise, storm and tidal surge which slow discharge of these flow to Sandy Bay and result in shallow pooling within 570 Sandy Bay Road and neighboring properties.

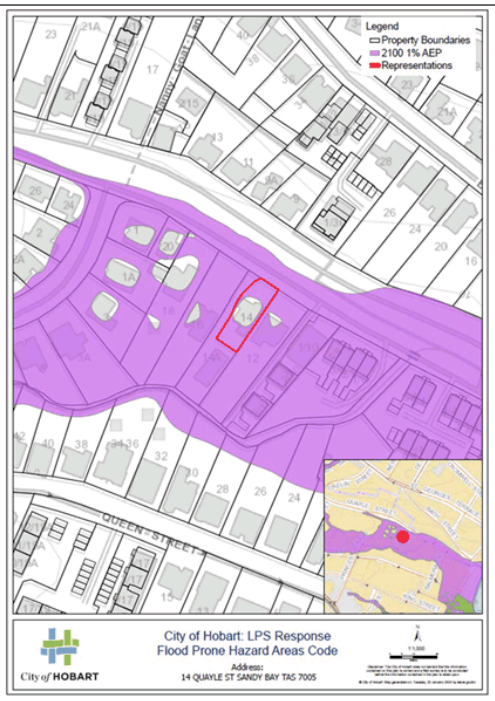
	The flows affecting the property are overland flows that exceed Council drainage capacity. The depth of inundation across the property ranges between 0mm and 550mm. New mapping resulting from internal review and model updates shows a reduction of inundation depths on the property.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable Map	

Representation No 24: Andrew Buckley, 9/286 Argyle Street, North Hobart and 14 Quayle Street, Sandy Bay

Matters raised in representation	The representor raises concerns in relation to flood prone areas. Specifically, he highlights that when he recently bought the two properties they were not identified as flood prone at that time. He is of the view that this will impact upon the value of the properties and drive up the cost of insurance. He will be seeking compensation from Council. He is of the belief that neither property has flooded, and he is adequate distance away from the flood risk to avoid that risk.

Planning Authority response	9/286 Argyle Street Flows affecting 9/286 Argyle Street North Hobart originate to the southwest of the property at the base of Knocklofty Park. These flows follow the established overland flow paths of Providence Gully and Providence Valley Rivulet. In the 1%AEP the Providence rivulet including its piped sections exceed capacity resulting in shallow overland flows moving through the property heading northeast on Smith Street before converging with flood waters on Letitia Street and moving southeast, finally discharging into the Derwent River. Flood depth across the property range between 0mm and 110mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control. 14 Quayle Street Flows effecting 14 Quayle Street, Sandy Bay originate from Sandy Bay rivulet as flood waters exceed the capacity of the rivulet and over top its banks in the 1%AEP event. These flows inundate the surrounding low lying areas affecting properties on Quale Street and Queen Street as they make their way east to their discharge point at Short Beach, Sandy Bay. The depth of inundation across the property ranges between 0mm and 300mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map (Argyle St)	

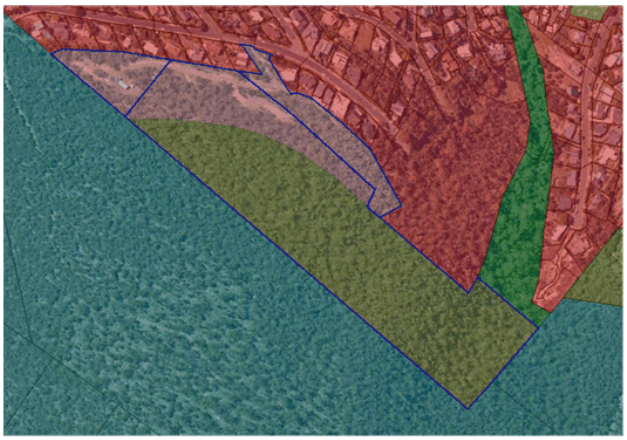
Applicable map (Quayle St)	

Representation No 25: Lynley Hocking 32 Lalwinya Court, Mount Nelson

Matters raised in representation	The representation was a query regarding whether their property was in Rural Living A, B, C or D.
Planning Authority response	A response was provided to the representor confirming that their property is proposed to be zoned Rural Living A. No further queries were raised.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 26: Mark Bresnehan, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	The representor raises concerns with the zoning proposed at 21, 21a and 21b Enterprise Road. This land was zoned Low Density Residential through a recently

	approved amendment at the Tasmanian Planning Commission. The proposed LPS zones the land General Residential. The representor is of the view that the recently approved zone is the most appropriate designation for the land as previously outlined in representations to Council.
Planning Authority response	It is agreed that this land was approved by the TPCto be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4 of the HIPS 2015).  *Figure 3: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS. (Source: The LIST, searched 22 December 2023).* The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential. Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process. It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4 to the HIPS 2015.
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 27: Anna and Justin Mayo, Address unknown

Matters raised in representation	The representor raised a query around heritage properties listed in her street and the differences between the HIPS 2015 and the Hobart draft LPS. Particularly she is interested in why some properties have been delisted and whether renovations have influenced that outcome. The answer to their enquiry (dated 11 May 2023) would determine whether the representor would make further comment.
Planning Authority response	No address was provided however Council has been able to ascertain that the query applies to Mary Street, North Hobart through a subsequent email sent 16 May 2023. An email response was provided, and no further queries or comments were received.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 28: Martin Balsiger, address unknown

Matters raised in representation	The representor raised concerns about his property being listed as within the flood prone hazard overlay, and in particular he was concerned about not being able to insure his property into the future or only insure it at some cost. He is of the view that his property hasn't flooded before and understands that there have been stormwater upgrades in recent years so he doesn't believe the flooding should happen again.
Planning Authority response	The flood Prone Area Hazard Code is based on 1% Annual Exceedance Period and 2100 Climate Change flood modelling. This modelling represents expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100. These models are updated as required to reflect changes in Council infrastructure, urbanization, and current modelling standards. Any significant future changes to flood footprints resulting from model updates will be reflected in future planning overlay amendments. Under the new Tasmanian planning scheme Council is required by law to provide information on flood prone areas in the form of the flood prone area hazard code where this information exists. Hobart city Council has undertaken extensive flood studies into its catchments that form the basis of these code overlays. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control. As the representor has not provided details of his property address, Council is unable to provide an analysis of where the flooding influences are coming from, and whether they require reconsideration.
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 29: Bob Cotgrove, 305 Nelson Road, Mount Nelson

Matters raised in representation	This representor raised a question about how the Hobart LPS impacts their property.
Planning Authority response	Council staff provided a response advising of the zoning to the representor's property.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 30: Andrew Crane, 333 Park Street, New Town

Matters raised in representation	The representor raises concerns that it is a requirement under the zone and code application guidelines that heritage places include statements about their heritage significance and heritage values. The representor notes that his property is only listed for "Residence and Garden" with no further information provided. He also notes that the property is the only one in the street specifically listed for its garden. He believes this is inaccurate as it has no heritage value and they have undertaken significant works in the garden since purchasing the property so it has changed considerably. He requests that Council review the listing and prepare a datasheet that identifies why the garden is of significance, and/or remove the reference to the garden from the datasheet listing.
Planning Authority response	The subject property was first identified in the Significant Gardens Study (New Town and Lenah Valley) by James Douglas and Assoc, 1999 as a result of community consultation after the Study was featured on ABC radio and the owner of this property suggested that their garden might be of significance or have elements that were significant. The advice was followed up on and an assessment and datasheet was prepared. A copy of the datasheet from the Study is attached. This property was again identified the New Town Heritage Review prepared by GHD, April 2008. A copy of that datasheet is attached. A recommendation was made for formal heritage listing and the subject property was incorporated into the *HIPS 2015* and included in Table E13.1 of the Historic Heritage Code.



Figure 4: Hedging at 333 Park Street along Gowrie Street.



Figure 5: Hedging along Park Street.



Figure 6: the gate on the north western elevation, at the corner of Gowrie Street and Park Street.

The subject property was inspected in January 2024 and the above images were taken.

The heritage listing in Table E13.1 of HIPS 2015 is as follows:

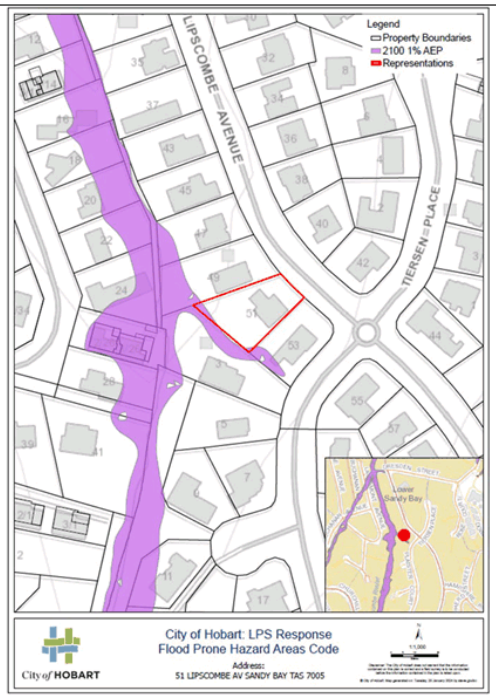
2433		333	PARK STREET	60981/79	Residence and Garden

In summary the essential character and physical attributes of the property, including the hedge configuration remain since the first Study and hence the identified heritage values remain.

	Gardening is exempt from requiring a planning permit under clause E13.4.1 (k) (i) a of HIPS 2015. While it is not obligatory for the preparation of statements of significance and/or a datasheet for inclusion there are two datasheets that could be included in the LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 31: Hazel Mariot, 51 and 53 Lipscombe Avenue, Sandy Bay

Matters raised in representation	The representor is concerned that the property addresses have got mixed up between 51 and 53 Lipscombe and 53a Lipscombe. She is particularly concerned that this may mean her area is designated as flood prone incorrectly. There was a boundary adjustment many years previously which meant that the lower lying area has ended up on 3 Plaister Court (which was previously called 53a Lipscombe Avenue). The change in address occurred in the 1980s which was when Plaister Court was established as a residential subdivision instead of being used for a school. The rear part of 51 and 53 Lipscombe was subdivided to provide for what was 53a Lipscombe and is now 3 Plaister Court. This block is unfortunately within the overlay area. She is aware that there is water movement along the back boundary which has resulted in some fence movements and the lids of inspection pits being lifted.
Planning Authority response	Flows affecting 51 Lipscombe Avenue, Sandy Bay originate at the neighboring property of 53 Lipscombe Avenue. These flows follow natural overland flow paths through 53 Lipscombe Avenue, 3 Plaister Court and 51 Lipscombe Avenue before joining flows from Lipscombe Rivulet as they move north eventually discharging at Red Chapel Beach, Sandy Bay. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 30mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

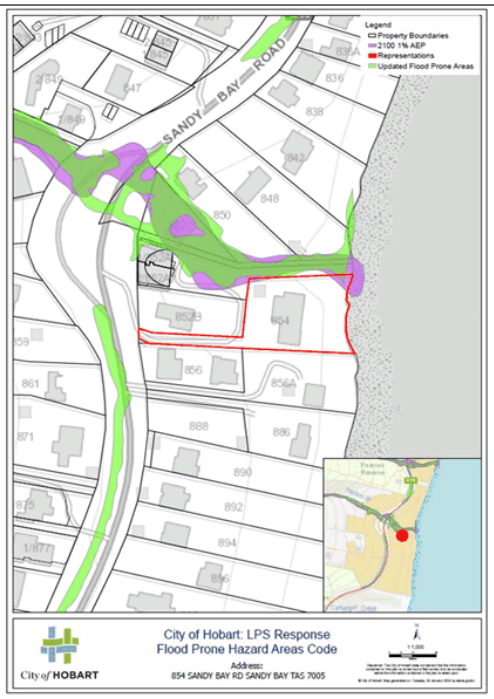
Applicable Map (Lipscombe Avenue)	

Representation No 32, 33 and 34: David Kentish, 12 Meredith Street, New Town

Matters raised in representation	The representor requested further advice on 17 May 2023 via the Representations email address regarding his property the heritage listing impacting his property at 12 Meredith Street, New Town and the boundary changes to the heritage precinct.
Planning Authority response	Further communication was received, and it was clear that this was an enquiry only, not a representation. No boundary changes to the Heritage Precinct HOB-C6.2.48 are proposed and the representors property is not heritage listed and not proposed to be heritage listed.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

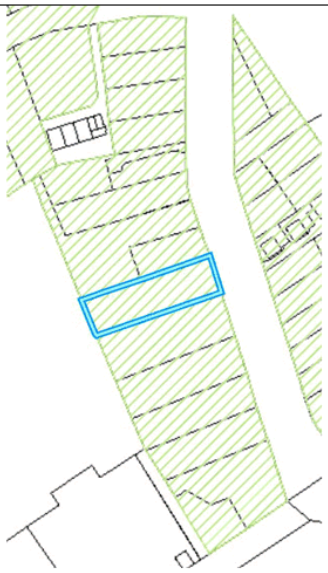
Representation No 35: Craig Deegan, 854 Sandy Bay Road, Sandy Bay

Matters raised in representation	The representor has raised concerns about the application of the Flood prone hazard areas code to his property. He notes it is a very small amount that is covered by the overlay (estimates at 1-2%) and notes that there has never been any evidence of flooding previously. He is concerned that such a small incursion results in the property being declared as flood prone and he is worried about what the implications of this might be.
Planning Authority response	Flows affecting 854 Sandy Bay Road, Sandy Bay originates to the northwest of the property within Bicentennial Park. These flows follow the natural overland flow path of Hartman Rivulet which has been partially piped through the local residential and discharge to the Derwent Estuary. The flows affecting the property are flows that exceed Council drainage capacity and move overland along the rivulet alignment. Current modeling shows depths across the property range between 0mm and 200mm with insignificant inundation along the northern boundary of the property. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than $10m^2$ in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 854 Sandy Bay Road, Sandy Bay (CT 106037/3).
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.

Applicable map (Sandy Bay Road)	

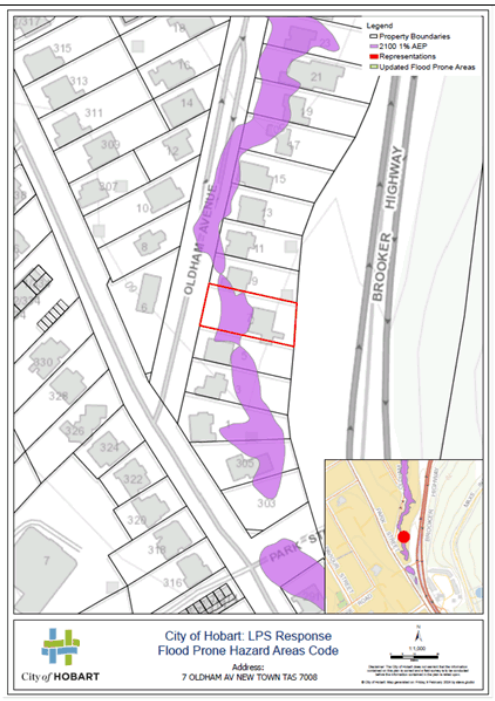
Representation No 36: Helena Bobbi, 98 Letitia Street, North Hobart

Matters raised in representation	The representor's email (17 May 2023) interest are focused on the Heritage precinct in which their property is located, specifically HOB-C6.2.33. They understand the rationale for the listing inclusion of this section of Letitia Street in the Heritage Precinct HOB-C6.2.33 however they raise concerns that there has not been a clear explanation of the difference between a Tasmanian heritage listing, Council heritage listing, Local historic heritage place and a heritage precinct listing. They also want clarification of the anticipated supporting documents if your property is located within a local heritage precinct, and what will the additional costs be? They would like a clear and objective description of the process, timeframes and limitations.
Planning Authority response	The representor was notified of the Hobart draft LPS drop-in sessions in May and June which were available to attend. It is not known if the representors attended those sessions. The representors property is shown below with the extent of the new precinct shown in green cross hatching.

	 *Figure 7 The subject site highlighted in blue with the green precinct shown hatched (Source: City of Hobart GIS)* The exhibited documents for HOB-C.6.2.33 Letitia Street – North Hobart provide a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy providing a clear rationale for this new heritage precinct. By way of background, Council commenced a review of all existing heritage precincts in November 2016. During the review this group of houses was identified as a potential new heritage precinct. Once research and mapping had been undertaken, the above document was prepared and reviewed again by Council's staff. It was then concluded that this heritage precinct, in which the representors property is located, has a consistency of scale and character of houses from the Interwar period and qualifies as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that this new heritage precinct has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

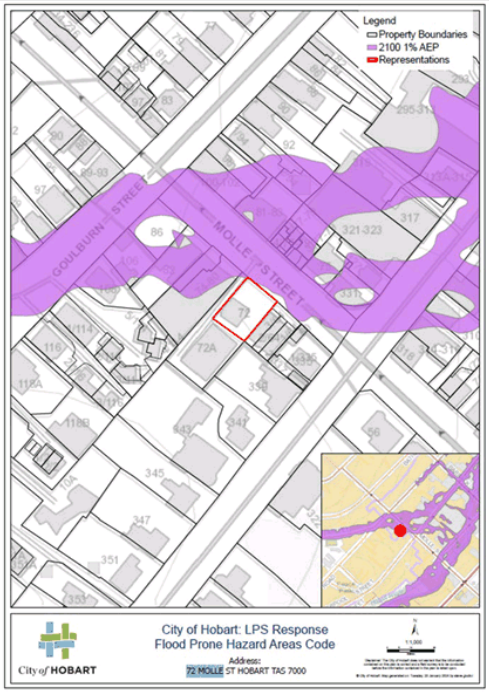
Representation No 37: Brian Chamber, 7 Oldham Avenue, New Town

Matters raised in representation	The representor is concerned about the property being located within a flood prone area hazard overlay. They wish to advise that there has never been any flooding on the property and they believe there will never be any flooding. To that end they wish for the listing to be removed so as to not impact upon insurance in the future.
Planning Authority response	Flows affecting 7 Oldham Avenue New Town originate to the south of the property on Park Street. These flows follow natural overland flow paths as they move north through properties along Park Street and Oldham Avenue, eventually discharging to Cornelian Bay. These flows are overland flow that exceed Council drainage capacity in the 1%AEP. It is expected that the majority of flow will be contained within the road reserve with shallow overland flows inundating the property. Flood depth across the property range between 0mm and 90mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map (Oldham Avenue)	

Representation No 39: David Boyer, 72 Molle Street, Hobart

Matters raised in representation	The representor raised concerns about his property being located in a flood prone hazard area overlay. He indicates that they are not aware of any flood events that could justify the inclusion of the property and request advice on the reason for placing a flood prone hazard area overlay over his property and the area more broadly.
Planning Authority response	Flows affecting 72 Molle Street, Hobart originate to the west of the property in Knocklofty Park. These flows follow natural overland flow paths as they move east along Salvator Rosa Glen and through properties on Goulburn Street and Liverpool St before joining flooding from Hobart Rivulet. These flows are overland flow that exceed Council drainage capacity in the 1%AEP. It is expected that most of the flow will be contained within the road reserve with shallow overland flows inundating a very small portion of the northern corner of the property. Flood depth across the property range between 0mm and 70mm. While this was not affected by the re-modelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone

	areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than 10m^2 in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 72 Molle Street, Hobart (CT 126201/4).
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable map (Molle Street)	

Representation No 41: John Thompson, Summerleas Road, Conservation Landholders Tasmania

Matters raised in representation	The representor represents Conservation Landholders Tasmania (CLT) and notes that 6 properties within the municipality have conservation covenants. These include: • Summerleas Rd, Fern Tree, CT 232875/1

	• 93a Summerleas Rd, Fern Tree, CT 40475/6 • 96a Summerleas Rd, Fern Tree, CT 162643/2 • 150 Summerleas Rd, Fern Tree, CT 251292/1 • 5 Tew Terrace, Sandy Bay, CT 176862/1 • 24 Gardenia Grove, Sandy Bay CT 152401/1 and CT 231548/1 The CLT agrees with the zoning proposed by Council as a mixture of Landscape Conservation, and Environmental Management subject to the circumstances.
Planning Authority response	Noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

Representation No 42: Pam Schindler, Central Hobart Plan

Matters raised in representation	The representor is supportive of the Hobart Central Plan believing it will protect Hobart's heritage, streetscapes and view lines. The representor strongly supports the height controls recommended in this report and believes it will provide clear guidelines and certainty to developers and authorities. They are of the view this should be incorporated within the Hobart draft LPS.
Planning Authority response	The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that the Building Height Standards Review be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches)
Recommended action	No further action.
Effect of recommendation	No impact to the Hobart draft LPS.

on Hobart draft LPS	

Representation No 43: Paul Munting, 12 Noble Drive, New Town

Matters raised in representation	The representor has provided a submission in relation to the flood prone hazard area overlay. Specifically, he wanted further information regarding when his property was assessed as flood prone, and what the Council is doing to remedy the issue.
Planning Authority response	Code overlays effecting 12 Nobel Drive are based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to roadways and constructed overland flow paths as per approved development application. The area of Garrington Park has been identified as a location where updated modelling will be necessary. It is anticipated that this will occur over the next 3 years and may reflect a reduction in flood impact on that site. This property was also not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

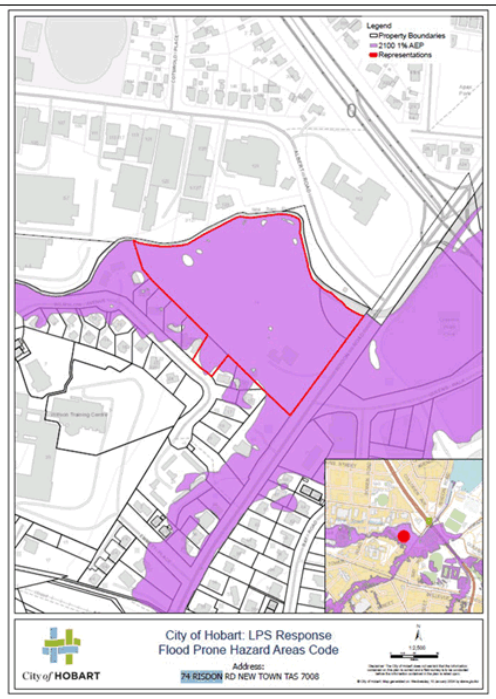
Applicable map (Noble Drive)	

Representation No 44 and 92: Ben Hutchinson, 74 Risdon Road, New Town

Matters raised in representation	The representor requests the removal of the Open Space Zone currently covering a portion of residential land at "Lauderdale Cottage", 74 Risdon Road, New Town 7008. The Open Space Zone was originally applied to the land in 2017 when Council wanted to acquire that land for a walkway. The Council did not proceed with this acquisition due in part to matters of heritage but this has resulted in the zoning being redundant. It is the owners view that the application of the open space zone jeopardises the property's historical integrity and future. It is their view that they maintain this property to a high standard, enhancing the unique heritage features, and that maintaining the original title boundary is critical to this. Lauderdale Cottage also provides an educational opportunity for residents and visitors and the riparian zone is contextual to its history. The owner is also replacing willows along the creek line with suitable natives and less invasive exotics. It is important to maintain the full title for the Cottage's visual appeal as well as fostering community engagement and pride. The application of the Open Space Zone also impacts on the ability for the property to be run on a sustainable footing; the open space zone suggests the land in question is open to unfettered public access, and the owners are reluctant to invest

	further while this is the case. The representor would like this zoning removed from their title. The additional representation highlights that the entirety of 74 Risdon Road is now covered by the flood prone areas hazard overlay. They note that the site hasn't flooded before and questions whether infrastructure upgrades have been undertaken to manage stormwater runoff. This is highlighted by the minor rainfalls which flood Risdon Road already. All of this infrastructure requires looking at. The representor questions whether there are any plans for upgrades and what the timeframe for this is.
Planning Authority response	The property at 74 Risdon Road is currently predominantly zoned Inner Residential, with a strip of the riparian zone along the creek line zoned Open Space as shown below.  *Figure 8: the property at 74 Risdon Road, zoned Inner Residential, with the strip of land to the north zoned Open Space.* The section 8A zone application guidelines issued by the TPC specify that Open Space should apply to land that provides, or is intended to provide, for the open space needs of the community, including land identified for passive recreation or natural or landscape amenity within an urban setting. The open space zone should generally only be applied to public land but may be applied to privately owned land if it has been strategically identified for open space purposes. The critical issue is the extent to which this land has been identified for open space purposes, and the anticipated timeframe regarding acquisition of this land. In looking to the west the title immediately adjacent, also fronting the rivulet, (1 Wilmslow Avenue) does not show any land zoned Open Space, therefore the broader strategic approach does not appear to have been applied consistently. It is considered that the most appropriate way to address this is to remove the application of the Open Space Zone and continue to zone that land Inner Residential. In the event that it doesn't become part of a broader open space network, the land can be acquired and rezoned at that time, alongside any other rezonings of adjoining sites which may be required.

	As discussed in the covering report the Flood Prone Area Hazard Code is based on 1% Annual Exceedance Period and 2100 Climate Change flood modelling. This modelling represents expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100. These models are updated as required to reflect changes in Council infrastructure, urbanization, and current modelling standards. Any significant future changes to flood footprints resulting from model updates will be reflected in future planning overlay amendments. Council acknowledges that Risdon Road and surrounding areas including the sports field flood in smaller events, impacting local residents. Mr. Hutchinson's previous correspondence on the issue has been noted and Council will be undertaking further investigation into possible upgrades for the area. Any resultant upgrade will be subject to Councils prioritisation and budget availability. There are no scheduled works to address flooding within the area at this time. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	Modify the zone maps to apply the Inner Residential Zone to the entire site at 74 Risdon Road, New Town (CT 141336/1).
Effect of recommendation on Hobart draft LPS	Modification of the zone map under the Draft LPS so that the entire property at 74 Risdon Road is in the Inner Residential Zone.

Application map	

Representation No 45: Duncan Hall, 350 Davey Street, South Hobart

Matters raised in representation	The representor raised concerns that his house has been incorporated within the South Hobart heritage precinct even though his house was only built in 2021. He understands the house cannot be removed from the precinct but requests a notation that it is a modern build therefore is otherwise exempt from the heritage restrictions that might apply.
Planning Authority response	The subject property is currently located within the South Hobart 7 Heritage Precinct. In 2021, the representor received approval for the construction of a new house behind the property with the street address of 350a Davey Street. The assessment was under the Historic Heritage Code of *HIPS 2015* with approval granted. Prior to this, the representor owned the heritage listed property, now known as 350a Davey and subdivided off the 'battleaxe block' – the property now known as 350 Davey Street. The property known as 350a Davey Street remains a heritage listed property, however the property at 350 Davey Street is listed on the maps. This appears to be an administrative error in mapping and should be amended to accurately reflect the heritage values in the area. The heritage precinct overlay will remain and is called HOB-C6.2.69.

	 *Figure 9: Map identifying 350 and 350a Davey Street (Source: City of Hobart GIS)*
Recommended action	Modify the Hobart draft LPS to change the heritage listing HOB C6.1.973 to read as 350a Davey Street, not 350 Davey Street.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS to change the heritage listing HOB C6.1.973 to read as 350a Davey Street, not 350 Davey Street.

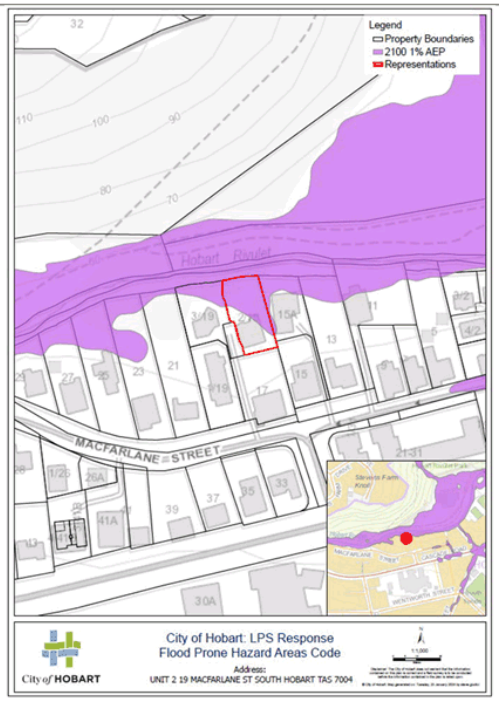
Representation No 46: Gary Coates, 60 Carlton Street, New Town

Matters raised in representation	The representor raises concerns in relation to the Flood Prone Hazard area overlay. He notes that he has not experienced any water problems and raises a question around the Council's interest in upgrading infrastructure and also maintaining infrastructure. He is also concerned about the listing impacting values of properties and insurance costs.
Planning Authority response	Council undertakes routine maintenance and upgrades as required, providing adequate drainage as specified under the *Urban Drainage Act 2013*. This does not cater for rare events such as the 1%AEP where flows are expected to exceed Council drainage capacity. Flows affecting 60 Carlton Street, New Town, originate south of the property in Knocklofty Park. These flows follow natural overland flow paths along streets and through properties as they move north eventually discharging to Maypole Rivulet. The flows effecting the property are overland flows that exceed Council drainage capacity in the 1%AEP 2100 climate change event. It is expected that most of these flows will be contained within road reserve with shallow overland flows moving

	through the property. Flood depths across the property range between 0mm and 510mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (Carlton Street)	

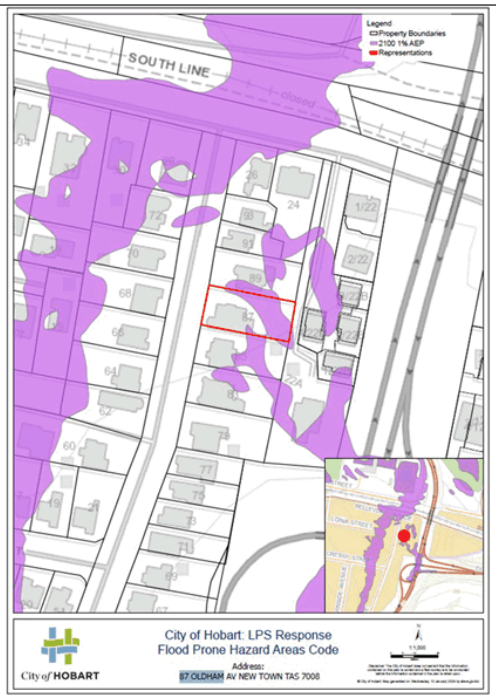
Representation No 47: Iain Millar, 2/19 Macfarlane Street, South Hobart

Matters raised in representation	The representor raises concerns in relation to the application of the flood prone hazard area overlay. Specifically, he is of the view that his property does not flood from waters in Hobart rivulet. The land opposite the rivulet on the northern bank which is the Council Reserve – Rivulet Park is approximately 0.5m lower than his property and this provides enough capacity for excess flow in the rivulet during extreme storm events which leaves his property clear of flood water. Previous

	floods in the South Hobart area do not reach the southern bank properties therefore he is of the view the overlay should be removed from his property.
Planning Authority response	Flood modelling of the Hobart rivulet shows that in the 1%AEP event the rivulet breaks its banks at multiple location along its alignment including Unit 2, 19 Macfarlane Street, South Hobart. The rivulet inundates both the northern bank including the Hobart Rivulet Park and its southern bank including both Unit 2 and 3 of 19 Macfarlane Street. Inundation depths on the property range from 0mm to 1.4 meters at the property's lowest point along its northern boundary. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (MacFarlane Street)	

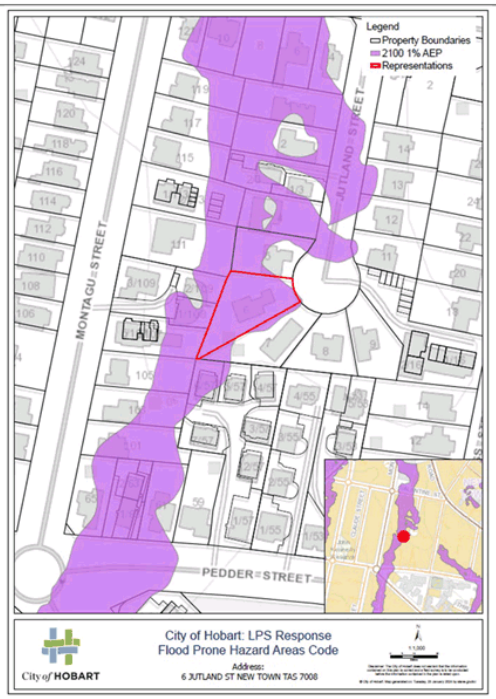
Representation No 48 and 78: Anthony and Linda Kube (Lil Kube), 87 Oldham Avenue, New Town

Matters raised in representation	The representor questions whether their property is classified as being Flood prone. They also question whether this impacts upon their insurance policy. They note that they received their letter very late therefore missed the information sessions. They are interested to understand what impact a flood could have on their property. They would like further information regarding the impact on insurance on the property, and should they be negotiating with their insurer regarding flood protection insurance. They request Councils advice on whether this will impact upon house values in the future. They would like further information about how this flood prone overlay was determined. They also request clarification regarding whether a legal opinion should be sought.
Planning Authority response	Flows affecting 87 Oldham Avenue, New Town originate to the south of the property on Queens Domain Highway and Brooker Highway. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving northward through the property before converging with overland flows from the surrounding area at Belview Parade before discharging to Cornelian Bay. Flood depths across the property range between 0mm and 130mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map	

Representation No 49: Kath Lonergan, 6 Jutland Street, New Town

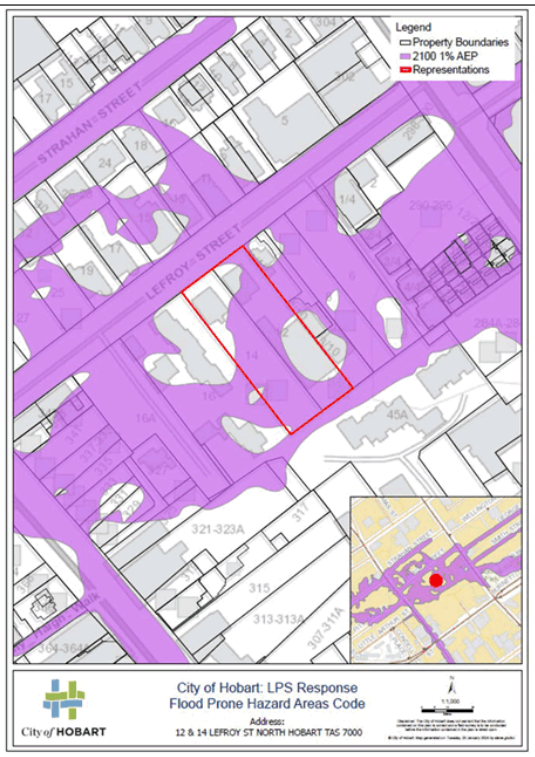
Matters raised in representation	The representor raises concerns with the application of the flood prone hazard area overlay being applied to their property. They have lived there for many years and have not seen any flooding and believe this will result in property devaluations and higher insurance premiums. She is further concerned that if stormwater infrastructure is inadequate for future needs, then the residents will be penalized financially. She is now very concerned about flooding risk to her property.
Planning Authority response	Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the Urban Drainage Act 2013. In the 1%AEP this capacity is exceeded. Flows affecting 6 Jutland Street, New Town originate to the south of the property in Mount Stuart. These flows follow naturally occurring overland flow paths through properties on Elphinstone Road, Newland Avenue, Hickman Street and Oakley Street before inundating the property at Jutland St. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. The shallow overland flows move northward through the property before converging with flood waters from Maypole Rivulet and continuing to their discharge point at New Town Bay. Flood depths across the

	property range between 0mm and 500mm at the northwest boundary of the property. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (Jutland Street)	

Representation No 50, 130 and 161: Mike Burke, 12 and 14 Lefroy Street, North Hobart

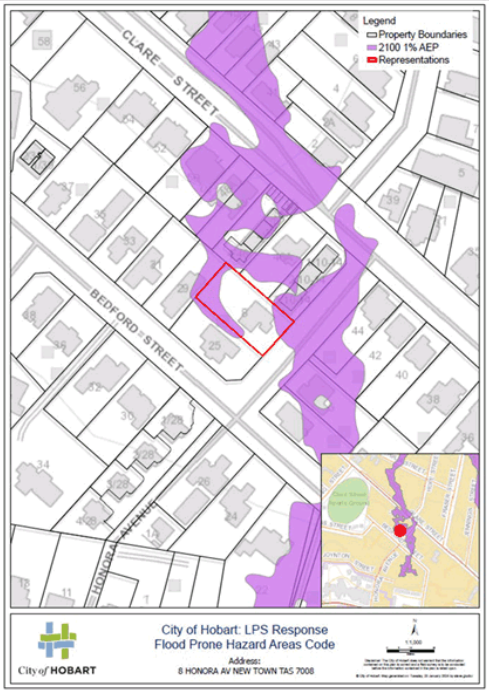
Matters raised in representation	The representor raises concerns that the properties have been identified as being within a Flood prone hazard area overlay. He doesn't understand why this is applied to his property and notes that it has never been subject to floods before, not even in 1960 when there was heavy flooding. He believes the circumstances of Hobart, with many rivulets, is not unique and other similar locations such as Monte Carlo, Cape Town and Rio de Janeiro have not been declared flood prone. He believes that the modelling is flawed as it

	assumes that the drainage infrastructure won't be maintained. He also believes upgrades to infrastructure will address some of these issues. He questions the position that Hobart has a high rainfall value when compared to other urban areas in Australia. Resilience needs to be built into the infrastructure. He is of the view that the modelling is predicting sea level rise of up to 3m, but in any event with even that level of rise, Lefroy Street would not flood. He notes that other organisations do not predict the same level of sea level rise or rain fall levels. Incorrectly labelling land as flood prone can result in insurance premiums going up, land values falling and housing not being built. He questions whether Council will find itself liable for compensation if the plan is adopted. He also notes that there is a long history of managing floods in Hobart and fundamentally the resolution for this is to improve the drainage and be better prepared. He questions whether the flooding is going to result in sea level rise of up to 3m, and if so we just need to install better infrastructure to resolve this issue. He notes however that climate change modelling does not predict this level of sea level rise. He further notes that in places like Queensland, they can have 150mm in 2 hours and not flood so he doesn't understand why this is a risk in Hobart.
Planning Authority response	Current predictions for sea level rise for Hobart 2100 is an increase of up to 0.8 meters, the stated increase of 3 meters is not recognized or implemented by Council within its modelling or infrastructure planning. Sea level rise is not a factor in the flooding experienced at the subject site. Flows affecting 12 and 14 Lefroy Street originate to the west of the property within Knocklofty Park. These flows follow Providence Rivulet and established overland flow paths along Newdegate Street, Elizabeth Street and Lefroy Street as move towards their outfall points at Sullivans Cove and Macquarie Point. Flows affecting the property are flows that exceed the enclosed Providence Rivulet and other Council drainage. Flow depths across the properties range from 0mm to 190mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable Map	

Representation No 52: Tim Hower, 8 Honora Avenue, New Town

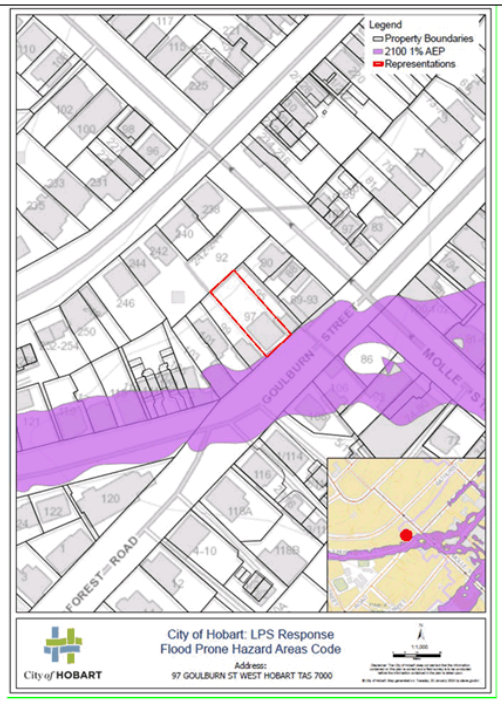
Matters raised in representation	The representor is raising concerns in relation to the application of a Flood prone hazard area overlay. Specifically, he is concerned about the investment he has made in his property, and the fact it may be devalued through the overlay
Planning Authority response	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control. Flows effecting the property originate to the south of the property within properties on Bedford Street. These flows follow naturally occurring overland flow paths through properties inundating properties along Bedford Street, as they move north eventually joining flows along Maypole Creek and discharging the New Town Bay. It is expected that most overland flows will be contained within the road reserve with only shallow flows affecting the property. Depths across the property range between 0mm and 270mm.

	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Honora Ave)	

Representation No 53: Chris Arthur, 97 Goulburn Street, West Hobart

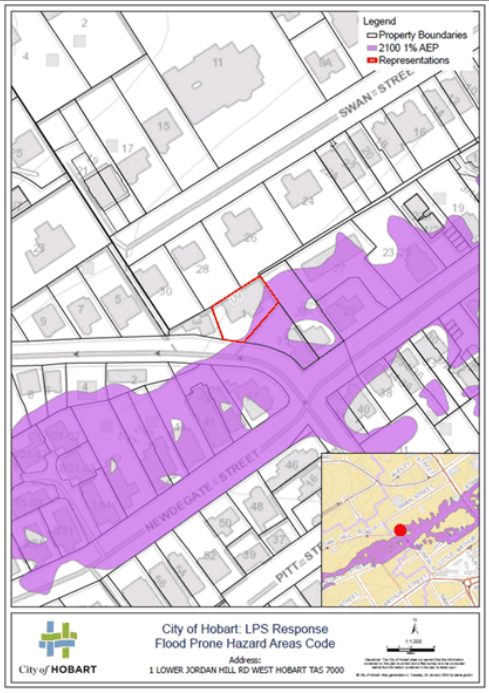
Matters raised in representation	The representor raises concerns in relation to the application of a flood prone hazard area overlay map. He has concerns that his house was constructed in 1860 and has not been flooded at any point. The area he lives in is developed, with the only occasion when flooding occurred being in the 1980s when drains were blocked by vegetation. He believes that maintenance is the critical issue, and has sought advice from his insurance company who have stated that if the documents become part of the planning scheme, then he will not be insured for flooding until he pays a significant rise in insurance premiums.

Planning Authority response	Flows affecting 97 Goulburn Street, West Hobart originate to the west of the property in Knocklofty Park. These flows follow natural overland flow paths as they move east along Salvator Rosa Glen and through properties on Salvator Road and Goulburn Street as they move east before joining flooding from Hobart Rivulet. These flows are overland flow that exceed Council drainage capacity in the 1%AEP. It is expected that the majority of flow will be contained within the road reserve with shallow overland flows inundating a very small portion of the property frontage. Flood depth across the property range between 0mm and 90mm and do not effect the housing footprint. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than $10m^2$ in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 97 Goulburn Street, West Hobart (CT 45743/1).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 97 Goulburn Street, West Hobart.

Applicable map (Goulburn Street)	

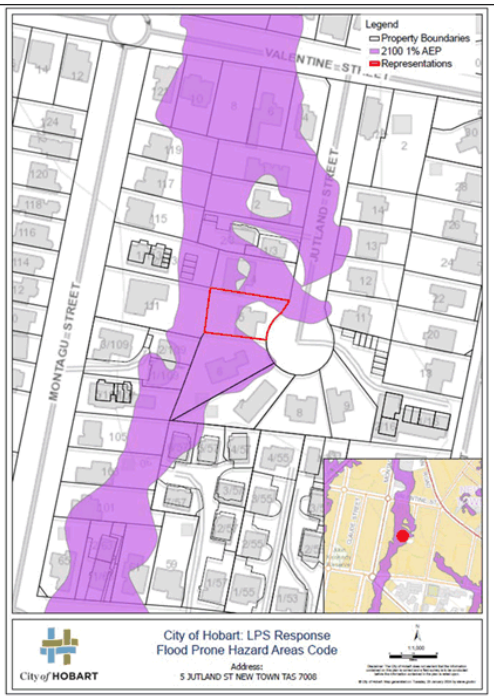
Representation No 54: Martin Headlam, 1 Lower Jordan Hill Road, West Hobart

Matters raised in representation	The representor raises concerns with the flood prone hazard overlay, and the mapping in particular. He is of the view that it isn't accurate, that neighbouring properties act to restrict the overland flow path, and that this is something that he has been in touch with Council about over the years.
Planning Authority response	Flows affecting 1 Lower Jordan Hill Road, West Hobart are from the Providence Gully Rivulet which flows through the rear of the property. These flows are overland flow that exceed Council drainage capacity, and the rivulet capacity in the 1%AEP. It is expected that the majority of flow will be contained within the rivulet Flood depth across the property range between 0mm and 500mmat the southeastern corner of the property. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
Applicable map (Lower Jordan Hill Road)	

Representation No 55: Norah Crowther, 5 Jutland Street, New Town

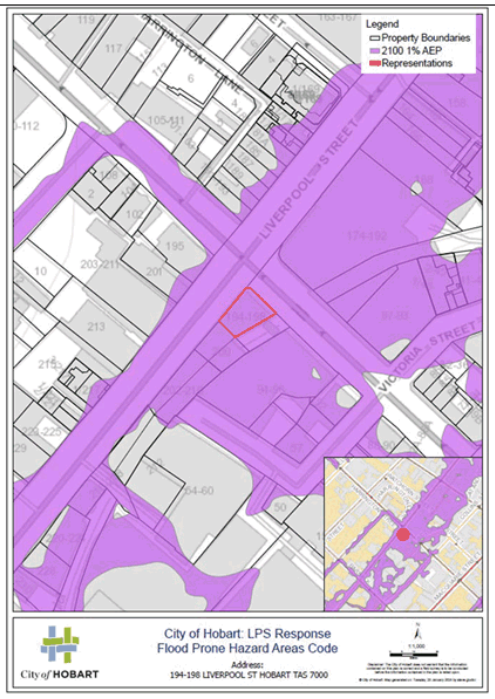
Matters raised in representation	The representor contacted council regarding the flood prone hazard area overlay. In particular she had concerns that the overlay would decrease the value of her house if she decided to sell it and also impact upon insurance. When she bought the property 20 years ago, she wasn't made aware of this.
Planning Authority response	Flows affecting 5 Jutland Street, New Town originate to the south of the property in Mount Stuart. These flows follow naturally occurring overland flow paths through properties on Elphinstone Road, Newland Avenue, Hickman Street and Oakley Street before inundating the property at Jutland St. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. The shallow overland flows move northward through the property before converging with flood waters from Maypole Rivulet and continuing to their discharge point at New Town Bay. Flood depths across the property range between 0mm and 500mm at the southwest boundary of the property.

	Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control. Flood modelling for this area was not available when she purchased the property and hence she was not notified. This property was also not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 56: Rob McFie, 194-198 Liverpool Street, Hobart

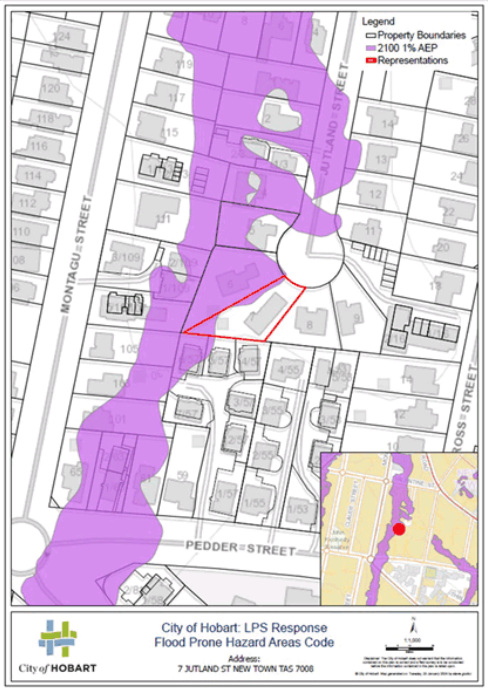
Matters raised in representation	The representor raises concerns in relation to the Flood prone hazard area overlay. He notes that he has owned the site for 46 years and there has never been any flooding. The building was built in 1881 and has not been impacted despite a number of floods in that period of time.

	He notes that the building and add-on structure sit on or above the Hobart Rivulet and that the site does not have a basement level. Any overland flow from street water can be controlled as there are only 3 doors and no windows at pavement level. The application of this overlay will impact insurance premiums. The City of Hobart has a duty of care to provide a flood plan that does not impose a large financial burden on property owners. As a heritage listed building the representor raises the issue that the LPS heritage listing will also impact values of the property, and the potential upkeep of their ability to mortgage maintain the 1880s building.
Planning Authority response	The property is already heritage listed in *HIPS 2015* and this status of the listing is not changing. The LPS Local Heritage Code does not require consideration of valuation, maintenance or mortgage costs associated with the property. Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the *Urban Drainage Act 2013*. In the 1%AEP this capacity is exceeded, implementing drainage systems that would completely remove this risk is not feasible or financially viable at this time. Flows affecting 194-198 Liverpool Street, Hobart are due to the Hobart Rivulet which in the 1%AEP exceeds its channel capacity at numerous locations through the CBD before discharging to the Derwent Estuary. Flood depths across the property range between 300mm and 4.2m. As outlined in the covering report, Council is however updating flood modelling for the CBD over the next 12 months and should inundation areas be different, updated overlay mapping will be progressed through a separate scheme amendment.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS

Applicable map (Liverpool Street)	

Representation No 57: Rosemary Summers OBO David Stokell, 7 Jutland Street, New Town

Matters raised in representation	The representor raises concerns in relation to the Flood prone hazard area overlay. Specifically in the area of Jutland Street, the level of development in this area means that the old Jutland Creek has been redirected into CoH drainage infrastructure. This should mean that CoH is responsible for the stormwater drains. They also question whether CoH will be liable for any property damage caused by inadequate drainage infrastructure.
Planning Authority response	Flows affecting 7 Jutland Street, New Town originate to the south of the property in Mount Stuart. These flows follow naturally occurring overland flow paths through properties on Elphinstone Road, Newland Avenue, Hickman Street and Oakley Street before inundating the property at Jutland Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. The shallow overland flows move northward through the property before converging with flood waters from Maypole Rivulet and continuing to their discharge point at New Town Bay. Flood depths across the property range between 0mm and 200mm at the western boundary of the property.

	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 58: Bea Beswick, 21 King Street, Sandy Bay

Matters raised in representation	The representor contacted Council with an enquiry regarding whether the flood prone hazard area overlay applied to their property or not. It is noted that it does not apply and the representor was advised of this.
Planning Authority response	No response required.
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 59: George Giannakopoulos,156 Pottery Road, Lenah Valley

Matters raised in representation	The representor raises concerns with the application of the Landscape Conservation Zone to his property. He raises concerns that the historical use of the property has been for agriculture since the late 1800's, specifically a dairy, orchard, cattle grazing, goat husbandry and more recently a garlic farm with a move to a small scale vineyard in the future.  *Figure 10: The property identified at 156 Pottery Road, under the current HIPS zoning of Environmental Living. (Source: The LIST, searched 22 December 2023)* The representor notes that the property was zoned Rural C under the *City of Hobart Planning Scheme 1982*, which provided for a minimum lot size of 4ha. When the interim scheme came into play, the representor contacted Council who advised him not to challenge the application of the Environmental Living zone, as the scheme was interim and likely to change. It is noted that the adjoining properties at 136a and 136b are zoned Rural Living. The representor does not believe that the site meets the criteria for Landscape Conservation, as in their view:

	• Part of the site is not in bushland, but rather is cleared and has introduced species and weeds; • Part of the site does not have any native vegetation and is not of any scenic value. • Sections of the site do not contain threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation. • The site does not hold any landscape or conservation values that require protection. It is suggested that 156 Pottery Rd be sectioned into 3 different zones: • Rural Living B in the area that is cleared. • Rural Living D in the area that boundaries with 136, 136a and 136B Pottery Road • Landscape Conservation on the skyline area that boundaries with 220 Pottery Rd. They are concerned that the blanket application of the Landscape Conservation zone will result in financial loss in property value, and the landowner's ability to borrow against the property to fund projects. They are also concerned about their ability to maintain the property including weed control and fencing. They are also concerned about the ability to expand farming operations and the ability for their children to build a house on the property in the future.
Planning Authority response	The property is dominated by vegetation and has an area of approximately 29ha. The property is bisected by land owned by the City of Hobart to provide access to the McRobbies Gully tip site to the south, although there is no evidence of a formed track in this area. Approximately 4ha of the site is cleared, although the quality of the vegetation on the site more broadly is unclear. It is acknowledged that this site is the only Landscape Conservation zoned site in this immediate vicinity. This is in part due to the land to the west and south being zoned Environmental Management, in reflection of its ownership by the City of Hobart or Cascade Brewery. There are also a number of titles zoned Utilities which are all in the ownership of City of Hobart. The titles immediately to the east of the subject site are currently zoned Environmental Living but are proposed to be Rural Living D under the Hobart draft LPS. The titles to the north are zoned General residential and are all residential in size. In considering whether the Landscape Conservation Zone is the appropriate zone for the site, the following zone application guidelines are applicable: *LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.* The site does have expansive bushland areas, however it is unclear whether the site has any scenic values as it is acknowledged that much of the bushland area is in a gully.

LCZ 2 The Landscape Conservation Zone may be applied to:

(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;

The site does contain some threatened native vegetation communities shown in Figure 11, namely *Eucalyptus tenuiramis* forest and woodland on sediments, although the areas in question are limited to the north of the site, with much of the site not containing threatened native vegetation communities (noting that this has not been ground truthed).



Figure 11: The areas of Eucalyptus tenuiramis forest located on the site.

(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or

The Scenic Protection Code is not proposed to apply to this site. However the Priority vegetation overlay does apply to the entire site.

(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

The land is currently within the Environmental Living Zone, it is unclear whether the primary intention was for the protection and conservation of landscape values.

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

	This lot is less than the minimum lot size for the zone, however it is not within a group of titles. *LCZ 4 The Landscape Conservation Zone should not be applied to:* *(a) land where the priority is for residential use and development (see Rural Living Zone); or* *(b) State-reserved land (see Environmental Management Zone).* The notes to this zone application guidelines state that the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. The representor argues that the property could be split zoned, with the cleared section and dwelling zoned Rural Living B. The land to the east would be zoned Rural Living D with the remainder Landscape Conservation. It is understood that there is greater acceptance of split zonings of properties where necessary to achieve a more logical zoning outcome. In this instance, zoning the cleared area Rural Living B would however result in a level of subdivision potential that currently does not exist, which given the representors response, may be their preference. However, leaving the remainder of the site as Landscape Conservation, with a lot size already under the minimum lot size, will mean that the Rural Living lots may be unable to be subdivided, as the Landscape Conservation zoning standards must also be met.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 60: Giameos Constructions, various properties

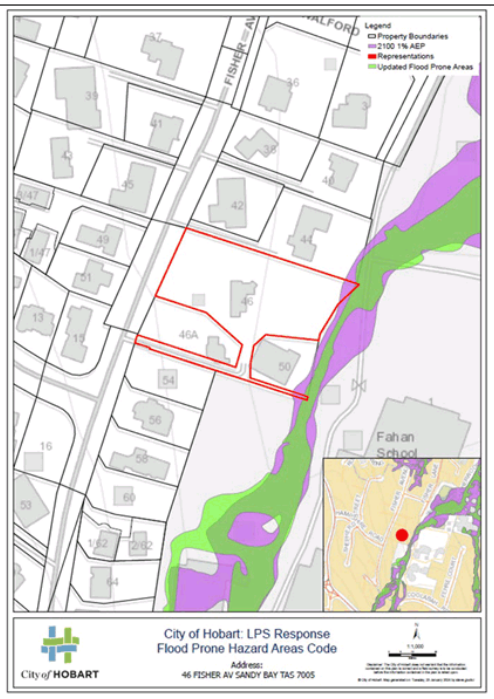
Matters raised in representation	This representation requests clarification regarding the various properties that the landowner has, and the lack of information provided in the letters sent to the landowner.
Planning Authority response	Council staff provided a response confirming the relevant zones applicable to the properties.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 61: Mark Newman, 25 Toorak Avenue, Mount Stuart

Matters raised in representation	The representor contacted Council to enquire about the Heritage overlay in his area and also when a presentation that was provided at a drop-in session, will be available on line.
Planning Authority response	This representation was also sent as an enquiry on the same day. The applicant was informed that their property was already in a heritage precinct. Sent the representor information about the heritage precinct documents and design and conservation policy.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 62: Matthew Hale, 46 Fisher Avenue, Sandy Bay

Matters raised in representation	The representor has raised concerns regarding the application of the Flood prone hazard area overlay to his property. In his view the property is on a sloping site, and the house was built over 100 years ago and there is no sign of flooding. He can't understand a circumstance where the water would rise high enough to reach his buildings.
Planning Authority response	Flows affecting the property are from flooding of the Wayne Rivulet. This flooding inundates a small portion of the property along the eastern boundary and does not affect the housing footprint. Depth of inundation ranges across the property from 0mm to 90mm. It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below which now excludes the property at 46 Fisher Avenue.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.

Applicable map	

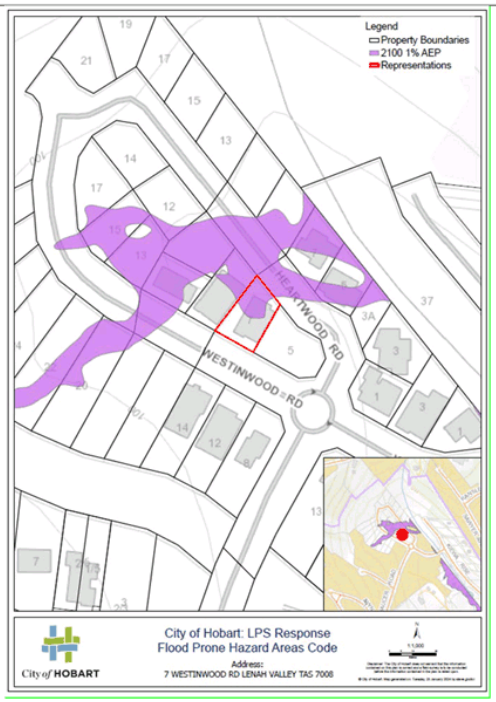
Representation No 64: Jeff Stokes, 7 Lefroy Street, North Hobart

Matters raised in representation	The representor has contacted Council raising questions about the flood prone hazard area overlay applicable to his property. He notes it only applies to approximately 1% of the property, and further notes that this area is approximately 180mm above the footpath level, with the house a further 1370mm above the footpath. Given the level difference and the relatively minor encroachment, the representor would prefer the overlay did not apply because they are concerned what the insurance ramifications might be and the additional costs.
Planning Authority response	Flood modelling indicates minor flooding of a small portioning of the front of the property. The flooding is considered to be insignificant and does not encroach on the housing footprint. Flood depths immediately in front of the property range between 0mm and 60mm. The property area subject to flooding is less than 2% of the total property area, less than $10m^2$ in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*. Council recommends that consideration be given to excluding this property.

Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 7 Lefroy Street, North Hobart (CT 139593/2).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 7 Lefroy Street, North Hobart.
Applicable map	

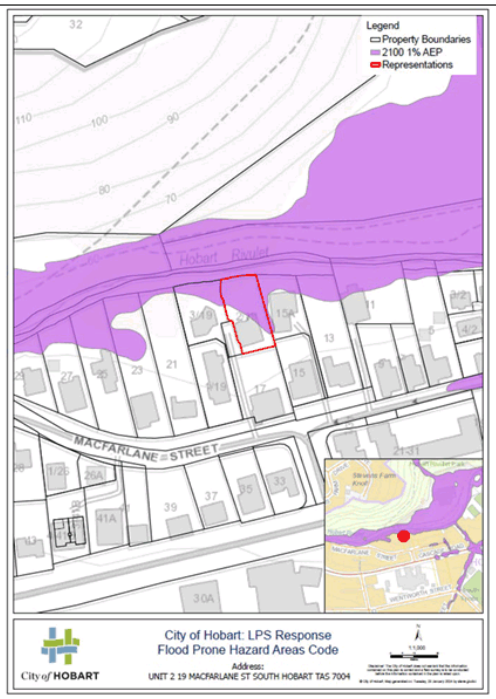
Representation No 65: Douglas Gibbons, 7 Westinwood Road, Lenah Valley

Matters raised in representation	The representor has contacted Council raising concerns that his property is located in a flood prone hazard area overlay. He disputes this claim on the following grounds: • The property is located in a new subdivision area known as Parkwood Gardens; • The house is 92m above sea level and is built on sloping ground; and • The area has well established stormwater systems in place. There was a small dam to the northern corner of his property prior to it being developed. It was fed by a spring which would now be under 11 Westinwood Road. Appropriate drainage was installed to redirect spring water. Roads and houses are

	now constructed over this Dam and Council was aware of this and approved it. Given this he believes it is inappropriate to apply the overlay.
Planning Authority response	Code overlays affecting 7 Westinwood Road are based on modelling undertaken prior to the development of Parkwood Gardens and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application. Council will be progressing updating flood modelling for the Parkwood Gardens area. This updated flood mapping is scheduled to be completed over the coming 3 years and will be the subject of a separate scheme amendment request.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (Westinwood Road)	

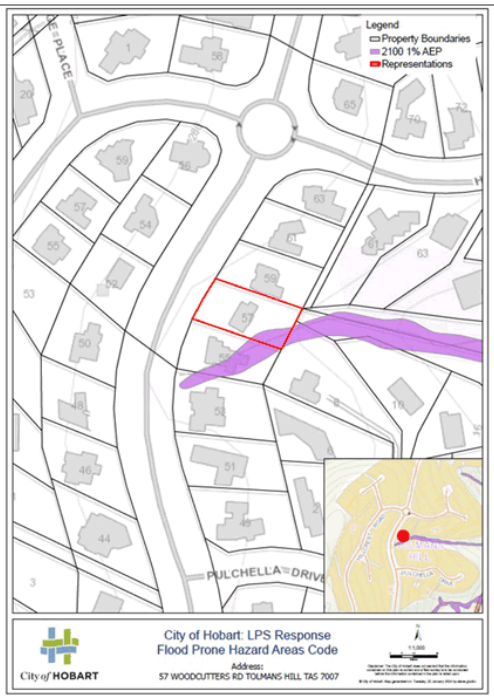
Representation No 66: Dianne Morse, 3/19 MacFarlane Street, South Hobart

Matters raised in representation	The representor contacted Council regarding the application of the Flood prone hazard area overlay applying to her property. She is concerned that her property does not flood as the land on the other side of the Rivulet is 0.5m lower than her property. This provides enough overbank capacity for excess flow in the rivulet during extreme storm events. Her view is that the southern bank of MacFarlane Street does not flood. She is concerned that with this overlay, her house insurance will go up which is already very costly.
Planning Authority response	Flood modelling of the Hobart Rivulet shows that in the 1%AEP event the rivulet brakes its banks at multiple location along its alignment including Unit 3, 19 Macfarlane Street, South Hobart. The rivulet inundates both the northern bank including the Hobart Rivulet Park and its southern bank including both Unit 2 and 3 of 19 Macfarlane Street. Inundation depths on the property range from 0mm to 1.60 m at the properties lowest point along its northern boundary. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map	

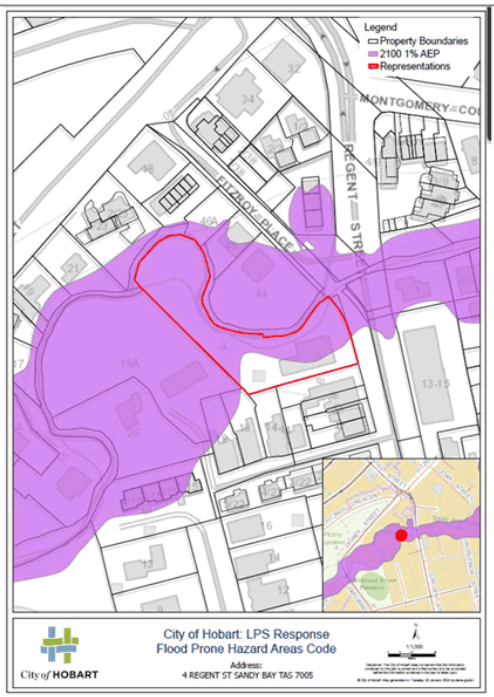
Representation No 67: Lisa Murphy, 57 Woodcutters Road, Tolmans Hill

Matters raised in representation	The representor has contacted Council raising concerns with the Flood prone hazard area overlay. She is of the view that it should not apply to her property as they have never seen any flooding in the area in the 20 years they have lived there.
Planning Authority response	Flows affecting originate to the south of the property on 53 Woodcutters Road. The flows move northeast through 55 and 57 Woodcutters Road follow naturally occurring overland flow paths before joining flows in Proctors Creek. It is expected that most flows will be contained within the roadway with only shallow overland flows affecting the property. Depth of inundation ranges across the property from 0mm to 90mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
Applicable map (Woodcutters Road)	

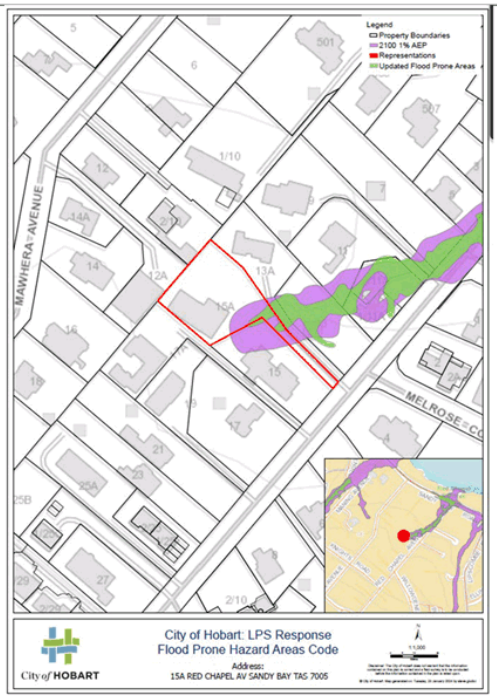
Representation No 68: Rod Betts, 4 Regent Street, Sandy Bay

Matters raised in representation	The representor has contacted Council regarding the Flood prone hazard area overlay, noting that he is in agreement with the overlay. They have had local area flood studies completed and that has shown the extent of the possible flooding, and it shows it impacting the lower part of the land, and not where the house is located. He is requesting that the line of the flooding be reconsidered, so that it is shown being along the bank, and not covering the house.
Planning Authority response	Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the Urban Drainage Act 2013. In the 1%AEP this capacity is exceeded. Unfortunately, no flood study has been submitted with the representation so it is impossible to pinpoint the differences in methodology and inputs that may be responsible for the discrepancies between the study mentioned and Council Modelling.

	Council modelling indicated that the Sandy Bay rivulet exceeds its capacity at this location during the 1%AEP2100 event. Flood depths across the property are expected to range between 0mm and 2.91 m within the rivulet channel. This property was also not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Regent Street)	

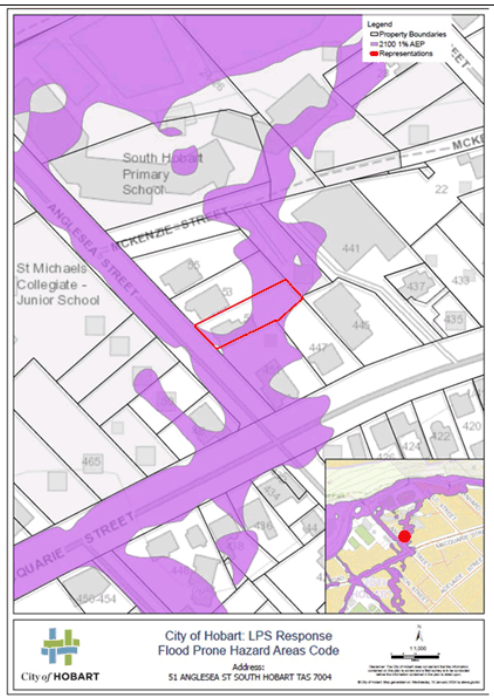
Representation No 69: Stephen Davy, 15a Red Chapel Avenue, Sandy Bay

Matters raised in representation	The representor contacted Council regarding the flood prone hazard area overlay. They understand the principle behind the overlay however are concerned that there will be impacts upon the valuation of their property and also on insurance premiums. They are also concerned that the mapping that is used for the overlay is not the most up to date, particularly as in 2011 and 2012 they built a house at the site and

	built up a forecourt area which is now 1.2-1.5m higher in elevation than the low point of the drive. They believe that given this, only a small part of the property should be included in the overlay, and that as the risk situation is unchanged, that Council consider not including it in the overlay.
Planning Authority response	Flows affecting 15a Red Chapel Road originate within 15 and 15a Red Chapel Road. The flows move northeast through properties and along Red Chapel Road follow naturally occurring overland flow paths before discharging to Red Chapel Beach. It is expected that most flows will be contained within the roadway with only shallow overland flows affecting the property. Depth of inundation ranges across the property from 0mm to 90mm and does not encroach on the housing footprint. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable map (Red Chapel Avenue)	

Representation No 70: Andrew Hejtmanek, 51 Anglesea Street, South Hobart

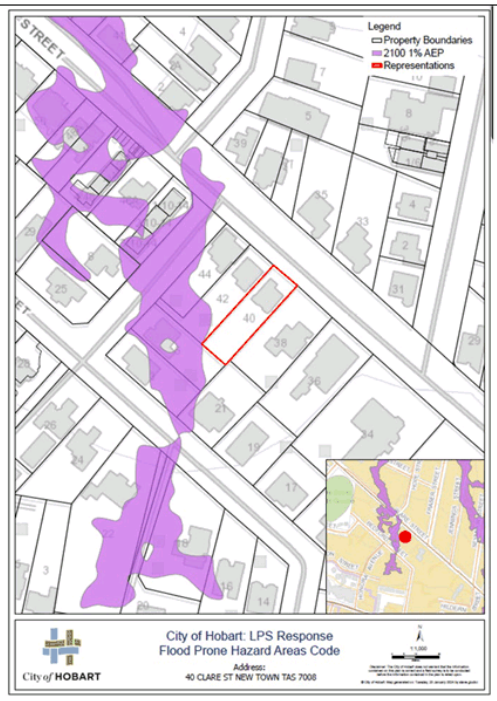
Matters raised in representation	The representor raised concerns with Council regarding the imposition of the flood prone hazard area overlay to his property. He acknowledges and agrees with the concerns around climate change however he is of the view that the application of the overlay has been done in too broad a fashion. While South Hobart has known flooding impacts, it is noted that the deluge of a few years ago did not break the rivulets banks, and the representors property is a further 100m up the hill and an extra 5m above sea level. While some blocked drains did result in some flooding impacts, with the upgrade in infrastructure it is considered that this issue is resolved. While he believes flooding is not an issue, he acknowledges that stormwater could be in the future, however notes that maintenance should ensure the drains are fit for purpose to do their job. He is concerned about the impact upon his property's value and believes more in-depth studies should be completed to assess risk in different areas, or the overlay should be removed from the property.
Planning Authority response	Flows affecting 51 Anglesea Street South Hobart originate to the south of the property on D'Arcy Street. These flows follow natural overland flow paths through properties on D'Arcy Street and Denison Street and along Macquarie Street and Anglesea Street before joining flows from Hobart Rivulet that breach the rivulets banks. The flows affecting the property are not from the rivulet but are overland flows that exceed Council drainage capacity. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property heading north before converging with east bound floodwaters within the Hobart Rivulet that discharge to the Derwent River. Flood depths across the property range between 0mm and 150mm. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Council's control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map (Anglesea Street)	

Representation No 71: Brian Walter, 40 Clare Street, New Town

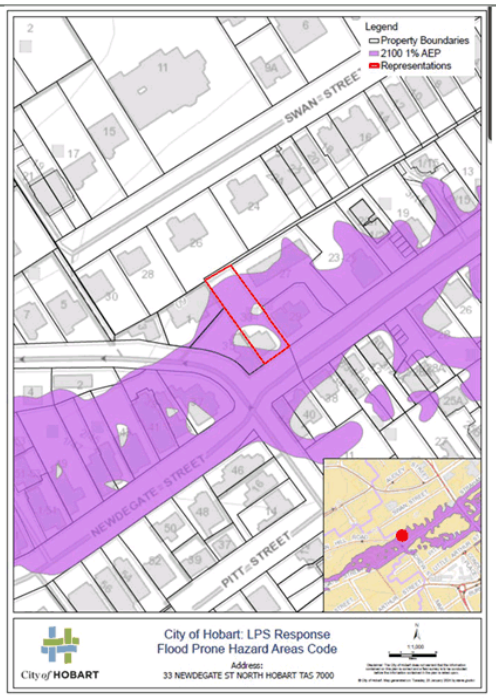
Matters raised in representation	The representor is raising concerns about the flood prone hazard area overlay being applicable to his property. He is of the view that it is not flood prone and the overlay should be removed. This is because: • He is not near a watercourse, so it is assumed that the flooding is from overland flow. There is no evidence overland flow has been a problem in the past. • There are concerns regarding accuracy based on the level of granularity in the mapping. Should a margin of error be included before a property is deemed flood prone. • The modelling does not include local factors such as ground height, or slope. • Should there be an exclusion rule that removes properties due to the small proportion of land indicated as flood prone by the model? • Is the reason the property being declared as flood prone about reducing risk for government agencies who allowed houses to be built in these areas in the first place?

Planning Authority response	Flows affecting the property originate to the south of the property within properties on Bedford Street. These flows follow naturally occurring overland flow paths through properties along Bedford Street, Honora Avenue and Clare Street as they move north eventually joining flows along Maypole Creek and discharging the New Town Bay. It is expected that most overland flows will be contained within the road reserve with only shallow flows affecting the property. It should be noted that only a small porting of the southwest corner of the property is affected and there is no inundation across the housing parcel. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than $10m^2$ in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 40 Clare Street, New Town (CT 69277/1).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 40 Clare Street, New Town.

Applicable map (Clare Street)	

Representation No 72: Carolyn Brooks, 33 Newdegate Street, North Hobart

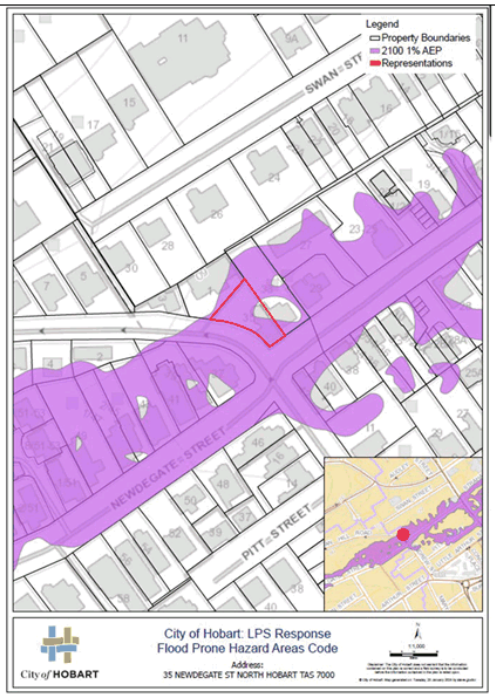
Matters raised in representation	The representor raises concerns about the application of the Flood prone hazard area overlay. In their view this is incorrect and based on incorrect information. They are of the view that any water impacting their property is the result of a lack of maintenance on Providence Rivulet, if the water was contained in a pipe there would be no issues with flooding. This is made worse by the construction of dwellings further upstream. This decision of Council will result in further expense to landowners through a loss of property values and an increase in insurance costs.
Planning Authority response	Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the *Urban Drainage Act 2013*. In the 1%AEP this capacity is exceeded. Upgrading the infrastructure to convey the 1%AEP is unlikely to be feasible within the Providence Gully catchment and would be a poor prioritisation of Council funding and inevitably result in unjustifiable increases in Council rates. Flows affecting 33 Newdegate Street North Hobart are due the flows from piped Providence Rivulet exceeding capacity in the 1%AEP. These flows follow naturally occurring overland flow path of the original rivulets alignment. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (Newdegate Street)	

Representation No 73: David McMeniman 35 Newdegate Street, North Hobart

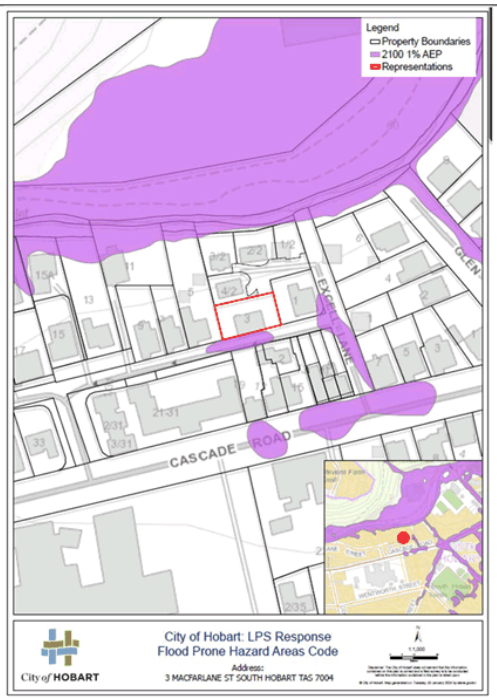
Matters raised in representation	The representor has contacted Council as their property has been identified as being located withing a flood prone hazard area overlay. The representor is of the view that if the Providence Rivulet - which is an open watercourse at the rear of their property -were enclosed, then this would assist. The rivulet currently experiences intermittent flooding from stormwater which has been made worse by further development in the surrounds of West Hobart. The representor also has concerns about the approval of infill developments nearby when the services don't have the capacity to manage the stormwater. He remains concerned that his household insurance premiums will increase with an associated impact on the property valuation.

	He believes that the maintenance of the Rivulet is the Council's responsibility, particularly when there is scouring of the rivulet bank, however has been advised by Council that it is the responsibility of landowners.
Planning Authority response	Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the *Urban Drainage Act 2013*. In the 1%AEP this capacity is exceeded. Upgrading the infrastructure to convey the 1%AEP is unlikely to be feasible within the Providence Gully catchment and would be a poor prioritisation of Council funding and inevitably result in unjustifiable increases in Council rates. Flows affecting 35 Newdegate Street North Hobart are due the flows from Providence Rivulet exceeding capacity in the 1%AEP. These flows follow the naturally occurring overland flow path of the original rivulet's alignment. Flood depth across the property range between 0mm and 380mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map (Newdegate Street)	

Representation No 74: John and Alison Hutchison 3 MacFarlane Street, South Hobart

Matters raised in representation	The representor raises concerns about their property being located within a flood prone hazard area overlay. They are of the view that their property has no potential for flooding, and the maps show that the nearest flooding occurs on the street, and there would only be a small area that impacts the front of the property. They would like any reference to the overlay removed from their property.
Planning Authority response	Current mapping shows flows affecting 3 MacFarlane Street, South Hobart is contained within the road reserve and only affects the boundary of the property and front wall of the housing parcel. The flows affecting the property are overland flows that exceed Council's drainage capacity. The depth of inundation across the property boundary ranges between 0mm and 60mm. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria:

	The property area subject to flooding is less than 2% of the total property area, less than 10m^2 in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 3 MacFarlane Street, South Hobart (CT 116176/1).
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through removal of the flood prone hazard area overlay from 3 MacFarlane Street, South Hobart.
Applicable map (Macfarlane Street)	

Representation No 75: Philip Littlejohn, 323 Argyle Street, North Hobart

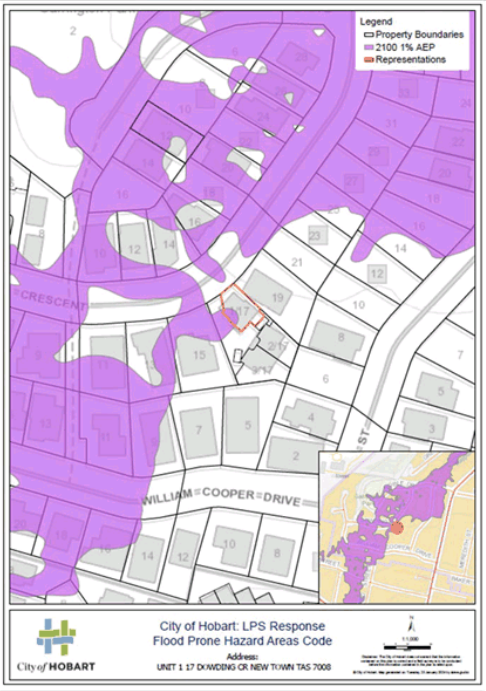
Matters raised in representation	The representor raises concerns about their property being located within a flood prone hazard area overlay. They believe this is incorrect and note that: • Only 2% of their block is covered by this overlay, and this is unfair and an inaccurate assessment of the flood risk to their property. • The house is over 170yrs old and has never been flood damaged. In the 30yrs they have lived there, they have never experienced any flooding or

	water damage. This included in the May 2018 event, where the house sustained no damage. • There is a sandstone wall which acts as a barrier against any potential flooding. They are concerned about the impact on their property value and insurance.
Planning Authority response	Modelling indicates that inundation across the property ranges from 0mm to 80mm. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than $10m^2$ in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 323 Argyle Street, North Hobart (CT 224644/1).
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through removal of the flood prone hazard area overlay from 323 Argyle Street, North Hobart.

Applicable map (Argyle Street)	

Representation No 76 and 139: Zoe Burton/Wendy Bliss, 1/17 Dowding Crescent, New Town

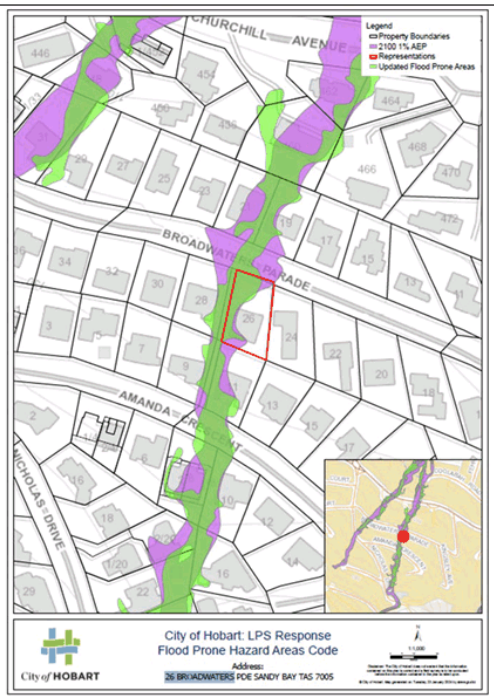
Matters raised in representation	The representor is raising concerns regarding the flood prone hazard area overlay. They are of the view that the map is outdated and was drafted prior to the new Garrington Park development. It is noted that the developers put in place critical infrastructure and street drainage which would change the water flow from properties. However, while this map still exists, it results in increased insurance premiums and impacts upon the value of the dwelling. The representor requests that the area be resurveyed, and the map updated to detail the engineering changes around drainage and infrastructure.
Planning Authority response	The overlay mapping affecting Unit 1, 17 Dowding Crescent is based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application. Council acknowledges a need to update the flood mapping in various locations across the city, and this particular area of Garrington Park has previously been

	identified. This will be a project undertaken over a 3-year timeframe, therefore, any mapping changes will need to be addressed by a planning scheme.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (Dowding Crescent)	

Representation No 77: Anna Rose, 26 Broadwaters Parade, Sandy Bay

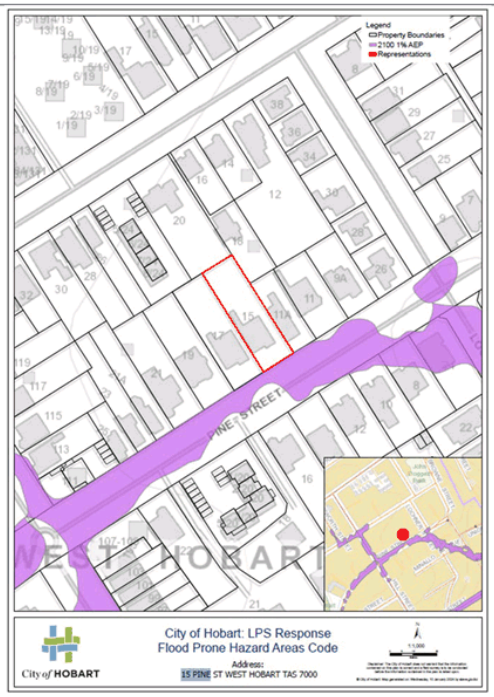
Matters raised in representation	The representor is raising concerns with the application of the flood prone hazard area overlay. They particularly note that they live several hundred metres uphill and there are no waterways near them, and they live on a sloping block of land. Therefore, they believe the application of the overlay is incorrect. They are concerned about increases in insurance premiums. They also believe that any inundation due to insufficient stormwater drainage is not due to the land, but more the outcome of inadequate infrastructure when urban development expands.

Planning Authority response	Flows affecting 26 Broadwaters Parade, Sandy Bay originate from Bicentennial Park uphill and to the south of their property. These flows follow natural overland flow paths through properties on Nicholas Drive and Amanda Crescent as they move north joining flooding along Wayne Rivulet before discharging to the Derwent River at Long Beach. The flows affecting the property are overland flows that exceed Council drainage capacity. It is expected that most of these flows will be contained within the roadways with shallow overland flows moving through the property heading north before converging with flows from Wayne Rivulet. Flood depths across the property range between 0mm and 200mm. It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.

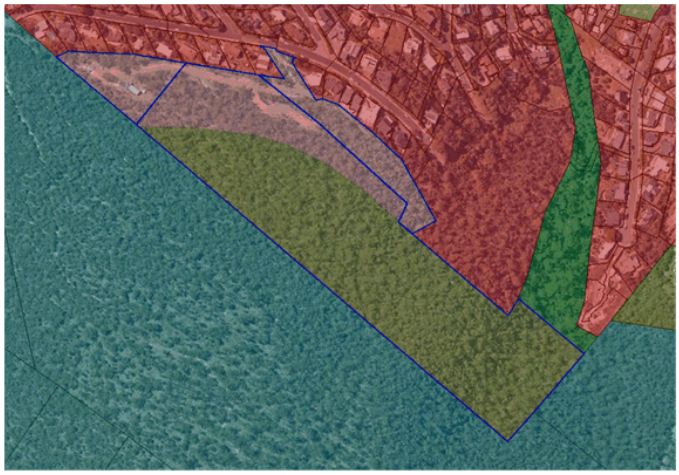
Applicable map	

Representation No 79: Ben Wagner, 15 Pine Street, West Hobart

Matters raised in representation	The representor is raising concerns with the application of the flood prone hazard area overlay. Particularly, he is of the view that the mapping shows that the City of Hobart assets are at risk, not the houses and properties specifically. They have undertaken their own works to ensure stormwater is appropriate managed at a single property level, but City of Hobart should be doing the same with their assets and impacting on neighbouring properties. Before these flood maps are applied to properties, the Council should quantify what level of risk is attributable to poorly maintained infrastructure. They should specifically consider 15 Pine Street through field survey and ensure that the line does not
Planning Authority response	Flows affecting 15 Pine Street West Hobart originate to the West of the property On Pine Street, Hamilton Street and Hill Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. Modelling indicates that these flows will be contained within the road reserve as they pass the property. While there is no indication that the property will be inundated, overland flows are expected to restrict access to the property during a

	flood event. Flood depths immediately in front of the property range between 0mm and 130mm. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than 10m^2 in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 15 Pine Street, West Hobart (CT 71300/1).
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through removal of the flood prone hazard area overlay from 15 Pine Street, West Hobart.
Applicable map (Pine Street)	

Representation No 80: Fiona Baillie, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	The representor has raised concerns that the three properties in question have been rezoned from General Residential to Low Density Residential. This is not reflected on the LPS planning scheme maps. The representor does not provide details regarding the circumstances that have led to this error.
Planning Authority response	It is agreed that this land was approved by the TPC to be zoned Low Density Residential under *the HIPS 2015* through a planning scheme amendment process (reference PSA-21-4).  *Figure 12: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS. (Source: The LIST, searched 22 December 2023).* The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential. Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process. It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4.
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

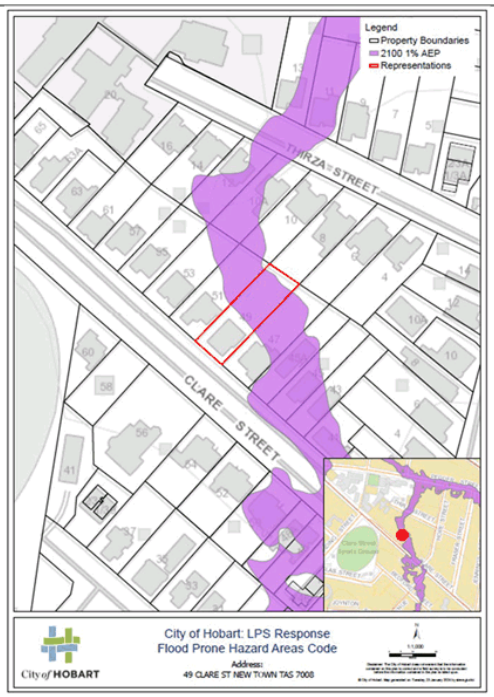
Representation No 81: John Ballard, 17 Pine Street, West Hobart

Matters raised in representation	The representor raised concerns in relation to the application of the Flood prone hazard area overlay applying to their property. In particular, he questioned the "wide fuzzy blue line" which on a low-resolution overlay, will place the edge of that line within the property boundary and therefore the entire block is deemed flood prone. This will result in a devaluation of the property, and potential increase in insurance costs as well as any additional costs for engineering submission to Council for future developments of the property. The lack of clarity on the plans is resulting inadvertently in impacts on properties and resulting in questions on the validity of the modelling data. In addition, the definition of Flood and Flood zone was not provided, either by depth of water or by duration of water staying there. It is further noted that Council has an obligation to manage stormwater and that in the representors view, this has been overlooked in recent years.
Planning Authority response	Flows affecting 17 Pine Street West Hobart originate to the west of the property on Pine Street, Hamilton Street and Hill Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. Modelling indicates that these flows will be contained within the road reserve as they pass the property. While there is no indication that the property will be inundated, overland flows are expected to restrict access to the property during a flood event. Flood depths immediately in front of the property range between 0mm and 140mm. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than 10m2 in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 17 Pine Street, West Hobart (CT 16407/1).
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through removal of the flood prone hazard area overlay from 17 Pine Street, West Hobart.

Applicable map (Pine Street)	

Representation No 82: Mary Gibbs, 49 Clare Street, New Town

Matters raised in representation	The representor has raised concerns in relation to the flood prone hazard area overlay. The overlay applies to the rear half of their property, potentially following an old creek line. They are concerned that the overlay is incorrect and may increase insurance premiums. The representor notes that there is evidence of subsurface water at various locations nearby (some of which aren't mapped as being in the overlay). However this area of Hobart is highly developed with stormwater infrastructure, and they've experienced no evidence of flooding in the past 13 years of living there. The soil is generally quite dry, and there doesn't appear to be any upstream source for the water to follow the mapped flow path.
Planning Authority response	Flows affecting the property originate to the south of the property within properties on Bedford Street. These flows follow naturally occurring overland flow paths through properties along Bedford Street, Honora Avenue and Clare Street as they move north eventually joining flows along Maypole Creek and discharging the New Town Bay. It is expected that most overland flows will be contained within the road reserve with only shallow flows affecting the property. Inundation depths across the property range between 0mm and 260mm and do not affect the housing parcel.

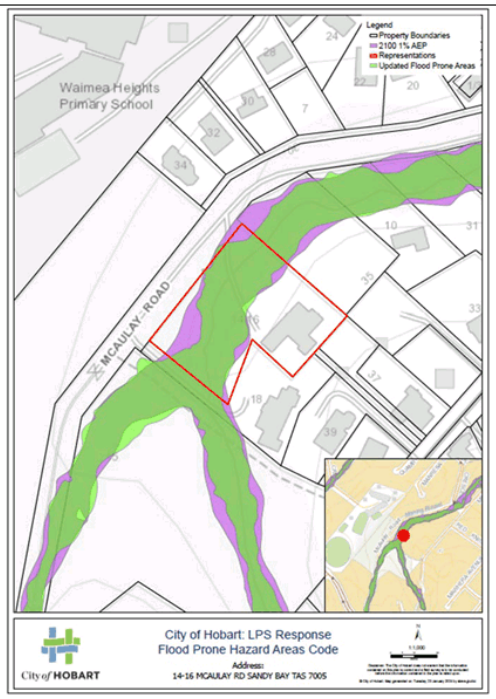
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map	

Representation No 83: Mark and Caroline Corrigan, 14 McAulay Road

Matters raised in representation	The representor raises concerns about the application of the flood prone hazard area overlay to their property. The representor notes that the Maning Rivulet goes through his property with approximately 1,700m^2 included in the area of the proposed overlay. They are concerned about the information underpinning the overlay. Particularly the design criteria have not been explained beyond it being a 1% annual exceedance probability (AEP) and climate change projection to 2100. The representor assumes the model of Maning Rivulet would be based on Ellerslie Road BoM weather station data and that the projection of 1% AEP to 2100 is approximately 15% higher than current. He has also assumed that the 1%AEP time interval of 1-3 hours seems reasonable to assume (noting that this time interval

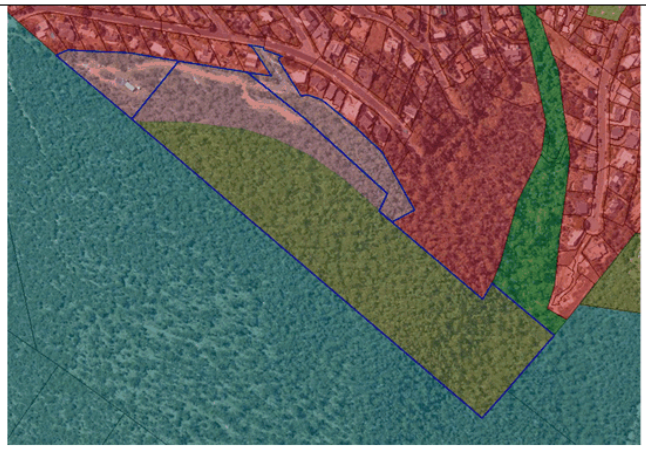
	has not been defined – noting that any choice of time interval will have a significance on flowrate and therefore overlay area.) The representor argues that the landowners should have a clear indication of these assumptions to understand how modelling is established. Data from the 2018 event determined that it has an AEP of less than 1%. In fact, over short periods rainfall during that event was 26-32% greater than the 1%AEP design threshold. During that event the rainfall exceeded the level of the banks of the Rivulet which caused damage to fences, a footbridge and general debris. In his opinion if the overlay was accurate then their entire driveway including McAulay Road would have been inundated. This didn't occur. The representor is concerned about modelling deficiencies, specifically: • The map elevations do not accurately consider the depth and width of the channel, contours are assuming that the water level along the flow path is at ground level. The actual normal water level is 1.1-1.5m below the level of surrounding land. The channel is approximately 3m wide between banks. • There has been no consideration of the 1200mm culverts under the driveways of 14-16 McAulay and 18 McAulay Road and these culverts are bigger than the CoH's Churchill Avenue culvert for marginally higher flow. These pipes have not blocked. • The contours of the nearby area more broadly are not precise enough to be applied in the application of the overlay. They are also incorrect in places. • The flood modelling may not adequately take into account the flow limit of the culvert pipe where Maning Rivulet passes under Churchill Avenue. The flow capacity for stormwater under our driveway is greater than the capacity at the Churchill Avenue upstream culvert. Effectively this upstream culvert and Edith Reserve acts as a flood detention basin. • The flow needs to be considered as a leaking dam in terms of high rainfall events from the Maning Rivulet catchment above Churchill Avenue. • Blockage assumptions should be consistent and stated – this is particularly the case for the Churchill Avenue culvert as branches are washed in from the reserve during a substantial rainfall event. There are a number of improvements that could be implemented including a flood detention basin above Churchill Avenue at Edith Reserve. Trash screening could also be implemented to maintain water flows. And a deepening of the dish drain alongside the driveway to 18 McAulay Rd would improve potential waterflow impacts by directing stormwater to Maning Rivulet.
Planning Authority response	As a result of internal review and gap analysis of existing modelling, updates have been made to Council models and these are represented in the below maps in green. This updated modelling incorporates a higher level of detail and shows reduction in inundation of the property. Flows have and will continue to be modelled using conventional modelling in-line with relevant standard and guidelines such as the *Australian Rainfall and Runoff 2019*.

	The updated modeling of the catchment was undertaken in ICM-Infoworks and incorporated an updated digital elevation model (DEM) based on 2013 1-meter LiDAR, updated drainage network (trunk drainage >300mm diameter) and updated, surface roughness and permeability based on current Council GIS overlays and aerial imagery from 2022. The mean critical duration of the catchment was found to be 45 minutes. Blockage factors and hydraulic efficiency parameters were applied to inlets and pits. This accounts for blockages occurring during major storms which reduces the capacity for pits and inlets to receive stormwater. blockage selection was based on sensitivity analysis from the following scenarios: 1. No Blockage 2. 50% Blockage 3. 100% Blockage. For the purpose of identifying development risk 50% blockage was identified as appropriate. Council's trunk drainage is represented within the model however, the privately owned 1200mm culverts under the driveway at 14-16 McAulay Road and 18 McAulay Road have not been included at this point in time. Future flood modelling of the catchment will consider taking these into account. The revised model includes accurate representation of the channel at Norfolk Crescent Inlet based on 2013 LiDAR. The 1200mm Churchill Avenue culvert was included in the original modelling. Subsequent review has identified the culvert to be lined with an 800mm diameter sleave. Recently updated modelling has used an 800mm diameter culvert to replicate current conditions at the site. Stormwater network improvements identified through the Local Provisions Scheme representations are appreciated and will be taken into consideration for future upgrades.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.

Applicable map (McAulay Road)	

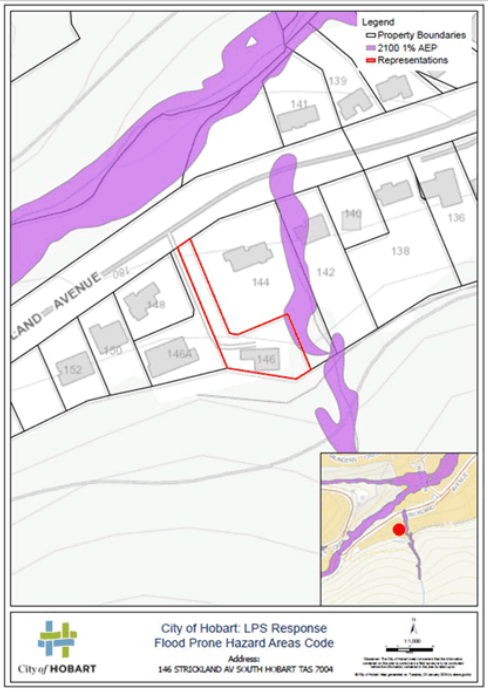
Representation No 84: Penny Webb, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	The property at 21, 21a and 21b Enterprise Road was changed from General Residential to Low Density Residential and approved by the TPCin September 2022. This needs to be rectified in the Hobart draft LPS.
Planning Authority response	It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4). The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time was proposed to be a straight like for like translation from General Residential to General Residential. Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process. It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4.

	 *Figure 13: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS 2015. (Source: The LIST, searched 22 December 2023).*
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 85: Peter Grant, 146 Strickland Avenue, South Hobart

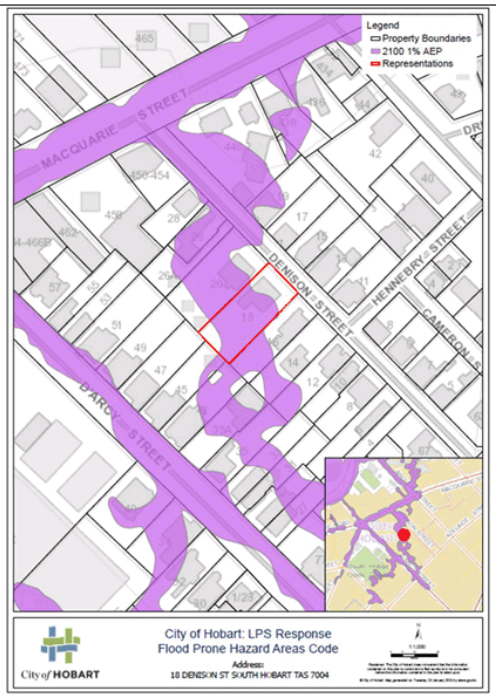
Matters raised in representation	The representor raises concerns that his property has been identified as being located within a flood prone hazard area overlay. He doesn't understand how this could be the case as the property is on a steep slope. He however acknowledges that they have experienced flooding before, and he believes this is due to the fact that there is a lack of curb, gutter and stormwater drainage on the northern side of Huon Road. During times of heavy rain, the water channels through the bush owned by Cascade Brewery and travels downslope to the houses along Strickland Avenue. This causes major erosion of gullies and flooding. Responsibility for managing stormwater appears to be hand balled between the Council, road authorities and Cascade. Authorities are only responding where the damage is being caused as opposed to fixing the problem.
Planning Authority response	Flows affecting the property originate to the south of the property within property owned by Cascade. These flows follow naturally occurring overland flow paths affecting properties on Strickland Avenue before joining flooding in Hobart Rivulet. Inundation depths across 146 Strickland Avenue range between 0mm and 120mm and do not affect the housing parcel. The Cascade property has a significant catchment area and includes a naturally occurring gully that has in recent years become increasingly eroded. Overland

	flows from Huon Road are directed into the Cascade property and dispersed preserving predevelopment conditions of the area. There is no indication of gullying or erosion from Huon Road stormwater outlets within the Cascade property and although there have been multiple site inspections of the gully no connection between Huon Road stormwater drainage and the erosion have been found. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (Strickland Avenue)	

Representation No 86: Sharn Davies, 18 Denison Street, South Hobart

Matters raised in representation	The representor raised concerns that their property was identified as being located within a flood prone hazard area overlay. They acknowledge that their property was flooded in May 2018. However, in 2019 Council undertook substantial

	upgrades of stormwater in Darcy and Denison Streets and sealed off all stormwater previously entering via the old pipes under their property. They were advised by workers at the time that they should experience no further stormwater flooding. Their house was built in 1853 and they believe it is unlikely to be flooded again. They are concerned about the implications to future sale value of the property and the insurance premiums.
Planning Authority response	Flows affecting 18 Denison Street South Hobart originate to the south of the property on D'Arcy Street. These flows follow natural overland flow paths through properties on D'Arcy Street and Denison Street as they move north to join flooding from Hobart Rivulet. The flows affecting the property are overland flows that exceed Council drainage capacity. It is expected that most of these flows will be contained within the road reserve with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 120mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map (Denison Street)	

Representation No 87: Department of Natural Resources and Environment, Tasmania, Truganini Conservation area

Matters raised in representation	NRE Tas supports the proposed Environmental Management Zone for the Truganini Conservation Area. They note that TasVeg 4.0 should be utilised and this includes additional area of *Eucalyptus globulus* dry forest and woodland (DGL) and *Eucalyptus ovata* forest and woodland (DOV). These vegetation communities are recognized as critical habitat for the Swift Parrot. There have been areas in the Hobart draft LPS where this vegetation type is identified and not covered by the priority vegetation area overlay. These include: • Road casement south of title reference 153623/3 which contains approximately 3.8ha of mapped DGL.



Figure 14 The road casement located south of 153623/3 highlighted. (Source: The LIST searched 22 December 2023)

- Road casement north of 110715/50 which contains approximately 0.6ha of mapped WGL.



Figure 15 The road casement located north of 110715 subdivision containing wet eucalypt forest and woodland. (Source: The LIST searched 8 February 2024)

- Title reference 174043/1 contains approximately 0.7ha of mapped DGL.



Figure 16: The road casement, with a section of Eucalyptus globulus shown highlighted. (Source: The LIST, searched 22 December 2023).

- Title references 175653/2 and 183802/0 containing combined approximately 0.5ha of WGL.



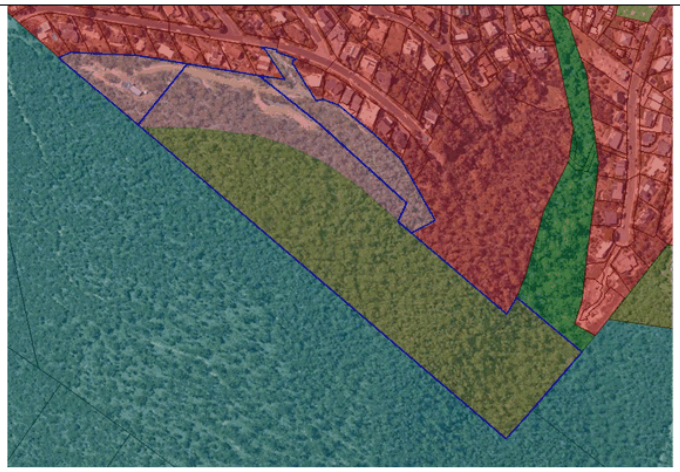
Figure 17: The two privately held titles zoned Inner Residential. (Source: The LIST searched 22 December 2023)

All of this land area should be included within the priority vegetation area overlay of the LPS.

Planning Authority response	It is acknowledged that the TasVeg mapping has been revised, and that in some instances this results in additional areas of threatened vegetation communities identified. Consideration of these areas identifies three road casements sites which are currently zoned Utilities. All of these road casements are adjacent to the Southern Outlet. The priority vegetation overlay can be applied to road casements and corridors, although it is unclear whether the Department of State Growth have a position on this approach. In any event, the exemption provisions that exist within the Tasmanian planning scheme allow for road upgrades, maintenance and works within the road corridor without reference to the natural values. To that end, it is of limited benefit to incorporate the priority vegetation overlays on the road casements as it is unlikely that these provisions will ever be applicable given the established use in the area and far-reaching exemptions that apply. Protections of swift parrot habitat afforded under the *Environment Protection and Biodiversity Conservation Act 1999* will however be unaffected by the Hobart LPS and these legislative requirements will remain relevant to the Department of State Growth. Two title references, 175653/2 and 183802/0 are in private ownership and zoned Inner Residential. The Section 8A, Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, specifies that the priority vegetation area should not be shown on the overlay map for land that is within the Inner Residential Zone amongst other zones.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

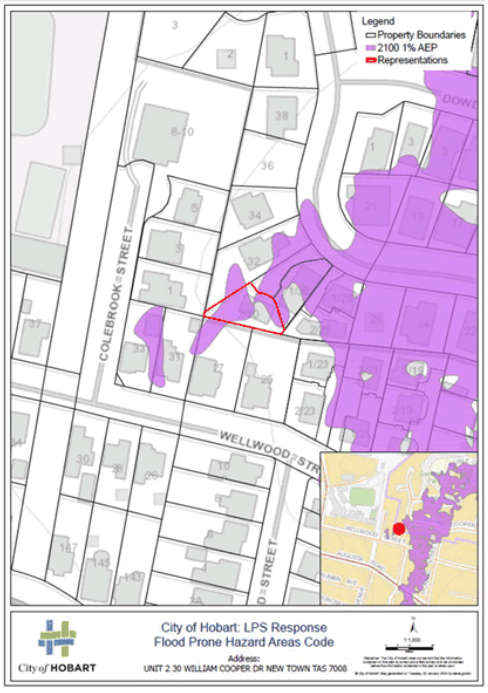
Representation No 88: Stuart McKenzie Hall, 21, 21a and 21b Enterprise, Sandy Bay

Matters raised in representation	The representor noted that he was part of a community group that went through the lengthy process with Council and the TPC to get the properties rezoned to low density residential. This zoning is not reflected in the new planning scheme which still has this area zoned General Residential. Can this oversight be rectified.
Planning Authority response	It is agreed that this land was approved by the TPC to be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4). This is reflected in Figure 18 below.

	 *Figure 18: 21, 21a and 21b Enterprise Road as it is currently zoned under the HIPS 2015. Under the Hobart draft LPS the areas zoned Low Density Residential have been proposed as General Residential.* The reason why under the Hobart draft LPS the land was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time was proposed to be a straight like for like translation from General Residential to General Residential. Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process. It is agreed that the properties should be zoned Low Density Residential, consistent with the Scheme amendment PSA-21-4.
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	Modification of three properties from General Residential to Low Density Residential.

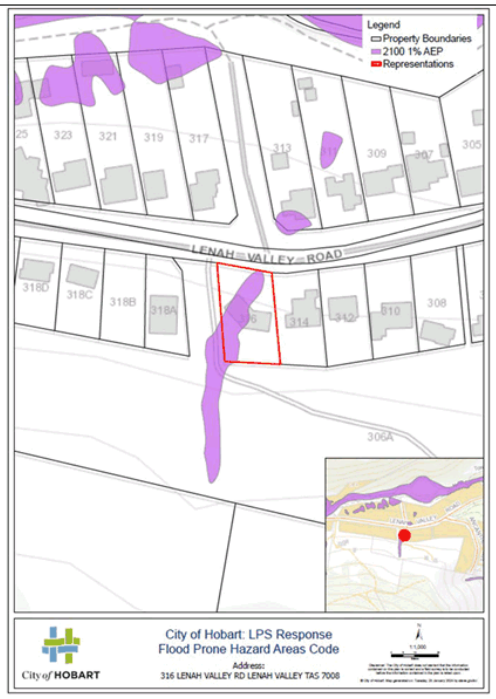
Representation No 89: Suzanne Morrisby, 2/30 William Cooper Drive, Lenah Valley

Matters raised in representation	The representor raised concerns in relation to the application of the flood prone hazard area overlay that is applicable to her property. They are concerned about the application of this overlay and are of the view that the current map is outdated and hasn't been updated since the Garrington Park development has been completed. The representor understands that the developers put in place critical infrastructure and street drainage that would change the water flow from properties.

	There were concerns that this will impact upon their insurance premiums and the valuation of their property.
Planning Authority response	Code overlays affecting Unit 2, 30 William Cooper Drive are based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application. Council acknowledges a need to update the flood mapping in various locations across the city, and this particular area of Garrington Park has previously been identified. This will be a project undertaken over a 3 year timeframe, therefore, any mapping changes will need to be addressed by a planning scheme amendment at that time.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable map (William Cooper Drive)	

Representation No 90: CFP Brosnan and DP Rayner-Brosnan, 316 Lenah Valley Road. Lenah Valley

Matters raised in representation	The representors have raised concerns in relation to the Flood prone hazard area overlay. This is because: • The area has not previously been identified by Council as being within a flood prone area. • The property, including buildings and access, has never flooded nor been impacted by any degree of flooding or runoff. • The property does not adjoin a watercourse and is 115m from the nearest watercourse and the site is on the high side of Lenah Valley Road. The primary frontage is approximately 20m higher than the watercourse. • The owners are of the view that the property to the rear and upslope of them has drainage installed that is diverted to the street frontage and away from their property. • They have undertaken their own risk assessment and believe there is no risk to their site. The owners are concerned about the ramifications of this listing on their insurance premiums, as well as on the value of their property.
Planning Authority response	Flows affecting 316 Lenah Valley Road, Lenah Valley originate to the south of the property within the neighboring property of 306a Lenah Valley Road. These flows are naturally occurring overland flows from the surrounding catchment and follow naturally occurring overland flow paths through properties on Lenah Valley Road as they move north to join flooding along New Town Rivulet. Flood depths across the property range between 0mm and 170mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map (Lenah Valley Road)	

Representation No 91: Annalise Varghese, Institute of Architects

Matters raised in representation	This representation was an enquiry as to whether they could get an extension to the time period to lodge a representation.
Planning Authority response	Council staff advised the representor that an extension of time could not be given. There are no substantive issues to respond to.
Recommended action	No action is taken.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

Representation No 94 and 102: Graeme Bell, 865 Huon Road, Fern Tree

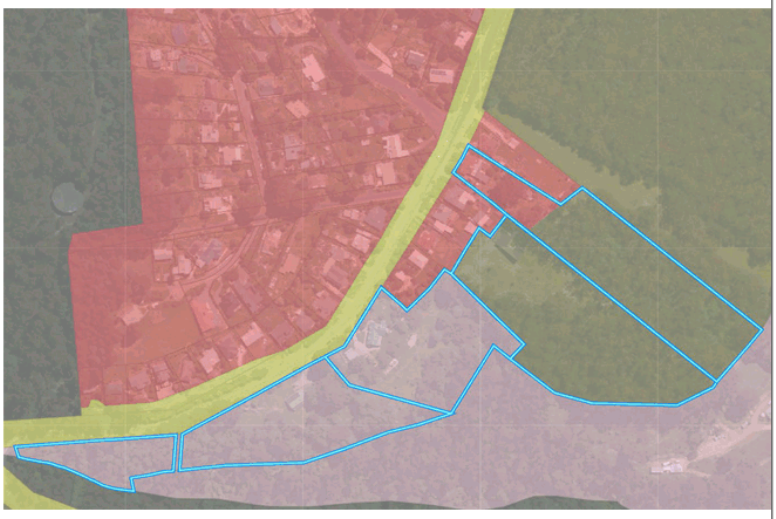
Matters raised in representation	The representor raises concerns regarding the application of the Landscape Conservation zone to his property. He believes the land should be zoned Rural living as the property is bisected by the road, the pipeline track, the Council access

	road and the water pipeline. Development on the site is already restricted by the topography, and things like the heritage listing of the pipeline track. He believes it is discriminatory to change the zoning which would result in a discretionary approval pathway instead of a permitted approval pathway. He believes that the planning and building costs associated with developing his site are likely to be higher because of the Discretionary residential use status. He believes it is unreasonable that the Council would make it more difficult for people to develop, particularly as there are increasing rates on residential land. He is of the view that the land is already developed to a degree due to its proximity to the road, bus stops, and the Pipeline track.
Planning Authority response	The site is currently zoned Environmental Living under the HIPS 2015. The site itself is undeveloped, being heavily wooded by stands of vegetation of varying ages and has a land area of approximately 8 ha. The site is bisected by Huon Road, by the Pipeline Track and other road reserves, although it is noted that on the ground most of these road reserves are not constructed.  *Figure 19: The site as 865 Huon Road, showing the green of the Landscape Conservation zone, with the hashed section reflecting the Historic Landscape Precincts.* The site is adjoined by Landscape Conservation zoned properties to the south east, with Environmental Management zoned land to the north (covering Wellington Park). To the south west is the Kingborough LGA. While there is Rural Living zoned land nearby, it does not adjoin the site, and is applied to a number of titles which are smaller, in some instances cleared of vegetation and already developed.

	The Section 8A guidelines indicates that the Landscape Conservation zone should be applied to land with landscape values, that are identified for protection and conservation, such as bushland areas, and large areas of native vegetation. The zone may be applied to land which is not otherwise reserved but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation; the land has constraints due to the application of the Natural Assets Code or Scenic Protection Code; or the land is currently within the Environmental Living Zone and the primary intention is for the protection and conservation of landscape values. The site is proposed to be entirely covered by the Priority Vegetation Area overlay, however, is not identified as a threatened native vegetation community. Large sections of the property are covered by a Historic Landscape Precinct which is adjacent to the road corridor (HOB-C6.3.2) and also the Pipeline Track (HOB-C6.3.3). Both of the descriptions for the historic heritage values, reference the need to retain vegetation values, both from their ecological perspective but also for their landscape value. Given these influences on the property, the application of the Landscape Conservation zone is appropriate and consistent with the zone application guidelines. It is noteworthy that the Landscape Conservation zone does not preclude residential use occurring on the site. It will be a discretionary use, however given the various Codes that apply to the site it is likely that any application will be discretionary in even if the zoning was Rural Living. To that end the associated costs are unlikely to be particularly different between the zonings.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact to the Hobart draft LPS.

Representation No 95: Matt Lindus, 600 Huon Road, South Hobart

Matters raised in representation	The representor raised concerns around the application of the Landscape Conservation Zone to the bushland lot and the impact the zoning will have on the property due to the sites split zoning with the General Residential Zone. It is suggested that the application of the Rural Living A zone to the bushland lot is more consistent with the zone application guidelines and the surrounding area. It is also stated that vegetation values are protected by the application of the Priority Vegetation overlay which will also apply to the Rural Living zone in the event of development of a single dwelling. Additionally, there is concern in respect of the Priority Vegetation Area overlay application to the property General Residential zoned portion of the site.

Planning Authority response	It is acknowledged mechanism under the Landscape Conservation Zone the *Drummond Street Developments Pty Ltd v Northern Midlands Council [2023] TASCAT 77)* decision, the State Planning Provisions means that the new scheme effectively prevents the subdivision of the General Residential portion of the site. However, in response to the representation further consideration of the proposed translation to the Landscape Conservation from the Environmental Living portion of the site is required. In reviewing the supporting report and Translation of the Environmental Living Zone document it refers to the suitability of the Cascade land straddling Huon Road to be translated to the Landscape Conversation Zone. This area is stated to have scenic values, forming a vegetated background to the historic building and surrounding residential areas as well as containing threatened vegetation communities, and habitat for threatened species. The report also refers to the logical translation of the Turnip Fields Road lots to the Rural Living Zone. However, the report is silent on the translation of the Environmental Living zoning in respect of the properties at 600, 602A, 610, 612 Huon Road. The properties at 610 and 612 Huon Road with comparable lot sizes are proposed to be zoned Rural Living A with the rear of the split zoned property at 600 Huon Road and the property at 602a Huon Road zoned Landscaped Conservation as shown in the GIS map image below.  The two properties are separated by a cleared buffer to the Cascade owned land and surrounded to the south and west by the Rural Living zoned Turnips Field Road property and the Huon Road properties. Upon review and with no justification for why the Landscape Conversation zone has been applied to these two properties and scenic values acknowledged it would appear logical to apply the Rural Living A zoning to the Environmental Living zoning of these lots. The points raised in the representation are considered valid. The Rural Living A zone is appropriate, relevant to the lot sizes of the properties and is consistent with the other adjoining

	larger lots fronting Huon Road. Also as mentioned in the representation the vegetation values are protected by the application of the Priority Vegetation overlay, additionally the Natural Assets Code which will also apply to the Rural Living zone. In respect of the application of the Priority Vegetation Area overlay to the General Residential section of the site property it is understood that the overlay was created using the Regional Ecosystem Model developed by Natural Resource Planning P/L, with some minor adjustments. It is unclear why the model was applied to pasture sections of the site and the scope for the adjustment to alignment of this overlay. However, in seeking advice from Council's Environmental Development Planner it is unlikely that the trees in this section of the site would be 'priority vegetation' or 'significant habitat'.
Recommended action	Modify the zone maps to apply the Rural Living A Zone to the Landscape and Conservation Zone portion of 600 Huon Road and the entirety of the property at 602a Huon Road.
Effect of recommendation on Hobart draft LPS	Modification of the zone map under the Draft LPS to apply the Rural Living A Zone to the Landscape and Conservation Zone portion of 600 Huon Road and the entirety of the property at 602a Huon Road.

Representation No 96: Robert Stewart, 82 Hall Street, Ridgeway

Matters raised in representation	The representor has raised concerns in relation to the application of the Landscape Conservation zone. He has owned the property since 1971 and at that time he was of the belief it was part of the township of Ridgeway. The lot is 10.3 ha and at that time he thought he could subdivide it into 3 lots. Then water was brought to the site in 1982 and he believed that could provide for further subdivision. He had intended on developing the site and has undertaken some fuel reduction burns over the years. He believes the zoning is not consistent with the burns that have occurred on site, nor is it consistent with his expectations. He believes the zoning will devalue the property and is wondering whether there is any compensation from Council for the impacts upon value, or for the high costs of land tax, rates and water supply connections in the past?
Planning Authority response	The property is currently zoned Environmental Living and it is a 10 ha parcel of land, with well-established vegetation. There is no cleared building site nor any structures on the property. The minimum lot size for the Environmental Living zone is 10 ha. While the Landscape Conservation zone has a larger minimum lot size, given that the title is only just over 10 ha in any event, further subdivision was and will continue to note be possible. The site is adjacent to Rural Living B lots to the south and west. To the east the land is also zoned Landscape Conservation, and to the north Environmental Management zoned land which is owned by the City of Hobart.



Figure 20: The property at 82 Hall Street, as it is currently zoned under the HIPS 2015 (Source: The LIST, searched 30 October 2023).

In terms of the application of the Landscape Conservation Zone, the Section 8A guidelines state it can be applied to:

> *(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;*
>
> *(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or*
>
> *(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.*

The site is a large area of bushland, dominated by *Eucalyptus pulchella* forest and woodland according to TasVeg 4, with a small section of *Eucalyptus obliqua* dry forest. Neither of those vegetation types are threatened vegetation communities. The site is not reserved but does have identified *Allocasuarina duncanii* (rare) but also has a White bellied Sea Eagle (vulnerable) nest on site.

The site is covered by the priority vegetation overlay but not the Scenic Protection Code. The site is currently within the Environmental Living Zone.

While the site does not hold a range of threatened species, the site's location, adjacent to significant reserves, and quite visible from elsewhere influences the application of the Landscape Conservation zone. Ridgeway, as a hamlet has a higher density area, with a number of lots which are closer to residential in scale, but with most of them being 1-2ha in area. However, surrounding that area are properties generally 5-10 ha in size, which are currently zoned Environmental Living and have all been zoned Landscape Conservation.

	It is unclear what the representors preference would be. Notwithstanding this, to ensure consistency in zone application of the surrounding area, and representing the closest translation as possible, the Landscape Conservation zone is the most appropriate fit. It does not change the subdivision potential on site and still allows for the construction of a single dwelling.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 97: City of Hobart

Matters raised in representation	City of Hobart have submitted a representation to their own scheme. The issues they raise can be summarised as follows: 1. Short Stay Visitor Accommodation: Implementing a Specific Area Plan (SAP) applying a prohibited use status to Visitor Accommodation within the Inner Residential, General Residential and Low Density Residential Zone. 2. Hotel Industry Uses: Within the HIPS 2015, Hotel Industry uses are controlled when operating between 12.00am and 7.00am, and this has been carried over to the Central Business Zone SAP and Commercial Zone SAP in the LPS. However Hotel Industry uses can exist within the Urban Mixed Use zone, the Local Business zone and the General Business zone, but will not be subject to the SAP requirements. This is inequitable and the same level of consideration for potential impacts from late-night venues should be applied, throughout the municipal area. 3. Hobart Commercial Zone SAP: The Commercial zone under the Interim Scheme and that under the LPS have different zone intents, and different allowable uses. They do not reflect a like for like translation, nor do they reflect the Council's intent which aims to create a transition between the Central Business Zone and Inner Residential areas. The SAP seeks to address this, allowing for additional uses in some instances, and not allowing these uses in others. 4. Hobart Commercial Zone SAP – Building Height: The wording of the performance criteria for building height development standards refers to compatibility with the surrounding area, streetscape and existing buildings. The wording does not allow for the consideration of positive attributes of proposed development when assessing a building height that exceeds the permitted height limits. The Council has concerns that in this zone, it is not necessarily desirable for proposed building height and development to be compatible with existing buildings and streetscape character in the zone. This also presents issues for appropriate development that is a 'first mover' in the area. There should be capacity to consider the positive contribution of buildings and the height, bulk and form reflecting the transition between the Central Business Zone and residential areas. However, in

	considering this, there is a broader issue around maintaining heritage character. To that end the inclusion of the adjacent Heritage Building Height Development Standards used within the Central Business Zone SAP must be done. 5. Hobart Commercial Zone SAP – Design Passive Surveillance Development Standards: There are no passive surveillance and active frontage provisions proposed in the Commercial Zone. To be consistent with the existing Commercial Zone provision under the HIPS 2015, passive surveillance and activation of frontages provision is necessary. 6. Hobart Central Business Zone SAP – Building Height PC: Similar to the Commercial Zone, the compatibility with existing buildings in the area not being individually prominent is also applied. A higher building may have a positive impact on the streetscape. The PC requires an urban context report and design response that addresses how the building derived from and responds to the existing characteristics of the site and surrounding area. 7. Hobart Central Business Zone SAP – Amenity Building Envelope. There are concerns about the Figure HOB-S4.3, this has been translated from the HIPS 2015 but it's interpretation has been unclear. The Council wishes to use four new diagrams instead. 8. Amenity standards for multiple dwellings in other zones. Amenity standards for multiple dwellings have been carried forward from the HIPS 2015 into the Central Business Zone SAP and Commercial Zone SAP. While it is expected that at some stage the State Government's Apartment Code will be implemented, there is no clear timeframe for when this will occur, and it is acknowledged that appropriately amenity standards should be applied in other zones such as Urban Mixed use, Local Business and General Business. The mechanism to do this should be through the inclusion of a SAP that can then apply to all 5 zones. 9. Bicycle Parking for Residential Uses – There are currently no bicycle parking requirements for residential uses, however with the increasing use of bikes, it is important to consider these facilities and support infrastructure at the design stage of development. The Council would like to see the inclusion of bicycle parking for multiple dwellings provided for through a SAP. 10. Electric Vehicle Charging Facilities – EV charging facilities need to be considered in new building design, particularly for higher density developments, through the inclusion of a SAP. 11. Enterprise Road Planning Scheme amendment – The final amendment PSA-21-4 to rezone the properties at 21, 21A and 21B to Low Density Residential with the application of the Biodiversity Protection Area Overlay came into effect in September 2022, however this change is not represented in the Hobart draft LPS zoning maps. This is ordinarily directed by the Commission to be included; however it appears to have been an oversight, possibly due to the timing. This should be rectified. 12. 15 Oberon Court, Dynnyrne – The site is currently identified to be zoned Rural Living Zone A with a minimum lot size of 1ha and setback requirements of 20m from a frontage and 10m from side and rear

	boundaries. The land has recently been subdivided so these provisions are no longer appropriate for the smaller lots in the subdivision (the lot sizes range from 947m^2 to 2500m^2). To that end it is considered that the Low Density Residential Zone is more appropriate for lots 21-27 in particular without generating any additional subdivision potential. 13. Urban Mixed Use Zone to Commercial Zone, Campbell Street – this area is currently zoned Urban Mixed Use, however in considering the existing uses and the development potential of the site, it is considered that it is more appropriately aligned with the Hobart Commercial Zone SAP. This has also been highlighted within the draft Central Hobart Plan. 14. 11 Bimbadeen Court, West Hobart. – This site has been zoned Landscape Conservation. It is considered illogical to apply this zoning to the site as it would result in unnecessary discretionary applications for alterations and works to the existing dwelling. Given the size and developed nature of the site and the application of the adjoining zoning, the General Residential zone is more appropriate.
Planning Authority response	The Council has requested a number of changes to the LPS, many of which have come about due to the length of time between when the LPS was initially drafted, and when it was placed on exhibition. Each individual issue is addressed below, noting that where the request is around one zone or SAP, they will be addressed collectively. <u>Visitor Accommodation</u> The City of Hobart has requested that there be a prohibition to Visitor accommodation uses in the Inner Residential, General Residential and Low Density Residential zones. This has come about from the planning scheme amendment applied for under the HIPS 2015 to do the same. In February 2023 the TPC made a ruling which determined that it should not proceed with assessment of the proposed draft amendment and should not make a ruling on the merits of the application. This was because if the TPC made a determination, they were of the view it would have no effect on the planning regulations in the City of Hobart as these regulations are brought about by a Planning Directive. Planning Directives have no effect on LPS as they were replaced by the SPPs. That said the Act now includes LPS criteria that require it to be demonstrated that where a local provisions seeks to over ride an SPP that it should be because of unique circumstances or there is significant economic, social or environmental benefit. Specifically section 32(4) of the *Land Use Planning and Approvals Act 1993* requires that a local provisions in the form of a PPZ, SAP or Site Specific Qualification should only be approved where: *(a) use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area;* *(b) or the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land,*

	to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs. It may be possible to demonstrate that a prohibition on Visitor Accommodation does achieve significant social benefit, although it is not an issue unique to the Hobart LGA (acknowledging that it may be experienced most significantly in the inner suburbs).However this is a significant policy matter and should be resolved either through a review of the SPPs or a separate scheme amendment. Hotel Industry Uses The City currently has drafted additional limitations associated with Hotel Industry uses within the Central Business and Commercial zone SAPs (which is a translation of the current HIPS 2015 provisions) and submit that these provisions should apply to the Urban Mixed Use, Local Business and General Business zones for equity and consistency. This policy approach is supported. Impacts from Hotel Industry uses are not limited to certain zones, and in the lower order zones such as Urban Mixed Use, Local Business and General Business, there is potential to experience conflicts between Hotel Industry uses and sensitive uses due to closer proximity of residential areas, particularly given the function of the Central Hobart and the inner suburbs in servicing all of Greater Hobart in terms of entertainment activities. However, the approach to further limitations requires more detailed consideration in light of the neighbourhood plans currently being progressed and the requirements of section 32 (4) of the Act as outlined above. It is important that Council takes time to prepare a considered suite of local provisions in the most appropriate format (PPZ or SAP) that addresses all matters unique and relevant to the Central Hobart area in a manner that avoid unnecessarily complexity. This is a significant drafting exercise in its own right and should be progressed as a separate scheme amendment process. Hobart Commercial Zone SAP – Use Table The Council raises a number of concerns regarding the application of the Commercial Zone, particularly around the Use Table, not adequately reflecting the types of uses that the Council would like to see the area transition to. Council would like to see this area transition to what they have entitled through the Central Hobart Plan as the “Innovation Precinct”, seeing an increase in innovative uses, research and development, education and creative industries, supported by compatible residential uses. This strategic intent is not appropriately supported by the Commercial Zone within the TPS which does have more of a focus on Bulky Goods, Equipment and Machinery sales and Hire, Services industries, manufacturing and processing and storage. The underlying policy position presented by Council is sound and well research, although the removal of this commercial precinct could see a notable loss of some of those uses from the LGA if existing businesses were to fold and many services industries are population serving. Notwithstanding this, achieving this policy change can be done through a number of different approaches, including a different underlying zone (Urban Mixed Use for example)

	Similarly to the issue around Hotel Industries, consideration must be given to the most appropriate drafting approach in light of the full suite of changing arising from the Central Hobart Plan and section 32(4) of the Act. This is a significant drafting exercise in its own right and should be progressed as a separate scheme amendment process. Hobart Commercial Zone SAP – Building height development standard The Council proposes the inclusion of the Heritage Building Height Development Standards used in the Central Business Zone SAP which allows for a transition from the Central Business area to General Residential, while remaining sympathetic to the heritage buildings nearby. This results in a modified standard and one new standard addressing these requirements. The new standard in particular introduces the term "heritage-adjacent" which is defined within the Hobart Central Business Zone SAP but is not defined within the Hobart Commercial Zone SAP. The heritage adjacent standards are not existing within the HIPS and have the potential to significantly alter the course of an application and should be addressed through a separate scheme amendment process Hobart Commercial Zone SAP – Passive surveillance development standard The design requirements, to a degree, exist within the HIPS 2015 under clause 23.4.3 and 23.4.4. To that end, it is not a strategic change from the existing Scheme and can be supported. Hobart Central Business Zone SAP The proposed changes requested are to modify the existing SAP, to utilise more commonly accepted planning and design terminology. Some other changes seek to remove unnecessary duplication, and other changes seek to remove reference to compatibility, with some changes aiming to provide further clarity. In addition the Amenity Building Envelope which is to be carried over from the existing HIPS 2015 is considered to be unclear resulting in misinterpretation and confusion. To resolve this the Council proposes a new diagram to provide clarity. The proposed changes within the Central Business Zone SAP focus on providing further clarity, removing confusion, and duplication. The most significant policy change is in relation to the issue of compatibility between buildings, however it is acknowledged that the interpretation of this clause has led to its application in a manner than was unintended. Furthermore, the issue of protection of heritage sites, which can lead to consideration of compatibility between built form, is addressed through the Heritage Code. To that end, the changes to the SAP as proposed in the amended HOB-S4.0 Hobart Central Business Zone Specific Area Plan are supported. Amenity Standards for multiple dwellings

	The Council has requested that amenity standards for multiple dwellings be applied not only to the Central Business and Commercial Zone SAPs but also to the General Business Zone, Local Business Zone and Urban Mixed Use Zone. The application of amenity standards attempts to rectify the deficiency of these standards where higher density residential uses are permissible in these zones. Again the policy position around these is sound, however the inclusion of such a SAP needs to meet Section 32(4) of the Act and it is considered unlikely that the threshold for unique circumstances can be achieved. These provisions should be incorporated within the SPPs to appropriately regulate the development of medium to high density housing. The State Planning Office is currently progressing a review of residential standards which cover these zones and a discussion paper has recently been provided to Council for comment. Bicycle parking for medium density residential uses In recognition of the increasing usage of bicycles, and in particular electric bikes, Council is of the view bicycle parking for medium density should be regulated through the planning scheme as a SAP. Similar to the other suggestions of SAPs, compliance with Section 32(4) of the Act is necessary and this is considered to be problematic given that this is not an issues specifically relevant to Hobart. Council should instead advocate for an update to the SPPs and specifically the Parking and Sustainable Transport Code. Electric vehicle charging facilities Council would like to see the inclusion of EV charging facilities in new builds, particularly for higher density housing. Similar to the other suggestions of SAPs, compliance with Section 32(4) of the Act is necessary and this is considered to be problematic given that this is not an issues specifically relevant to Hobart. Council should instead advocate for an update to the SPPs and specifically the Parking and Sustainable Transport Code or raise this as part of the review of residential standards currently being progressed by the State Planning Office. Enterprise Road PSA. It is agreed that this land was approved by the TPCto be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4). The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential. Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process.

It is agreed that the properties should be zoned Low Density Residential, consistent with the Scheme amendment PSA-21-4 of the HIPS 2015.

15 Oberon Court, Dynnyrne

This site had a subdivision approved under the previous *City of Hobart Planning Scheme 1982* resulting in 10 lots, ranging in size from just under 1,000 m^2 to 5,200 m^2. The permit was substantially commenced but subdivision not fully finalised under recently.

It is currently zoned Rural Living however it is adjacent to General Residential zoned lots to the north east, the Utilities Zone to the north and the Particular Purpose Zone (University of Tasmania Sandy Bay Campus) to the south. The site is within the urban growth boundary under the STRLUS.



Figure 21: 15 Oberon Court highlighted showing new subdivision layout and current zoning under the HIPS 2015. (Source: The LIST, searched 12 February 2024).

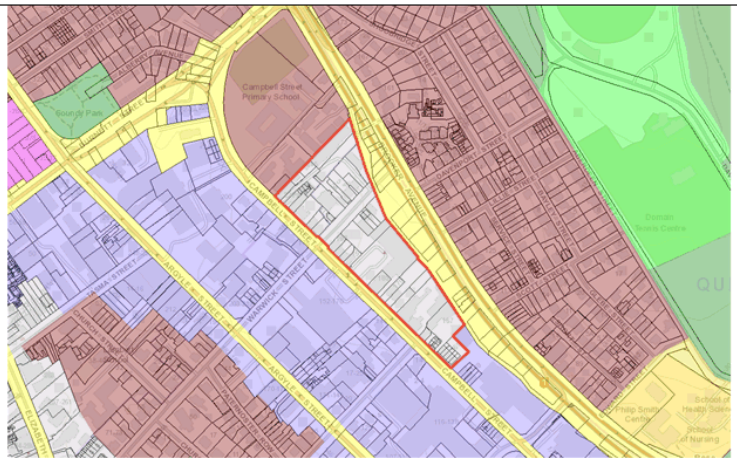


Figure 22: 15 Oberon Court highlighted showing new subdivision layout and proposed zoning under the Hobart draft LPS.

It is agreed that this area does not have the characteristics of a Rural Living subdivision. It is an extremely steep site with challenges with access which is reflected in the larger lot sizes given the sites proximity to the City. Councils' proposal is to rezone only half of the lots, Lots 21 – 27 to Low Density. The rationale for this is to recognize the already approved smaller lot sizes with development standards that are more appropriate to the smaller lots. However, the larger lots to the west and north of the cul-de-sac head if zoned Low Density Residential, could arguably be developed further, despite the topographical limitations and these should remain in the Rural Living Zone.

Urban Mixed Use to Commercial Zone SAP

The Council proposes that the section of land bounded by Campbell Street, Warwick Street and Brooker Highway, be rezoned from Urban Mixed Use to Commercial with the Commercial Zone SAP.

	 *Figure 23: Area requested to be rezoned from Urban Mixed Use to Commercial with the Commercial Zone SAP applied under the Hobart draft LPS.* This requested change is part of the implementation of the Central Hobart Plan. However, the approach requires more detailed consideration in light of the requirements of section 32 (4) of the Act as outlined above. It is important that Council takes time to prepare a considered suite of local provisions in the most appropriate format (PPZ or SAP) that addresses all matters unique and relevant to the Central Hobart area in a manner that avoid unnecessarily complexity. This is a significant drafting exercise in its own right and should be progressed as a separate scheme amendment process. The position of the current land owners is also unknown. <u>11 Bimbadeen Court</u> As outlined in the response to Representation No 185: Bryan Choa, 11 Bimbadeen Court, West Hobart, it is agreed that this site represents an anomaly in the area with the application of the Landscape Conservation Zone. The site is developed with a dwelling and highly modified garden and at only 1,100 m^2 in area, does not demonstrate the characteristics of the Landscape Conservation Zone. It is not dissimilar in size to other properties in the Bimbadeen Court area which are also zoned General Residential.
Recommended action	Modify the HOB-S6.XX Design of the Hobart Commercial Zone Specific Area Plan in accordance with that set out in the City of Hobart Representation. Modify the HOB-S4.0 Hobart Central Business Zone Specific Area Plan in accordance with that set out in the City of Hobart representation. Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).

	Modify the zoning maps by applying the Low Density Residential Zone to the following properties: • Lot 21 Oberon Court, Dynnyrne (CT 184814/21) • Lot 23 Oberon Court, Dynnyrne (CT 184814/23) • Lot 24 Oberon Court, Dynnyrne (CT 184814/24) • Lot 25 Oberon Court, Dynnyrne (CT 184814/25) • Lot 26 Oberon Court, Dynnyrne (CT 184814/26) • Lot 27 Oberon Court, Dynnyrne (CT 184814/27) Modify the zoning maps by applying the General Residential Zone to 11 Bimbadeen Court, West Hobart (CT 110771/12).
Effect of recommendation on Hobart draft LPS	The following modification are made to the Hobart draft LPS: • Updates to the Hobart Central Business Zone SAP to address drafting issues. • The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential to ensure consistency with Commission decision PSA-21-4 to the HIPS. • Rezone Lots 21-27 Oberon Court to Low Density Residential • Rezone 11 Bimbadeen Court from Landscape Conservation to General Residential.

Representation No 98: Alister Douglas, 21, 21a and 21b Enterprise Road, Sandy Bay

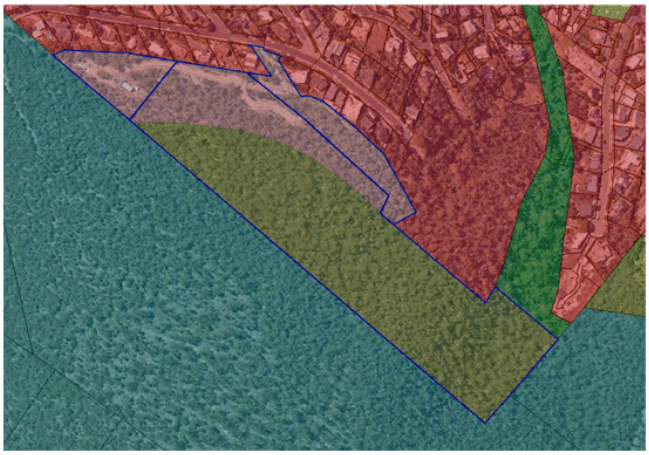
Matters raised in representation	The property at 21, 21a and 21b Enterprise Road was changed from General Residential to Low Density Residential and approved by the TPC in September 2022. This needs to be rectified in the Hobart draft LPS.
Planning Authority response	It is agreed that this land was approved by the TPCto be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4 of the HIPS 2015). 

	Figure 24: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS. (Source: The LIST, searched 22 December 2023). The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential. Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process. It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4 to the HIPS 2015.
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 99: Barry Marsh, 25 Copley Road, Lenah Valley

Matters raised in representation	The representor raises concern with the zone application on their property. It is currently zoned Environmental Living and is proposed to be zoned Rural Living Zone D. The Environmental Living zone has a minimum lot size of 4ha but the Rural Living Zone D has a minimum lot size of 10ha. The property has two frontages which would currently enable the subdivision of the lot into two. He wishes to subdivide the lot into two to provide for retirement financial support, to enable family succession planning, and there will be minimal impact on the property. He is also concerned that the property has been identified as being flood prone. In his view there may be a small area that is impacted but it is mitigated by existing Council drainage infrastructure. In his view the property is suitable to be Rural Living B or C.
Planning Authority response	The property has two frontages to Bluestone Rise, with the frontages zoned Low Density Residential and the remainder of the site (including where the house is located) proposed to be zoned Rural Living D. The property has a land area of 8.47ha and is partially cleared, with two access points leading to a dwelling and associated outbuilding. The amount of land area zoned Low Density Residential is approximately 5,350m^2. This is more than is required to subdivide in Low Density Residential land although it is acknowledged that the spatial layout of the parent lot creates limitations. Furthermore, the fact that the property is split zoned to be partially Low Density and partially Rural Living D, results in the minimum lot size for any Rural Living lot being required at 8 ha, through a performance pathway. Given the constraints around the application of the Low Density Residential land (spatially in particular),

this would result in an inability for the property to be subdivided into two as it currently can be.

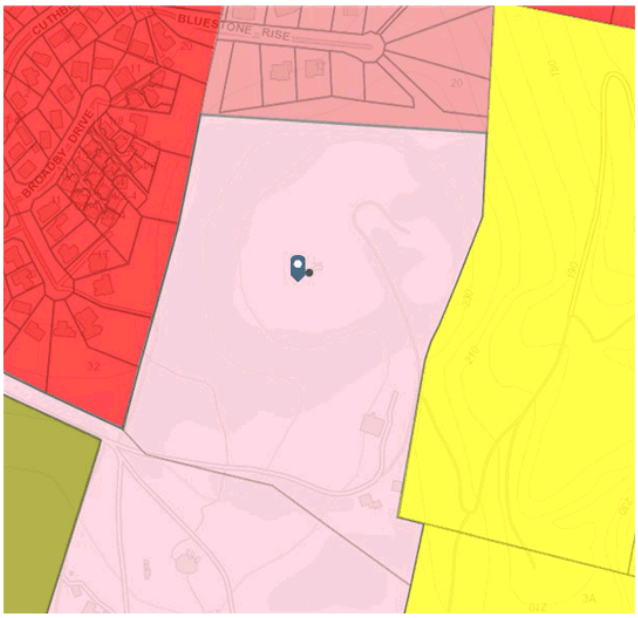


Figure 25: The subject site as zoned under the Hobart draft LPS. (source: City of Hobart mapping).

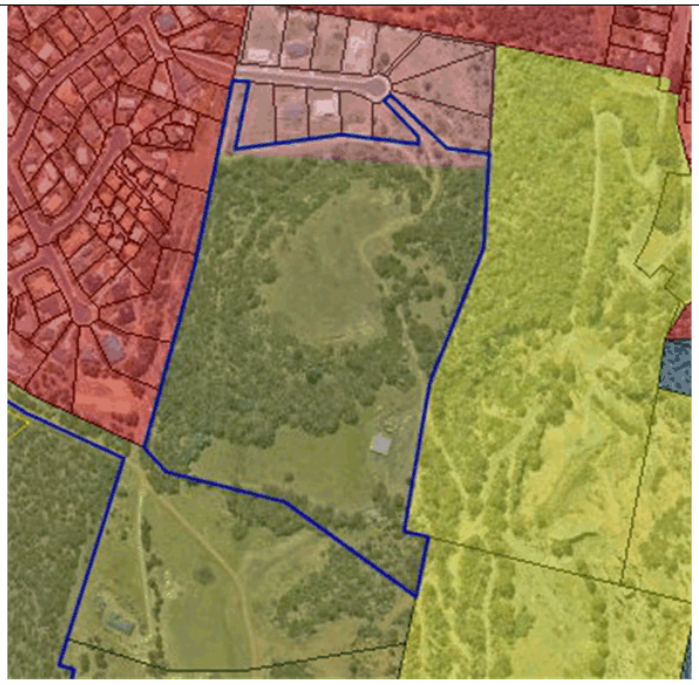


Figure 26: The subject site zoned Environmental Living and Low Density Residential under the HIPS 2015. This map shows the two road frontages that the site has. (Source: The LIST, searched 22 December 2023).

It is noted that the subject site is part of a broader strip of Rural Living D zoned lots, heading to the south. Three of the four of these southern lots are around 4 ha +/-. The fourth lot is just shy of 10 ha however is landlocked and is unlikely to achieve a legal frontage in the event of further subdivision.

Given the lot size of these lots and the current opportunities they have for subdivision, it is considered that the Rural Living Zone C should be applied to these lots, as well as the Environmental Living zoned section of 25 Copley Road.

This will ensure that the existing subdivision opportunities achievable at 25 Copley Road are maintained, which in turn enables the section of 25 Copley Road which is zoned Low Density Residential, to be subdivided or utilised consistent with the zone intent.

Recommended action	Modify the zoning maps by applying the Rural Living Zone C to the following properties: • 25 Copley Road, Lenah Valley (CT 183284/4) • 136 Pottery Road, Lenah Valley (CT 183284/1) • 136 Pottery Road, Lenah Valley (CT 183284/2) • 136 Pottery Road, Lenah Valley (CT 183284/3)

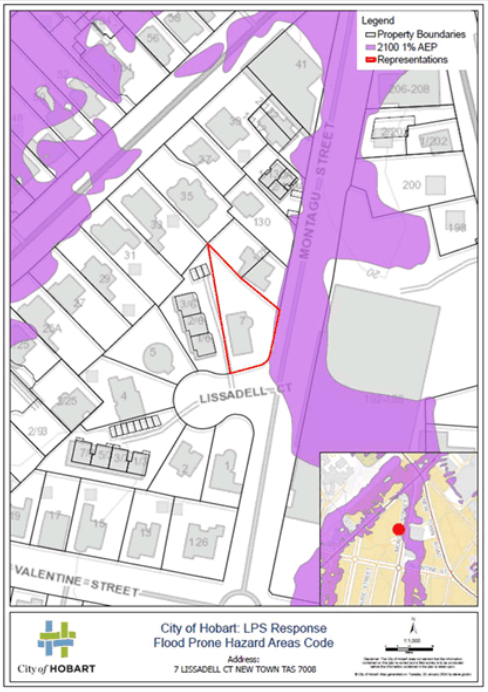
	• 136A Pottery Road, Lenah Valley (CT 183284/5)
Effect of recommendation on Hobart draft LPS	Modification of the zone maps to apply the Rural Living Zone D to Rural Living Zone C to the following properties: • CT 183284/4 • CT 183284/1 • CT 183284/2 • CT 183284/3 • CT 183284/5.

Representation No 100: Don Langdon, 39 Cavell Street, West Hobart

Matters raised in representation	The representor has a question around how the heritage precinct would impact on their property. The precinct is HOB-C6.2.72.
Planning Authority response	This email was sent as an enquiry with general questions about heritage precincts. This property is currently heritage listed in Table E13.1 of HIPS 2015 and located in the West Hobart 3 Heritage Precinct. The heritage precinct overlay and heritage listing will be part of the transition to the Hobart draft LPS with no change to the status of the listing or heritage precinct.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS

Representation No 101: Frazer Read, All Urban Planning 7 Lissadell Court, New Town

Matters raised in representation	The representor has contacted Council requesting that the minor encroachment of the flood prone area overlay should be removed from the Montagu Street frontage of the 7 Lissadell Court property. In their view it will unnecessarily trigger the need for a flood hazard report for the assessment of any subdivision proposal of the land involving access or services to the site from Montagu Street.
Planning Authority response	Flows affecting 7 Lissadell Court New Town originate to the south of the property on Elphinstone Road. These are overland flows that exceed Council drainage capacity in the 1%AEP flood. These flows move north following naturally occurring overland flow paths through properties on Hickman Street and Montagu Street before joining flooding in Maypole Rivulet. Flow affecting the property produce shallow inundation along the eastern boundary with depths ranging between 0mm and 250mm. Inundation does not affect the housing parcel however does encroach on the existing garage. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone

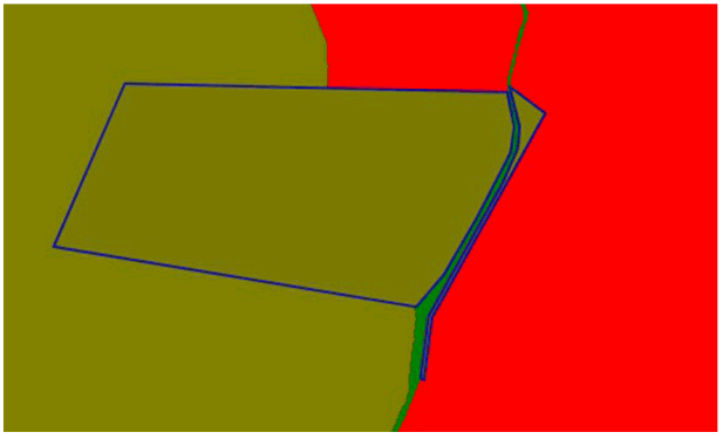
	areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than 10m^2 in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 7 Lissadell Court, New Town (CT 45459/7).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 7 Lissadell Court, New Town.
Applicable Map (Lissadell Court)	

Representation No 103: Graham Gates, 353 Lenah Valley Road, Lenah Valley

Matters raised in representation	The representor has 2.77 ha and have lived on the property for 45 years. He has been looking at doing a subdivision at his property and there are all services there at the moment. He is concerned that his land will be unable to be subdivided in the future.

Planning Authority response	The property at 353 Lenah Valley Road is currently zoned Environmental Living under the HIPS 2015 and is proposed to be zoned Landscape Conservation under the Hobart draft LPS. Under either zoning, he is unable to subdivide his property. The property does have access to reticulated services and is adjacent to the General Residential zone. A section of the property along Lenah Valley Road is covered by the Urban Growth Boundary (UGB).  *Figure 27: The subject site identified with the Urban Growth Boundary shown as a pink hatched line. (Source: The LIST, accessed 18 January 2024).* Given the application of the UGB, access to services and direct access to Lenah Valley Road, this lower section may be suitable for rezoning to General Residential. However, this is considered to be a strategic change that requires more in depth consideration than the translation process of the LPS allows for. It would be more appropriate for this rezoning to occur in conjunction with any other rezonings of properties in the area that may also be within the UGB. Leaving the property zoned Landscape Conservation may protect it from further subdivision at an inappropriate density, so that the General Residential zone can be considered at an appropriate time.
Recommended action	No modification to the zoning.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 104: James Hamilton, 41 Brushy Creek Road, Lenah Valley

Matters raised in representation	The representor has concerns about the proposed rezoning of his land to Rural Living D. He believes that the GIS mapping is incorrect and isn't accurately capturing his property. He is requesting that his property be split between General Residential and Rural Living. He notes that it is currently proposed to be zoned Rural Living D but also notes that at 4.19 ha it is under the minimum lot size for the zoning and therefore should be zoned Rural Living C or something else.
Planning Authority response	The property at Brushy Creek Road is currently zoned Environmental Living and accommodates a single dwelling and associated outbuildings. It is not within the Urban Growth Boundary and approximately 50% of the property is covered in bushland. It is bisected from North to South by a creek line which is zoned Open Space. None of the property is currently General Residential  *Figure 28: The subject site identified with the Environmental Living Zone under the HIPS 2015. (Source: The LIST, accessed 18 January 2024).* Under the Hobart draft LPS the property is zoned Rural Living D, and again is bisected by the creek line which is zoned Open Space. The property on Councils database is shown to be 3.4 ha which is under the minimum lot size of 10 ha for the zoning for Rural Living D. The lot is one of 4 which are zoned Rural Living D, all under the minimum lot size (varying between 3.4ha and 6.6ha). It is important to note that being under minimum lot size has no substantial bearing on the use and development of the land at this scale, unless the intention is to subdivide. However it would also not be possible to subdivide if the property was zoned Rural Living C. There is one property immediately north which is currently split zoned between Environmental Living and General Residential and is proposed to be split zoned Rural Living and General Residential. It is unknown how long this property has been split zoned however it is within the Urban Growth Boundary. A small section of 41 Brushy Creek Road is also within the Urban Growth boundary, effectively running along the creek line to the east.

	While SRD 2.12 under the STRLUS does allow for rezoning to General Residential outside of the Urban Growth Boundary, rezoning 41 Brushy Creek Road at this time to Rural Living and General Residential represents a strategic change which is more appropriately considered as a stand alone amendment rather than as part of a scheme transition process. This would allow for appropriate consideration of constraints around environmental values, bushfire management, and servicing of the site. Furthermore, the property is accessed seemingly by a right of way, the ownership of which is unclear but which has a width of approximately 6.4 m. This would further constrain future development opportunities.
Recommended action	No action taken at this time.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

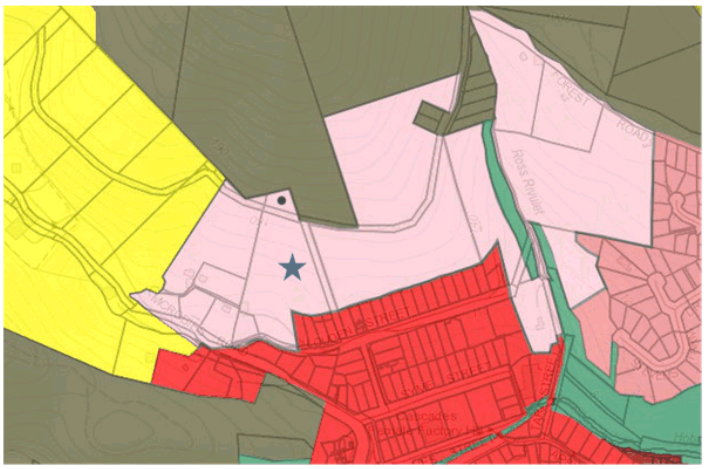
Representation No 105: Miles Smith, 69 Salvator Road, West Hobart

Matters raised in representation	The representors site is split zoned General Residential and Environmental Living with the Environmental Living zoning being translated to the Landscape Conservation Zone. Whilst they have no objection to this zoning change the subdivision mechanism under the Landscape Conservation Zone in light of the *Drummond Street Developments Pty Ltd v Northern Midlands Council [2023] TASCAT 77)* decision, means that the new scheme effectively prohibits subdivision of the General Residential portion of the site. While it is acknowledged that is a problem with the State Planning Provisions it is requested that Site Specific Qualification that permits subdivision of the General Residential Zone be applied to this site notwithstanding the minimum lot size under 22.5.1 P1 (or a similar solution). The representors request that the mapping of the Priority Vegetation Area overlay be limited to the Zone boundary as is currently the case with the current Biodiversity Protection Area.
Planning Authority response	It is appreciated that the State Planning Provisions prevent what could be considered a logical subdivision of the General Residential zoned land on the site. However, beyond the consideration of the equity of implementing a site-specific qualification on all sites with the same scenario across the state, the *Land Use Planning and Approvals Act 1993* under Section 32(4) sets a high bar for the application of site-specific qualification: *(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or* *(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

	It is unlikely that there would adequate justification for the inclusion of a site-specific qualification within the General Residential Zone provisions to facilitate subdivision on this individual site. In respect of the Priority Vegetation Area overlay application to the property it is understood that the overlay was created using the Regional Ecosystem Model developed by Natural Resource Planning P/L, with some minor adjustments. It is unclear what scope there is for the adjustment to alignment on this overlay. An application for subdivision of the General Residential zoned land would not necessarily require the submission of a Natural Values Assessment given that only a small area of that land would be covered by the overlay. However, if bushfire hazard management areas for new lots in the General Residential zoned land extend into the Landscape Conservation Zone, a NVA is likely to be required any case.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 106: Poppy Scharkie, Ireneinc, 7 Louden Street, South Hobart

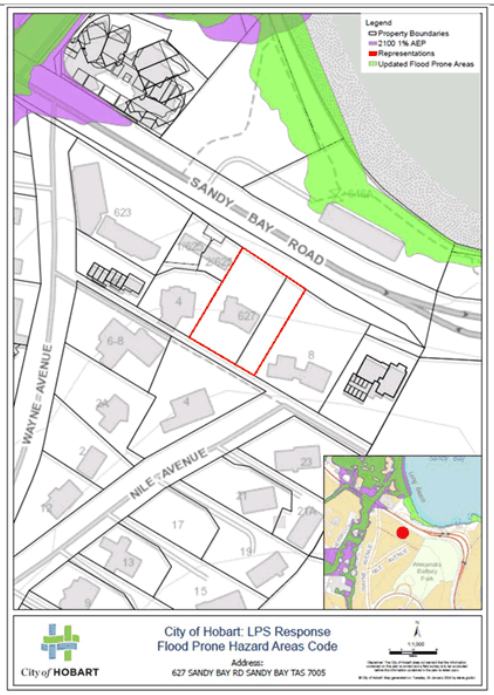
Matters raised in representation	This property is zoned Rural Living Zone C. The representation argues that more appropriate zones would be General Residential or Low Density Residential. The site has an area of 1.8 ha, is fully serviced and in proximity to local services and public transport. It is adjacent to General Residential lots to the south east and south west. The site has a frontage of 63m although it is noted that it is a very steep access. The site is steep in places but well located in relation to services, schools and facilities. The representor argues that if this site were to be rezoned, that there would also be merit in considering rezoning 1 Louden Street, and 29 and 31-31a McRobies Road. The representors preference is for the land to be zoned General Residential with the upper slopes Low Density Residential, although they offer Low Density Residential in totality as an alternative. It is acknowledged that the site is mapped to include Bushfire Prone Areas, and Priority Vegetation overlay with a small section also mapped in the landslide hazard area. The site does not demonstrate rural characteristics and is adjacent to urban areas and former cleared agricultural land. There is minimal likelihood of any agricultural use on site. The representor is of the view that the site should not be zoned Rural Living C in any event, given that none of the lot sizes are consistent with the minimum lot size

	for that zone. In any event, in their view the site does not have constraints to further development. The site does not have significant natural values. In the representors view the site meets the requirements of STRLUS, and in particular, SRD 1, SRD 1.1, SRD 1.5 and SRD 1.6, SRD 2, and particularly SRD 2.12. In support of the submission, a Natural Values Assessment has been completed, as has a potential subdivision plan.
Planning Authority response	The site is currently zoned Environmental Living under the HIPS 2015 and has translated under the draft LPS to Rural Living Zone C. It is noted that 1 Louden Street, 29, and 31-31a McRobies Road are also proposed to be zoned Rural Living C, although there has been no correspondence from those land owners to confirm their position in relation to this. The site is part of a group of Rural Living properties which are bounded to the north by land in the ownership of City of Hobart including part of Knocklofty Reserve and Wellington Park, and to the south, by General Residential properties. Notably to the west is the McRobies Gully waste management centre.  *Figure 29: The subject property marked, in a broader cluster of Rural Living properties, with Knocklofty Reserve to the north. (Source: City of Hobart GIS mapping, accessed 23 January 2024).* The site is steep in places and historically has been used for agricultural activities. Over the last 30 years the proximity of this area (and places like Steven's Farm) to the city has seen a shift residential zonings likes Rural Living and Low Density Residential. It is accepted that the site does not demonstrate the usual characteristics of a Rural Living area. As a fully serviced lot surrounded by General Residential land, the zoning is unusual in this regard. Furthermore, in the broader context of South Hobart, the provision of a small number of lots in this location could be considered to meet SRD 2.12 under the STRLUS as the land does share a boundary with the General Residential zone, and it provides a relatively small extension, is fully

	serviced and is in proximity of an existing transport system (including importantly cycle paths). On the other hand, the site does have a number of constraints which may result in land use conflicts. While there are not significant vegetation values on site, it is within a bushfire prone area, and does have a number of landslip areas. Notably, the subdivision layout proposed by JMG highlights that the site is too steep to provide access directly from Louden Street, and that the existing right of way is only suitable to be used for 4 titles. Geotechnical reports were not provided so this cannot be explored further as part of this analysis. These factors significantly impede the ability for General Residential development with the type of lot yield identified by the representor. Furthermore, the site is within proximity to the City of Hobart's McRobies Gully waste management cnetre. While there are a small number of houses which will be closer than the subject site, their location is historical and may not be approved if proposed today. No information is provided by the representor in response to the necessary attenuation distances (which could be 750m; the site itself is less than 150m from the waste depot Titles). To that end, it is not possible to determine the potential impacts from noise, dust or other emissions from the waste depot, to the residential properties. While the site is well positioned in relation to access to infrastructure and services, the steepness of the access, and proximity to the Waste Depot, and the fact that the site is part of a broader cluster of Rural Living properties, suggests that the change as proposed requires more strategic consideration. Given this, it is not considered appropriate to rezone the property to Low Density Residential or General Residential at this time.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 107: Richard Fader, 627 Sandy Bay Road, Sandy Bay

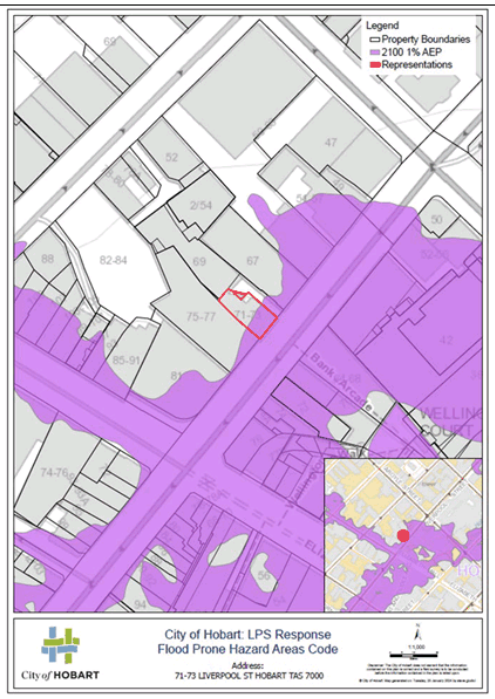
Matters raised in representation	The representor has raised concerns that their property has been highlighted as being within a flood prone hazard area overlay. They believe this is incorrect as they believe water will not end up on their property. They reject the application of this overlay to their property.
Planning Authority response	627 Sandy Bay Road is not within the flood-prone hazard area overlay.
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No Impact on the Hobart draft LPS.
Applicable Map (Sandy Bay Road)	

Representation No 108: Roger McLennan, 71-73 Liverpool Street, Hobart

Matters raised in representation	The representor believes the time limit for submitting representations should be extended as it was not an adequate exhibition process. He is concerned that insurance will become unavailable for him and his tenants. This will mean the building owner and the business will need to cover the cost of flooding. This can be very expensive and traumatizing. The representor would be interested to understand how Council intends to manage flood damage in this kind of event. He is concerned that the costs from getting flood reports completed for either building works or for changes of use, will be many thousands of dollars. This makes it more difficult for people to get approvals to use the building. The flow on effect of this could be decreasing values of buildings and businesses in the CBD which will see more businesses move out of the city. Changes of use and any supporting reports should be affordable. He questions how flood mitigation measures can be implemented if the site is heritage listed? The heritage overlay does not appear to be considered in the flood prone hazard area overlay.

	There is apparently no urgency to upgrade infrastructure within the CBD. This seems very strange and problematic and inadequate as a response to flood mitigation measures within the CBD. Drains are undersized and get regularly blocked which makes the flooding worse. Has Council considered waiving fees and rates if flooding has to be remediated by owners and tenant businesses? They are of the view that because Council has not taken any action to resolve the flood risk and has made decisions that result in higher costs for land owners, they should provide compensation. He is also concerned in the increases in land tax, rates, TasWater and Insurance costs as well as substantial increases in maintenance and repair costs (especially for heritage buildings). Is there any support available for property owners of heritage properties in the city? The application of the flood prone hazard area overlay is only going to make this worse.
Planning Authority response	There can be occasions where multiple overlays apply to a property that have differing requirements. This does not mean that these overlays should not be applied, rather it is a reflection of the complexity of developing some properties over others. Furthermore, undertaking flood mitigation measures is not automatically in contradiction with the heritage provisions of the Scheme. Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the *Urban Drainage Act 2013*. In the 1%AEP this capacity is exceeded. Upgrading the infrastructure to convey the 1%AEP is unlikely to be feasible within the Hobart Rivulet catchment and would be a poor prioritisation of Council funding and inevitably result in unjustifiable increases in Council rates. Council is not currently considering waving fees or rates for properties within flood affected areas or providing any form of compensation. Flows affecting 71-73 Liverpool Street are a combination of flooding from the Hobart Rivulet and Elizabeth St. In the 1%AEP Hobart Rivulet exceeds its capacity inundating properties along its alignment, this is exacerbated by overland flows from northwest being conveyed along Elizabeth Street. Depths of inundation across the property range between 0mm and 200mm. As outlined in the covering report, Council is however updating flood modelling for the CBD over the next 12 months based on new stormwater infrastructure information and should inundation areas be different, updated overlay mapping will be progressed through a separate scheme amendment.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable Map (Liverpool Street)	

Representation No 109: Roland Browne, Height limits in the CBD

Matters raised in representation	The representor has requested that the height limits within the CBD be consistent with the Leigh Woolley reports, not just having them sitting within the Central Hobart Plans. Providing clear building heights, and rules on built form provides certainty for developers and the community. They further note support for the heritage aspects of the Hobart draft LPS, the new zoning provisions and the encouragement of further residential development close to the CBD. They also support the inclusion of public spaces between buildings to allow for easy interaction with the city. This is important for retaining Hobart's attractive character.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the

	Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

Representation No 111 and 116: Tasnetworks

Matters raised in representation	TasNetworks reviews all Electricity Transmission Infrastructure Protection Codes (ETIPC) under the SPPs as this code applies to transmission lines, terminal substations, switching stations and radio transmission communication assets. As part of this Code, an overlay map applies to all TasNetworks infrastructure and assets, and this overlay map is the basis for their review of the documents. At a basic level, TasNetworks wants to ensure that: • Utilities zoning is applied to existing substations and communication facilities; • Consideration is given to the application of the Landscape Conservation zone given the potential impact upon future development potential of existing corridors. • The application of the Natural Assets Code and in particular the Priority Vegetation overlay, to ensure it is not applied to part of a substation or communication site that is cleared of native vegetation; • Ensuring the Scenic Protection Area is not applied to substations, communication sites or corridors. The following assets exist within the Hobart LGA; substations (2), communication sites (2), and electricity transmission corridors of varying sizes (9). Much of this infrastructure is clustered towards the north of the municipality in Lenah Valley, although significant electricity transmission corridors run from Lenah Valley to service the southern suburbs. TasNetworks is seeking statewide consistency in the treatment of its assets. At a policy position level, they have taken the approach of assessing each asset and determining whether it meets the policy requirements in terms of zone and code application. For the most part, Council's treatment of TasNetworks assets has been consistent with their policy position. However there are two occasions where this isn't the case. The application of the Landscape Conservation Zone has been applied to a number of electricity

	transmission corridors which may impact upon future development opportunities. This applies to Chapel Street Knights Road Line and the Electrona Line. In addition PPZ 1.0-8.0 have subdivision standards which prohibit subdivision for public use by the Crown, a Council or a State authority as well as subdivision required for the provision of Utilities. It is noted that the PPZ are transitioned from the Interim Scheme therefore there are limitations to how much these can be modified through this process. However it is noted that the subdivision standards are not drafted in a consistent manner to the remainder of the SPPs. It is further noted that PPZs 9-12 are consistent with TasNetworks Policy Position. Similarly the Hobart draft LPS incorporates 10 SAPs, with SAPs 1, 2 and 10 not allowing for subdivision for public use or for the provision of Utilities. SAPs 3-9 however do meet the drafting standards. It is noteworthy that the SAPs are applied in addition to the underlying zoning, therefore the underlying zoning in relation to SAPs 1, 2 and 10 will still apply and would provide subdivision standards that are otherwise consistently drafted. TasNetworks also highlights concerns in relation the drafting of the SPP's noting that the hearings are into the Hobart draft LPS not into the SPP standards. The concerns raised can be summarised as: • Exemptions being in conflict between the application of the Code and easement rights; • Application of the Scenic Protection Code to ETC's resulting in conflicts between critical infrastructure, and what can or can not occur on land under that overlay. It is noted that the Code has not been utilised within the Hobart draft LPS. • Application of the Landscape Conservation Zone to electricity transmission corridors is resulting in immediate conflicts. The standards are more onerous than the Environmental Living zone or the Rural Resource zone. It also results in inconsistent messages to the public about what the land can be used for. TasNetworks also propose greater consideration of electricity infrastructure in the drafting of Planning Schemes more broadly as without this, conflicts between uses can occur. Particularly they highlight a number of exemptions that do not appropriately address the ability to construct small buildings, retaining walls, structures like free standing decks, or installation of water tanks without any reference to electricity transmission easements without the need for planning approval.
Planning Authority response	Much of the TasNetworks submission raises issues in relation to consistency of the application of zones and codes to their infrastructure, as well as some concerns in relation to the drafting more broadly of the SPPs. While this is useful context for consideration, there are limitations to what the hearings into an LPS can address and this is acknowledged by the representor. What can be considered is the application of zones and codes under Electricity Transmission corridors (ETCs) in particular. In this instance two ETCs are in partly in the Landscape Conservation Zone. One of the more significant corridors is the

Knights Road, 110kV line which runs from North to South across the municipality. It also covers land zoned Environmental Management, Rural Living, Low Density Residential and in the case of the Electrona Line (disused) it covers residential and Utilities zoning as well.

It is acknowledged that the Landscape Conservation Zone does not contemplate the interaction between the zone purpose and the provision of critical infrastructure. However, while the application of the LCZ under ETCs may not be desirable, rezoning these parcels could result in a non-sensical outcome with spot rezonings inconsistent with the broader strategic intent. As this is a concern at a statewide level, a more appropriate outcome may be to provide recognition of Utilities infrastructure within the Zone purpose through a review of the SPPs.

The PPZs are a translation from those existing within the Interim Scheme, however there are inconsistencies in how subdivision is dealt with in each of the different PPZs. This is shown below:

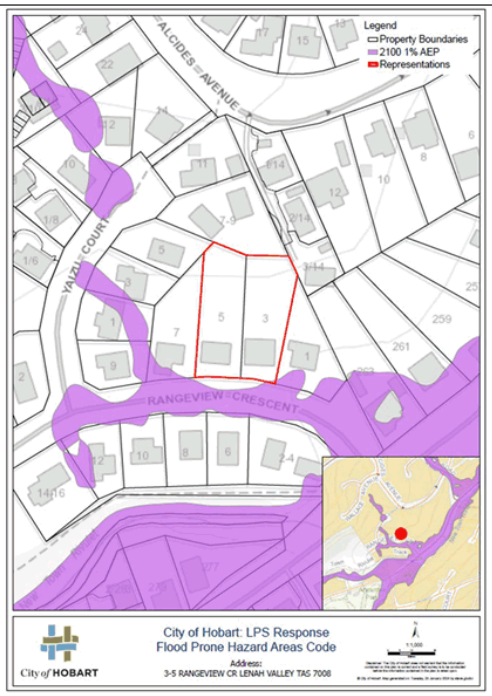
PPZ	**How are Utilities managed within Subdivision standards**
HOB-P1.0 PPZ – University of Tasmania (Sandy Bay Campus)	Subdivision for a utility use can be approved through a performance criteria.
HOB-P2.0 PPZ – Calvary Healthcare Hospital Campus	There is no allowance for subdivision for a utility use. Subdivision can only occur to facilitate the continuation of an existing hospital related use or development or an approved hospital related use.
HOB-P3.0 PPZ – St John's Hospital Campus	There is no allowance for subdivision for a utility use. Subdivision can only occur to facilitate the continuation of an existing hospital related use or development or an approved hospital related use.
HOB-P4.0 PPZ - Wrest Point	There is no allowance for subdivision for a utility use. Subdivision can only occur if it is to support the existing entertainment uses on site.
HOB- P5.0 PPZ – Battery Point Slipyards	There is no allowance for subdivision for a utility use. Subdivision can only occur if it is to support the ongoing use of the site for slip yards.
HOB-P6.0 PPZ University of Tasmania, Domain House Campus and Philip Smith Centre.	Subdivision for a utility use can be approved through a performance criteria.

	HOB-P7.0 PPZ – Cascade Brewery	There is no allowance for subdivision for a utility use. Subdivision can only occur if it is to support the continuation of an existing use.
	HOB-P8.0 PPZ – Royal Hobart Hospital Campus	There is no allowance for subdivision for a utility use. Subdivision can only occur if it is to support the continuation of an existing use.
	While these PPZs are inconsistent with the TasNetworks policy position, they are a translation from existing PPZ's and have been subject to the transitional provisions under Schedule 6 of the *Land Use Planning and Approvals Act 1993*. This means that they have already been approved for automatic inclusion in the LPS. Any changes to the PPZ would represent a policy position modification which requires strategic consideration and arguably is outside of the scope of the current process. It is noteworthy that the SAPs are applied in addition to the underlying zoning, overriding those zoning standards where specified. Therefore, the underlying zoning in relation to SAPs 1, 2 and 10 will still apply and would provide subdivision standards that are otherwise consistently drafted. It is not considered necessary to make any changes in relation to this issue. TasNetworks position in relation to the SPPs is noted however cannot be resolved through this Hobart draft LPS.	
Recommended action	No further action.	
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.	

Representation No 112: Craig Siddell, 3, 5 Rangeview Crescent, Lenah Valley

Matters raised in representation	The representor raises concerns with the application of the flood prone hazard area overlay on his property. He has never seen or experienced any flooding issues at the property and he would like to see proof that this is a valid concern. He is of the belief that proper management and regular maintenance of the rivulet would further limit any dangers of such a flooding event happening. He is also concerned that designating his property as in a flood zone would potentially adversely impact on property values, and increase insurance premiums.
Planning Authority response	Current mapping shows flows affecting 3 and 5 Rangeview Crescent, Lenah Valley originate to the north of the property within properties on Wallace Avenue Lenah Valley. These flows follow natural overland flow paths through properties on Wallace Avenue, Yaizu Court and Rangeview Crescent as they move south to join New Town Rivulet.

	The flows affecting the property are overland flows that exceed Council drainage capacity. Modelling indicates that the majority of flows will be contained within the roadway with shallow overland flows affecting only a small portion of the southeast corner of 3 Rangeview Crescent. The depth of inundation across the property ranges between 0mm and 50mm. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than $10m^2$ in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 3 and 5 Rangeview Crescent, Lenah Valley (CT 30803/22 and CT 30803/21).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 3-5 Rangeview Crescent, Lenah Valley.

Applicable Map (Rangeview Court)	

Representation No 110: Aisha Paulsen obo Bob Vincent, broader zoning in the CBD

Matters raised in representation	The representor raises concerns that in his view the inner city zoning is over zoned which will have an undesirable impact on the existing residential housing stock over time. The zoning planning directive should be confined to an area south of Burnett Street, or the strategy of utilising undeveloped land along the bike way transit route.
Planning Authority response	It is unclear what the representor means by "over-zoned" however it is assumed that they are referring to a higher intensity zoning than what he believes is appropriate. Similarly the area south of Burnett Street has a variety of zonings, both commercial and residential. Without greater detail the Planning Authority is unable to make further recommendations.
Recommended action	No recommended changes to the Hobart draft LPS.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

Representation No 113: Rachel Koo, 1 Sayer Crescent, Sandy Bay

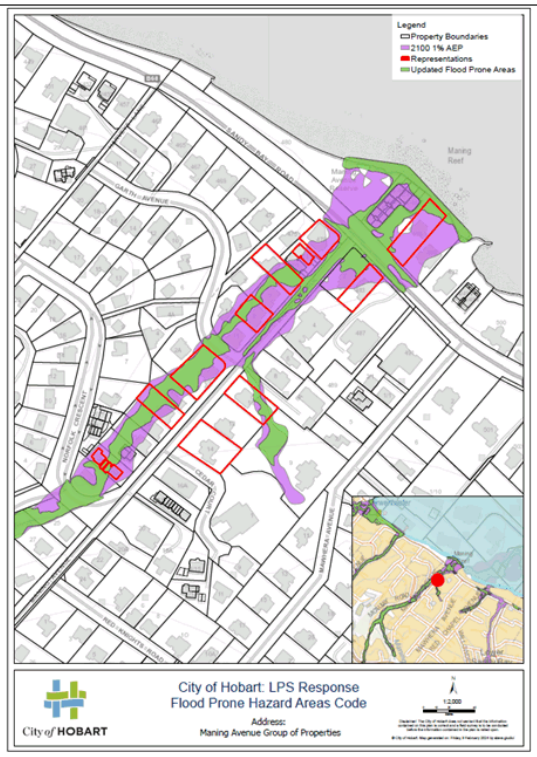
Matters raised in representation	The representor raises concerns in relation to the application of Heritage Precinct HOB-C6.2.53 to her property. In her opinion, unsympathetic development on nearby lots has reduced the broader heritage value of the area and this should therefore correspond with a removal of the Heritage precinct from her property.
Planning Authority response	This property was identified in the Sandy Bay Heritage Review, a report commissioned by the City of Hobart and completed in 1999. A datasheet was prepared for the property outlining its significance and reasons for heritage listing. The property was included in Table E13.1 of the Historic Heritage Code of HIPS 2015. The same heritage review recommended the creation of the Sandy Bay 5 Heritage Precinct. The representor (and family relatives) has made a number of approaches to Council to have the property removed from the Heritage Precinct and from Table E13.1 between 2017 and 2023. On each occasion the property owners were provided with advice that firstly the properties were heritage listed and within a heritage permit and that demolition and new work would require planning approval, and secondly an application to remove the property from the Historic Heritage Code would require a Scheme amendment and unlikely to be supported. In addition, the representors were advised to seek the advice of a suitably qualified heritage consultant before proceeding. During this time the property owners undertook works without approval and the representor was issued with an Enforcement Notice on 1/3/2021 for the removal of the original slate roof and installation of a new Colorbond roof in contravention of s.63(2) (a) of the *Land Use Planning and Approvals Act 1993*. The representor sought retrospective approval (PLN-21-151). A permit was issued on 3 May 2021. Council officers provided advice on several occasions that the painting of the brickwork of the heritage listed house and removal of the front grassed area for carparking was unlikely to be supported if an application was lodged. Despite this, the representor proceeded to lodge an application for this work. The carparking work had already been undertaken without a permit and retrospective approval for this work was being sought. That application (PLN-23-368) was refused by Council and the representor lodged a planning appeal which was subsequently withdrawn with an indication that rectification works would be undertaken within 60 days. Further to this, the representors approached Council to seek funding under the next round of Council's Heritage Grants Program. Property owners who have undertaken works subject to enforcement are not eligible to apply No advice from a suitably qualified heritage professional has been submitted with the representation. The removal of the property from the Heritage Precinct and as a heritage listed property is not supported.
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS.

Representation No 114: John McIntosh, 2 Maning Avenue.

Petition	This representation incorporated a petition signed by the following land owners: Janelle Oreilly, 17 Maning Avenue Christine Keele, 2/1 Maning Avenue Anne Doyle, 3 Maning Avenue Graham Hesse, 479 Sandy Bay Road David Peters, 2 Garth Avenue, Sandy Bay Peter Mueller, 14 Maning Avenue Lisa Gedye, 2/23a Maning Avenue Simon Davis, 1/23A Maning Avenue Tamzin Jeanneret, 2/23A Maning Avenue Rohan Boman, 486 Sandy Bay Road, Peter and Vicky Behrakis 433 Sandy Bay Road Christopher Cadle, 483 Sandy Bay Road Robert and Sarah Fry, 10 Maning Avenue Sally Wilkinson, 9 Maning Avenue.
Matters raised in representation	The representor is raising concerns in relation to the flood prone hazard area overlay as it applies to properties along Maning Avenue. The representor has sought external advice and is of the view that the inundation area should not apply to Maning Avenue. The flood modelling is applied in such a way that suggests that the infrastructure is inadequate in size or not there. However, there is a 1350mm reinforced concrete pipe at Norfolk Crescent collecting water from the Maning Rivulet and this gets diverted into a 1050mm reinforced concrete pipe which discharges to the Derwent River. The flooding that occurred in 2018 (bearing in mind that this was beyond the 1% AEP assumed by the modelling) found that any flooding impacts came from the side street as a result of insufficient side entry pits. He is of the belief that there is stormwater infrastructure in place to manage stormwater in extreme weather events and this has been adequate previously. It also doesn't take into account the fact that there are a number of simple engineering solutions which could be taken to mitigate any future potential impacts to the properties within the proposed flood inundation area. It is the responsibility of Council to update infrastructure to manage such risks. If further studies aren't undertaken and mitigation measures implemented, then this will impact upon properties through increase application costs for development applications for renovations or extensions, impacts upon value of properties, impacts upon the ability to get insurance for properties. He is of the belief that there was inadequate expert analysis and advice prior to the implementation of the overlay and there was inadequate justification around the

	impacts to residents. They are asking for detailed information regarding the analysis, reports and expert advice that formed the overlay.
Planning Authority response	As described in the covering report updates have been made to Council models and these are represented in the below maps in green. This updated modelling incorporates a higher level of detail and shows a decrease in flooding across the property. The updated modelling of the catchment was undertaken in ICM-Infoworks and incorporated an updated digital elevation model (DEM) based on 2013 1-meter LiDAR, updated drainage network (trunk drainage >300mm diameter) and updated, surface roughness and permeability based on current Council GIS overlays and aerial imagery from 2022. The mean critical duration of the catchment was found to be 45 minutes. Blockage factors and hydraulic efficiency parameters were applied to inlets and pits. This accounts for blockages occurring during major storms which reduces the capacity for pits and inlets to receive stormwater. blockage selection was based on sensitivity analysis from the following scenarios: 1. No Blockage 2. 50% Blockage 3. 100% Blockage. For the purpose of identifying development risk 50% blockage was identified as appropriate. Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the *Urban Drainage Act 2013*. Within Maning Rivulet this has included 1050mm reinforced concrete pipe at Norfolk Crescent with a diversion into a 1350mm reinforced concrete pipe which discharges to the Derwent River. Although this infrastructure is substantially larger than required for regular flows in the 1%AEP when blockage factors are taken into consideration this capacity is exceeded. While previous modelling did not include this infrastructure, recently updated models still show some inundation of properties in the 1%AEP. It should be noted that there has been a significant decrease in flood area, depth, and velocities in the updated model and this has been shown in the below mapping. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.

Applicable Map (Maning Avenue)	

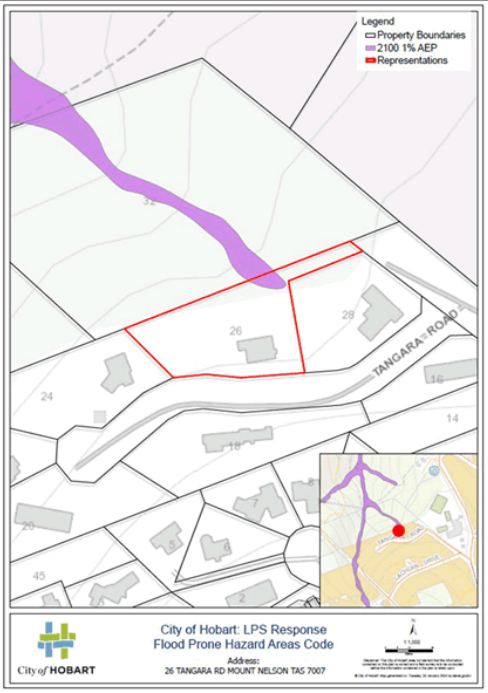
Representation No 115: Michael Foster, UTAS Sandy Bay campus zoning

Matters raised in representation	The representor raises concerns with how residential use and development as well as potential subdivision of the upper campus of the University of Tasmania is managed under the draft Utas Particular Purpose Zone (HOB-P1.0). Also the permitted status of educational use and development does not allow for its restriction within the Central Business zone.
Planning Authority response	The HOB-P1.0 Particular Purpose Zone - University of Tasmania (Sandy Bay Campus) is a direct translation of the previous Particular Purpose Zone 3 - University of Tasmania (Sandy Bay Campus) with the provisions and wording of the relevant performance criteria consistent with the HIPS 2015. The same residential use status applies, with residential use permitted only if for students or staff accommodation, otherwise, it is discretionary. This use status is reinforced by the direct translation of the existing Zone Purpose Statement to the Zone Purpose and the existing Desired Future Character Statements to the Local Area Objectives. As a direct translation the PPZ is subject to the transitional provisions under Schedule 6 of the *Land Use Planning and Approvals Act 1993*.

	The Central Business Zone under the HIPS 2015 has Education and Occasional Care as a permitted use, except if within the Active Frontage Overlay and the ground floor frontage is greater than 4m, otherwise, it is discretionary. This use status and qualification are being carried forward under the Central Business Zone under the Hobart draft LPS. The Education and Occasional Care use in the Central Business Zone under the SPPs is listed as a permitted use without qualification. The location of a variety of education use types in central areas is important for accessibility. Under the SPPs, the Education and Occasional Care use is not further separated to allow for alternative use statuses to be applied to the different forms of education or occasional care. Any consideration of including further locally specific provisions that are either in substitution, modification or addition to the SPPs in the Central Business Zone that are beyond the extent of the Hobart Central Business Zone SAP in the Hobart draft LPS provisions requires more detailed strategic planning consideration as part of the implementation of the Central Hobart Plan.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 117: Peter Hill, 26 Tangara Road, Mount Nelson

Matters raised in representation	The representor raises concern about the application of the flood prone hazard overlay to his property. He states that this is because he lives approximately 400m above sea level and the top of a gully with a 30 degree slope and flooding has never been an issue. Even during substantial flood events occur, such as in 2018, there were no problems for this site. They believe they have been classified as flood prone because Rifle Range Creek is marked on maps on the western side of Mt Nelson. However, this creek is quite some distance away and would never endanger their property. They believe that the flood prone classification needs to be reviewed and reclassified.
Planning Authority response	Current mapping shows flows affecting 26 Tangara Road, Mount Nelson originates within the property along the northern boundary and are an accumulation of overland flows from the surrounding catchment. These flows follow natural overland flow paths moving north to join Riffle Range Creek. The depth of inundation across the property ranges between 0mm and 50mm and does not encroach on the housing footprint.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
Applicable Map	

Representation No 118: Phil Gartrell, Ireneinc OBO Mr Fair, 780 Huon Road, Fern Tree

Matters raised in representation	The representor is requesting that the property at 780 Huon Road, Fern Tree, should be zoned Rural Living. The current zone application is Landscape Conservation, and in their opinion because lots to the east are zoned Rural Living (and are much smaller) and those over the road are also zoned Rural Living, this is adequate argument to suggest this title should also be zoned Rural Living. The representation acknowledges the application of the priority vegetation overlay to the site, and also highlights that the site includes a covenant on its southern corner, to protect vegetation values. In addition, the representor acknowledges that the site is very steep. In their opinion, Rural Living A would be considered appropriate, and they believe this would be consistent with the Rural Living zone nearby.
Planning Authority response	The site is currently zoned Environmental Living, and is adjacent to the Rural Living Zone to the north east, and over the road from the Rural Living zone to the north. To the west is a parcel of Council owned land which is zoned Open Space, but critically, to the south is an extensive area of land zoned Environmental Living.

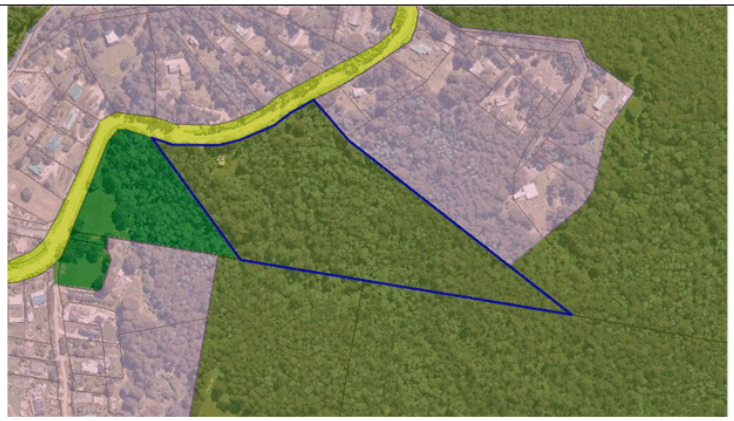


Figure 30: The zoning of subject property at 780 Huon Road (highlighted) under the HIPS 2015, noting the adjacent zonings of Rural Living and Open Space. (source: The LIST, accessed 23 January 2024.)

The draft LPS sees a consistent translation of zones with Environmental Living translated to Landscape Conservation in this area. 780 Huon Road is proposed to be Landscape Conservation, as is all of the land to the south which is also currently in the Environmental Living zone.

There are significant land use differences and topographical and vegetation differences between the lots zoned Rural Living A, and those zoned Landscape Conservation. The Rural Living zoned lots tend to be smaller in size, some as small as 1,000 m^2, and are a reflection of a historic settlement pattern for the Fern Tree area. Given the smaller lot size, many of these lots are predominantly cleared of vegetation for both fire safety, but also to enable landowners to plant their preferred gardens. These Rural Living lots are clustered close to streets and have a linear settlement pattern, following Huon Road and the small number of side streets to the south of Huon Road. The slope on these lots varies enormously, however it is acknowledged that the lots proposed to be zoned Landscape Conservation tend to have more substantial slopes.

It is of note that the site at 780 Huon Road also has a number of overlays applicable to it; namely the priority vegetation overlay, the bushfire prone area overlay, local historic landscape precinct overlay, the landslide hazard overlay and the waterway and coastal protection overlay. All of these overlays suggest a highly constrained site.

The only overlay not considered a natural value or constraint – the local historic landscape precinct, is identified as having value due to vegetation adjacent to the road corridor creating a strong sense of enclosure amongst other things. The relevant points within the conservation policy include:

1. *Elements which contribute to the collective natural and constructed landscape values should be retained.*

	2. *New buildings, extensions or structures should be visually subservient and not obscure, dominate or detract form the prevailing character of the Huon Road, including the enclosing vegetation on either side of the road.* Consideration must be had to the Section 8A zone application guidelines for the Landscape Conservation Zone. They state: *LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.* *LCZ 2 The Landscape Conservation Zone may be applied to:* *(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;* *(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or* *(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.* *LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.* *LCZ 4 The Landscape Conservation Zone should not be applied to:* *(a) land where the priority is for residential use and development (see Rural Living Zone); or* *(b) State-reserved land (see Environmental Management Zone).* This parcel of land meets all the requirements for the Landscape Conservation zone application. It is a parcel of land with landscape values that are identified for protection and conservation, including through covenant, through the application of the priority vegetation overlay, and indeed through the Local Historic Heritage Code. It is applied to large areas of bushland which is considered locally important native vegetation and it is highly constrained in terms of future development through the application of the Natural Assets Code (priority vegetation overlay and waterway and coastal protection overlay). It is noted that the Scenic Protection Code does not apply, however in this instance, the local historic landscape precinct serves a similar purpose. The land is currently within the Environmental Living zone and the primary intention is to protect those landscape vales. The zone is applied to a group of

	titles – when considering those to the south, which are all under the minimum lot size however this is allowable by LCZ3. The zone is not being applied to land which is a priority for residential development nor is it being applied to State Reserved land. Conversely, Rural Living Zone guidelines 4 states: *RLZ 4 The Rural Living Zone should not be applied to land that:* *(a) is suitable and targeted for future greenfield urban development;* *(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or* *(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.* Of particular relevance here is part (b) which highlights that the Rural Living zone should not be applied to areas with important landscape values including bushland areas, large areas of native vegetation or areas of important scenic values. This site incorporates all of these characteristics. The application of the Landscape Conservation Zone to this site is entirely consistent with the application guidelines. Furthermore, allowing Rural Living Zone A on this site creates further development opportunity. Strategically this is entirely inappropriate and inconsistent with the zone application guidelines.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 119 and 197: Poppy Scharkie, Ireneinc, 13 Bimbadeen Court, West Hobart

Matters raised in representation	The site at 13 Bimbadeen Court, West Hobart is comprised of CT 153248/2. Within the LPS, the site is proposed to be dual-zoned part General Residential Zone and part Landscape Conservation Zone. The landowner requests the site be zoned General Residential in its entirety.
Planning Authority response	When the *City of Hobart Planning Scheme 1982* came into the effect the majority of the site was zoned Recreation with a small portion zoned Residential 2 as shown in Figure 31 below:



Figure 31 The zoning of 13 Bimbadeen Court as shown under the City of Hobart 1982 Planning Scheme.

In 1993 there was a subdivision creating 18 lots within Bimbadeen Court. The existing zoning boundaries were not altered and it was not envisaged the balance area of the lot covered by the Recreation Zone would be developed.

The Recreation Zone prohibited residential use and the area of the Residential 2 Zone of 13 Bimbadeen Court presented a limited area for the development of a dwelling due to site constraints. Therefore in 2010, a S43A combined planning scheme amendment and permit application was lodged to amend the location of the Residential 2 Zone boundary to provide a more reasonable area for the development of a dwelling. That boundary alignment reflects its current location as shown below:



Figure 32: The zoning applicable to 13 Bimbadeen Court under the CHPS 1982

When the *HIPS 2015* was introduced the zoning boundary location stayed the same however for the draft LPS the zones were translated to the current zones of General Residential and Environmental Living as shown in Figure 33 below:



Figure 33 The zoning applicable to 13 Bimbadeen Court under the HIPS 2015.

The alignment of existing zone boundary of the Environment Living Zone is proposed to be retained and translated to the Landscape Conservation to not

	provide further development potential. In addition to potential site constraints the land contains viable, but at-risk vegetation, and provides a landscaped buffer to the Knocklofty Reserve beyond. The property is also outside the Urban Growth Boundary and subject to the priority vegetation overlay. In respect of the development potential afforded by the General Residential Zone the site would be subject to a number of constraints that have previously been identified. These included a limited access width of 3.6 m, significantly bush fire prone site with a firefighting access width of less than 4 m, landslip and geotechnical issues, stormwater management challenges as well as the associated land clearance that would be required. Previous advice had been provided to the owner that proposed rezoning was not likely to be supported.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 120: Ray Terry, Building Height.

Matters raised in representation	The representor wants the inclusion of the absolute maximum height limits outlined in the Woolley reports to be included within the Hobart draft LPS. They believe it is very important to protect Hobart's views and panoramas and the recommendations within the Woolley report enable that. He also supports greater public space provision to allow for easy and vibrant interaction with the city while reflecting the charm of Hobart.
Planning Authority response	The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The draft plan was finalised in April 2023. One of many recommendations of this plan is the inclusion of recommendations from Leigh Woolley regarding maximum height limits within the city area to be reflected within a Planning Scheme amendment. However there are other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be exhibited accordingly. Furthermore, the plan makes a number of strategic recommendations however these will need to be reflect in some form of statutory document, be it a specific area plan that exists within the LPS, or a Particular Purpose zone. At this time, detailed analysis around how this will be reflected has not been completed and the Central Hobart Plan in fact highlights the fact that inclusion of maximum building heights will be incorporated in the Hobart draft LPS at a later date.

	To that end, the most appropriate response is that any inclusion of the Central Hobart Plan recommendations should occur through the exhibition of a Planning Scheme amendment. At this time, there has not been adequate consideration of the form that this statutory document and approach should take.
Recommended action	No modifications to the Hobart draft LPS.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 121: Save UTas

Matters raised in representation	The representor raises concerns with how residential use and development as well as potential subdivision of the upper campus of the University of Tasmania is managed under the draft Utas Particular Purpose Zone (HOB-P1.0). Also the permitted status of educational use and development does not allow for its restriction within the Central Business zone.
Planning Authority response	The HOB-P1.0 Particular Purpose Zone - University of Tasmania (Sandy Bay Campus) is a direct translation of the previous Particular Purpose Zone 3 - University of Tasmania (Sandy Bay Campus) with the provisions and wording of the relevant performance criteria consistent with the HIPS 2015. The same residential use status applies, with residential use permitted only if for students or staff accommodation, otherwise, it is discretionary. This use status is reinforced by the direct translation of the existing Zone Purpose Statement to the Zone Purpose and the existing Desired Future Character Statements to the Local Area Objectives. As a direct translation the PPZ is subject to the transitional provisions under Schedule 6 of the *Land Use Planning and Approvals Act 1993*. The Central Business Zone under the HIPS 2015 has Education and Occasional Care as a permitted use, except if within the Active Frontage Overlay and the ground floor frontage is greater than 4m, otherwise, it is discretionary. This use status and qualification are being carried forward under the Central Business Zone under the Hobart draft LPS. The Education and Occasional Care use in the Central Business Zone under the SPPs is listed as a permitted use without qualification. The location of a variety of education use types in central areas is important for accessibility. Under the SPPs, the Education and Occasional Care use is not further separated to allow for alternative use statuses to be applied to the different forms of education or occasional care. Any consideration of including further locally specific provisions that are either in substitution, modification or addition to the SPPs in the Central Business Zone that are beyond the extent of the Hobart Central Business Zone SAP in the Hobart draft LPS provisions requires more detailed strategic planning consideration as part of the implementation of the Central Hobart Plan.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 122 and 138: Scott and Silvana Luttrell, 19 Courtney Street, Lenah Valley

Matters raised in representation	The representor raises concerns about the application of HOB-C6.2.14 (Courtney Street) to their property at 19 Courtney Street. They don't believe all of Courtney Street has a cohesive enough character that is culturally significant and warrants inclusion into the new precinct. In their opinion the streetscape does not contribute to the understanding of local history, nor represent a single class of building or embody a particular unified aesthetic. In their view there is nothing special about houses built in a residential street in the 1920-1940s. There is considerable variation in front fences and no consistent streetscape. The built form, massing and design detail varies widely from house to house along the street.
Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 34 and Figure 35.  Figure 34: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue

<table>
<tr><td></td><td> 

Figure 35: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct.

In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.

In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.</td></tr>
<tr><td>Recommended action</td><td>No further action.</td></tr>
<tr><td>Effect of recommendation on Hobart draft LPS</td><td>No impact on the Hobart draft LPS</td></tr>
</table>

Representation No 123: Al Cole, TasWater

Matters raised in representation	TasWater do not object and they have no formal comments for the TPC in relation to the Hobart draft LPS.
Planning Authority response	Noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 124: Brenda Lau, No address provided

Matters raised in representation	The representor advised that they were overseas during the majority of the exhibition period and were unable to get advice on how the changes, particularly in relation to HOB-C6.2.57 applied to them. They have requested an extension to the time period to make a representation.
Planning Authority response	Council staff provided a response advising that the representation time can not be extended. In any event, it is unclear what property the representor is referring to. If the property is already located within the existing Sandy Bay 6 Golf Links Heritage Precinct, there is little change.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 125: Clay Chesseman, 13 Courtney Street, Lenah Valley

Matters raised in representation	The representor objects to the expansion of HOB-C6.2.14 (Courtney Street) to include their property. They do not believe the street has a cohesive character or that it is culturally significant and warrants inclusion in the new heritage precinct. In their opinion the streetscape does not contribute to the understanding of local history, nor represent a single class of building or embody a particular unified aesthetic. In their view there is nothing special about houses built in a residential street in the 1920-1940s. There is considerable variation in front fences and no consistent streetscape. The built form, massing and design detail varies widely from house to house along the street.

Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure *36* and Figure *37*.



Figure 36: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue

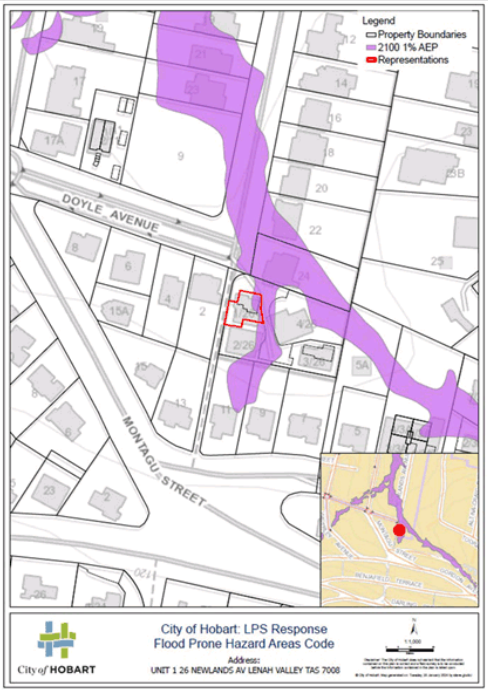


Figure 37: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

	The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct. By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values. In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 126: Gaye Clark, 1/26 Newlands Avenue, Lenah Valley

Matters raised in representation	The representor raises concerns regarding the Flood prone hazard overlay and in their view find it incorrect and unbelievable. They live on a steep block and have never been flooded in the 14 years they have lived there. They request that the overlay be removed from their property as they are concerned about the resale value as well as increased insurance premiums.
Planning Authority response	Flows affecting Unit 1, 26 Newlands Avenue, Lenah Valley, originate south of the property on Elphinstone Road. These flows follow natural overland flow paths through properties on Elphinstone Road, and Newlands Avenue as they move north eventually discharging to Maypole Rivulet. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 130mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.

	Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Newlands Avenue)	

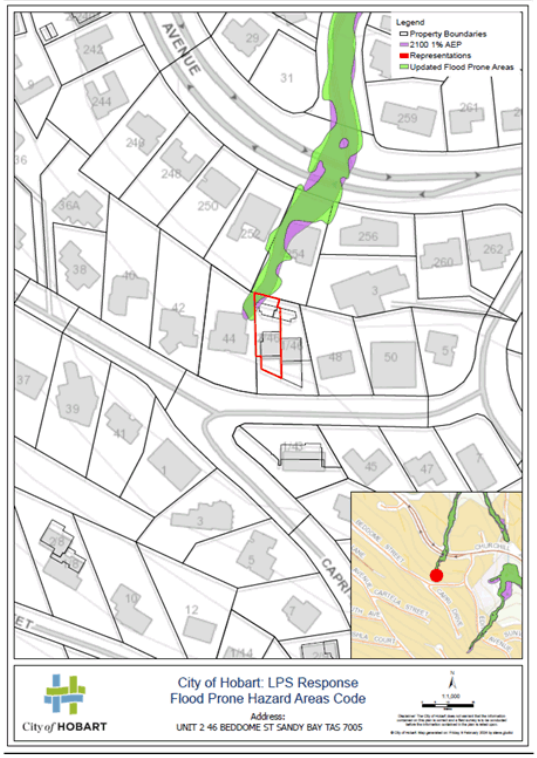
Representation No 127, 147 and 157: Eleri Morgan-Thomas, Homes Tasmania

Matters raised in representation	Homes Tasmania has over 1000 properties for social and affordable housing within the Hobart LGA. Homes Tas are aware that there are 475 applicants waiting for a home in the Hobart municipality. Homes Tasmania acknowledges that much of the Hobart draft LPS is a translation from the HIPS 2015. However, there are a number of properties where this is different. These are: • 2 Midwood Street which is in the process of being transferred to the ownership of Homes Tasmania, and was zoned Inner Residential, and under the Hobart draft LPS is proposed to be zoned Community Purpose. The future use of the site more closely aligns with the Inner Residential

	zone however. In the opinion of Homes Tasmania, the property meets the zone application guidelines for the Inner Residential zone and this should remain the zone applied under the Hobart draft LPS. • 136 Wentworth Street is owned by City of Hobart and is zoned Recreation, however it is adjacent to a Homes Tasmania property at 112 Cascade Road, South Hobart. Through agreement with Council, Homes Tasmania has had a permit issued for temporary housing where they occupy some of the land at 136 Wentworth Street. This arrangement is supported by Council and is intended to be an ongoing solution with Homes Tasmania working to purchase this land from Council. It is Homes Tasmania's view that the 1660m^2 parcel of land over which they have a lease should also be zoned General Residential as this residential use is proposed to continue and the zoning would then be more consistent with the use than the recreation zoning. It is noted that the exact area would need to be identified by survey.
Planning Authority response	The Council acknowledges the importance of providing for social and affordable housing across the LGA in the planning scheme. In relation to 2 Midwood Street, it has been used as a hostel for housing students from rural communities, while they study in Hobart. However, it is understood that the hostel operation is closing and Homes Tasmania have purchased the site. Under the Inner Residential Zone, a boarding house is classified as a residential use which is a permitted use. The property was zoned Community Purposes under the Hobart draft LPS under direction of the Commission as at that time it was under the ownership of the Department of Education. With the property now being purchased by Homes Tasmania and used for social housing, it is understood that the use of the site will continue to be for residential purposes. The Inner Residential Zone is therefore considered more appropriate. The site at 136 Wentworth Street currently is still within the ownership of the City of Hobart although it is understood that there has been a legal agreement drafted regarding a transfer of ownership. It is agreed that if the temporary dwellings at 136 Wentworth Street are proposed to continue to be located on site, that a residential zoning would be more appropriate than the current Recreation Zone. If this section were zoned General Residential, it may also assist in the boundary adjustment to proceed under the general provisions at Clause 7.3 of the SPPs.
Recommended action	Rezone 2 Midwood Street, New Town (CT 150252/1) from Community Purposes to Inner Residential. Rezone part of 136 Wentworth Street, South Hobart (CT 94118/1) from Recreation to General Residential, being consistent with the land area being purchased by Homes Tasmania from Council.
Effect of recommendation on Hobart draft LPS	Rezone 2 Midwood Street from Community Purposes to Inner Residential. Rezone part of 136 Wentworth Street from Recreation to General Residential, being consistent with the land area being purchased by Homes Tasmania from Council.

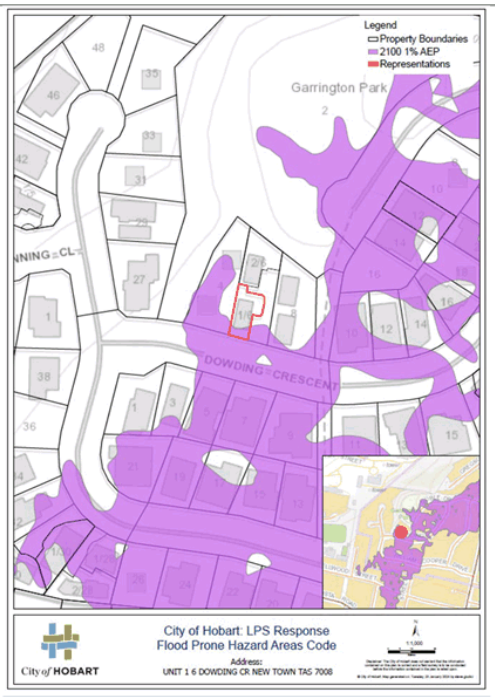
Representation No 128: [redacted] 44 and 2/46 Beddome Street, Sandy Bay

Matters raised in representation	The representor raised concerns in relation to the flood prone hazard area overlays. The representor is of the belief that the map is incorrect and does not represent the actual situation or elevation on our properties. They wish to provide additional information to dispute the mapping as shown. There is a stormwater drain at the bottom of 44 Beddome Street which is surrounded by a 3 feet tall concrete block wall on 3 sides. There is a clear separation between the pit that contains the stormwater and the rest of 44 Beddome Street. None of 2/46 Beddome Street is impacted. The height differential between the hose and the drain coupled with the hill's slope acts as an effective barrier against potential flooding upwards. They are concerned about insurance premiums, and property values as well as peace of mind for residents. However, they are concerned that the designations are accurate and reflect the actual property.
Planning Authority response	Flows affection 44 and 2/46 Beddome Street originate within 44 Beddome street. These flows move north through properties along Churchill Avenue and Macaulay Road before joining flooding in Maning Rivulet. As a result of internal review and gap analysis of existing modelling, updates have been made to Council models and these are represented in the below map in green. This updated modelling incorporates a higher level of detail and shows a decrease in flooding across the properties. While additional detail has been included, the modelling does not take into account fences as these are not subject to council planning approvals and may be built or removed without the knowledge or approval of council. Depths across the property range between 0mm and 220mm.
Recommended action	Updated modelling and resulting maps where available are incorporated into the flood prone areas overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.

Applicable Map (Beddome Street)	

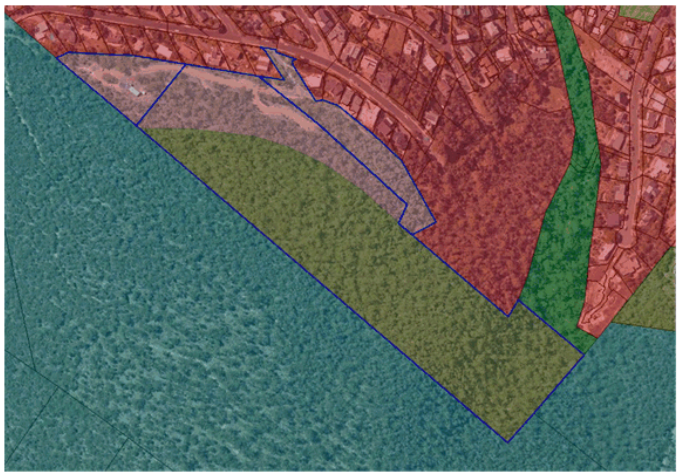
Representation No 129: Lorraine Baker, 1/6 Dowding Crescent, New Town

Matters raised in representation	The representor is concerned about the flood zone mapping and is a resident of Garrington Park Estate. She notes that considerable infrastructure was put in place to manage stormwater in the estate and to that end believes it should have addressed the issue. She is concerned about increases in insurance premiums and a reduction in value of her property.
Planning Authority response	Code overlays affecting Unit 1, 6 Dowding Crescent are based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application. Council acknowledges a need to update the flood mapping in various locations across the city, and this particular area of Garrington Park has previously been identified. This will be a project undertaken over a 3 year timeframe, therefore, any mapping changes will need to be addressed by a planning scheme.

	Council also acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Dowding Crescent)	

Representation No 131: P and J Sibly, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	The representor raises concerns with the zoning proposed at 21, 21a and 21b Enterprise Road. This land was zoned Low Density Residential through a recently approved amendment at the Tasmanian Planning Commission. The proposed LPS zones the land General Residential. The representor is of the view that the recently approved zone is the most appropriate designation for the land as previously outlined in representations to Council.

Planning Authority response	It is agreed that this land was approved by the TPCto be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4).  *Figure 38: 21, 21a and 21b Enterprise Road highlighted under the current zoning for the HIPS 2015. (Source: The LIST, searched 22 December 2023).* The reason why under the Hobart draft LPS this was zoned General Residential, is that at that time it was proposed to be a straight like for like translation from General Residential to General Residential. Although the scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process. It is agreed that the properties should be zoned Low Density Residential, consistent with amendment PSA-21-4.
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from General Residential.

Representation No 132: Phil Gartrell, Ireneinc obo Hobart City Mission, 46-56 Barrack Street, Hobart

Matters raised in representation	The representation proposes to rezone 46-56 Barrack Street to the Central Business Zone from its current proposed zoning of Inner Residential. The purpose of the rezoning would be to allow for the expansion of Hobart City Mission's operations to match community needs.

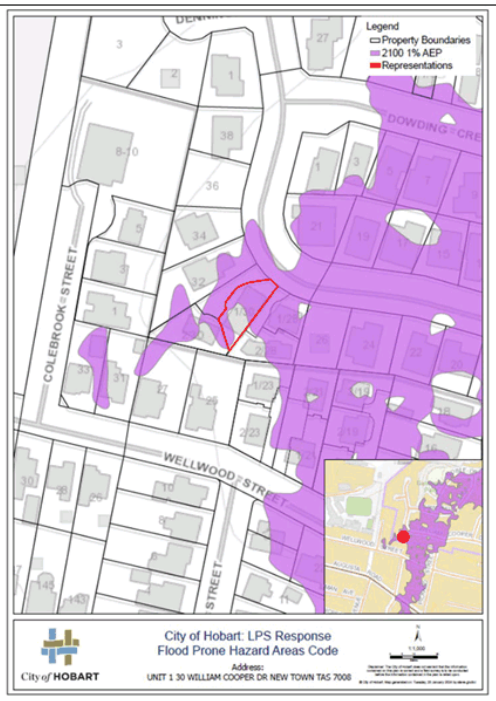
	The site is 1,277 m^2 and currently incorporates 52 Barrack Street (two storey building used as City Mission retain Op Shops), 56 Barrack Street (used as the City Mission office) and 48 Barrack Street, used as a café. Part of 46 Barrack Street is included which is used as a beauticians. Adjacent to the site to the south east, the land is zoned Central Business, with land to the south west and north all zoned Inner Residential (noting that the existing roads are zoned Utilities. Various elements of the site will be listed under the Tasmanian Heritage Register and the site is within the West Hobart – Bathurst and Melville Street Local Historic Heritage Precinct. The anticipated uses on site include a mix of offices and administration, retail, food services, emergency relief distribution, consulting/advisory services and counselling rooms. The main concern around the Inner Residential zoning is that Business and Professional services (including a consulting room or provision of residential support services) is prohibited. It is the representors belief that the Central Business zone would be a more appropriate zoning, allowing for all of the envisaged uses on site. The representor is concerned that with the Inner Residential Zone there is no acknowledgement of historical use and it puts the existing and future operations and community services in jeopardy. The representor relies upon the following strategic policies within STRLUS in their arguments, SI 1.1, SI 1.2, SI 1.3 and SI 1.6 in relation to Social Infrastructure; particularly as it related to facilitating the ongoing provision of social services and facilities. In their view the application of the Central Business Zone would be more effective at supporting this. The change in zoning in their view would improve service delivery from provider to client by increasing overall accessibility. Hobart is classified as a Primary Activity Centre and the provision of the type of social services and facilities is consistent with the type of uses in that circumstance. The rezoning would allow for the expansion of these services to better serve the community. The representor also relies upon CV2 and CV 2.7, Cultural Values, in their assessment. In particular the listing of the site under the Tasmanian Heritage Register. The representor argues that the rezoning would enable the adaptive reuse of these buildings. The representor argues that a rezoning would support the Capital City Strategic Plan 2019-2029 by continuing to provide social services for the broader Hobart community. In their view the rezoning allows for the co-location of services to deliver greater support initiatives and programs. In their view the rezoning would enable the buildings to become contextually relevant by allowing for the historic headquarters of the City Mission to be fully realized on site.
Planning Authority response	The site is currently on the edge of the Central Business District although from an urban design perspective, demonstrates a much less intensive built form than the central areas of Murray, Collins, Elizabeth and Liverpool Streets. It is agreed that the social support services and facilities that are provided by Hobart City Mission play a critical role in the functioning of a healthy and

	sustainable community. However, the site has been used for commercial purposes for many years and currently has existing use rights. The current uses, which may be prohibited uses in the Inner Residential Zone, are able to continue under these existing use rights and are not at risk. The representor raises concerns that without a change to the zoning, there are limitations to what level of expansion on site can occur. It is noted that the General Provisions under the SPPs provide for alternative use consideration pathways, which would be relevant for this site. Clause 7.1 – Changes to an existing non-conforming use which allows for minor development to an existing non-conforming use if there is no detrimental impact on adjoining uses and no substantial intensification of the use. In addition, Clause 7.4 allows for changes of use of a place listed on the Tasmanian Heritage Register or a Local Heritage place that would be otherwise prohibited if it facilitates the restoration, conservation or future maintenance of the heritage significance of the heritage place. It is acknowledged that under both General Provisions there would be limitations to the extent to which the site could be redeveloped, however given its heritage listing, it is anticipated that there would be limitations to broader redevelopment of the site in any event. While the site's proximity to business uses adjacent to the south suggests an expansion of the Central Business Zone may be suitable, it is important that any zoning of this area is considered in the context of the implementation of the Central Hobart Plan. The site is in the Rivulet Precinct under this plan and residential use and development in this area is encouraged. While in the future the zoning may change, it would be more appropriate for a broader strategic consideration of not only this site, but those nearby, to consider whether an expansion of the Central Business zone is appropriate, or alternatively the application of the Urban Mixed Use zone or similar may be more suitable. The existing uses on site, irrelevant of their use status within the Inner Residential Zone, can continue, and in fact the heritage listing of the site enables greater flexibility in relation to uses and development, than would otherwise be the case.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No change to the LPS.

Representation No 133: Grazyna Smith, 1/30 William Cooper Drive, Lenah Valley

Matters raised in representation	This representor raised concerns regarding the flood zone map. In particular they highlighted that they believe the 2019 map which was used in the drafting of the

	LPS was outdated given the updates that came about from the Garrington Park development. The representor is of the belief that the developers have put in place infrastructure to address the flood risk, and this was approved by Council. The representor is concerned that the flood map will have consequences for residents and will result in increases in home insurance, as well as a devaluation of properties in the area. The representor request that the Garrington park Flood mapping be made public to reflect the changing landscape and the details of the engineering changes specific to property drainage be made available to affected residents.
Planning Authority response	Code overlays effecting Unit 1, 30 William Cooper Drive are based on modelling undertaken prior to the development of Garrington Park and may not be representative of current flood conditions on the site. It is expected that flooding within the development will be restricted to the road reserve and constructed overland flow paths as per approved development application. Council acknowledges a need to update the flood mapping in various locations across the city, and this particular area of Garrington Park has previously been identified. This will be a project undertaken over a 3-year timeframe, therefore, any mapping changes will need to be addressed by a planning scheme. Council also acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable Map (William Cooper Drive)	

Representation No 134: Rob Rothwell, 39 Brushy Creek Road, Lenah Valley

Matters raised in representation	The representor is raising concerns that the property is currently zoned split zoned Environmental Living and Rural Living. They understand that the part of the property that is zoned Environmental Living will become Rural Living D. They want the zoning to be Rural Living C; this is because the surveyed area that would be Rural Living is 4.73 ha therefore under the minimum lot size.
Planning Authority response	The property has a total area of approximately 6.7 ha, of which 1.8 ha is zoned General Residential. The minimum lot size for Rural Living D is 10 ha, with up to 20% less than this lot size through a performance criteria. Even if the applicant only wanted to subdivide off the General Residential zoned area into a single lot, because the balance lot cannot meet the Rural Living D zone standards the application would be prohibited. This is a result of how the minimum lot size provisions under the Rural Living Zone are worded in the SPPs. This results in a perverse outcome, where the General Residential Zone intent cannot be realised due to the split zoning with the Rural Living D zone, unless developed as multiple dwellings. The site is otherwise serviced, with the area zoned General Residential (and part of the Rural Living zone) cleared of vegetation. Ancanthe Avenue adjoins the residential zone to the north which represents a logical subdivision opportunity. It is unclear whether the land owners intend to

	subdivide, however they should have the opportunity to, consistent with the zone and code requirements as opposed to be prohibited from doing so through a technicality. The land zoned Rural Living D is just under 5ha. If it were zoned Rural Living C, with a minimum lot size of 5ha (or 20% less through a performance criteria) this would enable a single lot being located on the Rural Living zoned land, but more critically, enable the General Residential zoned property to be developed consistent with its intended use. It is noted that there are three other Rural Living zoned lots to the south of the site which are also Rural Living D. All these lots are less than 5 ha. Rural Living C would be a more appropriate zone to apply to these lots and would not provide for further subdivision potential in the area.
Recommended action	Modify the zoning maps by applying the Rural Living Zone C to the following properties: • 39 Brushy Creek Road (CT 87500/1) • 41 Brushy Creek Road (CT 196989/1) • 75 Brushy Creek Road (CT 39555/1) • 93 Brushy Creek Road (CT 40558/1).
Effect of recommendation on Hobart draft LPS	Modification of the zone map under the Draft LPS so that the properties at 39 Brushy Creek Road, 41 Brushy Creek Road, 75 Brushy Creek Road and 93 Brushy Creek Road are zoned Rural Living C.

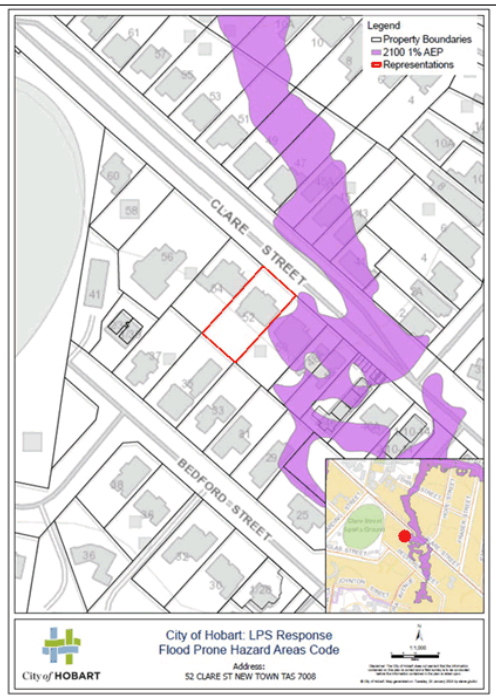
Representation No 135: Silvana Luttrell and Teresa Howell, 59 Princes Street, Sandy Bay

Matters raised in representation	The representors raise concerns in relation to the application of the HOB-C6.2.50 heritage precinct to their property at 59 Princes Street. They do not believe the street has a cohesive character that is significant enough to warrant inclusion into the new heritage precinct. The houses are 1920-1940 and in their view are not significant, with many modified since with extensions. Front fences vary also meaning there is no real streetscape pattern. The built form varies widely so on balance it should not be included in the heritage precinct.
Planning Authority response	The representors property at 59 Princes Street is already currently located in the Sandy Bay 2 Heritage Precinct as defined in Table E13.2 of HIPS 2015. This will become heritage precinct HOB-C6.2.50 under the Hobart draft LPS. The existing heritage precinct was identified in the Sandy Bay Heritage Review and incorporated into HIPS 2015. In terms of the definition of a heritage precinct, it is considered that the existing Heritage Precinct already meets the definition of a local heritage precinct because of the collective heritage values of individual properties as a group for their streetscape or townscape values.
Recommended action	No further action

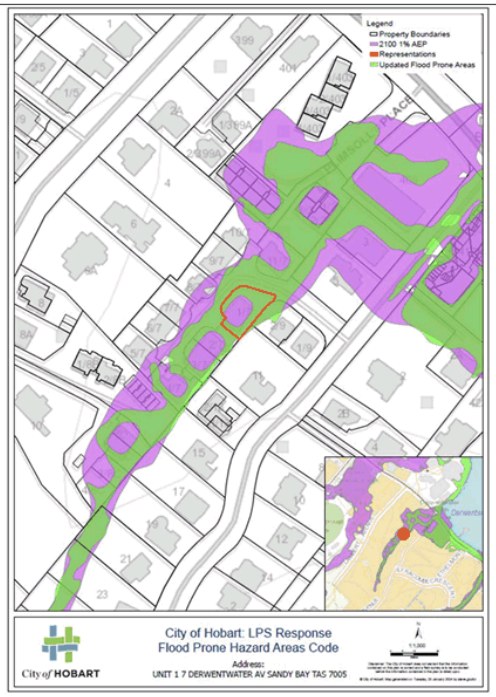
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 136: Robert Bennett, 52 Clare Street, New Town

Matters raised in representation	The representor is raising concerns in relation to the application of the flood prone hazard area overlay for Clare Street. They believe the overlay should be removed before it takes legal effect. They believe the overlay does not extend into their land or if it does, to a very minor degree, and therefore believe the whole property should not be impacted through rising insurance costs and a decrease in property value by the overlay. The representor would like to see the data that resulted in the modelling so that they can determine the level of accuracy of that data.
Planning Authority response	Flows affecting 52 Clare Street, New Town originate to the south of the property within properties on Bedford Street. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP flood. Modelling indicates that these flows have minimal impact on the property, only inundating a small portion of the eastern fence line. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than $10m^2$ in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 52 Clare Street, New Town (CT 26358/2).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 52 Clare Street, New Town.

Applicable Map (Clare Street)	

Representation No 137	Sandra Cock, 1/7 Derwentwater Avenue, Sandy Bay
Matters raised in representation	The representor notes that she has not ever experienced flooding in the 12 years she has lived at her property. She believes that the Council has to take some responsibility in managing the flooding risk, as in her opinion, the increasing urbanization has contributed to this. She believes that the Council should be increasing the size and amount of stormwater systems, and increase street cleaning and maintenance to ensure drains are kept clear. The representor is concerned about the impact to her insurance, and this will be particularly difficult for her as she lives in a unit which has a body corporate. She is also concerned about the resale values which will decrease in her opinion, on her property.
Planning Authority response	Flows affecting Unit 1, 7 Derwentwater Avenue, Sandy Bay originate to the south of the property within 35 Derwentwater Avenue, Sandy Bay. These flows follow natural overland flow paths through properties on Derwentwater Avenue, as they move north before discharging to Lords Beach Sandy Bay.

	The flows affecting the property are overland flows that exceed Council drainage capacity. The depth of inundation across the property ranges between 0mm and 120mm. It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable Map (Derwentwater Avenue)	

Representation No 140: Ben Waining, 11 Courtney Street, Lenah Valley

Matters raised in representation	The representor raised concerns in relation to the application of heritage precinct HOB-C6.2.14 to his property in Courtney Street. The representor disagrees with the premise that the properties comprise an intact grouping of inter-war brick

	residences as stated in the precinct description. In his view Inter-war is defined as the period between the World Wars and is a reference to the period 1918- 1939. Not all properties fit this description, many of the front fences as not original and the character of the housing cannot be described as homogenous. In the representors view there is inadequate data for Courtney Street and the drainage plan from 1946 demonstrates the lack of development within the inter-war period. The hedging that exists cannot be said to contribute to the heritage value of this precinct as the majority of the front yard vegetation is introduced in nature and are species that do not contribute heritage value. There is no consistency to the structure of the vegetative frontage of the houses. The description provided under the materials is incorrect as it only highlights rough cast render which is incomplete in terms of the types of material use in the street. The statement of the predominant roofing material being corrugated iron is not a strong heritage value due to the lack of uniqueness of this material for roofing, and many houses don't have this roofing or have had it replaced with chimneys removed as well. A number of the descriptions under Architectural styles rely on describing houses that already exist on the heritage precinct listing and are not subject to the proposed addition. The representor believes that the statements drafted are inaccurate and poorly considered. It is understood that it was proposed previously to have these properties included on the heritage register however through discussions with Council it was decided that it wasn't appropriate as some of these properties did not contribute to the heritage value of the precinct.
Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 39 and Figure 40. 

	Figure 39: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue  Figure 40: Extent of proposed heritage precinct with subject property highlighted under draft LPS. The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct. By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values. In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS

on Hobart draft LPS	

Representation No 141: Brenda Lau, No address provided

Matters raised in representation	Request for an extension to the time period to provide a submission.
Planning Authority response	The representor was advised that an extension can not be provided to lodge a submission.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 142: Department of State Growth

Matters raised in representation	The Department of State Growth supports the Central Business Zone being applied to the land bounded by Harrington, Melville, and Brisbane Streets and the Brooker Highway and the introduction of the new Hobart Commercial Zone Specific Area Plan over parts of the inner-city. The zone and SAP allow above ground floor residential development, supporting higher residential densities with the Hobart CBD, close to key services and employment, and this will further the objectives of the Hobart City Deal in relation to improved housing supply, affordability and diversity. The Department is progressing plans for a fifth lane on the Southern Outlet and is expecting to shortly finalise the boundary of the road corridor. State Growth requests that the boundary of the new road corridor is included within the Utilities Zone, consistent with the zone and code application guidelines. The majority of State Roads have been zoned Utilities consistent with the State Road casement layer and with the Section 8A guidelines. However there have been several sites where errors have been identified. These are: • 63-71 Oldham Avenue. Small slithers of land at the rear of these properties (81160/1, 81160/2, 225408/1, 81160/4) are currently zoned Inner Residential however they are in the ownership of the Department and are part of the road reservation for the junction for the Domain Highway and Brooker Highway. • Minor road (Park Street) adjacent to the Brooker Highway should be revised from the Utilities Zone to the Inner Residential Zone, consistent with the State Road Casement layer. • Utilities zone to be extended further along Davies Avenue consistent with the State Highways and Subsidiary Roads Layer

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Rezone 29852/4 which is road corridor of Davey Street from Particular Purpose to Utilities zone.
One parcel 151752/1 which is currently zoned Inner Residential should be zoned Utilities as it is part of the road casement. Similarly 168349/1 should be zoned Utilities not Inner Residential as it is part of the road casement.
The end section of Fitzroy Crescent should be zoned partially Inner Residential and partially Open Space as this is not part of State Roads road casement.
Three parcels, 6786/1, 21562/1, and 95476/1 should be revised from their zoning of General Residential and Environmental Management respectively to Utilities zoning consistent with the adjoining road parcel.
A section of the Utilities zone (133969/101) is within Woodcutters Road reserve. This land does not form part of the State Road network and Council may wish to revise the land to Open Space for consistency with adjoining zoning.

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<tr><td>Planning Authority response</td><td>The Department's comments regarding the Central Business Zone are noted.

Furthermore, the Department's comments regarding a fifth lane along the Southern Outlet are also noted. The Department has acquired three properties, being 197275/1, 202005/1 and 112492/1 and partially acquired some other properties along the corridor. Zoning these three properties as Utilities would be appropriate and align with the future use of those lots.

In relation to the relatively minor changes to the zoning, these requests by the Department all reflect what would otherwise be considered anomalies between the ownership and land zoning.</td></tr>
<tr><td>Recommended action</td><td>Make zoning changes consistent with the recommendations from the Department of State Growth.</td></tr>
<tr><td>Effect of recommendation on Hobart draft LPS</td><td>Modification of the zoning maps under the draft LPS as follows:
<table>
<tr><th>Certificate of Title</th><th>Zoning change</th></tr>
<tr><td>81160/1, 81160/2, 225408/1, 81160/4</td><td>Rezone from Inner Residential to Utilities</td></tr>
<tr><td>Park Street</td><td>Rezone the part of the road corridor that is Park Street from Utilities to Inner Residential</td></tr>
<tr><td>Davies Avenue, adjacent to Tasman Highway</td><td>Rezone part of Davies Avenue, adjacent to Tasman Highway from Open Space to Utilities.</td></tr>
<tr><td>29852/4</td><td>Rezone from Particular Purpose to Utilities.</td></tr>
<tr><td>151752/1</td><td>Rezone from Inner Residential to Utilities.</td></tr>
<tr><td>168349/1</td><td>Rezone from Inner Residential to Utilities.</td></tr>
<tr><td>Fitzroy Crescent</td><td>Rezone the end of Fitzroy Crescent to Inner Residential and Open Space.</td></tr>
</table>
</td></tr>
</table>

	6786/1, 21562/1, 95476/1	Rezone from General Residential and Environmental Management to Utilities.
	133969/101	Rezone part of this parcel where containing Woodcutters Road from Utilities to Open Space.

Representation No 143: Clay Cheeseman, 4 Courtney Street, Lenah Valley

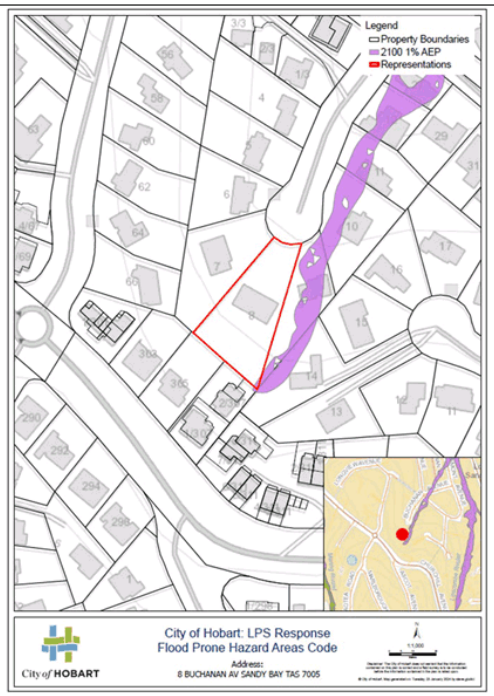
Matters raised in representation	The representor raises concerns about the expansion of heritage precinct HOB-C6.2.14 (Courtney Street) to include their property. They do not believe that Courtney Street has a cohesive character that is culturally significant and warrants inclusion into the new heritage precinct. In their view the streetscape does not contribute to the understanding of local history, representing a single class of building or embodies a particular unified aesthetic. The standard pattern of subdivision extending form the arterial road is not particularly special and lot sizes in the street are not uniform. There is housing from multiple eras, many with extensions. Front fences vary in height and the built form, and the massing and design detail of buildings varies widely from house to house along the street.
Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure 41 and Figure 42.  Figure 41: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue

	 Figure 42: Extent of proposed heritage precinct with subject property highlighted under draft LPS. The property is already in the heritage precinct. The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct. By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values. In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS

on Hobart draft LPS	

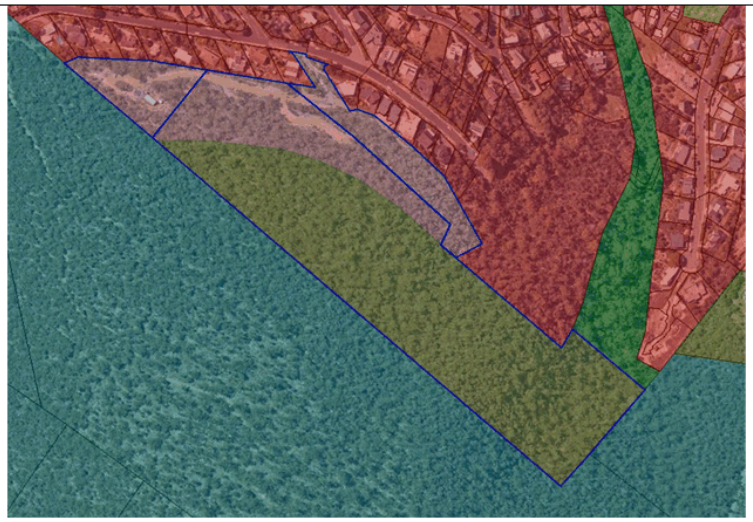
Representation No 144: Danielle Gray, Gray Planning, 8 Buchanan Avenue, Sandy Bay

Matters raised in representation	The representor is raising concerns about flood prone hazard area overlay. Particularly they are concerned about the lack of specific detail as it applies to their property. While it only applies to a small area of the property, there are concerns about the implications for future insurance requirements and for further information requirements as part of potential new development applications. It is unclear what data Council is relying upon in terms of the provision of the flood mapping. IT is noted that the modelling is done on a catchment wide level and if it is to apply to properties, then it should really be done on specific data. The site is not near a known or mapped watercourse, and it is not low lying. It appears that there is no logical source for the generation of flood waters as mapped in the overlay. It is their view that the overlay should be completed removed from the property.
Planning Authority response	The overlay affecting 8 Buchanan Avenue Sandy Bay was created from modelling of the Lipscombe Rivulet catchment completed in 2019. Flows affecting 8 Buchanan Avenue, Sandy Bay are the result of accumulation of naturally occurring overland flows from the surrounding properties. The boundary between 8 and 9 Buchanan Avenue and 14Wandeet Place is the natural low point of the surrounding properties. Flows from these properties follow natural overland flow paths through properties Buchanan Avenue as they move north to join flows within Lipscombe Rivulet. These flows only affect a small portion of the southern corner of the property and do not encroach on the housing footprint. Flood depths across the property range between 0mm and 70mm. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than 10m^2 in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 8 Buchanan Avenue, Sandy Bay (CT 32548/4).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 8 Buchanan Avenue, Sandy Bay.

Applicable Map (Buchanan Avenue)	

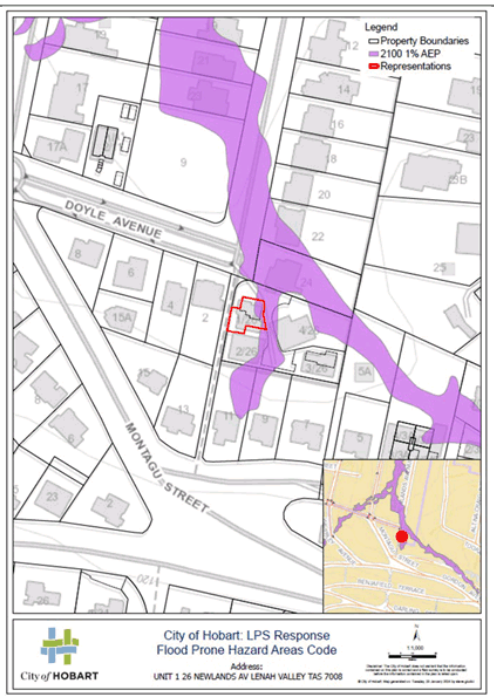
Representation No 145: David Ramm, 21, 21b and 21a Enterprise Road., Sandy Bay

Matters raised in representation	The zoning is incorrectly zoned as General Residential and it should be Low Density Residential as approved by the TPC in September 2022.
Planning Authority response	It is agreed that this land was approved by the TPCto be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4).

	 *Figure 43: 21, 21a and 21b Enterprise Road highlighted as they appear under the HIPS 2015. (Source: The LIST, searched 22 December 2023).* The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time is was proposed to be a straight like for like translation from General Residential to General Residential. Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process. It is agreed that the properties should be zoned Low Density Residential, consistent with the Scheme amendment PSA-21-4 of the HIPS 2015.
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 146: Gaye Clark, Unit 1/26 Newlands Avenue, Lenah Valley

Matters raised in representation	The representor is concerned about the application of the flood prone hazard area overlay to the site. In their view the water all runs down to a sloping drive with several drain outlets flowing into stormwater pits. There has never been any flooding at the site. The application of the overlay should be removed from their property. It could impact the value of their property, and result in increased insurance premiums.

Planning Authority response	Flows affecting Unit 1, 26 Newlands Avenue, Lenah Valley, originate south of the property on Elphinstone Road. These flows follow natural overland flow paths through properties on Elphinstone Road, and Newlands Avenue as they move north eventually discharging to Maypole Rivulet. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 130mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Newlands Avenue)	

Representation No 148	Jonah Gouldthorpe, Significant Trees
Matters raised in representation	The representor highlights that the community vision for the city is to maintain connections between nature, history, culture, businesses and each other, and that it is important to remember what makes this place special as the city grows. The representor has concerns about the loss of gum trees in urban environments. These trees are difficult to re-establish and are important habitats for birds, many of which are threatened species. In the event of bushfires impacting upon Wellington Park, these trees will be even more important as habitat for birds to take refuge. The representor is particularly concerned that Eucalypts within the city have no protection, with the Significant Tree register more heavily weighted to introduced tree species. In their view Eucalypts require protection across all zones, including smaller trees, so that we have tree cover in the future. The representor acknowledges that they are not a qualified planner therefore are unsure on how this protection can be achieved. However, they are of the belief that inclusion of an objective within the various Specific Area Plans and Particular Purpose Zones within the City may assist. In their view, trees should only be allowed to be removed if the tree is within a roadway or building footprint.
Planning Authority response	The representation raises a number of issues requiring consideration, both in relation to policy positions, but also in relation to the mechanics of how such a change could be implemented. It is acknowledged that the retention of vegetation in the urban landscape is critical to the maintenance of biodiversity, providing habitat for bird species and other animals, but also to reduce the heat island effect that can occur within urban environments. Evidence from Australia and across the world highlights that in a warming climate, inclusion of tree cover within urban settings can result in a reduction in temperature. For every 10% of tree canopy cover increase, there can be a decrease of 1.05 degrees in summertime heat, but combined with grass cover can result in a temperature reduction of up to 6 degrees[1]. The mechanism available within the planning scheme to undertake this is less clear and would require significant policy analysis to ensure that there are no unintended adverse effects and that the LPS criteria under the Land Use Planning and Approvals Act 1993 are met. The management of vegetation in urban areas is something that requires a statewide approach and detailed consideration. Furthermore, there is a public interest in the matter. Given the public ownership of roads and other public spaces there may be more effective ways to achieve tree cover in urban environments. For example, there are a number of other mechanisms for controlling vegetation removal including Council By-Laws, registering of specific trees within the Significant Tree Register,

[1] Planning Institute of Australia, Resource Toolkit, Planning for urban vegetation in adapting to a changing climate and urban heat.
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.planning.org.au/documents/item/11820

	and Council undertaken their own planting program to introduce further tree cover to the municipality. At this time, these mechanisms are considered more appropriate in the absence of further policy work in this space.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 149: JP Cumming, Red Chapel Beach area

Matters raised in representation	The representor provided a coastal erosion hazard report on behalf of the residents of 500-520 Sandy Bay Road. The area in question is currently classified as a high coastal erosion area, which was done by the Department of Premier and Cabinet, Office of Security Emergency Management, which applied the bands to the Scheme. The analysis of the site has determined that the study area should be considered for reclassification from the high to the medium coastal erosion band based on the findings that the area primarily consists of sandy shores backed by bedrock, indicating a very low likelihood of experiencing significant coastal recession due to sea level rise in the long term. The sandstone bedrock is projected to erode at a slower rate, likely to be no greater than 5-10mm per year. There is a potential need to undertake maintenance to the existing sea/retaining walls to maintain the effectiveness and resilience of the coastal defenses. However, it is considered that the application of the medium coastal erosion band will enable individual assessments to assess the level of risk as appropriate.
Planning Authority response	Currently the hazard bands under the coastal erosion hazard overlay, vary along this section of the foreshore as shown in Figure 44 below. The section to which the representation applies is the area in red centrally within the figure.

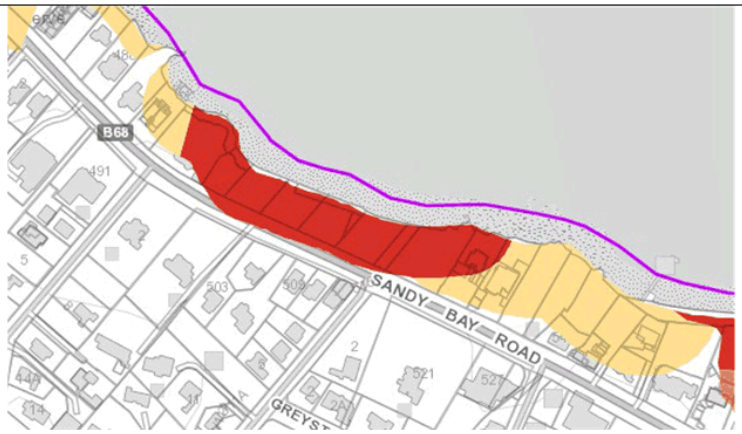


Figure 44 The section in red represents the High coastal erosion hazard zone, with yellow on either side representing low coastal erosion hazard zone.

The Coastal Erosion Hazard bands have been determined following a project undertaken by the Department of Premier and Cabinet, Office of Security Emergency Management. This has been done at a desktop level for all coastlines around Tasmania. One of the challenges is that if properties are identified as having a high coastal erosion hazard band risk, then there are very limited circumstances where development is allowed, and only for certain uses.

Across Tasmania, where the high erosion hazard bands exist, as it is done at a desktop level without individual analysis, there is a risk that properties are unable to do otherwise appropriate development, even with a Coastal Erosion Hazard Report accompanying the application. This is a more critical problem in relation to the drafting of the SPPs.

On this site however, we have a circumstance where a suitable qualified person has assessed the site as being of medium coastal erosion hazard through on-site analysis, which is to a greater detail than a statewide desk top analysis. A medium hazard band application will still result in a need to provide a specific coastal erosion hazard report relative to the proposed development and the site, however it enables a discretionary approval pathway for developments to be considered.

Given the initial analysis on site, this is considered a suitable approach to responding to the level of risk, while still enabling consideration of the erosional hazard in this location.

Recommended action	Modify the overlay maps to delete the high risk coastal erosion hazard overlay and apply the medium risk coastal erosion hazard overlay to the following properties: • 500 Sandy Bay Road, Sandy Bay (CT 229503/1) • NRE Tas property adjoining 500 Sandy Bay Road, Sandy Bay (No title ref) • 504 Sandy Bay Road, Sandy Bay (CT 229502/) • NRE Tas property adjoining 5004Sandy Bay Road, Sandy Bay (No title ref) • 506 Sandy Bay Road, Sandy Bay (CT 13974/1)

	• 510 Sandy Bay Road, Sandy Bay (CT 224320/1) • 514 Sandy Bay Road, Sandy Bay (CT 158431/1) • 516 Sandy Bay Road, Sandy Bay (CT 70450/2, CT 225630/1, CT 158431/1, CT 158431/3) • Reserved road between 516 and 520 Sandy Bay Road, Sandy Bay (No title ref) • 520 Sandy Bay Road, Sandy Bay (CT 166284/1) • Strata title at 526 Sandy Bay Road, Sandy Bay (CT 59370/0, CT 59370/1, CT 59370/2, CT 59370, 3, CT 59370/4) • Strata title at 532 Sandy Bay Road, Sandy Bay (CT 171038/0)
Effect of recommendation on Hobart draft LPS	Modify the coastal erosion hazard overlay maps under the draft LPS to apply the medium risk level instead of the high risk level.

Representation No 150: Katherine Cossyvas and Michael Crosby – Air BnB Policy

Matters raised in representation	The representor provides their submission as part of their position as Head of Public Policy for AirBnB in Australia and New Zealand. They raise a number of concerns with the suggestion that City of Hobart may be seeking to bring in far reaching limitations on Air BnB's within the municipal area. Specifically: • There is a lack of recognition that Air BnB's make a significant economic contribution to the Tasmanian and Hobart economy. Oxford Economics found that AirBnB's guests spending contributes $364 million in Tasmania overall and supports 3,200 jobs, contributing $280 million to Gross State Product. The home sharing economy supports the growth of ancillary services and creation of local jobs. • Air BnB are concerned that the previous attempt to control the issue of permits in the municipality was refused in 2022 and therefore they do not see the benefit in going through this process a second time. • Air BnB have a large community of hosts in Hobart, the majority of which are 'mum and dad' operators looking to supplement their incomes as a response to the rising cost of living. Air BnB plays a role in enabling people to stay in their homes. • Housing policy is a complex issue and Air BnB is only one part of the housing debate. Consideration must also be given to demographic changes, economic circumstances of households, rising construction costs, and policies at all levels of government. Their view is that Air BnB's represent only 2% of total housing stock in the City of Hobart, this is according to the number of permits issued but not everyone will be using those properties for Air BnB. • Most hosts are sharing their own homes, or a holiday home which would otherwise remain empty. In their view two thirds of properties that are currently being used for short term accommodation are the owners primary residence. • City of Hobart needs to focus their attention on increasing supply.

	• Entire home listings can also include granny flats, or self-contained spaces so not necessarily a dwelling that can be provided through the private rental market. • Their view is that caps on permits issued in residential areas is not practical or a long term solution that will address the city's housing concerns. It is also inconsistent with other localities around the state and is counter to the aims of the statewide framework. • Air BnB provides affordable holiday accommodation for a range of people, including those that need to access medical services within cities. If it was regulated further this would result in a reduction in affordable accommodation options. There are many reasons people use Air BnB and this shouldn't be discounted. • Air BnB raises concerns that they believe that there has been a lack of public consultation about trying to include the changes within the planning scheme. • Concerned that a halt on air BnB's would result in a negative impact on property values and result in a rush on permit approvals. • Air BnB want to work constructively with Council to support the development of evidence-based policy settings that build housing supply, and ensure that the visitor economy in Hobart continues to contribute to the economic wellbeing of the city.
Planning Authority response	The City of Hobart has previously attempted to implement place a moratorium on self-contained visitor accommodation approvals within the City, following the release of studies prepared by Shelter Tasmania. This study included a number of key findings: • Rental affordability is at an all time low, brought about by population growth, and a reduction in the size of the rental market. • One of the reasons the rental market has reduced in size has been the turn over of properties to Short Term Rentals. This was determined through cross-referencing the short term rental market with publicly available information regarding long term rentals, which showed that the majority of the Hobart City short term rentals have a private rental history. • Literature analysis has also shown that the majority of studies describe how an increase in AirBnB activity generates an increase in rent and/or house prices. (It is noted that within AirBnB's own submission they don't dispute this). • City of Hobart has been generally performing well on Housing supply. • Even a small move of rental properties to the short term market can have a significant impact on supply. • Because Hobart has proportionally a higher percentage of short term rentals as a proportion of its total private long term rental market than other cities, the change in this regard is more significant. While AirBnB raise a number of issues in relation to the financial contribution to the economy however provide no commentary on the impact to communities and

	housing supply. Some areas are more appealing for visitor accommodation than others, resulting in clusters of accommodation in an otherwise residential setting. However the Hobart draft LPS as exhibited did not include any further limitations on visitor accommodation in residential zones, with the exception of Battery Point which is already a feature of the HIPS 2015. While the City of Hobart has in its own representation submitted that there should be further limitations (see Representation No 97: City of Hobart), this is an issue which requires consideration through a separate process for the following reasons: • The issue while prominent in the Hobart LGA area is a state-wide issue and should therefore be considered as part of the review of SPPs; • Any new local provisions must demonstrate that the LPS criteria are achieved under the *Land Use Planning and Approvals Act 1993* and this requires more strategic justification than has currently been presented.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 151: Kerry Burns, Glebe Residents Association

Matters raised in representation	The representor represents a broader progress group of Glebe residents. They raise a number of issues including the following: • Concerned about the premise of SPPs which can result in poor planning outcomes and harm to local communities. • A lack of state planning policies to inform decision making and the application of zones. While the Tasmanian Planning Policies are now being developed, to have applied the planning scheme prior to their development is a flawed process. • They are of the view that the SPPs are weighted against individuals and small community organisations. • The majority of the zone, PPZ and Codes applicable to the broader Glebe area are supported. However, the group holds concerns regarding the Local Historic Heritage Code specifically that the planning laws do not sufficiently protect these heritage assets. This is particularly relevant regarding the relationship between the Tasmanian Heritage Register (THR) and those places listed within Local Provision Schedules, as if they're listed on the THR, the Code does not apply. • The group believes that the heritage precinct HOB-C6.2.2 should be applied to the remaining residential properties in the NW section of Glebe, being all of Shoobridge Street, the Brooker Highway frontage and Allambee Crescent. • While the group supports the concept of apartment codes, they would like to ensure that urban design is incorporated within the requirements and

	this that a medium density code could be a suitable approach to identifying appropriate areas for multiple dwellings. • They would like to see a neighbourhood character code to protect established residential areas, as an opportunity to consider architectural building and roof style, building position in the streetscape and spacing and separation between buildings. • In any apartment code the group would like to see quality design and build quality as a requirement. They would also like to see the need for suitable green spaces either within the design, or within 500m of the site. Adequate solar access should be a requirement and limits on impervious surfaces should be included. Considerations of a building height limit in certain areas is necessary.
Planning Authority response	Much of the representation from the Glebe Residents association references concerns in relation to SPPs as opposed to those specific to the LPS. This includes the drafting of the provisions, their relationship to the Tasmanian Planning Policies (in process) and interrelationships with other regulatory provisions such as the Tasmanian Heritage Register. These are matters which cannot be dealt with through the LPS process. Similarly, there is discussion around a future apartment code. This has not yet been drafted and while the policy position of what they would like included, community interest in this matter should be directed into the review of residential standards currently being progressed by the State Planning Office. In terms of the definition of a heritage precinct under the LPS, it is considered that the current proposed extension to the local heritage precinct has been thoroughly evaluated and the addition of 11-17, and 14-18 Shoobridge Street, 21-29 Bayley Street, and 22-25 Aberdeen Street into the precinct meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values. It is considered that the area further north of the proposed extension does not have a scale, form, setback, and construction dates as those buildings located in the proposed and current precinct boundary. It is noted 45 and 43 Shoobridge Streets are two earlier Victoria Cottages that fall outside of the heritage precinct boundary; however these are individually heritage listed places in the LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 152: Kerry Donovan, 53 Summerleas Road, Fern Tree

Matters raised in representation	The representor owns a property at 53 Summerleas and 61 Summerleas Road, Fern Tree. There is an existing dwelling at 53 Summerleas Road and this title has an area of just over 1,000 m^2 and is zoned Rural Living A. The title at 61 Summerleas Road is 6.8ha and a small section (approximately 1,000 m^2) is zoned Rural Living A with the remainder zoned Landscape Conservation. The representor raises concerns about the possibility of the lot at 61 Summerleas Road having a stormwater drain running from the northern side of the road to this title, which would make development of this title difficult and may require Council to realign their stormwater infrastructure. In their view, the lot should be zoned Rural Living D so that it can't be subdivided but would still be a viable site to build a dwelling.
Planning Authority response	The split zoning of 61 Summerleas Road, being partially Rural Living A and partially Landscape Conservation already inhibits the site from being subdivided further, as the subdivision requirements for the Landscape Conservation cannot be met. The development of a dwelling within the Landscape Conservation zone is permissible. If the site were rezoned to Rural Living D, similarly a single dwelling would be permissible however at a broader zone application level, would result in a single title, zoned Rural Living D, amongst a broader section of Landscape Conservation zoned land. In the Planning Authority's view, it is not necessary to do this to limit or enable development on the site and would result in an unsystematic zone application in this area.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 153, 172 and 187: State Emergency Services Tasmania

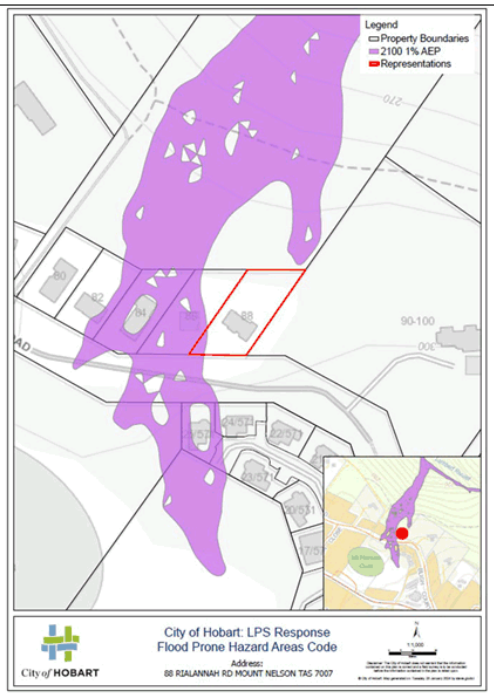
Matters raised in representation	The representation is submitted from the State Emergency Service. The representor notes that the State Government is undertaking a Tasmanian Flood Mapping Project which will deliver a state-wide comprehensive and consistent flood hazard map later in 2023. The SES notes that while some LGAs do not have areas mapped, it does not mean that the lack of mapping means an area isn't flood prone, and further information can still be requested by a planning authority if an area is known to be subject to flooding. SES is working on draft guidance to assist planning authorities in this manner. SES notes that the Hobart draft LPS incorporates the Coastal Inundation Hazard Code and overlay. SES supports the use of this overlay.

	SES notes there are changes in zoning in the transition from the HIPS 2015 to the Hobart draft LPS. SES supports the use of zones to assist in the management of density of flood-prone or coastal inundation hazardous areas. Management of flood risk and emergency management will become increasingly critical as the population of the city grows over the next 20 years.
Planning Authority response	The representation highlights the work undertaken by SES in the space of flood mapping and coastal inundation hazards and the ongoing work they intend to do with planning authorities in ensuring that these issues are adequately addressed. In the case of City of Hobart, a flood prone hazard area overlay is applied to land within the LGA, as is a coastal inundation overlay. There will be a need for any scheme and associated mapping to be updated as new information becomes available, however at this time the representation does not necessitate a need to modify the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 154: Lynda Stellamaris, 88 Rialannah Road, Mount Nelson

Matters raised in representation	The representor raises concerns in relation to the application of the flood overlay to their property at 88 Rialannah Road. In their view the property is 300m above sea level and not near a river. In relation to their property, the anticipated extent of the flooding is confined to a small corner at the front edge of the property which is not close to the house. In the 17 years they have lived there, they haven't experienced any flooding in the area. They are of the belief that generally flood prone areas are located in low lying locations near a river or lake. In their view, as they're on the side of a hill, this doesn't apply to them. The correspondence from Council notes that the flood mapping is done on a catchment wide basis and does not consider things like roadside drainage, or landscaping and local changes in topography. This seems unreasonable, to bring about changes without taking into account the conditions which may reduce the flood impacts. They are concerned about insurance, they are already bushfire prone, and to add in flood prone would also result in it being unsaleable. This is extremely problematic as the house represents part of their superannuation. They request that the overlay be removed from their site, particularly as it only applies to a small section.
Planning Authority response	The overlay affecting the property was developed from modelled flood depths of the Lambert Rivulet catchment. Flows affecting 88 Rialannah Road, Mount Nelson, originate south of the property within Mount Nelson Oval.

	These flows follow natural overland flow paths through properties on Rialannah Road and through Bicentennial Park, joining flows within Lambert Rivulet that eventually discharge to Sandy Bay. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 50mm and do not encroach on the housing footprint. While this was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report, Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than 10m2 in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1 as per the *Technical flood risk management guideline: Flood hazard* under the *Australian Disaster Resilience Handbook*.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 88 Rialannah Road, Mount Nelson (CT 72343/5).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 88 Rialannah Road, Mount Nelson.

Applicable Map (Rialannah Road)	

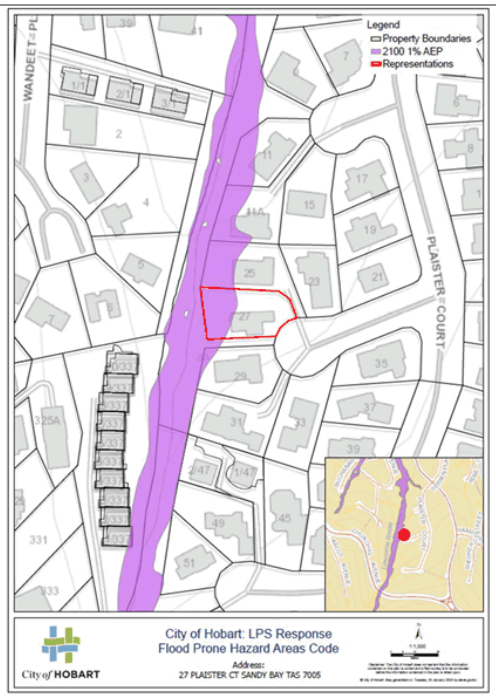
Representation No 155: Marg Nicol, 137 Nelson Road, Mount Nelson

Matters raised in representation	The representors raise concerns about the state planning policies and their lack of strategic and coherent governance framework for spatial plans, infrastructure, growth management and urban renewal. However, they are pleased to see the Hobart draft LPS provides for some of this. Council should continue to provide areas of shade and natural green spaces and water features to help combat climate change. Council should continue to plan for possible natural events (such as flooding) or face litigation. Extending the Central Business Zoning is beneficial to the city if good urban design guidelines ensure walkable and green spaces to enhance liveability. Public spaces between buildings and universally accessible public space are crucial to retaining Hobart's appeal to residents and visitors. The SAP for the CBD is commendable for its emphasis on encouraging greater activation at ground flood level. The city needs more permeable surfaces to allow natural drainage and limit the negative effects of intense rain events. Residential areas should have a 30% mandate of a site to be natural vegetation.

	The representor has concerns about protection of heritage and that the Central Hobart Plans do not provide adequate protection from in appropriate over height developments.
Planning Authority response	Noted. There is nothing specific that requires a response by the planning authority.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 156: Martin Wallace, 27 Plaister Court, Sandy Bay

Matters raised in representation	The representor has concerns about the application of the flood prone hazard area overlay to their property. They have lived at that location for 28 years and they have never experienced any flooding or even the rivulet touching the rear boundary. The rivulet to the rear of their property is relatively deep, with high banks. In the substantial rainfall event that occurred recently, there was no overflow from the rivulet to the rear of their property. They would like the relevant officer from Council to do a site inspection before finalizing their work.
Planning Authority response	Flows affecting 27 Plaister Court, Sandy Bay are from flooding in Lipscombe Rivulet. These flows move north along the rivulet inundating properties before discharging to Red Chapel Beach, Sandy Bay. The flows affecting the property are those which exceed the rivulets capacity in the 1%AEP. It is expected that most of these flows will be contained within the rivulet with shallow overland flows moving through the property. Flood depths across the property range between 0mm and 170mm. Council notes that the property boundary is indicated as being aligned with the rivulets top of bank however depths seem to be shifted slightly showing deeper than expected along the 27 Plaister boundary. Council will consider reviewing and updating modelling including a survey of rivulet alignment to ensure accurate representation. This represents a significant body of future work and would need to be included in subsequent scheme amendments.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	
Applicable Map (Plaister Court)	

Representation No 158: Mat Hinds, Heritage Code

Matters raised in representation	The representor raises concerns with clauses C6.6.3, C6.6.4, C6.6.5, C6.6.6 P1 and C6.6.7 P1. The concerns they raise are in relation to the terms 'compatible' and 'sympathetic' as they do not provide a reasonable basis upon which to evidence a performative response to the requirements of the provisions. These terms are highly subjective and cannot be measured, leaving it to individual interpretations of officers. Compatible may be interpreted as the same which is in contradiction of the best practice approach encouraged by the ICOMOS Burra Charter which advocates that change within cultural heritage places is clearly expressed and differentiates what is original and what is new. This is a well founded approach to architectural design and questions of materiality, form, and spatial delight should not be placed as a condition within the consideration of an individual officer. There are risks around achieving contemporary amenity and will force a cultural of determining applications on the basis of how much the proposed new works are 'the same' as existing or prior cultural heritage fabric. The terminology doesn't reflect an outcome that can achieve a performative response without limiting the capacity of

	an architect to provide a suitable considered and contemporary response to the needs of the project, the client and broader community.
Planning Authority response	The concerns raised are in relation to the C6.0 Local Historic Heritage Code of the SPPs as opposed to local provisions in the draft LPS. While amendments to improve the functionality of the SPPs are always supported, this is not a LPS matter at this stage and cannot be dealt with through the LPS process.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 159: Meg Lawson, Fahan School

Matters raised in representation	The representor writes on behalf of the Fahan School. They note that the Hobart draft LPS will zone the school to Community Purpose from its current zoning of General Residential. They raise concerns in relation to this around the potential impact to the school on their ability to obtain finances for future building projects, particularly if the value of the land was to decrease. The school wants to consider this further. The school also raises questions with regard to any changes relating to flood risk. The school has previously engaged Pitt and Sherry to provide expert advice to the School and Council on how they can contribute to reducing the flood risk.
Planning Authority response	The application of the Community Purpose zone to school sites has come about through the Section 8A guidelines around the zone and code application. Specifically, CPZ 1 (a) indicates that the zone should be applied to land that provides or is intended to provide for key community facilities and services including schools, tertiary institutions or other educational facilities. The zoning of the land was directed by the TPC to be modified to Community Purpose prior to the public exhibition of the draft LPS for this reason. To that end, the approach taken by the City of Hobart is consistent with the guidelines. The concern on the land valuation is noted however the application of planning zones must be made on the basis of direction provided for the application of the SPPs. The school's interest in working with the Council regarding supporting the reduction in flood risk is noted.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	

Representation No 160: Michael Cole, South Hobart Progress Association

Matters raised in representation	The representor notes that the South Hobart Progress Association (SHPA) have collaborated with the South Hobart Sustainable Community (SHSC) to make the submission to Council. They have identified an area of South Hobart as shown in Figure 45.

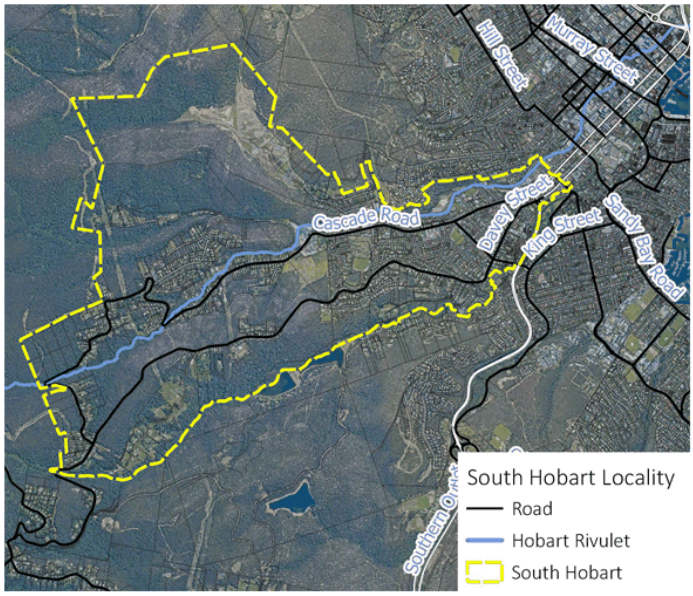


Figure 45: The area identified by the representor as being part of South Hobart Locality.

The purpose of the representation is to convey the combined views of these groups, with an aim to seek modifications to the Hobart draft LPS to integrate sustainable development principles into the LPS with an intention to:

- Improve liveability and well being of the South Hobart population through encouraging the greening of residential areas to manage the urban heat island effect;
- Ensure the long term security of natural biodiversity, providing space for gardens and food security,
- Protect the primary function of the residential areas by limiting Visitor Accommodation,
- Improve the capacity for on-site stormwater absorption to assist with water quality and health of the Hobart Rivulet,

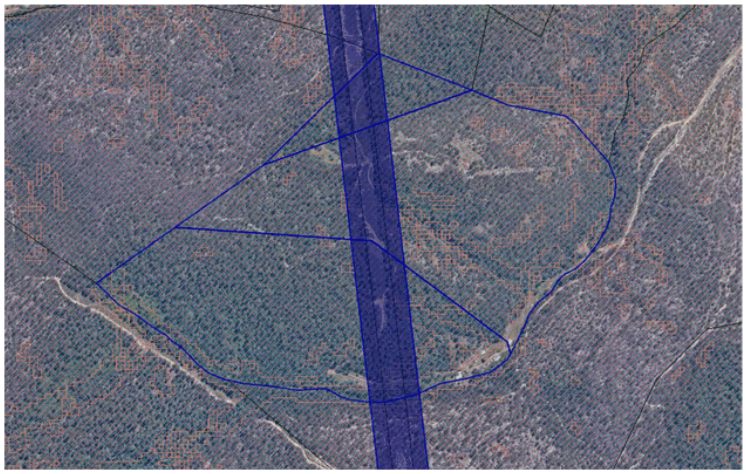
	• Reducing development density on elevated land (above 125m AHD) of South Hobar to protect the visual and natural landscape values of the broader area and Kunanyi; and • Protect heritage and potential archaeological precincts. The group is concerned that if the SPPs, as they apply to South Hobart, are not modified, it could lead to outcomes that fail to meet the LPS criteria in section 34 of the Act. The group would like the inclusion of a South Hobart Neighbourhood Specific Area Plan to apply to all land which is zoned General Residential or Inner Residential. The purpose of this is to strengthen controls around Visitor Accommodation, Retain permeable area on a site with the intent of mitigating the urban heat island effect, improving the capacity for on-site stormwater absorption and providing for garden areas for future food security, and providing additional subdivision standards to require new roads to contain street trees. They would also like to apply a Specific Area Plan – South Hobart Landscape Values to apply to Low Density Residential Zone, Rural Living Zone and Landscape Conservation Zone. This SAP would protect the unique spatial qualities of the land through prohibiting multiple dwelling development and increasing the minimum lot area in the Low Density Residential Zone. The SAP would also seek to limit the intensity and scale of Visitor Accommodation in these zones as well as improving the density of development in bushfire-prone areas reducing the requirement of vegetation clearance thereby protecting the landscape values of South Hobart. The SAP would also include standards to control light reflectance of external materials. The community groups would also like to include a Specific Area Plan that provides a means to assess stormwater flows resulting from development in the urban areas to improve the ecological health of waterways and systems. The Group would also like to include two additional 'Potential Archaeological Precincts' in Table C6.4 and amend the associated Overlay maps as applied through the Local Historic Heritage Code.
Planning Authority response	The representation raises a number of issues regarding the adequacy of the SPPs. The representor argues that SAPs should be incorporated into the LPS to address their concerns with the SPPs and their impact on South Hobart. The inclusion of a SAP within a planning scheme must of itself meet a number of tests. Specifically Section 32 (4) of the Act applies which reads: *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –* *(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or* *(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

	The approval of any SAPs in the South Hobart area must meet these tests. For the South Hobart SAPs they must be able to demonstrate a *significant* social, economic or environmental benefit to the state, region or municipal area or, demonstrate that the area of land is so unique that it requires specific provisions. The SAPs presented by the representor are not drafted to enable a significant social, economic or environmental development, rather they are drafted to address a perceived lack of provisions within the SPPs, which the community believe are critical to their suburb. However, while South Hobart has certain qualities, fundamentally it is not dissimilar to the upper slopes of West Hobart, Lenah Valley or even further afield in Glenorchy. Given this, it is considered that the SAPs will not meet the Section 32 test in the first instance, irrelevant of the merits of the policy position that sits behind the drafting. Nonetheless, consideration is given to the policy concerns raised by the representation below. The representor submits the South Hobart area is unique, as a suburb at the foothills of Kunanyi, and requires additional provisions to maintain this, and to encourage appropriate future development. The policy positions that they argue for around encouraging greening of urban areas to reduce the heat island effects are commendable and are supported by research. However these concerns are not limited to South Hobart Similarly, concerns around visitor accommodation are not a unique issue to South Hobart. The group further raises concerns around infill development. Specifically, they are concerned about loss of space, indirect increases in energy consumption if people lose access to sunlight, loss of mature trees and impact upon neighbourhood character. These are concerns expressed in other communities and from a policy perspective need balancing against providing for the right type of housing in the right location. This is a matter which requires further resolution in strategic planning processes first, as they are significant overall benefits from providing for appropriate infill development. Further many of the concerns held by the community groups are in fact related to urban design, permeable surfaces and the ability to require relandscaping following development which are more appropriately directed to the review of residential standards being progressed by the State Planning Office. In addition to the above concerns, the management of stormwater is raised as a critical issue. The SPPs do not include a stormwater code on the basis that the management of stormwater is incorporated within building and plumbing requirements. This is a statewide policy position and any concerns relating to stormwater management should be directed to the review of the SPPs. The representor also highlights a number of additional places or precincts that should be identified as having archaeological potential. These places include an area titled 'Colonial timber sites on the eastern slopes of Mount Wellington' which contain archaeological remains from the early timber industry. There is also a section of land referenced as the Rivulet Track area, off Strickland Avenue, which has the remains of Stace's Mill (thought to be the earliest surviving sawmill remains

	in Australia). It is the group's view that these sites should be identified in Table C6.4 Places or Precincts of Archaeological Potential. The representation makes reference to a number of documents to support this request for the inclusion of new places of archaeological potential but does not include supporting documentation to ensure that it is consistent with the requirements for inclusion in table C6.4. The format for it to be considered should reflect the requirements of Table C6.4 Places or Precincts of Archaeological Potential, and include a full description, the specific extent and the archaeological potential before it can be included. The ownership of the proposed land includes Council and Cascade Brewery Pty Ltd. Figure 45includes partial land owned by Council that is the HCC Disposal Area. There is also extensive areas of private land, separate to that owned by Council and Cascade Brewery Pty Ltd. Council would wish to be involved in any decision to include the HCC Disposal Area as a place or precinct of archaeological potential. It is also noted that one of the sites identified in the representation is the subject of an application to enter a place on the Tasmanian Heritage Register (Stace's/Lovell's Mill). This is currently the subject of the THC works program and no decision has been made regarding the entry on the THR. Given the Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register it would be appropriate to await for that assessment process to be completed and ascertain if dual listing pathway would be appropriate.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 162: Patrick McGrath, 181 Pottery Road, Lenah Valley

Matters raised in representation	The representor owns a property in Lenah Valley which is to be zoned Landscape Conservation. They note that the property has a history of orchard and berry growing activity going back to 1846. Across the title is a 220K volt transmission line which is infested with Spanish heath which isn't maintained by TasNetworks. The easement alone covers approximately 4.8ha. The property also has a private timber reserve on it as well as 3 quarries for gravel to surface the roads on the property. The property is unable to be subdivided as there is no road frontage, and it is larger than 70 acres. The property owner has lived there for over 46 years. The Council uses the road and area weekly to turn rubbish trucks, to access Wellington Park, for Emergency services use as well as cyclists and bushwalkers using it. In their opinion the road is a public road and should be acknowledged as such. The representor has met with Council staff and Councillors on site previously to try and resolve concerns around the runoff of stormwater from a recently constructed Council road to a reservoir, which run onto the representors site. During those

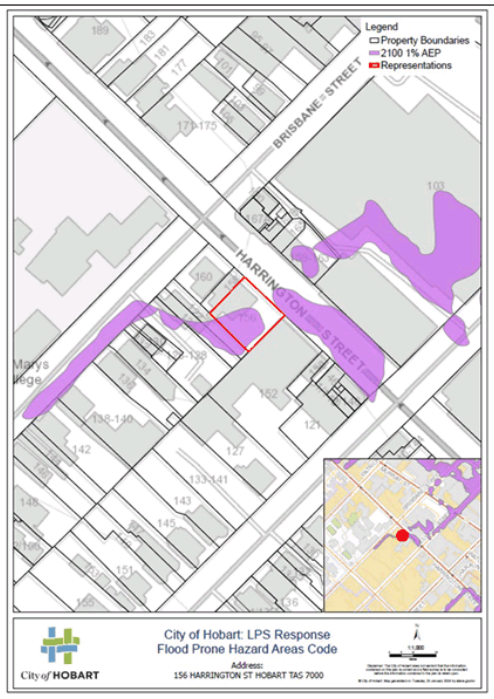
	discussions it was confirmed that the road which Council does not maintain or have jurisdiction over, is used as a fire trail, and also used for garbage trucks. The representor would like an opportunity to further develop his land either through subdivision or allowing other types of developments. He is concerned about the limitations of the Landscape Conservation zone will mean he can't make any sort of income off his property, nor can he reduce its size to enable him to obtain insurance. He is also concerned about the value given to the property which has meant his rates have increased. He has considered a range of options for use of the site.
Planning Authority response	The property is currently split into three titles (162589/1, 50237/1, and 50237/2) and has a total land area of approximately 62.6 ha. Two of the titles have structures on them, although it's unclear whether these are houses or outbuildings. Some of the concerns raised by the representor do not specifically relate to the translation of zones or the LPS. Rather some concerns relate more broadly to the experience the representor has had with Council interactions as well as general frustrations regarding his inability to develop his property further. However, it is noted that all 3 titles include a Private Timber Reserve in addition to the Tasnetworks' easements as shown in Figure 46 below.  *Figure 46: The Titles of 181 Pottery Road highlighted, with the transmission line traversing the property.* The Section 8a Guidelines do not dictate that the Landscape Conservation Zone should not be applied to Private Timber Reserves however PR 5.1 under the STRLUS that Private Timber Reserves (for commercial forestry) are zoned Rural Resource (or Rural as it has been translated to). The application of the Rural Sone to this site must be considered in a broader context in relation to the settlement pattern and zone application. In addition, it is

	unclear whether this PTR is in fact a commercial operation or has been applied to the property to enable occasional harvesting of timber. The site sits adjacent to Wellington Park and to the north is adjacent to other properties also zoned Landscape Conservation, with the land to the west, south and east all zoned Environmental Management. There is no doubt the site more broadly forms part of the visual backdrop of the lower slopes of kunanyi/Mount Wellington. While the titles are in private ownership, for many it would appear as though the land were part of Wellington Park. To apply a Rural Zone to the site would be inconsistent with the broader zone application for the area. A rural zoning is unlikely to enable further development in the manner to which the landowner wants but would allow for a diverse range of use and development which may be inappropriate. The planning scheme does not provide a mechanism for long term leases. Additionally, subdivision to a minimum lot size of 1,000 m^2 would require application of the General Residential Zone. This would be inappropriate for the site for many reasons including lack of services, non-compliance with the Urban Growth Boundary in the STRLUS, vegetation values and presence of land hazards including bushfire risk. It would also not represent an orderly or systematic roll out of residential development. The representor's concerns regarding the limitations he has on use of his land are acknowledged, however from a strategic planning perspective do not justify the rezoning of the property.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 163: Paul Wagner, 156 Harrington Street, Hobart

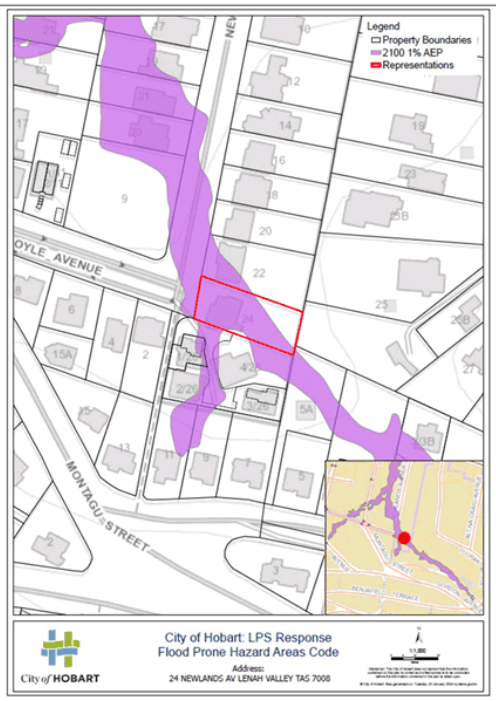
Matters raised in representation	The representor initially contacted Council in mid May regarding the heritage precinct HOB-C6.2.74 and also the fact that their property had been included in a flood prone hazard area overlay. He had a range of questions which were answered satisfactorily by Council's Heritage Officers negating the need for further concerns to be raised. He fully supports the heritage precinct as it applies to his property. However, the questions about flooding were not answered and are as follows: • Please confirm how the hazard code was arrived at for their property at 156 Harrington Street? • What impacts does this code have if we decide to develop the current car park into housing? • What impact does the code have in relation to their insurance?

	• What is the source of the potential flooding as there are no streams or rivers in the vicinity? Particularly if this source is from TasWater or City of Hobart's underground assets? • The application of the Code appears to be an unfair impost on their property. They are lodging a representation as they have not received adequate responses from Council to their enquiries. They believe there is an obligation on Council to upgrade their infrastructure to ensure it can cope with flood events.
Planning Authority response	The flood-prone Area Hazard Code seeks to identify areas that may be subject to flooding in rainfall events that have a 1% or higher likelihood of occurring in any one year. This is particularly important to ensure that development is not inadvertently undertaken in areas that may be subject to flooding without consideration of the flood risk being accounted for in the developments design. Particular developments in flood -prone areas will be assessed to ensure they are built to a structural standard to withstand applicable flooding, they will not restrict or redirect overland flow paths causing increased velocities or flood depths on neighboring properties and they will not increase risk of contamination of flood waters with noxious substances, hazardous chemicals or biological waste. Future development of 156 Harrington Street may require additional information be presented for Council to undertake a fair and complete assessment of the project. This information may include a hydraulic assessment of the site to ensure: • displaced floodwater does not increase flooding on neighboring lots. • Floor levels of habitable rooms are 300mm above flood levels. • Safe access rout are provided and maintainable in the event of a flood Information required will depend on the type of development, depth, velocity and duration of flooding. developers of flood-prone areas are encouraged to seek further information from Council and to organize a pre application meeting with Councils planning team and Waterways team prior to lodging an application. The overlay affecting the property was developed from hydraulic modelling of the Hobart catchment undertaken in 2019. Flows affecting 156 Harrington Street, Hobart originate west of the property on Brisbane Road. These flows follow natural overland flow paths through properties on Brisbane Road and Harrington Street as they move east to join flooding along Elizabeth St and eventually discharge to Sullivans Cove. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 100mm.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable Map (Harrington Street)	

Representation No 164 and 165: Pauline Cairns, 24 Newlands Avenue, Lenah Valley

Matters raised in representation	The representor is raising concerns in relation to the application of the flood prone hazard area overlay. They reject this applying to their property as they are concerned that the information may be incorrect, and that there are financial implications for property owners. The property is over 80 years old and has not been at risk of inundation. There have been two occasions where water entered their property which was caused by a buildup of debris in Montagu Street which blocked the entrance to the stormwater pipe. In addition, further stormwater pipes were required to be installed following the construction of units in the area. Since these pipes have been kept clear by landowners and Council this has not been an issue. The concern is that flooding can be caused by inadequate infrastructure which should be adequately maintained to minimize the risk. This should not impact upon the value of the property or the ability to insure the property.
Planning Authority response	Flows affecting 24 Newlands Avenue, Lenah Valley, originate south of the property on Elphinstone Road. These flows follow natural overland flow paths through properties on Elphinstone Road, and Newlands Avenue as they move north eventually discharging to Maypole Rivulet.

	The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 250mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.
Applicable Map (Newlands Avenue)	

Representation No 166: Phil Gartrell, Ireneinc, 30 Lumeah Avenue, Lenah Valley

Matters raised in representation	The representor is raising concerns with the application of the Landscape ConservationZ to the subject site. They are requesting that the site be zoned Rural Living or Low Density Residential. The representor acknowledges that the site has an area of *Eucalyptus globulus*, and that some sections of the site are prone to landslip. The site is also bushfire prone.

	The representor is requesting that Rural Living Area B be applied to the site. In their view as the site adjoins the General Residential zone and currently supports an existing dwelling, this would be considered more appropriate. As the land is currently zoned Environmental Living, there is the capacity for the Rural Living zone to be applied, and in the representors view the proximity to the General Residential zoned area, and associated public transport routes, support a minimum lot size of 2ha. In the representors view, the natural assets that are of value should be retained through the application of the Natural Assets Code (priority vegetation overlay). The representor provides a response to the STRLUS document and in particular the Biodiversity and Geodiversity policies. They note that in their view the zoning change to Rural Living is not a zone that provides for intensive use and the natural values can be retained given the limited subdivision and development potential. They note the area that contains threatened vegetation is almost exclusively located within a separate title and is zoned Open Space. The zoning of Rural Living in their view will support the consolidation of a settlement.
Planning Authority response	This site is located to the west of the established General Residential area of Lenah Valley. It is bounded to the north and south by titles in the ownership of the City of Hobart, however the adjoining lot to the west is in private ownership. The site accommodates a dwelling and associated outbuildings accessed via a right of way through Council land to the north to achieve frontage to Lumeah Avenue.  Figure 47 Zoning under the Hobart draft LPS with the subject site marked. It is noted that the smaller second title is zoned Open Space and is immediately south of the main title, linking the site to Lenah Valley Road. The representor would like to facilitate a subdivision of the property into smaller lot titles, and to do so requires that the site is zoned Rural Living Area B. This affords a minimum lot size of 2 ha. In considering the application of the Rural Living Zone, reference must be made to the Section 8A guidelines.

	The representor references these guidelines and provides justification for their compliance by highlighting that the existing zone is Environmental Living, and that the site is close to the General Residential Zone. To support the application of the Rural Living Zone as a translation from the Environmental Living Zone, under the guidelines it should be a reflection of a residential use within a rural setting with a minimum allowable lot size similar to existing lot sizes being applied, unless there are specific strategic reasons to justify infill subdivision. In this instance, there has been relatively little strategic justification. The lot, if zoned Rural Living B, could be subdivided from one title to 3 and would represent something of an anomaly in relation to the broader area. The site, at the foothills of kunanyi/Mount Wellington, is a bushland area, including large areas of native vegetation and important scenic values. The valley is a gateway into Wellington Park. The zone application guidance RLZ4 which references the circumstances where the Rural Living Zone should not apply, is relevant. RLZ 4(b) highlights that sites with important landscape values including bushland areas, large areas of native vegetation, or areas of important scenic values should be considered as part of the Landscape Conservation Zone unless the values can be appropriately managed through the application and operation of the relevant Codes. The Natural Assets Code will apply to this site through the application of the priority vegetation overlay. However considering the bushfire risk on the site, there will be a requirement for considerable vegetation clearance to enable an adequate level of bushfire safety in the event of additional dwellings being built. This will undoubtably have an impact upon the priority vegetation areas, and on the landscape values more broadly. Given the bushfire risk in this location, it also highlights a preference to not encourage further development in these areas.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 167: R Donald, W Donald and S Bell, 39-47 Hall Street and 49-57 Hall Street, Ridgeway

Matters raised in representation	The representors have raised concerns regarding two properties at Hall Street. Their view is that all other land within the Hobart draft LPS which is zoned Rural Living, is Rural Living Zone A which results in a minimum lot size of 1 ha. They are of the view that the zoning of Rural Living B, resulting in a minimum lot size of 2 ha, is too restrictive and would inhibit people from being able to subdivide their property. In their view the lots should be zoned Rural Living A with a minimum lot size of 1 ha.

Planning Authority response	The representors have two titles that are both just over 2 ha. They have raised concerns that the remainder of the Rural Living land within the City of Hobart is in fact zoned Rural Living A, except for their properties. This is not the case, with land in Lenah Valley variously zoned Rural Living C (minimum lot size of 5 ha) and Rural Living D (minimum lot size of 10 ha). Closer to Ridgeway, there is an area around Stoney Steps which is zoned Rural Living A, however conversely an area at the western end of Forest Road is zoned Rural Living C. Jubilee Road area is zoned Rural Living A with Turnip Fields zoned Rural Living C. The four Rural Living Zones have been applied across the LGA based on specifically settlement patterns and lot sizes of those localities. The application of the different Rural Living Zones is not to enable further subdivision of these areas, in fact quite the opposite. The zone application as part of the Hobart draft LPS is a translation, and to that end, any new zones applied should only allow for much the same development opportunities as currently exist. Applying a zoning which enables increased subdivision opportunities for a locality should be considered as a strategic change and go through a separate amendment process.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 168: Rachel Williamson, 371 Lenah Valley Road, Lenah Valley

Matters raised in representation	The representor raises concerns with the application of the Landscape Conservation Zone to their property. Their property is currently zoned Environmental Living. They are concerned about the Landscape Conservation zone as in their view it will significantly change the permitted and discretionary uses of the property and where those uses are able to be applied. It will have a negative impact on how the landowner wishes to use their land into the future.
Planning Authority response	The property at 371 Lenah Valley Road is an approximately 6 ha parcel of land with an existing dwelling and associated outbuildings on site. It is located on the northern side of Lenah Valley Road and is surrounded by lifestyle properties, all heavily vegetated, and varied in size from 2.6 ha to 28 ha. To the north of the site is land owned by the City of Hobart which forms part of Wellington Park. It is unclear what uses the landowner is interested in doing that may be impacted by the application of the Landscape Conservation Zone. The range of uses allowable in that zone are in fact greater than those allowable in the Environmental Living Zone. It is assumed that the representor is concerned about the inability to subdivide their property in the future. Under the Environmental Living Zone the minimum lot size is 4 ha, but under the Landscape Conservation Zone the minimum lot size is 50 ha, or 20 ha through a performance solution. The subject site has an area of approximately 6 ha, so is unable to be subdivided under the Environmental Living or the Landscape Conservation Zone. To that end, the

	translation of the zones makes no difference to the landowner's ability to subdivide. In any event, the application of zones is informed by a whole of locality strategic planning basis. The Section 8A guidelines provide guidance on the application of zones. Specifically in relation to the Landscape Conservation Zone, it should be applied to land with landscape values including bushland areas or areas with native vegetation which are not otherwise reserved. It is noted that the site does not have identified threatened species or threatened native vegetation communities, however the priority vegetation overlay does apply to the site. The site is also in a bushfire prone area and has a slope of approximately 19 degrees. The site is part of a larger area that is all zoned Landscape Conservation. While alternative zones could be considered, the application of the Rural Living Zone, has the potential to enable a greater subdivision opportunity in an area without rural residential characteristics. If such a zoning were to be applied to this site, it would need to be extended further afield to the adjoining properties as well which means it would represent a strategic change to the zoning.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 169: Ray Browning and Lucy Crowley at 377 Lenah Valley Road, Lenah Valley

Matters raised in representation	The representor raises concerns with their property being zoned Landscape Conservation. No explanation for their concerns are provided.
Planning Authority response	The property at 377 Lenah Valley Road is part of a broader grouping of houses currently zoned Environmental Living and proposed to be zoned Landscape Conservation. The title has an area of approximately 5 ha and currently accommodates a single dwelling and associated outbuildings. The title is covered by the priority vegetation overlay and is also bushfire prone. The slope of the site is 22 degrees. The representor has not provided any clarity on why they are specifically concerned about. However it is noted that given the existing lot sizes, the opportunities for development between the Environmental Living and Landscape Conservation zone is fairly consistent both in terms of uses, but also there are limitations around subdivision and minimum lot size which mean that the site is unable to be subdivided in the future in any event, which is currently the case. The site is part of a larger area zoned Landscape Conservation. While alternative zones could be considered, the application of the Rural Living zone for example, has the potential to enable a greater subdivision opportunity in an area without rural residential characteristics. If such a zoning were to be applied to this site, it

	would need to be extended further afield to the adjoining properties as well which means it would represent a strategic change to the zoning.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 170: Rhydfen Plummer, West Hobart

Matters raised in representation	The representor wishes to include absolute maximum height limits as per the Woolley reports. Having them included within the Central Hobart Plan only is not sufficient, and it needs to be within the LPS. The views and vistas of Hobart are part of its heritage and should be protected. Having clear rules on built form provides certainty for developers and the community and make the assessment take easier for planning authorities. They support the heritage aspects and support the inclusion of public spaces between buildings to allow for easy interaction with the city. Residential development should be sympathetic to the surrounding buildings and height, regardless of proximity to light industrial, business or residential areas.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact upon the Hobart draft LPS.

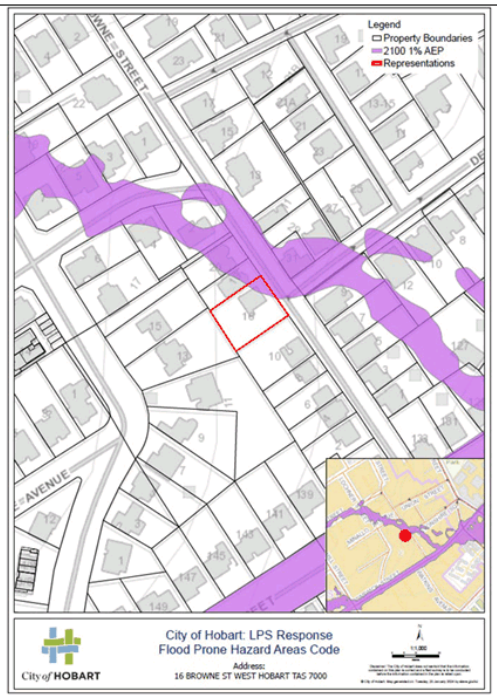
Representation No 171: Sarah Field, Significant Trees

Matters raised in representation	The representor is requesting that a Eucalyptus tree be added to the Significant Tree register at 63-83 Creek Road, New Town, on land owned by the Salvation Army. The tree is part of a broader nature corridor that runs along Creek Road and the Gerrard Street Reserve. In their view it is a tree of local significance and its old enough to have hollows that may be a nesting place for birds in the area. There is a new development that's been approved for short term housing on the site where the tree stands. The representor is of the view that the tree is able to be retained but is concerned it may be destroyed.
Planning Authority response	The photograph provided of the tree is zoomed in to the extent that it is unclear which tree on the site is being identified or what type of Eucalyptus it is. The site is part of the broader St Johns Park area, and there are a number of trees located on the property. The significant tree register is established through a process of nominations that can be made by the public. The current list was finalised in 2021 and is subsequently reflected within the Hobart draft LPS. The assessment criteria for a significant tree are: • Trees of outstanding aesthetic significance • Trees of outstanding dimensions in height, trunk circumference or canopy spread. • Trees that are very old or venerable • Trees that commemorate, or are reminders of, cultural practices, historic events or famous people. • Trees that are recognized as a significant component of a natural landscape, historic site, town, park or garden. • Trees that have local significance • Trees of a species or variety that is rare or of very localized distribution. • Trees that are of horticultural or genetic value. • Trees that have a significant contribution to the integrity of an ecological community. • Trees that are significant for reasons that are difficult to categorise. As it is unclear which tree is being nominated, it is difficult to determine whether it meets the assessment criteria. In any event, there is a separate process to follow in nominating a significant tree which includes an assessment on site by an urban planner, arboriculturalist, cultural heritage officer and urban designer. The previous nomination period for the significant tree register was finalised in November 2021 with the next significant tree nomination period being in 5 years (2026). For this tree to be included in the register, the formalised nomination process should occur.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	

Representation No 173: Tom Ruddock, 16 Browne Street, West Hobart

Matters raised in representation	The representor is raising concerns about the application of the flood prone hazard area overlay to their property under the Hobart draft LPS. The representor notes it is only the very front corner which is impacted. He notes that the modelling work was done at a very high level and didn't take into account the details on the ground, however they highlight that there are significant implications for property owners. This is particularly the case around insurance and property values. They are concerned there will be a negative impact on the insurance costs as well as any future development opportunities. These impacts seem disproportionate to the small section of the property that is identified as being impacted by the flood modelling.
Planning Authority response	Flows affecting 16 Browne Street, West Hobart originate northwest of the property on Butterworth Street. These flows follow natural overland flow paths along roadways and through properties on Lochner Street and Browne Street as they move southeast merging with flooding on Elizabeth St and eventually discharging to Sullivans Cove. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 80mm. This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report. Council acknowledges that flooding may have impacts on property values and insurance premiums and that these factors are outside of Councils control.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable Map (Browne Street)	

Representation No 174: Trent Henderson, Red Seal Planning OBO Gregory and Kay Woodham, 738 Sandy Bay Road, Sandy Bay

Matters raised in representation	The representor has raised concerns with the translation of the existing Low Density Residential Zone with provisions related to the Lower Sandy Bay Escarpment Line, into the new Lower Sandy Bay Escarpment SAP. They are particularly concerned that the new lot design (or subdivision) standards allow through performance criteria a minimum lot size of 1,200 m^2. Under the existing HIPS 2015, the minimum lot size in much of that area is 750 m^2 although it can go down to as small as 520 m^2. It is their view that these new subdivision standards are inappropriately disadvantaging those that have chosen to not subdivide to date. They are of the view that the SAP should continue to include a reduced lot size consistent with the current scheme size as a performance criteria pathway.
Planning Authority response	The representation was submitted in relation to a site at 738 Sandy Bay Road. This is a property, 2,482 m^2 in area, with a single dwelling centrally located within the lot. The escarpment line covers half the existing dwelling as shown in Figure 48. The most open area of the property is towards the west of the lot, closest to Sandy Bay Road. The area that is cleared of buildings or other structures is just over 900 m^2.


Sandy Bay Road
Sandy Bay Road
Sandy Bay Road

	unique, however the objectives of the SAP and requirement for its application actually necessitate a larger lot size than 750 m^2. The SAP objectives reference the need to protect landscape values by providing development that minimizes unreasonable impacts on views from both land and water, as well as providing for development that is consistent with the character and natural environment of the area. Allowing for smaller lot sizes will not achieve these aims, and to that end, the absolute minimum lot size of 1,200 m^2 is considered appropriate.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 175: Trent Henderson, Red Seal Planning OBO Anthony and Claire Ellis at 820 Sandy Bay Road, Sandy Bay

Matters raised in representation	The representation raises concerns with the translation of the existing Low Density Residential Zone with provisions related to the Lower Sandy Bay Escarpment Line, into the new Lower Sandy Bay Escarpment SAP. They are particularly concerned that the new Lot Design (or subdivision) standards allow through performance criteria a minimum lot size of 1,200 m^2. Under the existing HIPS 2015, the minimum lot size in much of that area is 750 m^2 although it can go down to as small as 520 m^2. It is their view that these new subdivision standards are inappropriately disadvantaging those that have chosen to not subdivide to date. They are of the view that the SAP should continue to include a reduced lot size consistent with the current Scheme size as a performance criteria pathway. The representor is also concerned about the application of the flood prone hazard area overlay to their property. The representor understands that the site has a seasonal watercourse piped from the landward side of the road, however they question whether this has been factored into the Council's assessment and application of the overlay over most of the property. They are concerned about the subsequent implications of the overlay.
Planning Authority response	The property at 820 Sandy Bay Road is one of three internal lots, being the one closest to the waterfront as shown in Figure 49. The site accommodates a single dwelling, swimming pool and associated structures and the Sandy Bay Escarpment line sits one third from the eastern boundary of the property. The site is entirely covered by the Low coastal erosion hazard band overlay, partially covered by the flood prone areas hazard overlay, and significantly covered by the low landslip hazard band.



Figure 49: Aerial showing existing escarpment line as per the HIPS 2015 *(Source: The LIST, accessed 9 February 2024).*

The City of Hobart's supporting report for the Hobart draft LPS highlights the rationale behind the decision to utilise the existing Low Density Residential minimum lot size of 1,500 m^2 for this area, noting a performance pathway enabling a minimum lot size of 1,200 m^2.

The Low Density Residential zone should be applied to residential areas where:

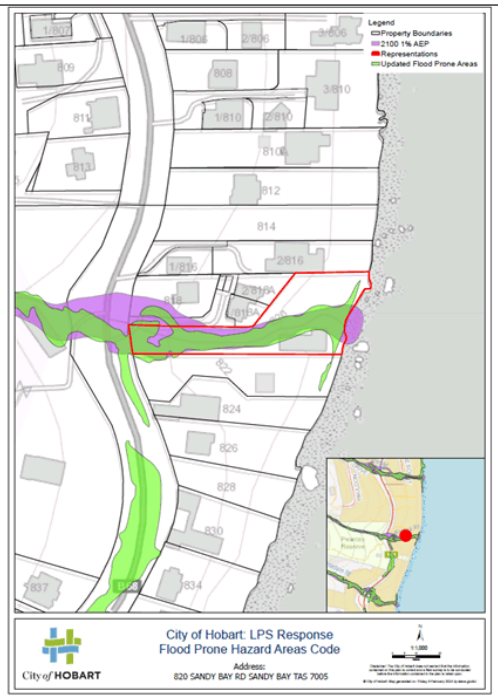
- There are constraints to higher density development from infrastructure capacity and environmental constraints;
- They are small residential settlements without the full range of services; or
- They are existing low density residential areas characterized by a pattern of subdivision planned for such development.

The Low Density Residential Zone can be applied to areas that have lot sizes smaller than the minimum lot size.

The supporting report acknowledges that this section of Sandy Bay has unique spatial qualities, including a steep embankment which is generally unsuitable for development and environmental values warranting protection, as well as potential impacts of land stability, climate change and sea level rise. This has pushed development to the flatter sections of the escarpment resulting in a unique development pattern, inconsistent with that in the surrounding area. It is also highlighted that developments built on or close to the escarpment have a significant visual impact on the views from the River Derwent as a public domain.

For these reasons the application of the Low Density Residential zone is suitable, despite the access to services and smaller lot sizes. To allow for subdivision to a smaller lot size than 1,200 m^2, justification is required that this area is so unique to move away from the Low Density Residential zone requirements. The area is unique, however the objectives of the SAP and requirement for its application

	actually necessitate a larger lot size than 750 m^2. The SAP objectives reference the need to protect landscape values by providing development that minimizes unreasonable impacts on views from both land and water, as well as providing for development that is consistent with the character and natural environment of the area. Allowing for smaller lot sizes will not achieve these aims, and to that end, the absolute minimum lot size of 1,200 m^2 is considered appropriate. The Flood-prone Area Hazard Code is based on 1% Annual Exceedance Period and 2100 Climate Change flood modelling. This modelling represents expected flooding in a 1% AEP storm with adjustment for predicted climate conditions for 2100.These models are updated as required to reflect changes in Council infrastructure, urbanization, and current modelling standards. Any significant future changes to flood footprints resulting from model updates will be reflected in future planning overlay amendments. As a result of internal review and gap analysis of existing modelling, updates have been made to Council models and these are represented in the below map in green. This updated modelling incorporates a higher level of detail including the trunk drainage mentioned above and shows a decrease in flooding across the property. Flows affecting 820 Sandy Bay Road, Sandy Bay are excess flooding from Kadina Rivulet. These flows follow natural overland flow paths through properties on Pauldon Drive and Sandy Bay Road as they move east discharging to the Derwent Estuary. The flows affecting the property are overland flows that exceed Council drainage capacity in the 1%AEP. Flood depths across the property range between 0mm and 320mm.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Applicable map Sandy Bay Road	

Representation No 176: Rufus Black, UTAS Campus

Matters raised in representation	The representor refers to the Hobart draft LPS and specifically the translation of Particular Purpose Zone 3 to a new Particular Purpose Zone – University of Tasmania (Sandy Bay Campus). The proposed PPZ has a focus on the site continuing to develop primarily as a major tertiary education centre, however the University has been enhancing its city based presence for many years and intend to continue the move of their reaching and research facilities into the heart of Hobart CBD. As these works are finished on buildings within the City, the Sandy Bay Campus will be underutilised and there exists a significant opportunity for the University site as part of Greater Hobart's settlement planning. The university welcomes the opportunity to participate in Council's consultation processes as it progresses its neighbourhood planning for Sandy Bay and Mount Nelson, to ensure that the site is maximized for the broader community.
Planning Authority response	The representation does not necessarily request a change to the Hobart draft LPS, rather notes their continual commitment to the movement of the University into the City and the opportunities that this represents for the site.

	The PPZ for the Sandy Bay campus is a translation of the existing provisions applying to the site and is subject to the transitional provisions under Schedule 6 of the *Land Use Planning and Approvals Act 1993*. The representation is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 177: Victoria Lightfoot, Wrest Point Casino

Matters raised in representation	The representor raised concerns with the approach to notifying landowners about impacts to their property, noting that the notifications did not identify the property to which the changes were proposed. The representor raises the following concerns: • Concerns that the properties listed on the THR (namely St Ives, Travellers Rest and Henry Jones) are also listed within the spatial mapping for heritage precincts which is in contravention of C6.2.3 of the Local Historic Heritage Code. This can result in duplication and potentially conflicting requirements. • The HOB-S7.0 Battery Point Specific Area Plan may conflict with the Local Historic Heritage Code as it seeks to impose heritage constraints on THR properties. The SAP standards do not state that they are in substitution for the standards contained in the Local Historic Heritage Code. This leads to confusion between the standards. Effectively the SAP is a "back door approach" to imposing heritage controls. They are also concerned it is in conflict with the *Historic Cultural Heritage Act 1995*. • The proposed HOB-P10 Particular Purpose Zone Sullivans Cove seeks to incorporate Heritage Precinct considerations in conflict with the Code. This PPZ seeks to regulate heritage matters which are more appropriately regulated through the Code. There is inconsistency between the Hobart draft LPS and the SPP at s.32(2)(c) of LUPAA; the mapping is required to reflect the spatial application of the SPP to land, where the SPP provides an exemption, as is the case with C6.2.3 of the Heritage Code, then the mapping proposed in the Hobart draft LPS is in contravention of LUPAA. S 32(2)(k) of LUPAA, the LPS is not permitted to include provisions that conflict with the SPPs unless the SPP provides for such a departure. The Heritage Code exempts properties registered on the THR from its remit and does not provide for a departure from that position in an LPS. The heritage properties that are located at Wrest Point Casino are listed on the THR as well as within the Local Heritage Precinct HOB-C6.2.55. It is acknowledged that

<table>
<tr><td></td><td>those parts of the site which are listed on the THR and within the Precinct, do not get assessed against Precinct standards. However if there are parts of the site which are within the precinct but not individually listed on the THR, these do require consideration against the precinct standards. This includes two titles that are principally sealed carparking areas, for which it is unclear what value those sites hold in the broader heritage precinct context.

It is noted that the Council has determined that the Code lists will retain the THR registered properties and that if the place is wholly or partially delisted, the Code will still apply. However, in this instance the places are not individually listed even if they are listed on the THR.</td></tr>
<tr><td>Planning Authority response</td><td>For the most part the precincts listed within the Hobart draft LPS reflect a translation from the existing HIPS 2015. The properties reflected in this representation are:

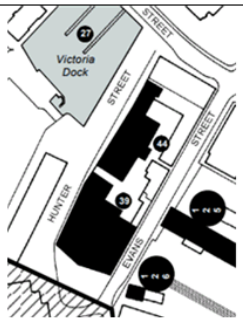
1. Travellers Rest, (currently in the SB 10 and proposed HOB-C6.2.55 heritage precincts - no boundary changes with direct impacts on this property)
2. Wrest Point Casino, (not in a current or proposed Heritage Precinct)
3. St Ives Hotel, (currently in BP 1 and proposed HOB-C6.2.1 heritage precincts – no boundary changes with direct impacts on this property)
4. Henry Jones Hotel. (also a place of Archaeological Potential in SCPS 1997)

An error in exhibition of Table HOB-C6.1 has been raised with the TPC. Acknowledging that the overarching policy embedded in the code exemptions with regards to sites on the THR remains, retaining the THR listed places in the Code list or precinct ensures that if any place is wholly or partially delisted from the THR, the Code will still apply. This ensures local characteristics of a place are still protected, even if a place is no longer considered to meet the criteria for state significance. Including the THR listed place on the register is not in contravention of the SPPs are determined by the TPC through other LPS hearings.

The current heritage listing (HIPS 2015 and SCPS 1997) for the above properties are shown below. It is worth noting that Wrest Point Casino listing has a specific extent (column 7) described and exempt development (column 9) specified.

The representation does not claim that the properties do not have heritage values and should not be listed. The current heritage listing status from HIPS 2015 and SCPS 1997 is presented here.

<table>
<tr><td></td><td>Hunter Street</td><td></td></tr>
<tr><td>19 - 21</td><td>Hunter Street</td><td>Warehouses / Drunken Admiral (part of former Jones & Co.</td></tr>
<tr><td>23 - 25</td><td>Hunter Street</td><td>Warehouses (part of former Jones & Co. Complex)</td></tr>
</table>
</td></tr>
</table>



2795	St Ive's	86	SANDY BAY ROAD	138624/2
2835	Travellers Rest Hotel	394	SANDY BAY ROAD	51662/1
2838	Wrest Point Hotel Casino	410	SANDY BAY ROAD	252493/1

	(a) The Casino block and tower; (b) The old Wrest Point Riviera Hotel; (c) The sea wall of 1907; and (d) The entrance gates of c1928-30 and the sandstone wall extending south of the gates.		(a) Any development of internal areas; (b) Any development of areas not identified within the specific extent provided that such development does not exceed 12m in height.

In relation to the heritage precinct It would be nonsensical to remove individual properties from a precinct listing, and in any event the application of Clause C6.2.3 provides clarity to the circumstances around when the precinct applies.

The Battery Point SAP represents a translation of existing standards within the HIPS 2015. Some of those standards relate to uses, in particular Visitor Accommodation, or carparking requirements and in that instance the SAP is explicit in relation to the Codes it overrides. Similarly with development standards the SAP is explicit in relation to the standards it overrides (which are zone standards). Council's supporting report addresses why it is considered that the LPS criteria is achieved

	for this SAP. Importantly the SAP is in addition to, not substitution of the Local Historic Heritage Code under the SPPs.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 178: Victoria Lightfoot, Waggon and Horses, 327 Argyle Street, North Hobart

Matters raised in representation	The representor acts for the Waggon and Horses which has been used as a bar, restaurant and accommodation for many years. The property is currently zoned Inner Residential and will continue to be zoned Inner Residential under the Hobart draft LPS. In their view, the Urban Mixed Use zone would be more appropriate and that this could also apply to the adjoining site at 325 Argyle Street. The site has been used as a hotel since 1838 and had substantial modifications in the early 1900's,with a more recent redevelopment approved in October 2021. This redevelopment retains the hospitality uses, including bar area, bistro, function room, kitchen and associated facilities, and visitor accommodation. In the representors view it is unlikely that the site would revert to the proposed Inner Residential Zone use or purpose. The site is also along a significant public and active transport corridor, and sits amongst a range of other uses including cafés, a furniture shop, mechanics workshops, a car hire business, distillery and lighting shop.
Planning Authority response	The property is a significant part of the heritage landscape in the broader North Hobart area. It sits in an unusual mixture of uses, including the aforementioned cafes, furniture shops, mechanics workshops, car hire businesses, distilleries and lighting shops, as well as the established residential uses. This area of land sits within the North Hobart Neighbourhood Plan area for which a discussion paper was recently issued in September 2023 and a consultation process was completed. This paper highlights the area as being a suitable investigation area for mixed use, noting that the broader study area provides a range of light industrial and urban services to the community including car repairs, maintenance and warehouse space. The consultation paper did not highlight specific comments around this section of Argyle Street however. It is acknowledged that there may be merit in revisiting this site, and those adjacent and on the opposite side of Argyle Street to consider the most suitable zone application more broadly. However this involves a number of separate land holdings, and would require a level of strategic justification to support any rezoning. A change of this nature would more appropriately be addressed through a Scheme samendment process, utilising the North Hobart Neighbourhood Plan and any other supporting documentation to articulate the justification.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

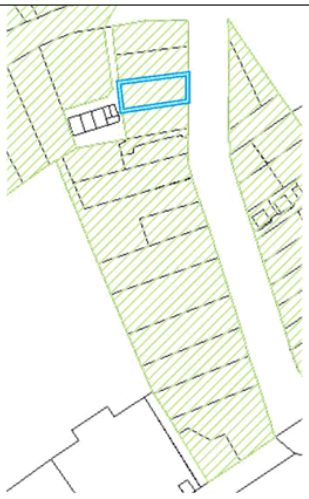
Representation No 179: Tasmanian Heritage Council

Matters raised in representation	The representor acknowledges the work undertaken in drafting the LPS and particularly in adding 42 new local heritage places to the heritage listing, updating local heritage precincts and introducing new PPZs and SAPs around heritage protection for land in the Sullivans Cove Planning Scheme 1997. The representor further supports the approach of retaining the heritage listings within the Local Historic Heritage Code, thereby providing an additional level of protection in the event of a place being delisted from the Tasmanian Heritage Register in the future. This ensures that local characteristics are retained even if a place is no longer considered to meet the criteria for state significance. The representor also supports the approach of introducing 'heritage-adjacent' definition and associated standards within the new PPZs and SAPs as a way of ensuring heritage values are protected from developments on adjacent sites within the PPZ and SAP areas. This also provides a level of protection for sites when the Local Historic Heritage Code doesn't apply (for example when the site is listed under the Tasmanian Heritage Register) as the adjacency provisions still apply to THR registered sites. The representor suggests a minor change to the definition of 'historic heritage significance' where it is applicable in the Hobart draft LPS. The change is as follows: *historic heritage significance means:* *(a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or* *(b) the historic cultural significance of a place ~~as described~~ listed in the Tasmanian Heritage Register.* In general terms the representor supports the approach taken by Council in recognizing the unique character of the Hobart CBD and surrounds and recognize the approach taken to provide adequate protection for these values.
Planning Authority response	Council supports the inclusion of THR listed places in the Code to ensure places remain protected should they be removed from the THR. The recommended change to the definition does not accord with the current version of the SPPs which provides the following definition in C6.3.1 of C6.0 Local Historic Heritage Code: *"local historic heritage significance:* *means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as*

	identified in the relevant list, in the relevant Local Provisions Schedule, because of: *(a) its role in, representation of, or potential for contributing to the understanding of:* *(i) local history;* *(ii) creative or technical achievements;* *(iii) a class of building or place; or* *(iv) aesthetic characteristics; or* *(b) its association with:* *(i) a particular community or cultural group for social or spiritual reasons; or* *(ii) the life or works of a person, or group of persons, of importance to the locality or region,* *as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list."* As this relates to a change to the SPPs it can not be dealt with through this LPS process.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS.

Representation No 180: Zoran and Marina Kikolic, 110 Letitia Street, North Hobart

Matters raised in representation	The representor raises concerns about the inclusion of their property within the heritage precinct HOB-C6.2.33. They are concerned that including their properties within the precinct will make future changes to buildings cost prohibitive. In addition, it is likely to reduce the value of their property and future buyers are likely to be concerned. They wish to ask for the property to be excluded from any newly created Heritage precincts.
Planning Authority response	The representors property is shown in Figure *50* with the extent of the new precinct shown in green cross hatching.

	 Figure 50: Extent of heritage precinct HOB-C6.2.33 with subject property highlighted in blue The exhibited documents for HOB-C.6.2.33 Letitia Street – North Hobart provide a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy provide a clear rationale for this new heritage precinct. By way of background, Council commenced a review of all existing heritage precincts in November 2016. During the review this group of houses was identified as a potential new heritage precinct, following review by Council officers it concluded that this heritage precinct, in which the representors property is located, has a consistency of scale and character of houses from the Interwar period and qualifies as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that this new heritage precinct has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS

Representation No 181: Bernard Loyd Enshrine, Local Historic Landscape precinct, kunanyi/Mount Wellington

Matters raised in representation	The representor commends the Council regarding the work done on the LPS to date, and particularly noting the supporting heritage work completed. They further note the extensive heritage work completed on kunanyi/Mount Wellington. They note that the mountain is a highly significant cultural place. However the mountain is not listed within the Hobart draft LPS through either a SAP, or PPZ or Local Heritage Precinct. The Environmental Management Zone (EMZ) is applied which provides a level of protection but there is considerably less detail or protection than provided to urban areas. The EMZ does not provide specific recognition of the landscape value of the mountain's places. The representor acknowledges that heritage protection may not be clearly articulated because it is highlighted in the *Wellington Park Act 1993* and the Wellington Park Management Plan (which overrides the planning scheme where there is a conflict). The *Historic Cultural Heritage Act 1995* can also be relied upon to give any highly significant historic places additional protection, although presently there is not a relevant listed place under the THR. However, it is noted that the *Wellington Park Act 1993* does not mention landscape or culture. The Management Plan only specifically protects heritage that is recognized in a planning scheme or the Tasmanian Heritage Register. This does not recognize local heritage features. The EMZ is ineffective as a means of protection and was found to be so through the cable car decision. The *Historic Cultural Heritage Act 1995* also cannot be relied upon to recognize local heritage or places of local historic heritage significance. The Council must act on the basis that they have responsibilities to heritage and this must be reflected within the Planning Scheme. The cable car application highlighted the fact that they did not need to assess the development against heritage features as there were not any places listed on the THR nor are they listed within the planning scheme. Further to this, it has been highlighted that the Springs and The Pinnacle are both identified as heritage places in the Park yet they are also identified as the two sites specified for development. There should be a Mountain Local Historic Landscape Precinct to appropriately address this. The representor provides a further background report around the values on the mountain and the manner in which they can be protected.
Planning Authority response	This representation is a submission to list the eastern face of kunanyi/Mount Wellington as a Local Historic Landscape Precinct under Table C6.3 of the C6.0 Local Historic Heritage Code of the LPS. A Datasheet has been prepared by a suitably qualified heritage expert and contains a Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria/ Conservation Policy and is in the format outlined in the Practice Note 8 Table C6.3 prepared by the Tasmanian Planning Commission. A map is also included as an overlay to a LIST map. No information has been provided on the specifics of the boundaries and how it aligns to land tenure and the rationale for the selection of the map boundary. It also appears to overlap with an existing cultural landscape precinct, the Fern Tree Cultural Landscape Precinct (HIPS 2015).

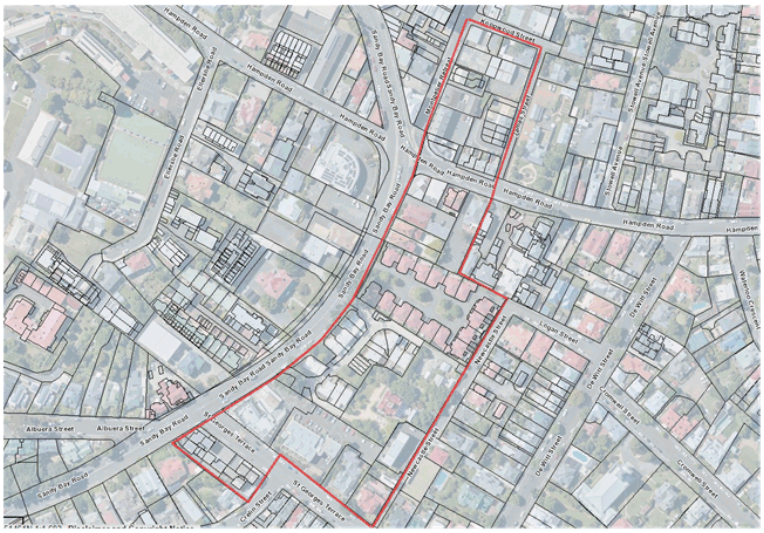
	The representation may be considered to have some validity and may be supportable subject to modifications and limitations on the scope and extent. However, the inclusion of a cultural landscape precinct to the eastern face of the mountain is likely to garner considerable community interest. To date this precinct, and any supporting analysis has not been considered more broadly in the community and represents a significant strategic change. It is considered more appropriate that this be implemented through a separate scheme amendment process and exhibited accordingly.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 182: Bernard Loyd, Octopus Tree

Matters raised in representation	The representor provides a photo of the octopus tree with the statement of Significant Tree Register. It is assumed they would like to include the tree on the register.
Planning Authority response	The significant tree register is established through a process of nominations that can be made by the public. The current list was finalised in 2021 and is subsequently reflected within the Hobart draft LPS. The assessment criteria for a significant tree are: • Trees of outstanding aesthetic significance • Trees of outstanding dimensions in height, trunk circumference or canopy spread. • Trees that are very old or venerable • Trees that commemorate, or are reminders of, cultural practices, historic events or famous people. • Trees that are recognized as a significant component of a natural landscape, historic site, town, park or garden. • Trees that have local significance • Trees of a species or variety that is rare or of very localized distribution. • Trees that are of horticultural or genetic value. • Trees that have a significant contribution to the integrity of an ecological community. • Trees that are significant for reasons that are difficult to categorise. The tree is unusual and a significant feature on kunanyi/Mt Wellington. It is likely to meet at least one of the aforementioned criteria. However, there is a separate process to follow in nominating a significant tree which includes an assessment on site by an urban planner, arboriculturalist, cultural heritage officer and urban designer. The previous nomination period for the significant tree register was finalised in November 2021 and the next nomination period is likely to be in 2026.

	For this tree to be included in the register, the formalised nomination process should occur.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

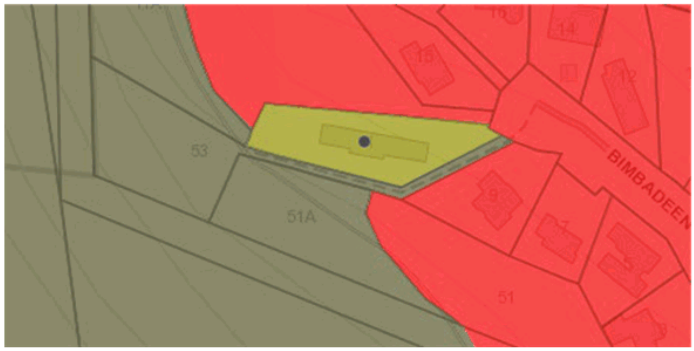
Representation No 183 and 184: Bernard Smith, Sandy Bay

Matters raised in representation	The representor highlights that the area of Sandy Bay Road and Montpelier Retreat have inconsistent zonings. In their opinion there should be one mixed use zone applied to the residential zones. The mixed use zoning should apply from the corner of Montpelier Retreat and Knopwood Street, with James Street to the rear plus all the Sandy Bay Road presently zoned Residential from Hampden Road to and including Blue Hill Hotel past St Georges Terrace. This is because this area is already used for mixed use purposes.
Planning Authority response	The Planning Authority understands the area in question is roughly shown in Figure 51 below.  *Figure 51: The area identified as being potentially suitable for the Urban Mixed Use Zone under the Hobart draft LPS by the representor.*

	The Hobart draft LPS is a translation of both the current HIPS 2015 and the Sullivans Cove Planning Scheme 1997 and this is what has resulted in the mix of zoning in the area referred to by the representor. Battery Point previously had its own planning scheme this was incorporated into the HIPS 2015 but with specific provisions in the Inner Residential Zone and Historic Heritage Code which were specific to the Battery Point area. In order to translate these local provisions unique to Battery Point into the required format for an LPS, the locally unique provisions have been incorporated into a SAP which will apply in addition to the underlying zoning. The representor argues that the area zoned Inner Residential as shown in Figure 45 should in fact be Urban Mixed Use, reflecting the mixture of uses along Sandy Bay Road, Montpelier Retreat and Knopwood Street. This section of Battery Point does represent a mixture of uses, including office buildings, consulting rooms for health practitioners, pubs, restaurants and coffee shops, a gift shop, clothing stores, visitor accommodation, as well as a variety of dwellings from single dwellings to apartment buildings. The Inner Residential Zone does, however, provide for a variety of other non-residential uses which are suitable, including business and professional services uses, community meeting and entertainment, food services and general retail and hire. Existing uses in the area which are not permissible in the Inner Residential Zone include Hotel Industry uses (which are permitted within the Urban Mixed Use Zone), however existing use rights will continue to apply. The SAP as drafted which applies to this area, provides for a use table and a range of use and development standards. These will override the standards within either the Inner Residential or the Urban Mixed Use Zone (where there is an existing area along Hampden Road). The standards within the SAP are applied differently depending on the underlying zoning. For example, there is greater flexibility for business uses if the underlying zoning is Urban Mixed Use and different standards for Visitor Accommodation. If the underlying zoning was changed from Inner Residential to Urban Mixed Use, there is a risk of unanticipated outcomes to what could be allowed in the area, as opposed to reflecting what is in the area. The change of the underlying zoning in this area of Battery Point from Inner Residential to Urban Mixed Use would provide greater consistency for a number of businesses, including the Motel, Hotel industry uses, consulting rooms, office uses, petrol station and food services. It would continue to allow for residential uses although it does not provide for the preference for residential uses in the same way that the Inner Residential zone would. Modifying the zoning at this stage would impact many properties, and it is likely the landowners for these properties are unaware of the potential change.
Recommended action	No further action.

Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 185: Bryan Choa, 11 Bimbadeen Court, West Hobart

Matters raised in representation	The representor notes that they live in Bimbadeen Court on a site with a single dwelling. The property has an area of 1100m^2 and was previously zoned Environmental Living. They are proposed to be zoned Landscape Conservation. In their opinion the site should be zoned General Residential, consistent with the other properties in Bimbadeen Court. The property does not have any significant landscape values and is separated from the Knocklofty Reserve by the walking track creating a visual buffer between the native bushland of the reserve and the residential area of Bimbadeen Court.
Planning Authority response	This matter has also been raised Representation No 97: City of Hobart, where Council highlighted the anomaly of the Landscape Conservation zoning.  *Figure 52 Zoning of the Hobart draft LPS as applicable at 11 Bimbadeen Court, (Source: City of Hobart GIS).* It is agreed that this site represents an unusual application of the Landscape Conservation Zone. The site is developed with a dwelling and highly modified garden and at only 1,100 m^2 in area, does not demonstrate the characteristics of the Landscape Conservation Zone. It is not dissimilar in size to other properties in the Bimbadeen Court area which are also zoned General Residential.
Recommended action	Modify the zoning maps by applying the General Residential Zone to 11 Bimbadeen Court, West Hobart (CT 110771/12).
Effect of recommendation on Hobart draft LPS	Modification to the draft LPS by rezoning 11 Bimbadeen Court from Landscape Conservation to General Residential.

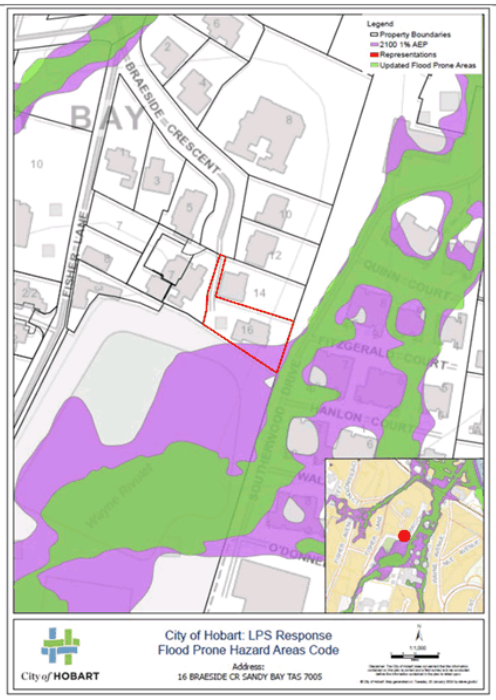
Representation No 186: Amelia Hodge, Australian Property Institute

Matters raised in representation	The representor makes the submission on behalf of their 115 active members who work in the property profession, including valuations, government, property management, facilities management, property law, education and development, and funds and asset management. The representor makes the following comments: • They are unclear on where the HOB-S5.0 Hobart Light Industrial Zone SAP will be applied to, and they are concerned about it negatively impacting the underlying value of the area if it limits permitted and discretionary uses. • There are 66 listings for significant trees. Will these also be listed in local environmental plans? Can the trees be removed from the list or can the list be added to? • Concerns that the application of the Environmental Living/Rural Conservation and Rural zones to lots that are too small, renders the use of these lots incapable of being developed. • Will a list of properties approved for short-stay accommodation be made available or will interested parties be required to verbally confirm with planning staff is such approval is in place? The value of entire properties used for short stay accommodation could be impacted in the event that no further short stay accommodation approvals are issued.
Planning Authority response	In response to the representors concerns. <u>Light Industrial Zone SAP</u> The HOB-S5.0 Hobart Light Industrial Zone SAP will apply to the light industrial zoned land in North Hobart, located in and around Federal and Argyle Streets, to Burnett Street in the South. The application of the SAP is consistent with the application of the Light Industrial zone in this area as shown in the scheme maps. The difference between the SAP and the Light Industrial Zone is only around the Use Table. There are fewer uses allowable however this is a reflection of the unique nature of this Light Industrial area, which is otherwise surrounded by the Inner Residential Zone predominantly as outlined in Council's supporting report. Some of the uses are unlikely to have ever occurred there (such as Port and Shipping). The Use Table within the SAP is generally consistent with the existing Light Industrial zone application under the HIPS 2015. <u>Significant Tree register</u> The Significant Tree register exists as a separate register which sits as an incorporated document to the Scheme. Trees can be removed from the register, however these won't be listed within Local Environment Plans. LEPs are a mechanism used in the NSW rather than Tasmanian planning system. <u>Application of Environmental Living and Landscape Conservation zones</u> The concerns around the application of the Environmental Living/Rural Conservation and Rural Zones is somewhat unclear given the removal of the

	Environmental Living Zone from the SPPs and the lack of Rural Conservation Zone in any Scheme documents. The principle concern appears to be around applying a zoning to lots which do not meet the minimum lot size, which in some instances can make any form of development of that lot difficult if not impossible. This has to be considered on a case-by-case basis, however the Rural and Agriculture Zones have no application within the Hobart draft LPS. The Landscape Conservation Zone is used variously across the LGA, although for the most part on larger lots. The application of zones must be at a strategic and whole of settlement basis, as opposed to considering individual circumstances, and it is acknowledged by the representor that this has been an issue in the Huon Valley, but not necessarily in Hobart. At this time the application of the Landscape Conservation zones has been undertaken consistent with the zone application guidelines and it is not considered appropriate to remove certain lots from this zoning because they may be under the 50 ha minimum lot size. <u>Visitor Accommodation</u> There will be no list provided of Visitor Accommodation properties where the entire property is listed for accommodation uses. Visitor Accommodation is but one type of use that exists within the LGA, this service is not provided for any other uses, and it is up to individual purchases and the associated valuers, to undertake their own due diligence on the use approved for a property.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 188: David Malone, 16 Braeside Crescent, Sandy Bay

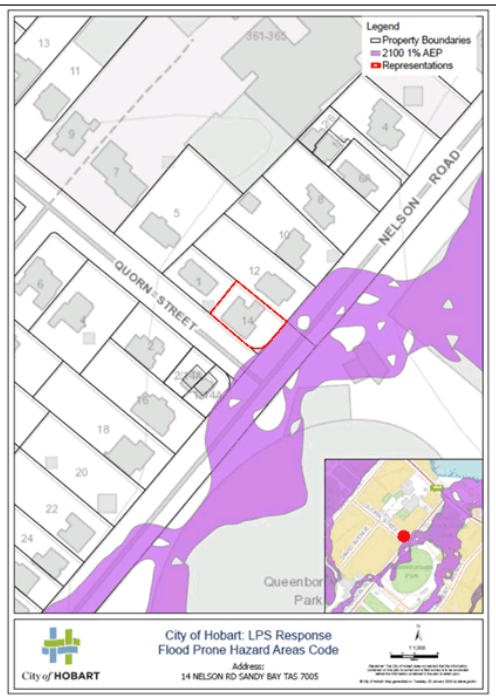
Matters raised in representation	The representor contacted Council in relation to their property. They are concerned the topographic data fails to take account of the gully that was constructed at the northern end of Fahan School. The gully runs parallel to the property line and leads to a stormwater drain and appears not to be represented on the map. They have not experienced any flooding on their property. Photos have been provided to support their position.
Planning Authority response	Current mapping shows flows affecting 16 Braeside Crescent, Sandy Bay originate to the south of the property within Bicentennial Park. These flows follow natural overland flow paths through properties before joining the Wayne Rivulet. The flows affecting the property are overland flows that exceed Wayne Rivulet and Council drainage capacity. Current mapping shows inundation of the southeast corner of the property with depths ranging between 0mm and 90mm. Updated

	modelling indicates that the majority of flows will be contained within the roadway and will not affect the property. It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below. The property at 16 Braeside Crescent is no longer identified as flood prone and should be removed from the overlay area as part of the substitution of overlay maps.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable Map (Braeside Crescent)	

Representation No 189: Denis Edwards, 14 Nelson Road, Sandy Bay

Matters raised in representation	The representor has raised concerns about the application of the flood prone hazard area overlay to his property at 14 Nelson Road, Sandy Bay. In their view the overlay does not impinge on their property, which has a 10 m setback from Nelson Road and rises some 4 m from the front boundary to the floor level of the house.

	The implication that the property is within the overlay area is misleading and has significant implications for insurance and market value of the property.
Planning Authority response	Flows effecting 14 Nelson Road, Sandy Bay originate to the southwest of the property within Barrie Irons Oval. These are overland flows that exceed Council drainage capacity in the 1%AEP flood. These flows move north following naturally occurring overland flow paths along Nelson Road before discharging to Sandy Bay. Modelling indicates that these flows have minimal impact on the property only inundating the southeastern boundary of the property. Depths along the property boundary range from 0mm to 70mm. Council recommends that consideration be given to excluding properties that are subject to flooding from the flood prone areas hazard code if the flood conditions across the property meet the following criteria: The property area subject to flooding is less than 2% of the total property area, less than 10m2 in total area, has a maximum flood depth of less than 300mm depth and does not exceed a flood hazard rating of H1.
Recommended action	Modify the overlay maps by deleting the flood prone hazard area overlay from 14 Nelson Road, Sandy Bay (CT 62145/2).
Effect of recommendation on Hobart draft LPS	Modification of the draft LPS through removal of the flood prone hazard area overlay from 14 Nelson Road, Mount Nelson.

Applicable Map (Nelson Road)	

Representation No 190: Eugene Scully, Courtney Street, Lenah Valley

Matters raised in representation	The representor raises concerns in relation to the application of the heritage precinct overlay to their street. In their view the street has a number of brick houses sprinkled amongst weatherboard houses and mismatched fences. They want clarity around what this means for auxiliary buildings and whether insurance premiums will rise. Building costs will also go up.
Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in

the draft LPS is shown in Figure *53* and Figure *54*.

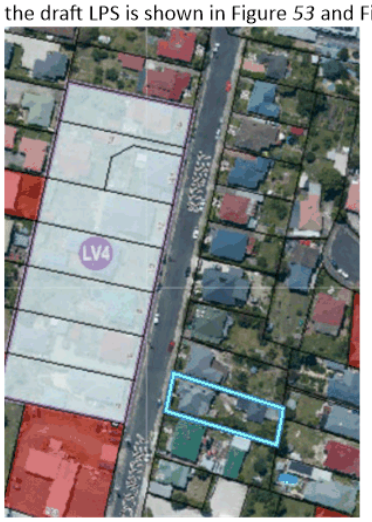


Figure 53: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue



Figure 54: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The property is already in the heritage precinct.

The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of

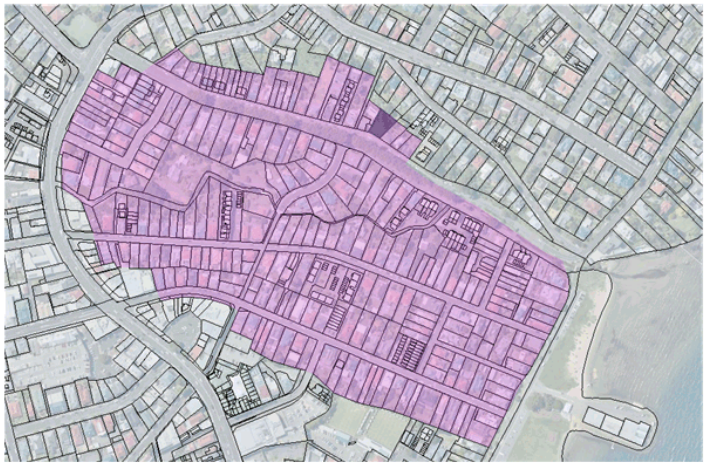
	Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values. In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 191 and 192: Frazer Read, All Urban Planning, Lower Sandy Bay Escarpment.

Matters raised in representation	The representor is concerned about the Lower Sandy Bay Escarpment Line Specific Area Plan (HOB-S3.0) of the Hobart draft LPS. The representor supports the provisions as they relate to the control of buildings built on top of the escarpment. However they have concerns about the extent to which they could prevent the construction of ancillary structures such as boatsheds or slipways, at the bottom of the escarpment adjacent to the foreshore. There are a number of boatsheds which do not cause significant visual impact. Hazards and risks can be managed through the application of the Coastal Erosion Hazard Code, the Coastal Inundation Code and the Natural Assets Code. Ther are no specific environmental, or spatial qualities of the foreshore that are any different to other waterfront residential areas around Tasmania. Modest non-habitable buildings such as boatsheds adjacent to the foreshore should be allowable.
Planning Authority response	This Specific Area Plan replicates standards that currently existing within the HIPS 2015 in the Low Density Residential zone. The standards are the same with minor changes in drafting, but reflect the same requirements. It is acknowledged that some boatsheds and other structures are unlikely to cause significant visual impact and could be of a scale that is entirely appropriate. However a more strategic consideration of this has not been undertaken, and the circumstances in which small scale structures are acceptable or otherwise has not been tested. It is noteworthy that any amendment to the escarpment line

	standards will impact over 90 properties and for judicial fairness, those property owners should have an opportunity to consider the changes. Therefore, while there may be some merit in relaxing the standards for structures seaward of the escarpment line, this would require a separate strategic assessment process and subsequent amendment, as opposed to undertaking the modifications through this LPS process.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 193: Greg James, 13 Quayle Street, Sandy Bay

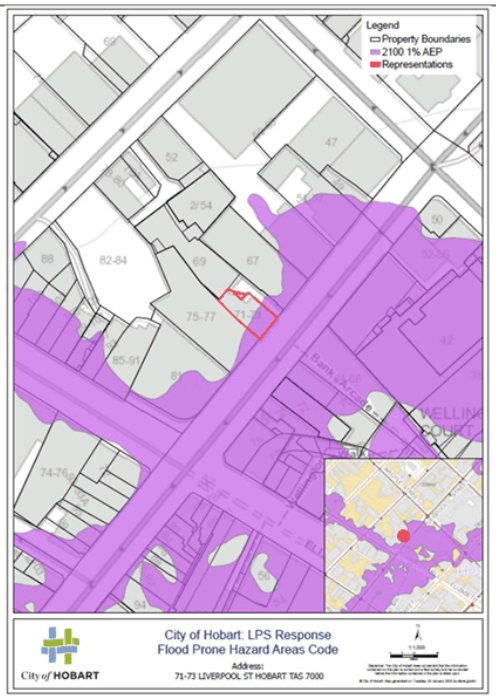
Matters raised in representation	The representor is concerned about the application of the Heritage Precinct HOB-C6.2.49 to his property at Quayle Street. Principally their concern is around the fact that 13 Quayle Street is a block of land. In their view the block does not contribute to the history and does not make a contribution to the overall character of Heritage Precincts HOB-C6.2.49.
Planning Authority response	The Sandy Bay 1 Heritage Precinct and the representors property as per the Historic Heritage Code of HIPS 2015 is shown in Figure 55.The representors property is located in the existing SB1 Heritage Precinct as defined in HIPS 2015. This existing heritage precinct is to transition to the local heritage precinct HOB-C6.2.49.  *Figure 55: 13 Quayle Street identified with the existing heritage precinct under the HIPS 2015 shown (Source: The LIST Map accessed 9 February 2024)*

	The exhibited documents for HOB-C.6.2.49 Quayle and King Street – Sandy Bay contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for the heritage precinct. By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the northern side of Quayle Street and identified that this property had neutral value. Neutral is defined in the above document as: "Buildings or structures that reflect the predominate scale, form, and setback of other buildings within the Heritage precinct, but are altered or compromised to an extent where the construction period is uncertain, or are from a construction period which falls outside the key period of significance for the Heritage precinct. Such buildings or structures do not detract from the overall character of the precinct." The property has a street frontage to Quayle Street and until June 2020 there was a house located close to the street frontage which was destroyed by fire after being left unoccupied and unsafe for some time. The subject site was identified as a building in a state of disrepair and consequently given the classification of neutral. While there are no structures on the subject site, it is nonetheless a prominent block in the Quayle Street streetscape such that any new development would need to be sympathetic and compatible to the character of the precinct and streetscape. To remove a single property from an existing precinct, in the centre of the street would not be supported.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on Hobart draft LPS

Representation No 194: Greg Whitten, 71-73 Liverpool Street, Hobart

Matters raised in representation	The representor raises concerns over the application of the Flood-prone Hazard Code and highlight key areas in which they believe Council need to take a more active role in managing flood risk. These areas include: •Conduct a comprehensive review of possible actions that could reduce the impacts of extreme rainfall events such as: ○ Increasing capacity of underground drainage systems ○ Installing non-return valves on drains ○ Measures to prevent blocking of drains in flood events ○ Adopting water-sensitive urban design principles to reduce or slow down runoff. ○ Redesigning street layout and profile to facilitate surface flow of water away from, or out of, flooded areas.

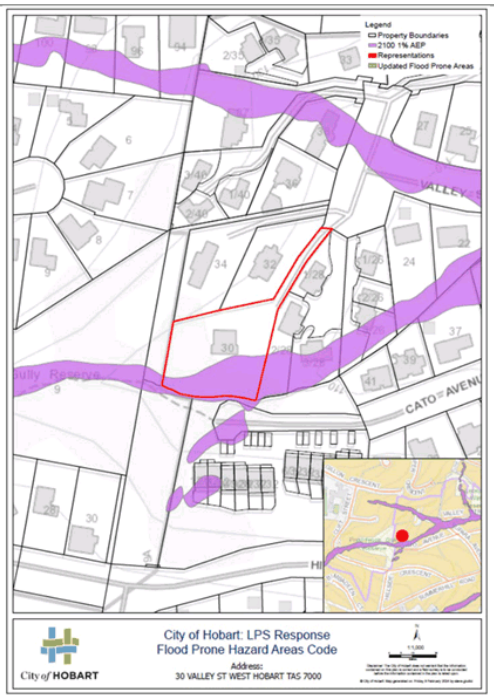
	Obtain and provide more information about the actual current degree of risk: ○ What is the actual current level of risk? The Draft Code is based an assessment of the degree of risk in the year 2100. While this is very appropriate from a planning perspective, it doesn't actually indicate what the current level of risk is. Was there any mapping done of water heights in the 2018 flood? ○ Our premises is just inside the edge of the predicted flood from a 1% AEP for 2100. How accurate is this prediction? Would we be affected by a 2023 1% AEP? We are concerned that in the absence of accurate information about current levels of risk, insurance companies will be reluctant to insure our premises and business against flooding. Facilitate the sharing of information and resources. Rather than every landowner or tenant having to carry out individual risk assessments and develop their own solutions to managing the flood risk, the Council should be taking on the role of guiding the community, to help reduce the overall impacts and also ensure that individual actions are working together. Some of the factors that are exacerbating the impacts of flooding are the result of poor decisions by Council in the past, in failing to take adequate account of flood risk in planning decisions and in the design and management of Council infrastructure. Council has a responsibility to ensure that in future all planning decisions and infrastructure projects take into consideration the need to avoid contributing to flood risk and mitigating it wherever there is an opportunity.
Planning Authority response	Council maintains and upgrades stormwater infrastructure as required to provide adequate drainage under the *Urban Drainage Act 2013*. In the 1%AEP this capacity is exceeded. Upgrading the infrastructure to convey the 1%AEP is unlikely to be feasible within the Hobart Rivulet catchment and would be a poor prioritisation of Council funding and inevitably result in unjustifiable increases in Council rates. Council is currently in the process of reviewing and updating modelling through the Hobart CBD which includes options analysis for flood mitigation measures. Any effective mitigation options identified through this process will be investigated further to determine constructability and cost. The draft code is designed for planning purposes and hence includes 2100 climate change. We do not currently provide mapping without climate change included. While Council has kept records of flood levels at particular location through the municipality affected by the 2018 flood, Council is not aware of any mapping produced of this event. Current Council modelling and mapping is accurate to +- 30mm. Council has not produced mapping for 2023 1% AEP at this point in time and this is not relevant to the Flood-prone Area Hazard Code. While Council provides broad scale mapping of the 1%AEP plus climate change for use by the community to help identify their properties level of risk, Council does not have the resources or capacity to undertake detailed modelling of risk for individual properties. If updated flood modelling for the CBD identifies different inundation areas, an updated overlay map will be progressed through a separate scheme amendment.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No modification to the draft LPS.
Applicable Map (Liverpool Street)	

Representation No 195: Andrew Muthy, 30 Valley Street, West Hobart

Matters raised in representation	The representor raises concerns about the application of the flood prone hazard overlay being applied to their property. They note the flood zone extends beyond the existing building line and means that there will be substantially more onerous conditions for any development on their property. This will be more difficult and expensive for them to undertake works and will impact on the value of their property. They believe the flood risk is preventable and is a result of the Council's neglect of the Providence Rivulet over a period of years. They first raised concerns about the flood risk with the Council in 2006, noting that gravel and other debris was flowing into the rivulet frequently. It was noted by Council officers that the willow trees along the rivulet would increase the risk of flooding however no action has been taken. There has been further correspondence with Council around the trees in the

	rivulet in 2009, then in 2018 following the flood event. In 2018 the day before the flood event, Council removed without consultation, the fence between the land owners property and the Providence Valley Reserve, noting that the fence and a nearby willow tree were the main causes of flooding impacting their property. Further correspondence was had with Council officers in June and July of 2018 but no solutions have been found to address the issues relating to flooding and potential for future flooding. In July 2019 the Council was contacted again after a flooding event impacted the property. At that time it was suggested that one of the willow trees that had been causing problems may in fact be on the land owners property. The representor disputes that the willow tree is on his property but is happy to work with Council to find a solution. In September 2019 the representor received correspondence indicating a City of Hobart works crew would be attending the waterway adjacent to the property to remove sediment and organic material and potentially the large Willow near the owners property. No work was undertaken however. In May 2021 the representor received correspondence saying the willow was his responsibility and was potentially creating a flood risk and needed to be removed. The representor contacted Council directing them to the years of correspondence and disputing the trees location. There was considerable correspondence between the parties thereafter around the cost of removing the tree and whose responsibility it was. The representor believes the Council has a responsibility to resolve this issue and notes that there are a number of willows in the rivulet which are also impacting water flow, and causing flooding. Despite requests to have it removed, the tree remains and continues to grow. They believe that the Council is declaring areas as flood prone and shifting responsibility for flood risk to property owners when the flood risk is the result of the City's neglect of its responsibilities. The city needs to take responsibility for its actions around this matter.
Planning Authority response	This property and the Providence Gully area is a known flood prone area and was impacted by the 2018 flooding, as mentioned by the representor. Modeling inputs use 1m x 1m LiDAR data to build a digital model (DTM) to represent the ground surface, individual trees are not included in in the DTM. Conventional modeling does not take the individual trees and is outside the scope of modelling used in the LPS. Individual trees cannot be accurately represented in 1D/2D hydraulic. Land use and surface types are input to the modelling to model the runoff quantity and hydraulics in the mode. Council understands the concerns raised by the representor regarding vegetation management along open rivulets. Many of Hobart's rivulets are privately owned and managed, while Council is responsible for ensuring the maintenance of the void for hydraulic conveyance, vegetation and erosion are managed by the landowner. Council is investing in crack willow eradication through the Willow Removal Project that will be commencing this year. Future flood modelling will investigate areas of high risk to manage in accordance with legislation and council policies.

	This property was not affected by the remodelling of flood risk undertaken in late 2023 and described in the covering report.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No modifications to the draft LPS.
Applicable Map (Valley Street)	

Representation No 196: Ian Johnson, 84 Grosvenor Street, Sandy Bay

Matters raised in representation	The representor supports the provisions of the Local Historic Heritage Code in relation to Precinct HOB-C6.2.57. However, they remain concerned about the plans by the University of Tasmania to rezone the campus from education to housing and mixed use. They are concerned about relocating the teaching functions from the Sandy Bay Campus into the Hobart CBD. They are also concerned about building many housing units in multi-storey buildings up to eight storeys high. Going ahead with the relocation of the university will go against the 74% of citizens of Hobart who voted against it in the elector poll. If it goes ahead it will have a

	negative impact on the Golf Links estate, and a lasting and damaging effect on all road and traffic infrastructure.
Planning Authority response	The representation highlights the close proximity of the UTas Campus to the Golf Links Estate Heritage Precinct. The representation raises issues of a broader strategic nature relating to rezoning and potential future use of the University's Sandy Bay Campus that cannot be addressed under the LPS. The provisions applying to the Sandy Bay Campus are a translation of the current Particular Purpose Zone provisions and are subject to transitionary provisions under Schedule 6 of the *Land Use Planning and Approvals Act 1993*. In other words the Hobart draft LPS does not facilitate any strategic change to the allowable use and development on the Sandy Bay campus.
Recommended action	No action required
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 198: JP Cumming, 62-64 Napoleon Street, Battery Point

Matters raised in representation	The representation raises concerns that the coastal erosion hazard band (high) is based on remote mapping and is erroneous and a lower hazard band is more appropriate for the area based upon site specific survey. Site investigations have revealed hard bedrock substrate resistant to coastal erosion processes. More information will be provided prior to the hearing.
Planning Authority response	Limited information was provided by the representor during the exhibition process therefore it is unclear what hazard band they believe is most appropriate for this site. The site has been mapped as high coastal erosion hazard band utilising the methodology of the DPAC, Office of Security Emergency Management, Version 1.0 which applies through the Tasmanian Planning Scheme. However, it is of note that Section 8A Guidelines for the application of the Coastal Erosion Hazard Code state that a different Coastal Erosion hazard area band can be applied in accordance with recommendations found "in a report prepared by a suitably qualified person which justifies a change to the areas to meet the thresholds specified in Table CEHC 1. At this time, no supporting report has been provided so it is difficult to determine whether a lower hazard band would be more appropriate and whether it meets the necessary thresholds. Accordingly, it is not recommended that the mapping is changed at this time.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	

Representation No 199: Jane Adams, TasRail

Matters raised in representation	The representor provided feedback on the zones applied to the State Rail Network. They note that all state rail network land should be zoned Utilities and covered by the Road and Railway Assets Code. TasRail have identified 5 areas where the Interim Planning Scheme did not identify Utilities on these on the state rail network and they request that this be resolved in the Hobart draft LPS. The parcels of land requested to be zoned Utilities are as follows: • McVilly Drive, Queens Domain, CT 118002/1, CT 26915/3, and 26915/2; • McVilly Drive, Queens Domain (No Title Reference available, land currently zoned Open Space) • Land running from McVilly Drive to 2 Davies Avenue, Queens Domain (No title reference available, currently zoned Open Space).
Planning Authority response	The parcels of land are currently zoned Open Space. Under the Section 8A Zone guidelines, for the Utilities zone it specifies under UZ 1(f) that the Utilities zone should be applied to rail corridors. For the most part, the rail corridor from Hobart heading north is zoned Utilities. In fact, the second untitled section running from McVilly Drive to 2 Davies Avenue is shown as Utilities under the Hobart draft LPS. However most of the section which is zoned Open Space is located within the Sullivans Cove Planning Scheme 1997 area, so the translation process may have included an error. It is accepted that all rail corridors should be zoned Utilities.
Recommended action	Modify the zone maps by applying the Utilities Zone to the rail corridor near McVilly Drive, Queens Domain as comprised of the following properties: • No address (CT 118002/1) • No address (CT 26915/3) • No address (CT 26915/2) • No address and no title ref (land to west of CT 135056/2)
Effect of recommendation on Hobart draft LPS	Modification of the zone maps to ensure that the rail corridor in its entirety is zoned Utilities.

Representation No 200: Andrew Shearing, 22 Lalwinya Road, Mount Nelson

Matters raised in representation	The representor is raising concerns about the rezoning from Environmental Living to Landscape Conservation of his property, and he proposes a split zoning for the

	property with approximately 50% designated as Rural Living D, and the remaining 50% as Landscape Conservation. The property is 31.91ha and is currently zoned Environmental Living. It is an internal lot, serviced by a 600m long driveway. The property was previously zoned Rural Living C under the *Hobart Planning Scheme 1982* however was rezoned to Environmental Living under the Interim Scheme in 2015. It is noted that adjacent properties to the south are zoned Rural Living C. The representor believes that the Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in the interim planning schemes. The key policy differences include that the Landscape Conservation Zone is not a large lot residential zone in areas characterized by native vegetation cover, rather the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use being largely discretionary. In the representors view, the planning authority should be applying a level of consideration to whether this is the correct zone, and they believe the planning authority has not been able to justify this zone application. The subject property has two approved Planning Permits on it, PLN-10 00354-01, Subdivision into four lots (partially completed) and PLN-22-514, Dwelling. A number of natural values reports have been completed and these state that no threatened flora or fauna were observed on the subject property, although it is noted that there were two sightings of Swift Parrot nests in 1983 based on the Natural Values Atlas. The site is forested by Eucalyptus pulchella forest and woodland which is not a threatened vegetation community to the south, with Eucalyptus Obliqua forest of varying types to the north. The site has no proclaimed landslip zones but does have low to medium landslide hazard areas. The site is bushfire prone. The priority vegetation overlay applies to the site. The representor is of the view that the property meets the zone application guidelines for the application of the Rural Living Zone. Further it is noted that neighbouring properties to the south are zoned Rural Living and they have very similar characteristics. The vegetation values are low in this area. The representor is of the view that there is an approach towards zoning properties that are currently Environmental Living with a dwelling, as Rural Living as opposed to Landscape Conservation. The representor notes that the property has a planning permit and it is the intention to build a residential dwelling on the property.
Planning Authority response	The site at 22 Lalwinya Road is substantially and heavily wooded. TasVeg 4 mapping shows the site as an urban areas to the south, with *Eucalyptus globulus* dry forest and woodland in the northern section, which is a threatened vegetation community under the *Nature Conservation Act 2002* and provides habitat for the swift parrot.

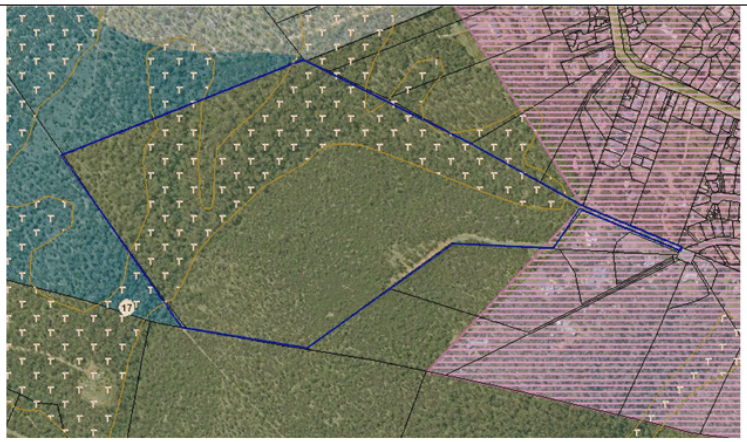


Figure 56 The subject site highlighted, showing the zoning under the HIPS 2015, as well as the threatened vegetation community, Eucalyptus globulus dry forest (Source: The LIST, accessed 9 February 2024).

The site accesses Lalwinya Road via an access strip.

The representor notes that their property has had a subdivision approved. This subdivision has been acted upon and effectively created the lots 24 and 26 Lalwinya Road.

The balance lot, or lot 3 as it is referenced, is the remainder of 22 Lalwinya on which there has been an approval for a dwelling. This lot could still be subdivided further into two large lots.

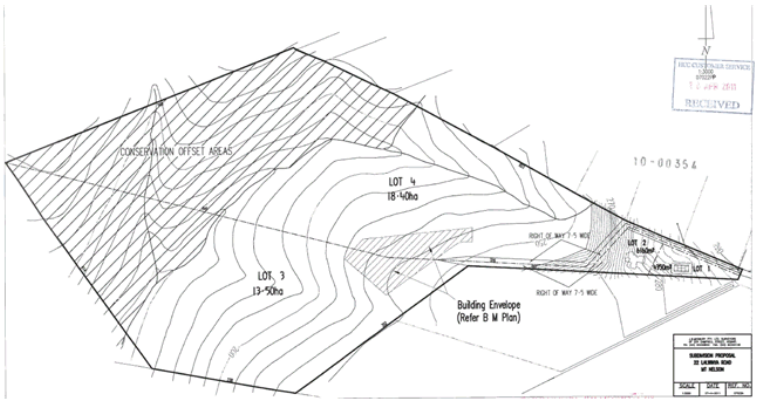


Figure 57: The approved subdivision plan PLN-10-00354.

The site has a valid dwelling approval which has not been acted on, and which shows a dwelling located in the building envelope for the proposed Lot 4 on the above subdivision plan.

	The Landscape Conservation Zone should be applied to land with landscape values, that are identified for protection and conservation, including large areas of native vegetation, or area of important scenic values. Specifically, the LCZ should be applied to large areas of bushland which would otherwise not be reserved but includes threatened native vegetation communities. In addition, it should apply to land that has constraints on development through the application of the Natural Assets Code (the Natural Assets Code will apply to this site, for both priority vegetation overlay and the Waterways overlay) or the Scenic Protection overlay. Importantly it is noted that the Landscape Conservation Zone should not be applied to land where the priority is for residential use and development. This site is accessed via an access strip and therefore has road frontage limitations to allow further development even if it was zoned accordingly. The access strip can accommodate two lots, as has been approved under the previous subdivision, but nothing further. The site is highly vegetated, and includes a threatened vegetation community. It is also bushfire prone. It is acknowledged that the representor is not requesting a General Residential zone, but rather Rural Living C or similar, to be consistent with the properties to the south west. However those properties are all developed with housing, and in many cases are considerably smaller lot sizes. Their primary purpose is for large lot residential living. Landscape Conservation as a zoning can still accommodate a single dwelling. The site is not appropriate for a rezoning to Rural Living given its characteristics, its location, challenges with access, and the bushfire risk.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

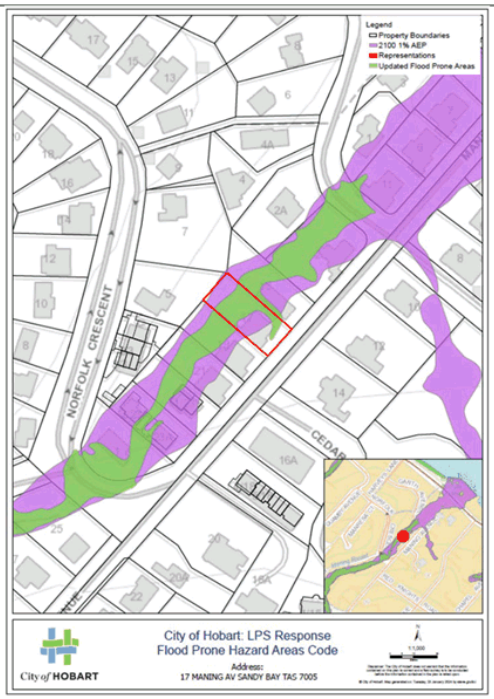
Representation No 201: Jane Lane, 40 York Street, Sandy Bay

Matters raised in representation	The representor supports the provisions of the Local Historic Heritage Code in relation to Precinct HOB-C6.2.57. However they remain concerned about the plans by the University of Tasmania to rezone the campus from education to housing and mixed use. They are concerned about relocating the teaching functions from the Sandy Bay Campus into the Hobart CBD. They are also concerned about building many housing units in multi-storey buildings up to eight storeys high. Going ahead with the relocation of the university will go against the 74% of citizens of Hobart who voted against it in the elector poll. If it goes ahead it will have a negative impact on the Golf Links estate, and a lasting and damaging effect on all road and traffic infrastructure.

Planning Authority response	The supporting documentation for this precinct articulates the heritage values of the precinct and as such there are no recommendations to alter or change this document. The representation also raises issues of a broader strategic nature relating to rezoning and potential future use of the University's Sandy Bay Campus that cannot be addressed under the LPS. The provisions applying to the Sandy Bay Campus are a translation of the current Particular Purpose Zone provisions and are subject to transitionary provisions under Schedule 6 of the *Land Use Planning and Approvals Act 1993*. In other words, the Hobart draft LPS does not facilitate any strategic change to the allowable use and development on the Sandy Bay campus.
Recommended action	No further action
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

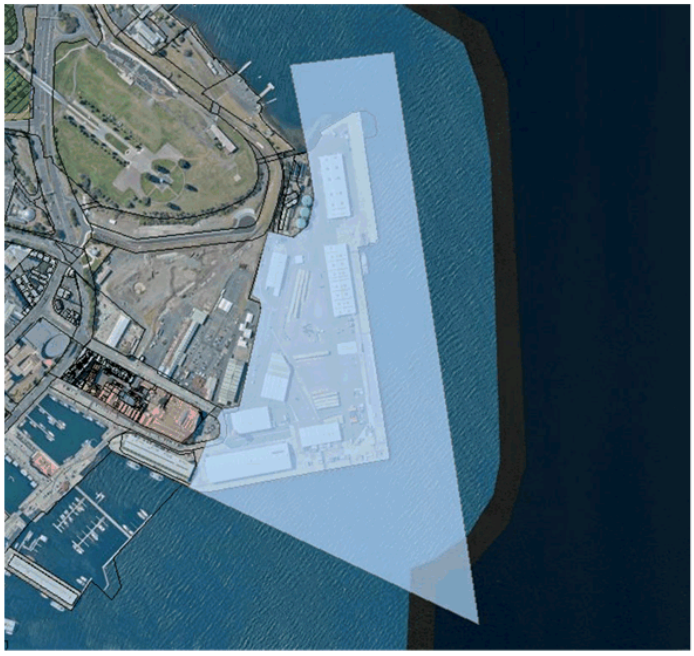
Representation No 202: Janelle O'Rielly, 17 Maning Avenue, Sandy Bay

Matters raised in representation	The representor is concerned with the application of the Flood prone areas hazard overlay to their property. Namely they are concerned about impacts to property values and also increases in insurance premiums. They do not believe it is appropriate for Council to apply the overlay without the necessary justification and analysis which they believe has not been completed. They have asked for further information around the flooding and this has not been forthcoming.
Planning Authority response	The updated modeling of the catchment was undertaken in ICM-Infoworks and incorporated an updated digital elevation model (DEM) based on 2013 1-meter LiDAR, updated drainage network (trunk drainage >300mm diameter) and updated, surface roughness and permeability based on current Council GIS overlays and aerial imagery from 2022. The mean critical duration of the catchment was found to be 45 minutes. Flows effecting 17 Maning Avenue, Sandy Bay are from the Maning Rivulet. The Maning Rivulet is piped through a 1050mm and a 1350 mm diversion from 25 Maning Avenue to its outlet at Sandy Bay. In the 1%AEP plus clime change scenario flows exceed the diversion capacity and follow overland flow paths along Maning Avenue and through properties on Maning Avenue. It is expected that most of these flows will be contained within the roadways with shallow overland flows inundating the property as they move east. Current modeling indicates depths across the property range between 0mm and 470mm. Updated modelling shows a reduction in depths across the property, indication depths range between 0mm and 290mm. It is however noted that this property was within an area subject to remodelling undertaken in late 2023 and a modified overlay area was identified as shown below.

Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.
Applicable Map (Maning Avenue)	

Representation No 203: Jarrod Moore, TasPorts

Matters raised in representation	The representor's main interest in the LPS is around ensuring flexibility of use of TasPort owned land which include Selfs Point, Huon Quays/Domain Slipyards, Macquarie Wharf and areas such as Castray Esplanade, Franklin Wharf, and Hunter Street. The representor has concerns about the discrepancies between the boundaries of the Port and Marine Zone between the Sullivans Cove Planning Scheme 1997 which currently applies and the Hobart draft LPS. They also note that the proposed northern port access should be zoned Utilities. The representor requests that Port and Shipping be a No Permit Required use under the Self's Point PPZ Use Table, HOB-P9.4.

	The Hobart draft LPS proposes a new PPZ for the Huon Quays and Domain Slip. The representor is concerned about the application of HOB-P12.6 to the slipyards site in particular. Furthermore, the development standards under building design for HOB-P12.6.3 are unclear and should not impose constraints on the Huon Quays site beyond the heritage controls. They are concerned that some of the uses allowable under the SCPS are now prohibited under the Hobart draft LPS. The PPZ for Sullivans Cove (HOB-P10) needs to be reviewed to ensure that the full range of uses under the Hobart draft LPS for Activity area 4.3 are not fettered.
Planning Authority response	The extent of the application of the Activity Area 4.1 under the Sullivans Cove Planning Scheme (SCPS) is shown below in Figure 56 and incorporates some of the water as well as shown in Figure 58.  *Figure 58: The extent of the Activity Area 4.1 under the Sullivans Cove Planning Scheme (source: City of Hobart GIS).* The change in zone extent is as a result of decisions realting to the validity of zone maps over land outside of the LGA. The inclusion of the General Provisions at Clause 7.11 of the SPPs which provides for assessment of use and development seaward of the municipal district does however ensure that any accreition continues to be assessed against the Port and Marine Zone and therefore the change in zone boundary has no practical impact.

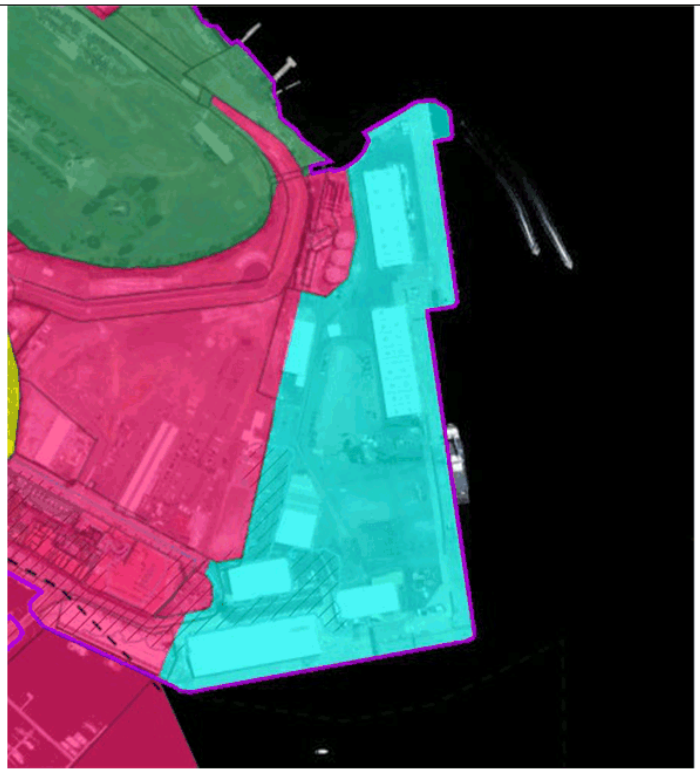


Figure 59 The proposed boundaries of the Port and Marine Zone under the Hobart draft LPS. Note it does not extend as far into the water and incorporates land on the western boundary.

Concerns regarding the northern access road are noted. Currently that access route is incorporated within area 4.2 Regatta Point and area 3.0 Sullivans Cove Gateway and Transport. Under the Hobart draft LPS this area is to be zoned primarily Open Space and Particular Purpose to align with the current master plan for the Macquarie Point site. Any change to the Particular Purpose Zone boundary should be dealt with through the update to the site development plan which is being progressed by the Macquarie Point Development Corporation as a separate project.

Port and Shipping Use at the Selfs Point site is identified as a permitted use under HOB-P9.4 Use Table and the representor would like to see it a No Permit Required Use. It is noted that under the HIPS 2015, the area is zoned Port and Marine Zone and it similarly has Port and Shipping as a permitted use.

In considering the Port and Marine Zone under the SPPs it is noted that Port and Shipping in Proclaimed Wharf Areas is no Permit required under Clause 7.8 of the TPS. It is unclear whether Selfs Point is a Proclaimed Wharf. In any event, there is no change between the existing HIPS 2015 and the Hobart draft LPS in relation to

	the status of Port and Shipping at Selfs Point. This reflects a translation of the standards in the Scheme. The Domain Slipyard site has a Particular Purpose Zone P12.0 applicable to it under the draft LPS. It is of note that the application of this PPZ spatially, is less than the application of the Regatta Point zoning which currently applies under the Sullivans Cove Planning Scheme 1997. This has had some bearing on the allowable uses within the Zone. The Regatta Point Zoning allowed for greater variety of uses, acknowledging the land use including car parking in particular. However, the drafting differences between the TPS and the SCPS intimate that there are a greater number of differences than may be the case. A marine industry is listed as a use type within the SCPS however this is equivalent to a Service industry which is discretionary (noting that under the SCPS it was listed as permitted). Beyond this, the uses remain fairly consistent. The representation raises concerns about the inability to undertake a distillery or brewery as they are classified as resource processing uses and are prohibited within the PPZ. A distillery under the SCPS is classified as light industry, which is also a prohibited use in the Regatta Point zoning. To that end the translation remains consistent. It is important to note that the Particular Purpose Zone for the Huon Quays and Domain Slip area was prepared by TasPorts a number of years ago and provided to Council for inclusion in the LPS. The rest of the Hobart Port area (outside of Macquarie Point) including Franklin Wharf, Constitution Dock, Victoria Dock and Princes Wharf are currently classified as Sullivans Cove Working Port Activity Area 4.3 under SCPS. These will be part of the Sullivans Cove PPZ under the draft LPS. The representor raises concerns that there are differences in allowable uses. In considering this in greater detail, the following differences have bene identified: • Under SCPS Commercial Port Operations are NPR, but under the Hobart draft LPS they will be permitted; • Under SCPS Marine Industry is permitted, it's translation under the LPS is Service Industry and this is prohibited; • Under SCPS Light Industry is permitted, there is no comparable definition under the Hobart draft LPS; • Under SCPS Research and Development is permitted, under the Hobart draft LPS it is discretionary; • Under SCPS Educational institutions are permitted, under the Hobart draft LPS they are discretionary with qualifications. Light industry is not translated from the SCPS to the Hobart draft LPS in a straightforward manner, with the definition under the SCPS being: *Means the use of buildings or spaces for manufacturing, processing or storage of activities… (including a range of qualifications)*

	Of these changes perhaps the most significant is the prohibition of the Service industry use classification. It is acknowledged that Service industry within the Hobart draft LPS is defined as: *use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.* Panel beating, car wash, motor repairs and commercial repairs are unlikely to be suitable uses at the Working Port. However, Service industry also includes undertaking servicing on boats and other marine equipment and this would be suitable, and in fact currently occurs, at the working port. Given these differences, inclusion of Service industry within the permitted use section of table HOB-P10.4 with the qualification of If (a) in Activity Area 1.0 (City of Hobart Waterfront); and (b) if for marine related services. The other changes are a result of differences between definition of use classes between the SCPS and the draft LPS. Further changes could have unintended consequences across the broader Sullivans Cove area.
Recommended action	Modify Table HOB-P10.4 in the LPS to include Service industry as a permitted use with the following qualification: If (a) in Activity Area 1.0 (City of Hobart Waterfront); and (b) if for marine related services.
Effect of recommendation on Hobart draft LPS	Modification of the use table under the Sullivans Cove Particular Purpose Zone to include Service industry as a permitted use with the following qualification. If (a) in Activity Area 1.0 (City of Hobart Waterfront); and (b) if for marine related services.

Representation No 204: Jeff Krafft, 15 Courtney Street, Lenah Valley

Matters raised in representation	The representor raises concerns about the application of HOB-C6.2.14 (Courtney Street) to their property. They don't believe all of Courtney Street has a cohesive enough character that is culturally significant and warrants inclusion into the new precinct. In their opinion the streetscape does not contribute to the understanding of local history, nor represent a single class of building or embody a particular unified aesthetic. In their view there is nothing special about houses built in a residential street in the 1920-1940s. There is considerable variation in front fences and no consistent streetscape. The built form, massing and design detail varies widely from house to house along the street.

Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure *60* and Figure *61*.  Figure 60: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue  Figure 61: Extent of proposed heritage precinct with subject property highlighted under draft LPS. The property is already in the heritage precinct. The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct. By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from

	the 1930s to the early 1950s. Once research and mapping had been undertaken, the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values. In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	Heritage – no impact on the Hobart draft LPS

Representation No 205: Jennifer Nichols, 12 Mitah Crescent, Sandy Bay

Matters raised in representation	The representor raises concerns with the application of the Lower Sandy Bay Escarpment SAP – HOBS3.0. Specifically, they are concerned that the subdivision standards have changed, where previously you could have a lot 750m^2 in area, now the minimum lot size is 1500m^2 in area which would stop them developing their property in the manner they had wanted to do. They believe that densification not only provides for additional housing, in a market that is terribly short on housing, but also is more environmentally friendly than urban sprawl. Providing for subdivision to 750m^2 in the area where they are still allows for an appropriate density given the surrounding area, while providing for the opportunity for further housing in a locality close to services, bus routes, and educational facilities. They would like to understand the reasoning behind the 1500m^2 minimum lot size. They would also like further advice on the flood prone areas hazard overlay as in their view, their property did not flood in 2018 therefore it is hard to understand why it should apply.
Planning Authority response	The subject site at 12 Mitah Crescent is proposed to be zoned Low Density Residential which is a direct translation from the existing Low Density Residential zone under the HIPS 2015. It has an area of 1,425 m^2. The site has water frontage and also is constrained by the application of the Waterway and Coastal protection overlay, the landslip hazard overlay, the flood prone hazard areas overlay in addition to the Lower Sandy Bay Escarpment SAP.

Currently for multiple dwellings under the HIPS 2015 they have an acceptable solution density of 1 dwelling per 1,500 m^2. However there is a subdivision standard that can allow lots to have a minimum lot size of 750m^2 where the site has a slope greater than 20%, with a performance pathway down to 500 m^2. While arguably this could enable the landowner to submit an application for subdivision in relation to the zone standards, it is unclear whether it could be supported given the restrictions from Codes in the area.

This is particularly the case with the Escarpment line as it currently applies to the property, as any building area for a new dwelling must be setback at least 20m from the Escarpment line. This is unlikely to be achieved given the constraints on site.

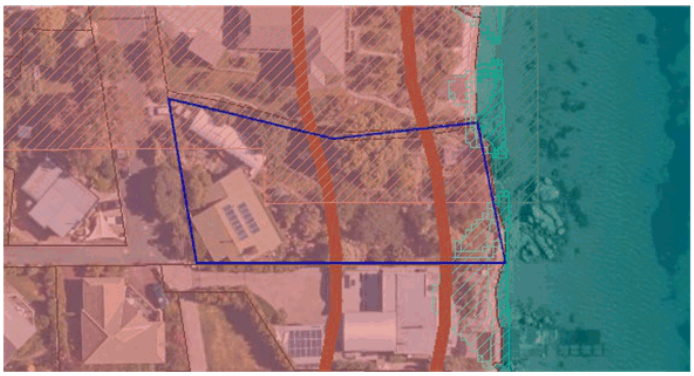
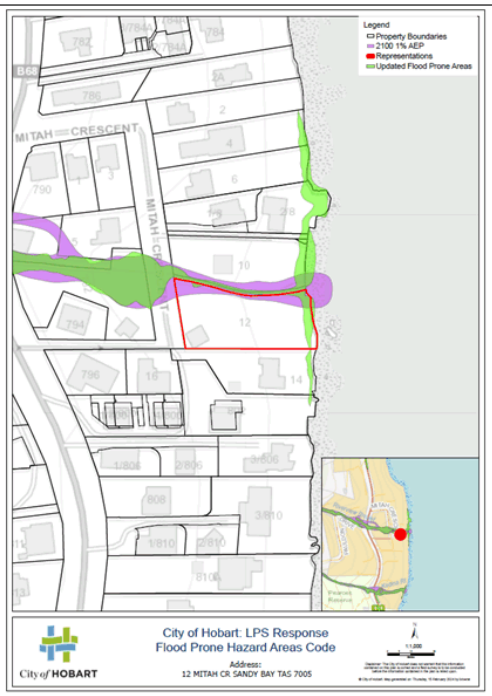


Figure 62 The subject property highlighted, showing the current zoning under the HIPS 2015 and application of the relevant codes. The Escarpment line is the eastern line, with the western orange line reflecting 20m from the Escarpment line. As can be seen, it is unlikely that an additional lot with associated building envelope could be fitted on this site.

Under the Hobart draft LPS the minimum lot size for the Low Density Residential zone is 1,200 m^2 through performance criteria therefore the lot size is not adequate to be subdivided. However as is reflected in Figure 54 above, the constraints on site mean that it is unlikely a subdivision could be achieved in the current circumstances.

The flood prone hazard area overlay applies principally to the creek line that runs through this section. This is reflected in Figure 63 below.

	 *Figure 63 The flood prone hazard area overlay as it applies to the property. (Source: City of Hobart GIS)* The flood-prone hazard area overly primarily affects the creek line of the property along Riverview Rivulet. Flows affecting the property are excess flows from Riverview Rivulet that exceed the rivulets capacity in the 1%AEP plus climate change event. Inundation across the property ranges between 0mm and 220mm in depth and does not affect the housing footprint. It is noted that this property was within an area subject to remodeling undertaken in late 2023 and a modified overlay area was identified as shown below which now excludes the property at 12 Mitah Crescent. While the translation from the HIPS 2015 to the TPS results in some differing standards, it is considered unlikely to make any substantive difference to the development opportunities on the property.
Recommended action	Modify the overlay maps through incorporation of an updated flood prone hazard area overlay.
Effect of recommendation on Hobart draft LPS	Modification of the Hobart draft LPS through incorporation of an updated flood prone hazard area overlay.

Applicable map	

Representation No 206: Jo Hill, 25 Courtney Street, Lenah Valley

Matters raised in representation	The representor is raising concerns with the application of the Heritage Precinct HOB-C6.2.14 to their property. Their property is a 1956 build and, in their view, the broader street does not represent any intact streetscape of cultural or heritage significance. There is no consistent age, lot size, design, boundary structure or street markings which warrant the application of the precinct. There is a separation along Courtney Street in relation to heritage properties, with one side having more 1900 Federation buildings and Californian Bungalows, and the other half of the street not displaying those characteristics at all. In their view, their property should not fall under the same restrictions as those with greater heritage characteristics.
Planning Authority response	The Lenah Valley 4 (HOB-C6.2.14 Courtney Street) and the representors property as per the Historic Heritage Code of HIPS 2015 and as per the expanded precinct in the draft LPS is shown in Figure *64* and Figure 66.



Figure 64: Extent of existing heritage precinct under HIPS 2015 with subject property highlighted in blue



Figure 65: Extent of proposed heritage precinct with subject property highlighted under draft LPS.

The property is already in the heritage precinct.

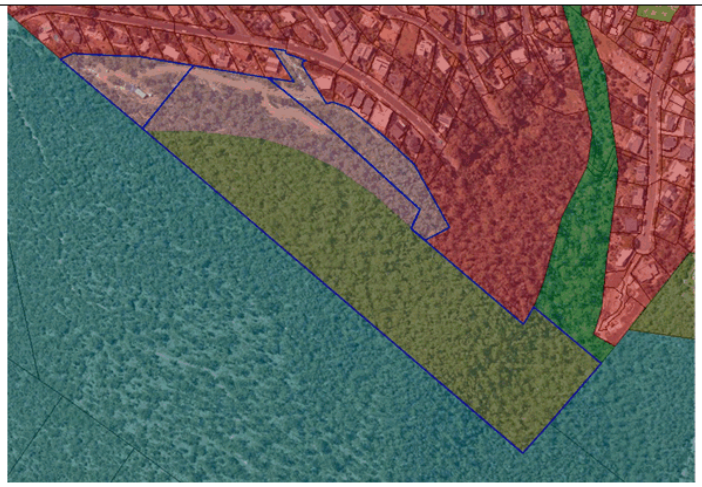
The exhibited documents for HOB-C.6.2.14 Courtney Street contain a Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy and provide a clear rationale for an extension to the existing LV 4 heritage precinct.

By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that the eastern side of Courtney Street formed a cohesive group of Inter War and Post War housing from the 1930s to the early 1950s. Once research and mapping had been undertaken,

	the above exhibited document was prepared. The heritage precinct, in which the representors property is located, did contain a consistency of scale and character of houses from the Interwar period that qualified it as a local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that the extension has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values. In particular, the eastern side of Courtney Street has a consistency of fencing, (generally low), house siting in relation to the front boundary, roof form and scale of houses. This is articulated and described in the exhibited document for the precinct.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS

Representation No 207: Jocelyn McPhie, 21, 21a and 21b Enterprise Road, Sandy Bay

Matters raised in representation	The representor raises concerns with the zoning proposed at 21, 21a and 21b Enterprise Road. This land was zoned Low Density Residential through a recently approved amendment at the Tasmanian Planning Commission. The proposed LPS zones the land General Residential. The representor is of the view that the recently approved zone is the most appropriate designation for the land as previously outlined in representations to Council.
Planning Authority response	It is agreed that this land was approved by the TPCto be zoned Low Density Residential under the HIPS 2015 through a planning scheme amendment process (reference PSA-21-4 of the HIPS 2015).

	 *Figure 66: 21, 21a and 21b Enterprise Road, highlighted as its currently zoned under the HIPS 2015. (Source: The LIST, searched 22 December 2023)* The reason why under the Hobart draft LPS this was zoned General Residential, is that the zoning under the Hobart draft LPS was determined some years ago, and at that time it was proposed to be a straight like for like translation from General Residential to General Residential. Although the Scheme amendment from September last year resulted in the change to the HIPS 2015, this was unable to be reflected within the Hobart draft LPS as it was too far progressed in the process. It is agreed that the properties should be zoned Low Density Residential, consistent with the Scheme amendment PSA-21-4 of the HIPS.
Recommended action	Modify the zone maps to apply the Low Density Residential Zone to land at 21, 21a, and 21b Enterprise Road (CT 175781/1, CT 175780/1 and CT 169834/40).
Effect of recommendation on Hobart draft LPS	The land at 21, 21a, and 21b Enterprise Road be zoned Low Density Residential from the existing zoning of General Residential.

Representation No 208 to 320 inclusive: Hobart not Highrise

Petition	This representation was a petition which was signed by a number of individuals, the majority of which signed the representation and provided no further commentary (representation numbers 208-320). Some signed the representation but also provided additional notes. Those that provided additional notes will be assessed individually below.

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 321: Christopher Harris, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.

	The representor also notes that Hobart is a delightful city, so buildings heights should be kept low.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No Impact on the Hobart draft LPS.

Representation No 322: Paula Woodward, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Absolute height limits should be imposed to ensure that developers don't test their limits, which could lead to a gradual erosion of Woolley's concept for the future development of Hobart.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key

	recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 323: Lyn, Hobart Not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. There should be no stadium as it will affect the whole aspect of Hobart. Lots of people including tourists comment on the old buildings and surrounds.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be

	progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments re the stadium are noted but are not relevant in relation to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 324: Mark Pooley, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The height limits are the fundamentals of a civilized city, particularly around the human scale of a streetscape.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).

	Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No Impact on the Hobart draft LPS.

Representation No 325: Paul Turvey, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Strong opposition to the construction of the proposed stadium as it will be another barrier between the river and the city.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Opposition to the stadium is noted however this is not a relevant consideration in relation to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 326: Jacqoulyne Kelder, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Heights should consider the existing built form, access to sun and green space. They have to take into account heritage considerations for future building design.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 327: Trudy Hill, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor is opposed to the stadium.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding the stadium are noted but not relevant in relation to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 328: Andrew MacFie, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to

	be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. There needs to be more care around heritage buildings, height restrictions are important to achieve that.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 329: Thomas E. Chapman, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.

	Hopes Hobart stays lovely into the future.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 330: Terri Fox, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Taller buildings will impact on views and lead to colder streets and be uncomfortable for foot traffic. Taller buildings will overshadow others which will lead to increased heating costs for the buildings losing sunlight.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme.

	There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 331: Tam Shearing, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor is opposed to the stadium.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the

	LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding the stadium are noted but not relevant for the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 332: Jenny Hodder, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor opposes the stadium.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Concerns regarding the stadium are noted but are not relevant as part of the Hobart draft LPS.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 333: Kaylene Westmore, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 334: F P M Halliday, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Macquarie Point should have social housing, the space should not have a Stadium which will be an eyesore and a waste of valuable and potentially beautiful space. The stadium should be near the airport.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding the stadium are noted however this is not relevant as part of the Hobart draft LPS as no stadium is currently being assessed as part of this process.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 335: Elizabeth Bassett, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart

	Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Please don't ruin the wonderful skyline.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 336: Stephanie McDonald, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.

	The stadium is an afront to the historic precincts of the waterfront areas. Too much money is required for this development and it would be better spent on health care, social services, mental health services and low income housing.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding the stadium and expenditure of public money is noted however is not a relevant consideration in relation to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 337: Julie Payne, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. We need sensible and clear height limits.

Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 338: Richard Potts, Hobart not Highrise.

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor expresses concerns about having to continue to fight to protect things that are important such as Lake Pedder, native forests and Franklin River.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.

	There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Representors concerns are noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 339: Caroline Anos, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 340: Jill Wright, Hobart not Highrise.

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. People come here not to see high rise buildings.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 341: Leslie Jones, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Don't spoil the beauty of Hobart with highrise buildings.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 342: Daniel Panek, Hobart not Highrise.

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion

	of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor would also like discretionary pathways through planning schemes removed. In their opinion, a rule should be adhered to, not used by a developer as a negotiating tool with Council.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments relating to the drafting style of the planning scheme are noted, particularly as they relate to the discretionary pathways. This can not be resolved through the Hobart draft LPS, and reflect common practice of planning scheme standards, which allow for a performance based solution in some circumstances.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 343: Anne Griffin, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.

	Cities should be liveable and have space for people, with buildings in context with their surroundings.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 344: Jennifer Furst, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Hobart is unique and should not try and be like a smaller city on the mainland. There are already too many examples of ugly buildings in the city.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme.

	There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 345: John Daniels, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. We need to preserve the distinctive, historical aspects of Hobart that make it human scaled. Heights must be restricted to maintain sight lines to natural landscapes. This ensures access to sunlight in winter, and avoids the creation of wind tunnels and allows for open space.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan

	would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 346: Jenny Chester, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor appreciates the opportunity to view the mountain from parts of the CBD but that is being eroded from view by inappropriate buildings. Green space and views are necessary for the well-being of people and should be protected and encouraged in the CBD.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches).

	Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 347: Janet Hohnen, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 348: R J Scott, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. All public spaces should include trees.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. The preference for public spaces to include trees is noted. Any inclusion of this nature would represent a policy position, which in turn may require application beyond the CBD area. This is outside the scope of the Hobart draft LPS at this time.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 349: Lindsey Ross, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to

	be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 350: Jeff Michel, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor believes that height limits should be absolute, and not have a discretionary pathway. This would stop developers trying to play the system.

Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding discretionary applications are noted however can not be addressed through this LPS process.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 351: Kerry Anne Johnston, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor would like to see more open green space, and new buildings to include public art work. It should be a vibrant city for the people who work here, not just tourists.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key

	recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding open space and public art are noted but can not be addressed as part of this Hobart draft LPS process.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 352: Chris Clark, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. If higher buildings are approved, some streets won't get any sun in winter.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan

	would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 353: David Taylor, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. If maximum building heights are not included, developers will be able to build to unlimited heights and there will be no right of appeal by the public.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 354: Beverley Whittaker, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor is concerned that developer's purses override the public's views.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 355: Jill Wright, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor is concerned about the stadium.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding the stadium are noted however these are not relevant to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 356: Jim Morris, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making

	easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The sightlines must be protected through the Scheme and there should be a removal of performance criteria in relation to heights to give certainty to the community and developers. Without this there will always be ambit claims and further division in the community as those with the deepest pockets will win out.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding the performance pathway nature of the scheme are noted but cannot be resolved as part of this Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 357: David Gardiner, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion

	of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 358: Douglas Lumb, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor is concerned about the stadium. They are particularly concerned about the expenditure of public funds which should be directed towards health, transport, education and housing. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley.

	The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding the stadium are noted however these are not relevant to the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 359: Christiane Smethurst, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.

	There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 360: Mark Pooley, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor does not support a stadium and is particularly concerned about the impact it will have on the heritage buildings of Hunter Street.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the

	LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. The comments regarding the stadium are noted however these can not be addressed through the Hobart draft LPS. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 361: Lindsay Brinsdon, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Heritage protection is very important.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.

Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 362: Kathryn Tubb, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Visitors and locals like the city because it is liveable. High buildings will create wind tunnels and block sunlight.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 363: Eric Pinkard, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 364: Andrew MacFie, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The city's treasures should be protected, particularly heritage values.

Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 365: Julian, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. There should be no extension of housing into the wooded areas of Hobart, and there should be no stadium. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme.

	There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding expansion into the wooded areas of Hobart are noted, and Council has responded to these, while acknowledging the need to provide space for further housing, by zoning land Rural Living, or Landscape Conservation. Comments regarding the stadium are noted but can not be addressed through this process. No strategic changes to the current provisions applying to Macquarie Point to facilitate the stadium are proposed in the Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 366: Lauren Foley, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.

	There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 367: J Bird, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the Scheme and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The city needs to maintain a human scale, high buildings result in shading which is not supported.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the

	LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 368: Richard Bilinski, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the Scheme and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation	No impact on the Hobart draft LPS.

on Hobart draft LPS	

Representation No 369: Sebastian Burgess, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. There should be certainty in relation to height limits.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 370: Glenda Ashmore, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the Scheme and

	encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The heritage buildings and characteristics should be maintained as part of the broader cultural fabric of our township. We need to ensure that we leave important buildings to enable future generations to continue to understand our past.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 371: Rainer Kurth, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor is concerned that high buildings results in a lack of sunlight which is unhealthy. There should be consideration of using more basements and excavation of sandstone as an alternative.

Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding excavation are noted but can not be addressed as part of this LPS process.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 372: Margaret J Murray, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines.

	There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 373: Peter Kibbey, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor also raises concerns about governance.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.

	Concerns regarding governance can not be addressed through this Hobart draft LPS.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 374: Angela Prosser-Green, Hobart not Highrise

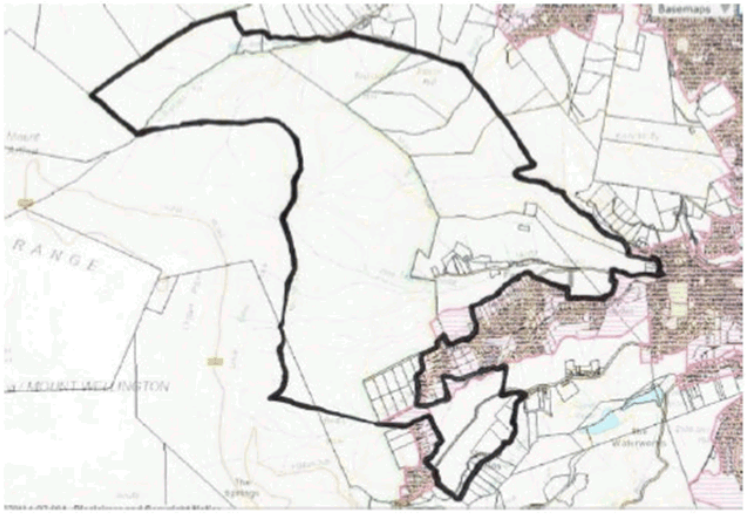
Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. Views and the heritage buildings must be maintained.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 375: Chris Haas, Hobart not Highrise

Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the Scheme and encouragse further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City. The representor believes that no new building should obscure the view of the water from an existing building.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that the this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted. Comments regarding the protections of views are noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 376: Angela McGowan, Heritage and Archaeology

Matters raised in representation	The representor highlights their experience as an archaeologist with a strong interest in heritage values. They support Council's listing of over 40 heritage placed to the Local Historic Heritage Places list, and the continual listing of places that are partially or wholly listed on the THR.

	Similarly they support the including of Places and Precincts of Archaeological Potential in the Central Hobart area, and those listed within the Sullivans Cove Archaeological Zoning plan. She also supports the Southern Queens Domain landscape and foreshore precincts. The representor would like to see the archaeological remains on the lower slopes of kunanyi/Mount Wellington similarly listed. She proposes that they are listed as a Precinct of Archaeological Potential entitled 'Complex of Early Colonial Timber Industry Heritage' as outlined in the map below.  *Figure 67: Complex of Early Colonial Timber Industry Heritage Map* This complex comprises sawpits, snig tracks, logging roads, hut sites and sawmill sites dating from 1804 to 1870s. While there is some knowledge of the historic activities in this area, particularly around South Hobart, no comprehensive or systematic survey has been completed. However it is considered rare for such sites to have survived however the steep slopes around Hobart appear to have protected these sites and they can provide new information about resource extraction that is critical in the establishment of Hobart. Any proposals in this area should be accompanied by an assessment of the impact on these features on the area as a whole, so that they can be protected. The eastern face of kunanyi/Mt Wellington is another important historic cultural landscape which is of such great significance that it should be included in the list of Local Historic Landscape Precincts. To support the inclusion of such a precinct, the representor has incorporated a draft Local Historic Landscapes Datasheet and Conservation Policy which could be inserted in Table C6.3. The representor provides this statement for consideration.

	They go on to further state that the Scenic Protection Area should apply to the foothills of the mountain, and dispute the Council's position that it isn't necessary due to the application of the Landscape Conservation Zone and the Environmental Management Zone. They are concerned with this approach as in their view much of the hinterland of the mountain is zoned Rural Living which does not provide any specific controls around landscape values. In their view inclusion of something such as the Glenorchy Scenic Protection Area Management Objectives in the draft LPS would provide adequate protection and is consistent in this approach.
Planning Authority response	The representors support for the listed archaeological and heritage areas is noted. Similarly, her commentary regarding the heritage features on the mountain is noted, and has been raised to a degree in other representations (Representation 160 and 181). It is worth highlighting that these other representations, while raising similar issues as this representation, address other matters in some instances and are not consistently spatially applied. In relation to the listing of the eastern face of kunanyi/Mount Wellington, there has been relatively minimal information provided on the specifics of the boundaries and how it aligns to land tenure and the rationale for the selection of the map boundary. It also appears to overlap with an existing cultural landscape precinct, the Fern Tree Cultural Landscape Precinct (HIPS 2015). The representation may be considered to have some validity and may be supportable subject to modifications and limitations on the scope and extent. However, the inclusion of a cultural landscape precinct to the eastern face of the mountain is likely to garner considerable community interest. To date this precinct, and any supporting analysis has not been considered more broadly in the community and represents a significant strategic change. It is considered more appropriate that this be implemented through a separate scheme amendment process and exhibited accordingly. In relation to the issues raised regarding the 'Complex of Early Colonial Timber Industries' Precinct, similarly this may have merit. However the representor acknowledges that there hasn't been adequate survey to comprehensively detail this, and the map provided does not provide a level of detail to ascertain how it impacts upon land tenure. Heritage Tasmania is also considering this issue separately and their analysis has not been completed. Furthermore, given the proximity to private properties, it may result in considerable community interest, so it is considered more appropriate that this be implemented through a separate scheme amendment process if warranted. In relation to the application of the Scenic Protection overlay through the Code, the draft LPS does not utilise this Code through the application of scenic protection areas (SPA), or road corridors. It is noted that the code is applied through a SPA in Glenorchy and is proposed to be applied in Kingborough. The City of Hobart's argument is that the Landscape Conservation and Environmental Management provisions provide adequate protection for key features and to a degree this is correct. However the Codes and Zones do not regulate the same things and have different purposes. The representor argues that the Scenic protection overlay

	should be applied also because of the application of the Rural Living Zone to the foothills of Hobart. The Rural Living zone is used sparingly around the foothills of Hobart, focusing on Ridgeway, parts of Fern Tree adjacent to Huon Road and Summerleas Road, and parts of Turnip Fields. Areas of Old Farm Road and Jubilee Road are also zoned Rural Living. Many of these lots are residential in scale and already developed. Some of these areas adjacent to Huon Road are also covered by a Local Historic Landscape Precinct. The Rural Living Zone is actually relatively minimally applied in areas that are likely to be incorporated within a Scenic Protection overlay and to this end, this issue is not substantial. There is merit in the inclusion of the Scenic Protection overlay to the eastern face of kunanyi/Mount Wellington, however there is currently no supporting documentation around the scenic values that are critical for protection that are identified through the relevant management objectives. Furthermore, it is unclear to what extent this overlay would apply. Similarly to other matters within this representation, this is likely to have considerable public interest, and would require detailed assessment of values which would subsequently considered by the broader community. At this stage there is inadequate information to incorporate this as an amendment.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

HOB-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
HOB-8.1	Niree Lane – refer SSQ HOB-8.1 on the zone map	Refer SSQ HOB-8.1 on the zone map.	An additional Objective, Acceptable Solution and Performance Criterion for these sites is: Objective: That safe and adequate access is provided for the users of Niree Lane. **A1** Vehicular access to parking spaces must not be provided from Niree Lane. **P1** Vehicular access to parking spaces from Niree Lane must only be provided where all of the following are demonstrated: a) the use of Niree Lane is safe and suitable for the type and volume of traffic likely to be generated; b) conflicts between users are avoided; and c) access is available for refuse and service vehicles.	General Residential Zone – clause 8.4 Development Standards for Dwellings
HOB-8.2	Niree Lane – refer SSQ HOB-8.2 on the zone map	Niree Lane – refer SSQ HOB-8.2 on the zone map	An additional Objective, Acceptable Solution and Performance Criterion for these sites is: Objective: That safe and adequate access is provided for the users of Niree Lane. **A1** Each lot must have a frontage to a road which is at least 15m wide. **P1** Each lot must front a road which has adequate width to provide access for refuse vehicles, emergency services vehicles and the future construction and maintenance of streets and to facilitate the construction and maintenance of public and private service infrastructure.	General Residential Zone – clause 8.6. Development Standards For Subdivision

HOB-9.1	321-323A Elizabeth Street, 325 Elizabeth Street and 16A Lefroy Street	137808/1; 137808/2; 176661/1; 137807/1; 112639/1; 112639/2	An additional discretionary use class for these sites is Vehicle Parking.	Inner Residential Zone – clause 9.2 Use Table
HOB-23.1	Wellington Park as defined in the *Wellington Park Act 1993*[1].	Not applicable	An additional standard for the Environmental Management Zone is: Notwithstanding any other provision of this planning scheme, use or development of land in Wellington Park must be in accordance with the provisions of the management plan approved under section 23 of the *Wellington Park Act 1993*.	Environmental Management Zone – clause 23.0
HOB-27.1	Cornelian Bay Cemetery, 27 Queens Walk, New Town	154847/2	An additional qualification for the Permitted Use Class Residential for this site is: "If a caretakers dwelling at the Cornelian Bay Cemetery."	Community Purpose Zone – clause 27.2 Use Table
HOB-27.2	50 Olinda Grove, Mt Nelson	39/7673	An additional qualification for the Permitted Use Class Business and Professional Services for this site is: "If the use primarily caters for students, staff or the needs of visitors to the Hobart College."	Community Purpose Zone – clause 27.2 Use Table
HOB-28.1	Part of 10 Selfs Point Road, , New Town shown on an overlay map as HOB-28.1	Part of 163941/1	Additional Discretionary Use Classes for this site are: (a) Business and Professional Services with the qualification "If an office for a community-based organisation or a veterinary centre."; and (b) Domestic Animal Breeding, Boarding and Training with the qualification "If animal training or cats home facility."	Recreation Zone – clause 28.2 Use Table

[1] Wellington Park means:
(a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
(b) that area of land as varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

HOB-Code Lists

HOB-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

HOB-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1		Fern Tree	466915E 653390N (based on Hobart City Council Datum Feature within 5m of specified coordinate)	Long Creek	Within 124504/1	Remains former bridges stone supports
HOB-C6.1.2		Fern Tree	467405E 653930N (based on Hobart City Council Datum Feature within 5m of specified coordinate)	Fork Creek	Within 108786/1 and 109037/1	Wishing well and associated structure
HOB-C6.1.3		Wellington Park	467975E 654575N (based on Hobart City Council Datum Feature within 5m of specified coordinate)	Fern Tree Bower	Within 109047/1	Archaeological Remains
HOB-C6.1.4		Fern Tree	468725E 654645N (based on Hobart City Council Datum Feature within 5m of specified coordinate)	Dunns Creek	Within 166593/0	Stone Piers & Abutments
HOB-C6.1.5		Fern Tree	468815E 654610N (based on Hobart City Council Datum Feature within 5m of specified coordinate)	Dunns Creek	Within 252029/1	Stone Aqueduct/Stone troughing
HOB-C6.1.6		Ridgeway	Coordinates 468985E 654645N (based on Hobart City Council Datum Feature within	Sassafras Creek	Within 124508/1 and 124507/1	Stone Aqueduct/Stone troughing

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
			5m of specified coordinate)			
HOB-C6.1.7		Ridgeway	Coordinates 469395E 654950N (based on Hobart City Council Datum Feature within 5m of specified coordinate)	Halls Saddle	Within 14/4356 and 124508/1	Sluice or Valve House
HOB-C6.1.8		Fern Tree	Pipeline Track from Chimney Pot Hill Road to Long Creek	Pipeline Track	Not Applicable	Culverts and linear corridor Halls Saddle to Long Creek
HOB-C6.1.9		Wellington Park	Wellington Park	Silver Falls	Not Applicable	Structure and place
HOB-C6.1.10		Hobart	Argyle Street, Barrack Street, Collins Street, Elizabeth Street, Harrington Street, Murray Street, Liverpool Street, Victoria Street	Hobart Rivulet	Not Applicable	Hobart Rivulet, CBD (Molle Street to River Derwent), including walls - refer to attached datasheet Reference No. HOB-C6.1.10
HOB-C6.1.11	8083	Glebe	1 Aberdeen Street		142480/1	
HOB-C6.1.12		Glebe	3 Aberdeen Street		77597/1;	
HOB-C6.1.13		Glebe	3A-3B Aberdeen Street		138552/0; 138552/1; 138552/2	
HOB-C6.1.14	8087	Glebe	4 Aberdeen Street		46239/64	
HOB-C6.1.15	2079	Glebe	5 Aberdeen Street		43083/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.16	8088	Glebe	6 Aberdeen Street		105806/22	
HOB-C6.1.17	2080	Glebe	7 Aberdeen Street	Phyllisdene	31490/21	
HOB-C6.1.18	8089	Glebe	8 Aberdeen Street		93969/20	
HOB-C6.1.19		Glebe	9 Aberdeen Street		26492/19	
HOB-C6.1.20	2081	Glebe	11 Aberdeen Street		106454/17	
HOB-C6.1.21	2082	Glebe	12 Aberdeen Street	Maffra	16990/16	
HOB-C6.1.22		Glebe	13 Aberdeen Street		114790/15	
HOB-C6.1.23	2085	Glebe	16 Aberdeen Street		55653/16	
HOB-C6.1.24	8091	Glebe	17 Aberdeen Street		237118/1	
HOB-C6.1.25	8092	Glebe	18 Aberdeen Street	Tremadoc	237119/1	
HOB-C6.1.26	8093	Glebe	19 Aberdeen Street		124974/19	
HOB-C6.1.27	8094	Glebe	20 Aberdeen Street		124974/20	
HOB-C6.1.28	8095	Glebe	21 Aberdeen Street		235332/1	
HOB-C6.1.29	8100	Glebe	27 Aberdeen Street		251585/1	
HOB-C6.1.30	8101	Glebe	29 Aberdeen Street		246168/1	
HOB-C6.1.31		Mount Stuart	57 Abermere Avenue	Abermere	21738/6	
HOB-C6.1.32		South Hobart	Adelaide Street		Not Applicable	Stone Kerbing in front of 20-30 Adelaide Street
HOB-C6.1.33		South Hobart	6 Adelaide Street	Former Ashleigh Servants' Quarters	126409/2	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.34		South Hobart	20 Adelaide Street	Director of Education's House	51949/1	
HOB-C6.1.35	3072	South Hobart	21 Adelaide Street		40774/1	
HOB-C6.1.36	3073	South Hobart	22 Adelaide Street		101954/1	
HOB-C6.1.37		South Hobart	23 Adelaide Street		103887/1	
HOB-C6.1.38		South Hobart	25 Adelaide Street		39/820	
HOB-C6.1.39		South Hobart	27 Adelaide Street		53157/1	
HOB-C6.1.40		South Hobart	29-31 Adelaide Street		17180/1	
HOB-C6.1.41		South Hobart	35 Adelaide Street		105217/1	
HOB-C6.1.42		South Hobart	37 Adelaide Street		46595/1	
HOB-C6.1.43		South Hobart	39 Adelaide Street		112960/1	
HOB-C6.1.44		South Hobart	50 Adelaide Street		124956/1	
HOB-C6.1.45	3074	South Hobart	54 Adelaide Street		214891/1	
HOB-C6.1.46	3075	South Hobart	58-60 Adelaide Street		16591/1	
HOB-C6.1.47		South Hobart	61 Adelaide Street	Catholic Presbytery (Connemara)	36361/1	(Now part of 3034 Anglesea Street)
HOB-C6.1.48		South Hobart	70 Adelaide Street		231660/1	
HOB-C6.1.49		Battery Point	3 Albuera Street		118331/1	
HOB-C6.1.50		Battery Point	4-6 Albuera Street	Former Hobart Ladies Grammar School	153440/0; 153440/4; 153440/6	

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HOB-C6.1.51		Battery Point	5 Albuera Street		51263/1	
HOB-C6.1.52		Battery Point	7 Albuera Street		100920/1	
HOB-C6.1.53		Battery Point	9 Albuera Street	St Croix	35786/1	Including small shop
HOB-C6.1.54		Battery Point	10A Albuera Street	Albuera Street Primary School	Not Applicable	
HOB-C6.1.55		Battery Point	23 Albuera Street	Former State School	139638/0; 139638/1; 139638/2; 139638/3; 139368/4	(Previously known as 11 Albuera Street)
HOB-C6.1.56		New Town	4 Alfred Street		206475/1	
HOB-C6.1.57		West Hobart	16 Allison Street		14520/1	
HOB-C6.1.58	3189	West Hobart	21 Allison Street	Darlington Cottage	46773/1	
HOB-C6.1.59		West Hobart	27 Allison Street		101419/1	
HOB-C6.1.60		Mount Stuart	2A Alt-Na-Craig Avenue		100305/1	
HOB-C6.1.61		Mount Stuart	11 Alt-Na-Craig Avenue		63991/41	
HOB-C6.1.62		Lenah Valley	1 Alwyn Road	Dr Scott's Road	251572/1	
HOB-C6.1.63		Lenah Valley	1A Alwyn Road		18296/2	
HOB-C6.1.64		West Hobart	4 Amelia Street		204798/1	
HOB-C6.1.65	2768	North Hobart	1 Andrew Street		126117/1	
HOB-C6.1.66	2770	North Hobart	4 Andrew Street		57856/4	
HOB-C6.1.67	6572	North Hobart	6 Andrew Street		57856/6	

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HOB-C6.1.68	6573	North Hobart	8 Andrew Street		58777/8	
HOB-C6.1.69	6574	North Hobart	10 Andrew Street		58777/10	
HOB-C6.1.70	2769	North Hobart	11 Andrew Street		129511/1	
HOB-C6.1.71		North Hobart	14 Andrew Street		68866/3	
HOB-C6.1.47		South Hobart	3034 Anglesea Street	St Francis Xavier Church, Connemara	36361/1	also includes Catholic Presbytery (Connemara), previously known as 61 Adelaide Street
HOB-C6.1.72		South Hobart	51 Anglesea Street		134725/1	
HOB-C6.1.73	3076; 3153 (partially THR listed)	South Hobart	52-58 Anglesea Street	Collegiate Prep School	100616/4; 63332/1;	includes buildings previously known as 58 Anglesea Street and 465 Macquarie Street (Clonmel)
HOB-C6.1.74		South Hobart	52-58 Anglesea Street		100616/4; 55023/2; 55023/3	buildings previously known as 52, 54, 56 Anglesea St. only
HOB-C6.1.75		South Hobart	53 Anglesea Street		41140/1	
HOB-C6.1.76		South Hobart	55 Anglesea Street		105869/1	
HOB-C6.1.77		South Hobart	1 Antill Street		69571/1	
HOB-C6.1.78	2147	South Hobart	4 Antill Street		67670/2	
HOB-C6.1.79	6568	South Hobart	6 Antill Street		67670/1	
HOB-C6.1.80	6569	South Hobart	8 Antill Street		204523/1	
HOB-C6.1.81	6570	South Hobart	10 Antill Street		202538/1	
HOB-C6.1.82		South Hobart	23 Antill Street		44528/1	

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HOB-C6.1.83		South Hobart	25 Antill Street	Geranium Cottage	146643/1	
HOB-C6.1.84	3077	South Hobart	3 Apsley Street	Heathfield	198966/1	
HOB-C6.1.85	10851	South Hobart	31 Apsley Street	Cascades Female Factory	145699/1	
HOB-C6.1.86		New Town	2 Archer Street		152154/1	
HOB-C6.1.87	2638	New Town	3 Archer Street		147722/1	
HOB-C6.1.88		New Town	5 Archer Street		38204/1	
HOB-C6.1.89	2639	New Town	9 Archer Street	Rahiri	169732/2	
HOB-C6.1.90		New Town	15 Archer Street		146950/1	
HOB-C6.1.91		New Town	Argyle Street		40152/1	Public Reserve
HOB-C6.1.92		Hobart	1117 Argyle Street		34608/4	
HOB-C6.1.93	2410 (Partially THR Listed)	Hobart	42 Argyle Street	Former AG Webster's Building	164485/2	
HOB-C6.1.95	2150	Hobart	59 Argyle Street	Synagogue	117821/1	
HOB-C6.1.96	2151	Hobart	77-79 Argyle Street	Hobart Fire Station	130344/1	
HOB-C6.1.97		Hobart	86 Argyle Street	Ocean Child Hotel	40055/1	
HOB-C6.1.98	2152	Hobart	123 Argyle Street		148719/1	
HOB-C6.1.99	6260	Hobart	125 Argyle Street		20625/1	
HOB-C6.1.100	5940	Hobart	127 Argyle Street		115052/1	
HOB-C6.1.101	2157	Hobart	128-142 Argyle Street		49418/3	
HOB-C6.1.102	5939	Hobart	144 Argyle Street		23442/1	

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HOB-C6.1.103	2153	Hobart	151-153 Argyle Street		156119/0; 156119/1; 156119/2	
HOB-C6.1.104		Hobart	182-186 Argyle Street	Good Woman Inn	141994/1	
HOB-C6.1.105		North Hobart	272 Argyle Street		90643/1	
HOB-C6.1.106		North Hobart	274 Argyle Street		224908/1	
HOB-C6.1.107		North Hobart	304 Argyle Street		222389/1	
HOB-C6.1.108	2771	North Hobart	313-321 Argyle Street		37339/1	Rubble stone wall only
HOB-C6.1.109	2772	North Hobart	323 Argyle Street		224644/1	
HOB-C6.1.110		North Hobart	325 Argyle Street	Former Priest's Bakery	222011/1	
HOB-C6.1.111	2777	North Hobart	348 Argyle Street		18609/5	
HOB-C6.1.112	2778	North Hobart	350 Argyle Street		115123/2	
HOB-C6.1.113	2779	North Hobart	354 Argyle Street		58708/1	
HOB-C6.1.114	6575	North Hobart	356 Argyle Street		58708/2	
HOB-C6.1.115	6576	North Hobart	358 Argyle Street		58708/3	
HOB-C6.1.116	6577	North Hobart	360 Argyle Street		58708/4	
HOB-C6.1.117	2780	North Hobart	362 Argyle Street	Woodbine	112970/1	
HOB-C6.1.118	2781	North Hobart	366 Argyle Street		53440/1	
HOB-C6.1.119	6578	North Hobart	368 Argyle Street		22766/1	
HOB-C6.1.120		North Hobart	376 Argyle Street		30655/1	

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HOB-C6.1.121	2773	North Hobart	393 Argyle Street	Former Blind and Deaf Institute, including Trust Cottage	244514/1	
HOB-C6.1.122	2774 (partially THR listed)	North Hobart	395 Argyle Street	Friends School and Boa Vista Gatehouse	147853/1	
HOB-C6.1.123	2783	North Hobart	398 Argyle Street	Poimena	217160/1	
HOB-C6.1.124	2640	New Town	405 Argyle Street	Sherbourne	41969/1	
HOB-C6.1.125	2641	New Town	407 Argyle Street	Wharepuke	Not Applicable	
HOB-C6.1.126		New Town	408 Argyle Street		70617/3	
HOB-C6.1.127		New Town	Unit 1 409 Argyle Street		57769/1	
HOB-C6.1.128		New Town	411 Argyle Street	Mosely	67589/5	
HOB-C6.1.129	2644	New Town	413 Argyle Street		67589/4	
HOB-C6.1.130		New Town	415 Argyle Street		67589/3	
HOB-C6.1.131		New Town	417 Argyle Street		67589/2	
HOB-C6.1.132		New Town	419 Argyle Street		67589/1	
HOB-C6.1.133		Battery Point	Arthur Circus		Not Applicable	Park/recreation ground
HOB-C6.1.134		West Hobart	Arthur Street		Not Applicable	Sandstone kerbing between Mary and Browne Streets
HOB-C6.1.135	2788	North Hobart	2 Arthur Street		222955/1	
HOB-C6.1.136		West Hobart	24 Arthur Street		147522/1	
HOB-C6.1.137	2786	West Hobart	27 Arthur Street	Hardcastle	121523/1	

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HOB-C6.1.138		West Hobart	30 Arthur Street		68081/1	
HOB-C6.1.139		West Hobart	34 Arthur Street		230777/1	
HOB-C6.1.140		West Hobart	49 Arthur Street		60502/2	
HOB-C6.1.141		West Hobart	67 Arthur Street		84522/19	
HOB-C6.1.142		West Hobart	69 Arthur Street		112444/1	
HOB-C6.1.143		West Hobart	71 Arthur Street		60502/21	
HOB-C6.1.144		West Hobart	75 Arthur Street	St Michael and All Angels Church	102198/2	
HOB-C6.1.145		West Hobart	107 Arthur Street		203023/1	
HOB-C6.1.146	8726	Sandy Bay	2 Ashfield Street		94039/1	Stable
HOB-C6.1.147		Sandy Bay	3A Ashfield Street		65718/1	
HOB-C6.1.148	8634	Sandy Bay	4-8 Ashfield Street		196969/1	
HOB-C6.1.149	2933	Sandy Bay	10 Ashfield Street		131711/2	
HOB-C6.1.150	2934	Sandy Bay	12 Ashfield Street		131711/1	
HOB-C6.1.151		Lenah Valley	2 Athleen Avenue		62454/1	
HOB-C6.1.152		Lenah Valley	4 Athleen Avenue		62454/2	
HOB-C6.1.153		Lenah Valley	6 Athleen Avenue		62454/3	
HOB-C6.1.154		Lenah Valley	8 Athleen Avenue		62454/4	
HOB-C6.1.155		Lenah Valley	41 Athleen Avenue		72785/25	
HOB-C6.1.156		North Hobart	2 Audley Street		18749/1	

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HOB-C6.1.157	2790	North Hobart	9 Audley Street		250795/1	
HOB-C6.1.158	2791	North Hobart	13 Audley Street	Lambourne/ Troy Cottage	123917/1	
HOB-C6.1.159	5868	North Hobart	19 Audley Street	Birthplace of writer Isabel Dick	122063/1	
HOB-C6.1.160		New Town	7 Augusta Road	Boadicea	212538/1	
HOB-C6.1.161		New Town	12 Augusta Road		123494/1	
HOB-C6.1.162		New Town	17 Augusta Road		154315/0 ; 154315/1; 154315/2; 154315/3; 154315/4	
HOB-C6.1.163		New Town	19 Augusta Road		26843/4; 249265/1; 116526/1	
HOB-C6.1.164		New Town	21 Augusta Road		26843/3; 70762/1	
HOB-C6.1.165		New Town	23 Augusta Road		57917/2	
HOB-C6.1.166		New Town	25 Augusta Road		57917/0; 57917/1	Including gardens
HOB-C6.1.167	2650	New Town	27-29 Augusta Road	Hildern (former St James' Rectory)	251931/1	
HOB-C6.1.168		New Town	28 Augusta Road		63148/1	
HOB-C6.1.169		New Town	30 Augusta Road		124717/1	
HOB-C6.1.170		New Town	32 Augusta Road	Norvista	124940/1	
HOB-C6.1.171	2651	New Town	34 Augusta Road		143951/1	
HOB-C6.1.172	2608	New Town	36A Augusta Road	Leyton	64632/5	

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HOB-C6.1.173		Lenah Valley	42, 42A, 44A Augusta Road		132577/4; 132577/2; 132577/3	
HOB-C6.1.174		Lenah Valley	49 Augusta Road		131068/1	Cypress Hedge
HOB-C6.1.175	2609	Lenah Valley	46 Augusta Road	Newlands Lodge	117334/1	
HOB-C6.1.176		Lenah Valley	58 Augusta Road	Cranleigh	121634/1	Bhutan Cypress
HOB-C6.1.177		Lenah Valley	60 Augusta Road	Cairnhill	220525/1	
HOB-C6.1.178	7079 (partially THR listed)	Lenah Valley	63A-65 Augusta Road	Jutland House Carriage Drive (Part)	198741/1; 198741/2; 78484/1; 176076/1; 176076/100	
HOB-C6.1.179		Lenah Valley	7779 Augusta Road		59952/0; 59952/1; 117326/14	Bhutan Cypress
HOB-C6.1.180		Lenah Valley	86 Augusta Road		200537/1	Including Cypress Hedge
HOB-C6.1.181		Lenah Valley	89 Augusta Road		111802/1; 111802/2	Including gardens
HOB-C6.1.182		Lenah Valley	93 Augusta Road		69430/4	
HOB-C6.1.183		Lenah Valley	109 Augusta Road		59554/6	
HOB-C6.1.184		Lenah Valley	114 Augusta Road		203908/1	
HOB-C6.1.185		Lenah Valley	122 Augusta Road		123217/3	
HOB-C6.1.186		Lenah Valley	162 Augusta Road		248578/9	
HOB-C6.1.187		Mount Stuart	4 Auvergne Avenue	Magpie Manor	132652/1	
HOB-C6.1.188		Mount Stuart	5 Auvergne Avenue		246382/1	
HOB-C6.1.189		Mount Stuart	6 Auvergne Avenue		250666/1	

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HOB-C6.1.190		Mount Stuart	7 Auvergne Avenue		62002/2	
HOB-C6.1.191		Mount Stuart	11 Auvergne Avenue	St Cloud	94289/8	
HOB-C6.1.192		Mount Stuart	13 Auvergne Avenue		46925/1	Bhutan Cypress
HOB-C6.1.193		Mount Stuart	17 Auvergne Avenue	WarraNe	94583/1	
HOB-C6.1.194		Sandy Bay	6 Balfour Court		61203/1	
HOB-C6.1.195		Sandy Bay	4 Balmoral Street		111124/1	
HOB-C6.1.196		Sandy Bay	6 Balmoral Street		13110/1	
HOB-C6.1.197		Sandy Bay	8 Balmoral Street		57633/1	
HOB-C6.1.198		Sandy Bay	10 Balmoral Street		57633/2	
HOB-C6.1.199		Sandy Bay	12 Balmoral Street		57633/3	
HOB-C6.1.200	2936	Sandy Bay	13 Balmoral Street		36952/1	
HOB-C6.1.201		Sandy Bay	14 Balmoral Street		57633/4	
HOB-C6.1.202	2937	Sandy Bay	15 Balmoral Street		28249/1	
HOB-C6.1.203		Sandy Bay	16 Balmoral Street		57633/5	
HOB-C6.1.204	2938	Sandy Bay	17 Balmoral Street		113166/1	
HOB-C6.1.205		Hobart	Barrack Street			Sandstone Bridge Pillars (near Collins Street)
HOB-C6.1.206	2160	Hobart	1 Barrack Street		38477/1	
HOB-C6.1.207	2164	Hobart	4 Barrack Street		40399/1	
HOB-C6.1.208	2161	Hobart	5-7 Barrack Street		24693/5	

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HOB-C6.1.209	6567	Hobart	9 Barrack Street		17985/1	
HOB-C6.1.210	2165	Hobart	12 Barrack Street	Former Saracen's Head	103652/1	
HOB-C6.1.211		Hobart	20 Barrack Street		149001/1	Walls of former Government Mill
HOB-C6.1.212		Hobart	24 Barrack Street	Cornish Mount Tavern	35565/1	
HOB-C6.1.213	3190	Hobart	43 Barrack Street		67598/1	Including shop and house
HOB-C6.1.214		Hobart	45 Barrack Street		67598/2	
HOB-C6.1.215	3286 (partially THR listed)	Hobart	46-56 Barrack Street	City Mission Hall	160824/2; 163538/0; 163538/1	Including buildings previously known as 46 Barrack Street
HOB-C6.1.216	3191	Hobart	47 Barrack Street		112885/1	
HOB-C6.1.217	3202	Hobart	55 Barrack Street		34854/1	
HOB-C6.1.218	3200	Hobart	58 Barrack Street		222249/1	
HOB-C6.1.219	3192	Hobart	61 Barrack Street		106998/1	
HOB-C6.1.220	3201	Hobart	64 Barrack Street		54876/1	
HOB-C6.1.221	3193	Hobart	65 Barrack Street		46826/1	
HOB-C6.1.222		Hobart	71 Barrack Street		228937/1	
HOB-C6.1.223		Hobart	74 Barrack Street	Clutha	40294/1	
HOB-C6.1.224	3194	Hobart	75 Barrack Street		32891/1	
HOB-C6.1.225		Hobart	76 Barrack Street		134175/1	
HOB-C6.1.226		Hobart	79 Barrack Street		49308/1	

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HOB-C6.1.227		Hobart	81 Barrack Street		26214/1	
HOB-C6.1.228		Hobart	83 Barrack Street		229779/1	
HOB-C6.1.229	3195	Hobart	Unit 3 85 Barrack Street		58674/3	
HOB-C6.1.230		Hobart	90 Barrack Street		104314/1	
HOB-C6.1.231	3238	Hobart	94 Barrack Street		198125/1	Walls of Roman Catholic burial ground
HOB-C6.1.232	3425	Hobart	94 Barrack Street	Guilford Young College (Former St Virgil's College)	198125/1	
HOB-C6.1.233	3196	Hobart	99 Barrack Street	Catholic Presbytery/ Former Archbishop's Palace	41250/1	
HOB-C6.1.234	3203	West Hobart	4 Barton Avenue		59826/3	
HOB-C6.1.235		Battery Point / Sandy Bay	Bath Street	Nanny Goat Lane	Not Applicable	
HOB-C6.1.236	1639	Battery Point	1 Bath Street		67392/2	
HOB-C6.1.237	1640	Battery Point	5 Bath Street		216826/1	
HOB-C6.1.238		Battery Point	13-15 Bath Street		174735/0; 174735/1; 174735/2	
HOB-C6.1.239	1643	Battery Point	17 Bath Street		47333/2	
HOB-C6.1.240	1644	Battery Point	19 Bath Street		47333/1	
HOB-C6.1.241		Battery Point	28 Bath Street		28267/1	
HOB-C6.1.242		Battery Point	34 Bath Street		23702/1; 27474/2	

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HOB-C6.1.243		Battery Point	38 Bath Street		225261/1	
HOB-C6.1.244		Battery Point	40 Bath Street		116118/1	
HOB-C6.1.245		Battery Point	42 Bath Street		44997/1	
HOB-C6.1.246	7145 (partially THR listed)	Hobart	18-26 Bathurst Street	Hobart Technical College, George McIntyre Hunter Wing	158543/1	
HOB-C6.1.247	7499	Hobart	18-26 Bathurst Street	Hobart Technical College, Dechaineaux Wing	158543/1	
HOB-C6.1.248		Hobart	21 Bathurst Street		119070/1	
HOB-C6.1.249	6638	Hobart	25-29 Bathurst Street	Scots Uniting Church and hall	203910/1	
HOB-C6.1.250		Hobart	25-29 Bathurst Street	Scots Child Care Centre	203910/1	(previously known as 6 Melville Street)
HOB-C6.1.251	2169	Hobart	28 Bathurst Street	Former Hobart Technical College (Cruikshank Building)	Not Applicable	
HOB-C6.1.252		Hobart	34 Bathurst Street	formerly Asmor Guesthouse	49945/1	
HOB-C6.1.253		Hobart	45-71 Bathurst Street		179856/2; 179856/1; 179855/1	(facade of 'Bridges Brothers' building at 71 Bathurst Street only)
HOB-C6.1.254		Hobart	73 Bathurst Street		56543/0; 56543/1; 56543/2	
HOB-C6.1.255			2/73 Bathurst Street		56543/2	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.256		Hobart	79 Bathurst Street		198556/1	
HOB-C6.1.257		Hobart	87 Bathurst Street	New Sydney Hotel	33447/1	
HOB-C6.1.258	2170	Hobart	102 Bathurst Street		116612/1	(now known as part of 18-36 Criterion Street)
HOB-C6.1.259	2171	Hobart	106 Bathurst Street	Playhouse Theatre / Former Union Chapel	140914/1	
HOB-C6.1.260	2539	Hobart	114 Bathurst Street		160449/1	
HOB-C6.1.261	10057	Hobart	116 Bathurst Street	Former Department of Education and Teacher's Federation Building	160449/2	
HOB-C6.1.262	2167	Hobart	121-123 Bathurst Street		144742/2	
HOB-C6.1.263	2168 (partially THR Listed)	Hobart	Unit 1, 2 and 3, 129 Bathurst Street	Former Ambulance Station	160994/1; 160994/2; 160994/3;	
HOB-C6.1.264	2163	Hobart	131 Bathurst Street	Bohemia	15961/1	
HOB-C6.1.265		Hobart	133 Bathurst Street	former King's Hall/Theatre	197754/1	
HOB-C6.1.266	3204	Hobart	153 Bathurst Street	Alyth	71716/2	
HOB-C6.1.267	3205	Hobart	155 Bathurst Street	Elsmore	197122/1	
HOB-C6.1.268	3206	Hobart	157 Bathurst Street		163295/6	
HOB-C6.1.269	3207	Hobart	159 Bathurst Street		163295/5	
HOB-C6.1.270	3208	Hobart	163 Bathurst Street		100506/1	

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HOB-C6.1.271	6586	Hobart	165 Bathurst Street	Coraleigh	170376/2	
HOB-C6.1.272	6587	Hobart	167 Bathurst Street	Cottage	170376/1	
HOB-C6.1.273	3209	Hobart	169 Bathurst Street		90506/1	
HOB-C6.1.274	6588	Hobart	171 Bathurst Street		150160/1	
HOB-C6.1.275	3210	Hobart	Unit 1 - 173 Bathurst Street		150161/1	
HOB-C6.1.276	3218	Hobart	176 Bathurst Street	Dulce Domon	130101/1	
HOB-C6.1.277		Hobart	180184 Bathurst Street	Acacia, Corwin	58199/0; 58199/1; 58199/2; 58199/3	including cottage at rear
HOB-C6.1.278	3211	Hobart	181 Bathurst Street	Glenesk	25012/2	
HOB-C6.1.279		Hobart	183 Bathurst Street		42668/1	
HOB-C6.1.280	3212 (partially THR listed)	West Hobart	185 Bathurst Street	Lemington Villa	133592/1	including stone wall
HOB-C6.1.281	6059	West Hobart	187-189 Bathurst Street		160076/1; 160076/2	
HOB-C6.1.282	3219	West Hobart	188 Bathurst Street		36567/1	
HOB-C6.1.283		West Hobart	190 Bathurst Street		37798/1	
HOB-C6.1.284	6060	West Hobart	191 Bathurst Street		21043/1	
HOB-C6.1.285	6061	West Hobart	193 Bathurst Street		100209/1	
HOB-C6.1.286	6061	West Hobart	194 Bathurst Street		222424/1	
HOB-C6.1.287	6062	West Hobart	195 Bathurst Street		102647/1	

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HOB-C6.1.288	6063 (partially THR listed)	West Hobart	197 Bathurst Street		231216/1	including stone wall
HOB-C6.1.289	3220	West Hobart	198 Bathurst Street		220810/1	
HOB-C6.1.290		West Hobart	199 Bathurst Street		232103/1	
HOB-C6.1.291	7987 (partially THR listed)	West Hobart	201 Bathurst Street		39721/1	including stone wall
HOB-C6.1.292		West Hobart	202 Bathurst Street	Kia Lama	219729/1	
HOB-C6.1.293		West Hobart	203 Bathurst Street	Woollahra	225505/1	including stone wall and gate
HOB-C6.1.294		West Hobart	Unit 1 204 Bathurst Street		57859/1	
HOB-C6.1.295	3221	West Hobart	Unit 2 206 Bathurst Street		57859/0; 57859/2	
HOB-C6.1.296	3213 (partially THR listed)	West Hobart	207 Bathurst Street		101077/1	including stone wall
HOB-C6.1.297	6053	West Hobart	208 Bathurst Street		22658/1	
HOB-C6.1.298		West Hobart	209 Bathurst Street		100940/1	
HOB-C6.1.299		West Hobart	210 Bathurst Street		60806/1	
HOB-C6.1.300		West Hobart	211 Bathurst Street		116015/1	Including stone wall
HOB-C6.1.301	6055	West Hobart	212 Bathurst Street	Clemba	90356/2	
HOB-C6.1.302		West Hobart	213 Bathurst Street		57110/1	
HOB-C6.1.303	6056	West Hobart	214 Bathurst Street	Kelmscott	90356/1	
HOB-C6.1.304		West Hobart	215 Bathurst Street		57110/2	

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HOB-C6.1.305		West Hobart	216 Bathurst Street		128143/1	
HOB-C6.1.306		West Hobart	217 Bathurst Street		57110/3	
HOB-C6.1.307	6057	West Hobart	218 Bathurst Street		128143/2	
HOB-C6.1.308		West Hobart	219 Bathurst Street		57110/4	
HOB-C6.1.309	6058	West Hobart	220 Bathurst Street		55813/1	
HOB-C6.1.310		West Hobart	221 Bathurst Street		238049/1	
HOB-C6.1.311	10582	West Hobart	222-226 Bathurst Street		152093/0; 152093/1; 152093/2	
HOB-C6.1.312		West Hobart	223-223A Bathurst Street		58905/0; 58905/1; 58905/2	
HOB-C6.1.313		West Hobart	225 Bathurst Street		113162/1	
HOB-C6.1.314		West Hobart	227 Bathurst Street		58917/1	
HOB-C6.1.315		West Hobart	228 Bathurst Street		58307/2; 58307/0	
HOB-C6.1.316		West Hobart	229 Bathurst Street		58917/2	
HOB-C6.1.317		West Hobart	230 Bathurst Street		58307/1; 58307/0	
HOB-C6.1.318		West Hobart	231 Bathurst Street		36104/1	
HOB-C6.1.319		West Hobart	232232A Bathurst Street		58786/0; 58786/1; 58786/2;	
HOB-C6.1.320	3222	West Hobart	234-236 Bathurst Street		45070/1	
HOB-C6.1.321	3223	West Hobart	238 Bathurst Street		141497/1	
HOB-C6.1.322	3215	West Hobart	239 Bathurst Street	Araluen	173360/1	
HOB-C6.1.323	6075	West Hobart	240 Bathurst Street		141497/2	

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HOB-C6.1.324	6064	West Hobart	241 Bathurst Street	Bostane	90480/1	
HOB-C6.1.325	3225	West Hobart	246 Bathurst Street	Greenock	100288/1	
HOB-C6.1.326		West Hobart	248 Bathurst Street	Violet Cottage	139953/1	
HOB-C6.1.327	3216	West Hobart	249A Bathurst Street	Aquarius Court	163291/2; 163291/0	
HOB-C6.1.328	3216	West Hobart	249B Bathurst Street	Aquarius Court	163291/1; 163291/0	
HOB-C6.1.329		West Hobart	250 Bathurst Street		123307/1	
HOB-C6.1.330	3226	West Hobart	252-254 Bathurst Street		104555/1	
HOB-C6.1.331	3217	West Hobart	253 Bathurst Street		34609/2	
HOB-C6.1.332		West Hobart	255 Bathurst Street		44796/1	
HOB-C6.1.333		West Hobart	257 Bathurst Street		21353/1	
HOB-C6.1.334	6067	West Hobart	259 Bathurst Street		43159/1	
HOB-C6.1.335		West Hobart	273 Bathurst Street	Wallers Cottage	45952/1	
HOB-C6.1.336		West Hobart	278 Bathurst Street		41405/1	
HOB-C6.1.337	3227	West Hobart	290 Bathurst Street	Lochiel	224087/1	
HOB-C6.1.338	3228	West Hobart	292 Bathurst Street		59947/1	
HOB-C6.1.339		West Hobart	294 Bathurst Street		59947/2	
HOB-C6.1.340		West Hobart	296 Bathurst Street		31821/1	
HOB-C6.1.341		West Hobart	302 Bathurst Street		123952/0; 123952/1	(now known as Unit 1 300 Bathurst Street)
HOB-C6.1.342	3229	West Hobart	304-306 Bathurst Street		231164/1	

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HOB-C6.1.343	3231	West Hobart	308 Bathurst Street		47534/1	
HOB-C6.1.344	3230	West Hobart	316 Bathurst Street		224793/1	
HOB-C6.1.345	1648	Battery Point	2 Battery Point		5096/2	
HOB-C6.1.346	1649	Battery Point	5 Battery Point		124066/1	
HOB-C6.1.347	1650	Battery Point	9 Battery Point		233225/1	
HOB-C6.1.348		New Town	1A Bay Road		174643/1	
HOB-C6.1.349	2653	New Town	4 Bay Road	Brightside	199436/1	
HOB-C6.1.350		New Town	5 Bay Road	Kroy	110802/1	
HOB-C6.1.351	2654	New Town	26 Bay Road		164354/1	
HOB-C6.1.352		New Town	34 Bay Road		230637/1	
HOB-C6.1.353	8055	New Town	35 Bay Road	Louisville	250076/1	
HOB-C6.1.354		New Town	39 Bay Road		49269/1	
HOB-C6.1.355		New Town	42 Bay Road		229899/1	
HOB-C6.1.356		New Town	56 Bay Road		106641/1	
HOB-C6.1.357	2652	New Town	61 Bay Road	Runnymede	147052/1	
HOB-C6.1.358		New Town	64 Bay Road		46493/2	
HOB-C6.1.359	2086	Glebe	1 Bayley Street		105806/30	
HOB-C6.1.360	2087	Glebe	3 Bayley Street		28848/28	
HOB-C6.1.361	2089	Glebe	4 Bayley Street	Former Officer College	45162/1	

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HOB-C6.1.362	2088	Glebe	5 Bayley Street		24779/27	
HOB-C6.1.363	2092	Glebe	9 Bayley Street		124017/1	
HOB-C6.1.364	2093	Glebe	11 Bayley Street		35765/1	
HOB-C6.1.365	2094	Glebe	15 Bayley Street	Eddystone	55653/12	
HOB-C6.1.366	2095	Glebe	17 Bayley Street		101487/1	
HOB-C6.1.367	2090	Glebe	18 Bayley Street	Lineada	57925/18	
HOB-C6.1.368	847	Glebe	20 Bayley Street		57925/20	
HOB-C6.1.369	2091	Glebe	22 Bayley Street	Otarama	57925/22	
HOB-C6.1.370	8003	Sandy Bay	7 Beach Road	Newland	240406/1	
HOB-C6.1.371	8004	Sandy Bay	9 Beach Road	Cranleigh	78758/1	
HOB-C6.1.372		Sandy Bay	15 Beach Road		137879/1	(Previously known as 13 Beach Road)
HOB-C6.1.373		Sandy Bay	17 Beach Road	Long Beach Shelter Shed	96046/24 & 96046/25	
HOB-C6.1.374		New Town	1 Bedford Street		70384/2	
HOB-C6.1.375	2656	New Town	2 Bedford Street		21844/1	
HOB-C6.1.376		New Town	2A Bedford Street	Charlton Gardens	21844/2	
HOB-C6.1.377		New Town	9 Bedford Street		70031/5	
HOB-C6.1.378		New Town	10 Bedford Street		109794/0; 109794/1; 109794/2; 109794/3	
HOB-C6.1.379	2655	New Town	11 Bedford Street	Roseville	113391/1	Including outbuildings
HOB-C6.1.380		New Town	12 Bedford Street		25765/1	

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HOB-C6.1.381		New Town	16 Bedford Street		148190/1	
HOB-C6.1.382		New Town	17 Bedford Street		63503/1	
HOB-C6.1.383		New Town	22 Bedford Street		123503/1; 123504/1	
HOB-C6.1.384		New Town	Bell Street		153814/1	Southern Hockey Association Club House and Rooms, Hockey Centre, and Former Rosella Factory
HOB-C6.1.385		New Town	2 Bellevue Parade		94028/11; 94028/10	
HOB-C6.1.386	3078	South Hobart	1 Belton Street		200824/36	
HOB-C6.1.387		South Hobart	2 Belton Street		211538/24	
HOB-C6.1.388		South Hobart	4 Belton Street		212068/25	
HOB-C6.1.389		West Hobart	1 Ben Street		142847/1	
HOB-C6.1.390		West Hobart	3 Ben Street		30971/1	
HOB-C6.1.391		West Hobart	4 Ben Street		134625/1	
HOB-C6.1.392		West Hobart	5 Ben Street	Fernleaf Cottage	222938/1	
HOB-C6.1.393	2174	Hobart	2A-2B Berea Street		167805/3; 167805/4	
HOB-C6.1.394		Hobart	5 Berea Street		57140/1	
HOB-C6.1.395		Hobart	7 Berea Street		57140/2	
HOB-C6.1.396		Hobart	8 Berea Street		67658/3	
HOB-C6.1.397		Hobart	9 Berea Street		57140/3	
HOB-C6.1.398		Hobart	10 Berea Street		226469/1	

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HOB-C6.1.399		Hobart	11 Berea Street		57140/4	
HOB-C6.1.400		Hobart	12 Berea Street		67658/1	
HOB-C6.1.401		Sandy Bay	7 Birngana Avenue		66100/3	
HOB-C6.1.402		New Town	2 Bishop Street		29532/1	
HOB-C6.1.403		New Town	9 Bishop Street		81296/1	
HOB-C6.1.404		New Town	10 Bishop Street		123679/1	
HOB-C6.1.405		New Town	15 Bishop Street		233532/49	
HOB-C6.1.406		New Town	21 Bishop Street		60981/41	
HOB-C6.1.407		New Town	37 Bishop Street		249091/1	
HOB-C6.1.408		New Town	41 Bishop Street		217363/1	
HOB-C6.1.409		New Town	43 Bishop Street		215570/1	
HOB-C6.1.410		New Town	2 Boa Vista Road		38375/1	
HOB-C6.1.411	2658	New Town	10 Boa Vista Road	Hillcrest	51172/1	
HOB-C6.1.412	2659	New Town	12 Boa Vista Road		106341/2	
HOB-C6.1.413		New Town	17 Boa Vista Road		159349/1	
HOB-C6.1.414		West Hobart	5 Bonnington Road		60320/2	
HOB-C6.1.415		West Hobart	7 Bonnington Road		60320/1	
HOB-C6.1.416	3235	West Hobart	16 Bonnington Road		54412/1	
HOB-C6.1.417		Fern Tree	3 Bracken Lane		72751/1	Including Gardens
HOB-C6.1.418		Fern Tree	6-8 Bracken Lane		129922/2	

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HOB-C6.1.419		Fern Tree	10 Bracken Lane		198404/1; 199396/1	
HOB-C6.1.420		Sandy Bay	8 Braeside Crescent	Closeburn (formerly Lampton)	229433/1	
HOB-C6.1.231	3238	Hobart	Brisbane Street		198125/1	Walls of former Roman Catholic Burial Ground (now part of 94 Barrack Street)
HOB-C6.1.421	2175	Hobart	3 Brisbane Street	Brisbane Hotel	38863/1; 244873/1	
HOB-C6.1.422		Hobart	1517A Brisbane Street	Former Hart & Co's Cider Works / Abbott's Cordial Works	251499/1	
HOB-C6.1.423	2177	Hobart	19 Brisbane Street		90659/1	
HOB-C6.1.424	2178	Hobart	21-23 Brisbane Street		17070/4	
HOB-C6.1.425	2180	Hobart	25 Brisbane Street		57646/25	
HOB-C6.1.426	2180	Hobart	27 Brisbane Street		57646/27	
HOB-C6.1.427	2181	Hobart	29 Brisbane Street		69922/1	
HOB-C6.1.428	2182	Hobart	65 Brisbane Street	Sydney Lodge	174045/1	
HOB-C6.1.429		Hobart	67 Brisbane Street	Christian Science Church	198440/1	

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HOB-C6.1.430	11970	Hobart	71, 71A and 73 Brisbane Street	Memorial Church Complex (Memorial Church, Memorial Hall, Caretaker's Cottage, Hopkins Hall & Stables)	140829/0; 140829/1; 140829/2; 140829/3; 140829/4; 140829/5;	
HOB-C6.1.431		Hobart	72 Brisbane Street		123875/1	
HOB-C6.1.432		Hobart	99 Brisbane Street	Ingoda	139896/1	
HOB-C6.1.433		Hobart	103 Brisbane Street		46299/1	
HOB-C6.1.434		Hobart	105 Brisbane Street		44509/1	
HOB-C6.1.435		Hobart	120 Brisbane Street		56829/3	(part of 167A-167B Harrington Street)
HOB-C6.1.436		Hobart	126128 Brisbane Street		56312/3; 56312/0	(Previously known as part of 130136 Brisbane Street)
HOB-C6.1.437		Hobart	130 Brisbane Street		56312/2; 56312/0	(Previously known as part of 130-136 Brisbane Street)
HOB-C6.1.438		Hobart	132 Brisbane Street		56312/1; 56312/0	(Previously known as part of 130-136 Brisbane Street)
HOB-C6.1.439	6049	Hobart	136 Brisbane Street		117551/1	Allport Cottage
HOB-C6.1.440		West Hobart	176 Brisbane Street		124733/1	
HOB-C6.1.441		West Hobart	186-188 Brisbane Street		106823/1	
HOB-C6.1.442		West Hobart	190-192 Brisbane Street		61342/1; 61342/2	
HOB-C6.1.443	3236	West Hobart	205 Brisbane Street		46670/1	

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HOB-C6.1.444		Hobart	Brooker Avenue	Fountain and Sunken Garden	Not Applicable	
HOB-C6.1.445	2077 (partially THR listed)	Glebe	71 Brooker Avenue	Former High School/ University of Tasmania	163523/1	(including Domain House)
HOB-C6.1.446	2100	Glebe	83 Brooker Avenue	Verona	219826/1	
HOB-C6.1.447	8053	Glebe	85 Brooker Avenue	Ventura	179578/1	
HOB-C6.1.448	2096	Glebe	103 Brooker Avenue	Chatsworth Terraces	36881/1	
HOB-C6.1.449	2189	Glebe	105 Brooker Avenue	Chatsworth Terraces	49220/1	
HOB-C6.1.450	5877	Glebe	107 Brooker Avenue	Chatsworth Terraces	20376/1	
HOB-C6.1.451	5881	Glebe	109 Brooker Avenue	Chatsworth Terraces	120964/1	
HOB-C6.1.452	2155	Glebe	111 Brooker Avenue	Chatsworth Terraces	197638/1	
HOB-C6.1.453		Glebe	113 Brooker Avenue		23773/62	
HOB-C6.1.454	6426	Glebe	115-117 Brooker Avenue		169445/1; 169445/1	
HOB-C6.1.455	6427	Glebe	119 Brooker Avenue		58045/1	
HOB-C6.1.456	6428	Glebe	121 Brooker Avenue		58045/2	
HOB-C6.1.457	6429	Glebe	123 Brooker Avenue		28522/59	
HOB-C6.1.458	6430 (Partially Listed)	Glebe	125 Brooker Avenue		106464/1	
HOB-C6.1.459	6431	Glebe	127 Brooker Avenue		25084/1	
HOB-C6.1.460	6432	Glebe	129 Brooker Avenue		24928/1	
HOB-C6.1.461	6433	Glebe	131 Brooker Avenue		16910/1	

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HOB-C6.1.462	6434	Glebe	133 Brooker Avenue		197591/1	
HOB-C6.1.463	6435	Glebe	135 Brooker Avenue		220966/1	
HOB-C6.1.464	6436	Glebe	137 Brooker Avenue		111012/4	
HOB-C6.1.465	6437	Glebe	139 Brooker Avenue		111012/3	
HOB-C6.1.466	6438	Glebe	141 Brooker Avenue		111012/2	
HOB-C6.1.467	6439	Glebe	143 Brooker Avenue		111012/1	
HOB-C6.1.468	2097 (partially THR listed)	Glebe	149 Brooker Avenue	Former Trinity Rectory	135610/0; 135610/1; 135610/2; 135610/3; 135610/4; 135610/5; 135610/6; 135610/7; 135610/8; 135610/9; 135610/10; 135610/11; 135610/12; 135610/13; 135610/14; 135610/15; 135610/16; 135610/17; 135610/18; 135610/19; 135610/20; 135610/21; 135610/22; 135610/23; 135610/24; 135610/25; 135610/26; 135610/27; 135610/28	
HOB-C6.1.469		North Hobart	256 Brooker Avenue		125478/1	Refer to attached datasheet Ref No. HOB-C6.1.469

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.470		West Hobart	Browne Street		Not Applicable	London Plane Trees
HOB-C6.1.471	8169	West Hobart	1 Browne Street		200289/1	
HOB-C6.1.472	3239	West Hobart	2 Browne Street		42759/3	
HOB-C6.1.473		West Hobart	3 Browne Street		222405/1	
HOB-C6.1.474	6589	West Hobart	4 Browne Street		240951/1	
HOB-C6.1.475		West Hobart	5 Browne Street		65887/3	
HOB-C6.1.476	6590	West Hobart	6 Browne Street		208373/1	
HOB-C6.1.477		West Hobart	7 Browne Street		65887/2	
HOB-C6.1.478	6591	West Hobart	8 Browne Street		228110/1	
HOB-C6.1.479		West Hobart	9 Browne Street		126793/1	
HOB-C6.1.480	6592; 3240	West Hobart	10 Browne Street		20642/1	Including brick and stone wall (also includes that part of the address previously known as 12 Browne Street)
HOB-C6.1.481		West Hobart	13 Browne Street		120579/1	
HOB-C6.1.482		West Hobart	15 Browne Street	Bambalorna	218650/16	
HOB-C6.1.483		West Hobart	16 Browne Street		226754/1	
HOB-C6.1.484		West Hobart	19 Browne Street		105084/1	
HOB-C6.1.485		West Hobart	26 Browne Street		72778/4	
HOB-C6.1.486		West Hobart	28 Browne Street		72778/3	
HOB-C6.1.487		West Hobart	29 Browne Street		229625/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.488		West Hobart	30 Browne Street		72778/2	
HOB-C6.1.489		West Hobart	31 Browne Street		226456/11	
HOB-C6.1.490		West Hobart	3234 Browne Street		58592/0; 58592/1; 58592/2	
HOB-C6.1.491		West Hobart	36 Browne Street		59876/1; 59876/0	
HOB-C6.1.492		West Hobart	37 Browne Street		96109/8	
HOB-C6.1.493		West Hobart	59 Browne Street		122809/1	
HOB-C6.1.494		Lenah Valley	4 Brushy Creek Road	Thomas Hickman's Cottage	131039/2	
HOB-C6.1.495		Lenah Valley	5 Brushy Creek Road	Stephen Hickman's Cottage	15922/1	
HOB-C6.1.496		Lenah Valley	21 Brushy Creek Road		10801/1	
HOB-C6.1.497		Lenah Valley	39 Brushy Creek Road		87500/1	Farm Complex
HOB-C6.1.498		North Hobart	35-37 Burnett Street		151359/1	
HOB-C6.1.499	6581	North Hobart	39 Burnett Street		28808/3	
HOB-C6.1.500	2795	North Hobart	57 Burnett Street		131077/1	
HOB-C6.1.501	2795	North Hobart	59 Burnett Street		135476/1	
HOB-C6.1.502	2188	North Hobart	60 Burnett Street		116527/1	
HOB-C6.1.503	2796	North Hobart	61-67 Burnett Street		124219/1	
HOB-C6.1.504	2798	North Hobart	73 Burnett Street		103119/2	
HOB-C6.1.505	6583	North Hobart	75 Burnett Street		103119/1	
HOB-C6.1.506		North Hobart	71 Burnett Street		103119/4	(now part of 340 Elizabeth Street)

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HOB-C6.1.507	3244	North Hobart	81-83 Burnett Street		28020/7	
HOB-C6.1.508	3245; 6593	North Hobart	85-87 Burnett Street		28020/2	
HOB-C6.1.509		North Hobart	97-99 Burnett Street		59619/1; 231055/1	
HOB-C6.1.510	3243 (partially listed)	North Hobart	100 Burnett Street	Crescent Hotel	90609/1; 115402/1; 90203/1	
HOB-C6.1.511		North Hobart	101 Burnett Street		90363/1	
HOB-C6.1.512		North Hobart	104 Burnett Street		55084/3	
HOB-C6.1.513		North Hobart	105 Burnett Street		59174/3	
HOB-C6.1.514		North Hobart	107 Burnett Street		248410/2	
HOB-C6.1.515		North Hobart	108 Burnett Street		55084/1	
HOB-C6.1.516		North Hobart	109 Burnett Street		59174/1	
HOB-C6.1.517		New Town	1 Burnside Avenue		246383/1	
HOB-C6.1.518		New Town	3 Burnside Avenue		68474/1	
HOB-C6.1.519		New Town	4 Burnside Avenue		60981/72	
HOB-C6.1.520		New Town	5 Burnside Avenue		68474/2	
HOB-C6.1.521		New Town	6 Burnside Avenue		60981/70	
HOB-C6.1.522		New Town	7 Burnside Avenue		67517/1	
HOB-C6.1.523		New Town	9 Burnside Avenue		247623/113	
HOB-C6.1.524		New Town	12 Burnside Avenue		60981/64	
HOB-C6.1.525		New Town	14 Burnside Avenue		60981/62	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.526		New Town	19 Burnside Avenue		60981/105	
HOB-C6.1.527		New Town	24 Burnside Avenue		60981/52	
HOB-C6.1.528		New Town	26 Burnside Avenue		60981/50	
HOB-C6.1.529		New Town	29 Burnside Avenue		60981/95	
HOB-C6.1.530		Mount Stuart	14 Byard Street	Mount Stuart War Memorial Hall	247890/1	Also known as 8-10 Darling Parade
HOB-C6.1.531	2945	Sandy Bay	20 Byron Street	Astley Bank	123847/1	
HOB-C6.1.532	2946	Sandy Bay	24 Byron Street	Former Targett Inn	239008/1	
HOB-C6.1.533		Sandy Bay	26 Byron Street		44229/1; 124315/1	
HOB-C6.1.534	2947	Sandy Bay	30A-30B Byron Street	Former Bowling Green Hotel	145639/1; 145639/2	
HOB-C6.1.535		South Hobart	3 Cameron Street		36184/1	
HOB-C6.1.536		South Hobart	5 Cameron Street		27977/1	
HOB-C6.1.537	2190	Hobart	7 Campbell Street	Former St David's Mission Church	132902/5	
HOB-C6.1.538	2191; 2252	Hobart	29 Campbell Street	Theatre Royal	180508/1	
HOB-C6.1.539		Hobart	31-35 Campbell Street	Theatre Royal Hotel	42971/1; 42972/1	refer to attached datasheet Reference No. HOB-C6.1.539
HOB-C6.1.540		Hobart	37-39 Campbell Street		Not Applicable	Walls off Sackville Street
HOB-C6.1.541	2193	Hobart	57 Campbell Street	Royal Exchange Hotel	55211/1	
HOB-C6.1.542	2194	Hobart	93-97 Campbell Street	Waverley Terrace	131421/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.543	2208	Hobart	98A Campbell Street	Penitentiary Chapel and Criminal Courts Complex	159426/1	
HOB-C6.1.544		Hobart	98A Campbell Street		159426/1	Old Gaol wall - refer to attached datasheet Reference No. HOB-C6.1.544
HOB-C6.1.545	2195	Hobart	99 Campbell Street	Ashburton	132485/99	
HOB-C6.1.546	2209	Hobart	100-102 Campbell Street		199474/1	
HOB-C6.1.547	2196	Hobart	101 Campbell Street		132485/101	
HOB-C6.1.548	5948	Hobart	103 Campbell Street		132485/103	
HOB-C6.1.549	2210	Hobart	104 Campbell Street		68004/3	
HOB-C6.1.550	5946	Hobart	106 Campbell Street		68004/2	
HOB-C6.1.551	5945	Hobart	108 Campbell Street		58469/108	
HOB-C6.1.552	6258	Hobart	110 Campbell Street		58469/110	
HOB-C6.1.553	2211	Hobart	142 Campbell Street		137984/1	
HOB-C6.1.554	5944	Hobart	144 Campbell Street		40721/1	
HOB-C6.1.555	2197	Hobart	145 Campbell Street		102961/145	
HOB-C6.1.556	5943	Hobart	146 Campbell Street		106469/1	
HOB-C6.1.557	6254	Hobart	147 Campbell Street		102961/147	
HOB-C6.1.558	5942	Hobart	149 Campbell Street		102961/149	
HOB-C6.1.559	6263	Hobart	151 Campbell Street		102961/151	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.560	2198	Hobart	157 Campbell Street	Campbell Terrace	56813/157	
HOB-C6.1.561	6404	Hobart	159 Campbell Street		56813/159	
HOB-C6.1.562	6403	Hobart	161 Campbell Street		56813/161	
HOB-C6.1.563	6402	Hobart	163 Campbell Street		56813/163	
HOB-C6.1.564	6401	Hobart	163A Campbell Street		56813/1631	
HOB-C6.1.565	2200	Hobart	165 Campbell Street		56218/1; 56218/4; 56218/5; 56218/6; 56218/7; 56218/8	
HOB-C6.1.566		Hobart	167 Campbell Street		56218/2	
HOB-C6.1.567	2201	Hobart	169-173 Campbell Street	Amalfi	140732/1	
HOB-C6.1.568	2212	Hobart	172 Campbell Street	Tasmanian Inn	124870/1	
HOB-C6.1.569	2216	North Hobart	176 Campbell Street		68319/2	
HOB-C6.1.570		Hobart	177 Campbell Street		22529/3	
HOB-C6.1.571		Hobart	179 Campbell Street		23363/1	
HOB-C6.1.572	2213	Hobart	184-186 Campbell Street	Campbell House	171843/2	
HOB-C6.1.573	2202	Hobart	181-189 Campbell Street		121292/1	Townhouse
HOB-C6.1.574	2203	Hobart	191 Campbell Street		19263/7	
HOB-C6.1.575	2204	Hobart	193 Campbell Street		47169/1	
HOB-C6.1.576	5947	Hobart	195 Campbell Street		90604/1	

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HOB-C6.1.577	2215	North Hobart	199-201 Campbell Street		24914/1	Including shop and residence
HOB-C6.1.578	2205	North Hobart	207 Campbell Street		57238/1	
HOB-C6.1.579	2214	North Hobart	216 Campbell Street		58228/216	
HOB-C6.1.580	6256	North Hobart	218 Campbell Street		58228/218	
HOB-C6.1.581	6257	North Hobart	220 Campbell Street		58228/220	
HOB-C6.1.582	2206	North Hobart	221 Campbell Street		14583/1	
HOB-C6.1.583	2799	North Hobart	229 Campbell Street	Glenora	104876/4	
HOB-C6.1.584		North Hobart	231 Campbell Street	Campbell Street Primary School	Not Applicable	
HOB-C6.1.585	3246	West Hobart	12 Cane Street	Wallfield	105200/2	
HOB-C6.1.586		New Town	12 Carlton Street		207509/22	
HOB-C6.1.587		New Town	13 Carlton Street		62215/2	
HOB-C6.1.588		New Town	16 Carlton Street		206683/1	
HOB-C6.1.589		New Town	18 Carlton Street		206183/1	
HOB-C6.1.590		New Town	20 Carlton Street		229578/1	
HOB-C6.1.591		New Town	21 Carlton Street		109626/7	
HOB-C6.1.592		New Town	25 Carlton Street		109626/6	
HOB-C6.1.593		New Town	26 Carlton Street		228972/17	
HOB-C6.1.594		New Town	27 Carlton Street		109626/5	Including gardens
HOB-C6.1.595		New Town	28 Carlton Street		220084/16	

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HOB-C6.1.596		New Town	30 Carlton Street		210353/13	
HOB-C6.1.597		New Town	31 Carlton Street		109626/4	
HOB-C6.1.598		New Town	41 Carlton Street		109626/1	
HOB-C6.1.599		New Town	43 Carlton Street		62287/1	
HOB-C6.1.600		New Town	45 Carlton Street		204993/1	
HOB-C6.1.601		New Town	48 Carlton Street		221165/1	
HOB-C6.1.602		New Town	49 Carlton Street		60326/1	
HOB-C6.1.603		New Town	51 Carlton Street		217949/10	
HOB-C6.1.604		New Town	60 Carlton Street		64214/1	
HOB-C6.1.605		New Town	62 Carlton Street		92796/5	
HOB-C6.1.606		New Town	64 Carlton Street		92796/4	
HOB-C6.1.607		New Town	66 Carlton Street		92796/3	
HOB-C6.1.608		New Town	67 Carlton Street		27598/1	
HOB-C6.1.609		New Town	70 Carlton Street		92796/1	
HOB-C6.1.610		New Town	80 Carlton Street		207639/1	
HOB-C6.1.611	2801	North Hobart	13 Carr Street		50471/45	
HOB-C6.1.612		North Hobart	15 Carr Street		117675/43	
HOB-C6.1.613		North Hobart	21 Carr Street	Wyvenhoe	132922/1	Refer to attached datasheet Reference No. HOB-C6.1.613

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.614	2921 (partially THR listed)	Queens Domain	1-2 Carriage Drive		164058/1	Cottage and former zoo curators cottage, including curtilages.
HOB-C6.1.615	2920 (partially THR listed)	Queens Domain	18-20 Carriage Drive	Victoria Powder Magazine, Guard House and Jetty	Not Applicable	
HOB-C6.1.616		South Hobart	Cascade Road	Cascade Gardens	233264/1; 233265/1; 74064/5	(now known as 2A McRobies Road)
HOB-C6.1.617		South Hobart	Cascade Road		Not Applicable	Retaining Wall adj. 41-43 Cascade Road
HOB-C6.1.618	8185	South Hobart	9 Cascade Road		57595/1	
HOB-C6.1.619	8186	South Hobart	11 Cascade Road		57595/2	
HOB-C6.1.620	8187	South Hobart	13 Cascade Road		57595/3	
HOB-C6.1.621	3080	South Hobart	15 Cascade Road		130305/1	
HOB-C6.1.622	5861	South Hobart	17 Cascade Road		130305/2	
HOB-C6.1.623	8188	South Hobart	19 Cascade Road		12733/1	
HOB-C6.1.624		South Hobart	22 Cascade Road	Cascade Hotel	157585/1	
HOB-C6.1.625		South Hobart	30 Cascade Road	Homoeo-pathic Hospital	125594/1	includes former Coach House (Also includes that part of the address previously known as 44 Cascade Road)
HOB-C6.1.626	3083	South Hobart	30 Cascade Road	Marathon (Falconer House)	125594/1	
HOB-C6.1.627	3084	South Hobart	30 Cascade Road	St John's Hospital: Wellington Grange	125594/1	

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HOB-C6.1.628	3081	South Hobart	35 Cascade Road		243749/1	
HOB-C6.1.629	8189	South Hobart	37 Cascade Road		49503/1	
HOB-C6.1.630	8190	South Hobart	39 Cascade Road		222093/1	
HOB-C6.1.631	8191	South Hobart	41 Cascade Road		230868/1	
HOB-C6.1.632		South Hobart	2/52 Cascade Road		125259/2	refer to attached datasheet Reference No. HOB-C6.1.632
HOB-C6.1.633		South Hobart	60 Cascade Road		114969/1	
HOB-C6.1.634		South Hobart	82 Cascade Road		22993/1	
HOB-C6.1.635		South Hobart	96 Cascade Road		149434/0; 149434/1; 149434/2	
HOB-C6.1.636		South Hobart	98 Cascade Road		38209/1	
HOB-C6.1.637		South Hobart	101 Cascade Road		Not Applicable	Former Cascade Reservoirs
HOB-C6.1.638		South Hobart	118 Cascade Road	Hanby Lodge	230742/1	
HOB-C6.1.639		South Hobart	128 Cascade Road	St Thomas' Hall	60980/1	
HOB-C6.1.640	3082	South Hobart	131 Cascade Road	Cascade Brewery	252507/1	
HOB-C6.1.641	3086	South Hobart	140 Cascade Road	Woodstock	252507/1	
HOB-C6.1.642		Hobart/ Battery Point	Castray Esplanade	Princes Wharf Sheds Nos. 1, 2 and 3	123668/1; 163045/1; 163045/4	
HOB-C6.1.643		Battery Point	Castray Esplanade		163045/4	Sydney-Hobart Yacht Race Finishing Box (within CSIRO site)
HOB-C6.1.644		Battery Point	Castray Esplanade		163300/1	Princes Park

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HOB-C6.1.645	1652	Battery Point	13-17 Castray Esplanade	Former Ordnance Store	122840/0; 122840/15; 122840/115; 122840/155; 122840/156; 122840/158;	
HOB-C6.1.646	1651; 6958; 6959; 6960; 6961; 6962; 6963	Battery Point	19-21 Castray Esplanade	Former Ordnance Store	107424/0; 107424/1; 107424/2; 107424/3; 107424/4; 107424/5; 107424/6; 107424/7; 107424/8; 107424/9	
HOB-C6.1.647	11956	Battery Point	25-27 Castray Esplanade	Harbour Masters House and Tide Gauge Building	23574/2; 38938/1	
HOB-C6.1.648		West Hobart	4 Cavell Street		199426/1	
HOB-C6.1.649		West Hobart	9 Cavell Street		90658/3	
HOB-C6.1.650	3247	West Hobart	11 Cavell Street		127491/1	
HOB-C6.1.651	6594	West Hobart	15 Cavell Street		127490/1	
HOB-C6.1.652	3248	West Hobart	21 Cavell Street		132273/1	
HOB-C6.1.653	3249	West Hobart	39 Cavell Street	Caldew	227016/1	
HOB-C6.1.654	3250	West Hobart	41 Cavell Street		15629/41	
HOB-C6.1.655	3428	Sandy Bay	1 Cedar Court	The Gables	197352/1	

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HOB-C6.1.656		Sandy Bay	1-15 Cedar Court		197352/1; 5056/4; 5056/3; 58855/1; 58855/2; 59089/1; 59089/2	Cedar Court Hedges
HOB-C6.1.657		Queens Domain	Cenotaph Avenue		Not Applicable	Martin's Hot Shot Oven
HOB-C6.1.658		Sandy Bay	5 Chessington Court		62800/5	
HOB-C6.1.659		Sandy Bay	9 Chessington Court		58952/0; 58952/1; 58952/2	
HOB-C6.1.660		Sandy Bay	10 Chessington Court		62800/10	
HOB-C6.1.661	2219	Hobart	1 Church Street		158970/1	
HOB-C6.1.662	2223	Hobart	2 Church Street		107180/1	
HOB-C6.1.663	2220	Hobart	3-5 Church Street		158970/2	
HOB-C6.1.664		Hobart	4 Church Street		41426/1	
HOB-C6.1.665	2224; 2225	Hobart	6-8 Church Street	Mentone and Craiglie	156351/0; 156351/6	
HOB-C6.1.666	2221	Hobart	7-9 Church Street		164322/1; 164322/2	
HOB-C6.1.667	2226; 2227	Hobart	10-12 Church Street	Wendur and Hillbro	139749/1	
HOB-C6.1.668	6550	Hobart	11 Church Street		252571/1	
HOB-C6.1.669	2228	Hobart	14 Church Street		59864/2	
HOB-C6.1.670	6571	Hobart	14A Church Street		59864/1	
HOB-C6.1.671		Hobart	16 Church Street		125556/16	
HOB-C6.1.672	2222	Hobart	17 Church Street	Holy Trinity Rectory	158257/2	

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HOB-C6.1.673		North Hobart	30 Church Street		158312/2	Formerly part of the Trinity Hill School site (Previously known as 30-32 Church Street)
HOB-C6.1.674	2805	North Hobart	34 Church Street	Trinity Hill School	173355/3	(Previously known as 255 Elizabeth Street)
HOB-C6.1.675	2803	North Hobart	37 Church Street		207215/1	
HOB-C6.1.676	2804	North Hobart	45-51 Church Street		177836/0; 177836/1; 177836/2 177836/3; 177836/4	
HOB-C6.1.677	2806	North Hobart	Units 6 and 7 42-46 Church Street	Glenlynn	54567/6; 54567/7	
HOB-C6.1.678	2807	North Hobart	48 Church Street	Kallimna	55107/1	
HOB-C6.1.679	7500	Sandy Bay	2 Churchill Avenue	Christ College	176312/1	
HOB-C6.1.680		Sandy Bay	2 Churchill Avenue	Arts Lecture Theatre, University of Tasmania	176312/1	Arts Lecture Theatre only, including the grounds within 3m of the building
HOB-C6.1.681	3431	Sandy Bay	536 Churchill Avenue		80447/35	
HOB-C6.1.682	2662	New Town	14 Clare Street	Aberdeen	124547/1	
HOB-C6.1.683		New Town	20 Clare Street		132988/1	
HOB-C6.1.684	2664	New Town	24 Clare Street		6016/2	
HOB-C6.1.685		New Town	26 Clare Street	Clare House	133172/1	
HOB-C6.1.686		New Town	30 Clare Street	Wibruna	109990/1	
HOB-C6.1.687		New Town	33 Clare Street		222643/2	
HOB-C6.1.688	2665	New Town	34 Clare Street		158889/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.689	2666	New Town	36 Clare Street		157679/2	
HOB-C6.1.690		New Town	37 Clare Street		92980/2; 92980/3	
HOB-C6.1.691		New Town	56 Clare Street		63377/3	
HOB-C6.1.692		New Town	62 Clare Street	Clare Street Oval	157662/1000; 40144/1	
HOB-C6.1.693		New Town	65 Clare Street		247781/1	
HOB-C6.1.694		New Town	70 Clare Street		231287/1	
HOB-C6.1.695		New Town	72 Clare Street		224407/1	
HOB-C6.1.696		New Town	74 Clare Street		226594/3	
HOB-C6.1.697		New Town	76 Clare Street		225407/1	
HOB-C6.1.698		New Town	78 Clare Street		94434/2	
HOB-C6.1.699		New Town	80 Clare Street		94434/1	
HOB-C6.1.700		Battery Point	2-10 Clarke Avenue		Not Applicable	Foreshore
HOB-C6.1.701		Battery Point	21 Clarke Avenue		223984/1	
HOB-C6.1.702		Battery Point	26 Clarke Avenue		5186/1	
HOB-C6.1.703		Battery Point	28 Clarke Avenue		5186/2	
HOB-C6.1.704	1656	Battery Point	32 Clarke Street		50960/1	
HOB-C6.1.705	1657	Battery Point	34 Clarke Street		47358/1	
HOB-C6.1.706		New Town	5-7 Claude Street		120477/0; 120477/1; 120477/2	
HOB-C6.1.707		New Town	11 Claude Street		32882/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.708		New Town	12 Claude Street		22581/1; 104075/1	
HOB-C6.1.709		New Town	13 Claude Street		115996/34; 115996/35	
HOB-C6.1.710		New Town	16 Claude Street		140427/1	
HOB-C6.1.711		New Town	19 Claude Street		21593/37	
HOB-C6.1.712		Hobart	Collins Street			Hobart Rivulet including walls and Molle Bridge
HOB-C6.1.713	2253	Hobart	8-16 Collins Street	Former HCC/City Motors Garage - Façade	139566/0; 139566/9; 139566/10	
HOB-C6.1.714	2254	Hobart	38 Collins Street and 9-15 Campbell Street	Former Barnett Bros. building	136739/0; 136739/1; 136739/2; 136739/3; 136739/4; 136739/5; 136739/6; 136739/9; 136739/11; 136739/13; 136739/17; 136739/36; 136739/38;	
HOB-C6.1.715		Hobart	53-57 Collins Street	Charter House	122686/1	
HOB-C6.1.716	2229	Hobart	53-57 Collins Street	Lewis Building (Former Red Cross House)	122686/1	
HOB-C6.1.717	2246	Hobart	56 Collins Street	Former Knox Free Church	150268/1	
HOB-C6.1.718		Hobart	58 Collins Street	Former Agricultural Bank of Tasmania	175150/0; 175150/1; 175150/2; 175150/3	

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HOB-C6.1.719		Hobart	59-63 Collins Street	Drysdale House facade	113200/1	
HOB-C6.1.720		Hobart	59-63 Collins Street	McLaren's Hotel facade	113200/1	
HOB-C6.1.721	2244	Hobart	73 Collins Street	Ship Hotel	104660/1	
HOB-C6.1.722	2230	Hobart	77 Collins Street		198888/1	
HOB-C6.1.723		Hobart	79-81 Collins Street	Coogan's Department Store	51164/1; 51178/2	
HOB-C6.1.724		Hobart	82 Collins Street		86574/1	
HOB-C6.1.725		Hobart	8599 Collins Street		155709/1	Department Store Facade (formerly Fitzgerald's Department Store refer C48, C61 and C81 of Central Area Heritage Review). Excludes Sky bridge across Collins Street
HOB-C6.1.726		Hobart	102 Collins Street		103398/1	
HOB-C6.1.727		Hobart	104 Collins Street		103398/2	
HOB-C6.1.728	2238	Hobart	116-118 Collins Street		101385/6	

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HOB-C6.1.729	2245	Hobart	117 Collins Street	T&G Building	159859/1; 159859/3; 159859/4; 159859/5; 159859/6; 159859/7; 159859/8; 159859/26; 159859/27; 159859/28; 159859/29; 159859/30; 159859/31; 159859/32; 159859/33; 159859/34; 159859/35;	
HOB-C6.1.730		Hobart	119 Collins Street		221231/1	
HOB-C6.1.731	2231	Hobart	121-123 Collins Street	Former CTA Club	102180/1	
HOB-C6.1.732		Hobart	130 Collins Street		222579/7	
HOB-C6.1.733		Hobart	131 Collins Street	Formerly Centreway Arcade	243310/1	
HOB-C6.1.734	2247	Hobart	136 Collins Street	Former H Cook and Son/ Piccadilly Restaurant	37160/1	
HOB-C6.1.735	2248	Hobart	138 Collins Street		143127/0; 143127/1; 143127/2; 143127/3; 143127/4; 143127/5; 143127/6; 143127/7; 143127/8; 143127/9; 143127/10; 143127/12; 143127/13; 143127/15	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.736		Hobart	152 Collins Street	Former Blundstone's Factory (No. 1)	157305/1	
HOB-C6.1.737	2233	Hobart	153 Collins Street	Lomard House (former Airth Castle)	136436/1	
HOB-C6.1.738	2234	Hobart	155-157 Collins Street	Acoa House	107591/1	Refer to Figure HOB-C6.1.738 for specific extent
HOB-C6.1.739	2239; 2240	Hobart	154-156 Collins Street	Former Cascade Brewery Co. Offices and Stable	162762/1	
HOB-C6.1.740		Hobart	158 Collins Street		106048/1; 106048/2	Including commercial building and laneway - Refer to attached datasheet Reference No. HOB-C6.1.740
HOB-C6.1.741	2241	Hobart	180-184 Collins Street	Former Chapel	48531/1	
HOB-C6.1.742	2242	Hobart	186 Collins Street		127189/186	
HOB-C6.1.743	2249	Hobart	190-202 Collins Street		41547/1; 167683/1	Crowthers Lane Stone Walls
HOB-C6.1.744	2250	Hobart	208 Collins Street		56693/2	
HOB-C6.1.745	2243	Hobart	210 Collins Street	Former Walker's Brewery and Flour Mill	56693/1	
HOB-C6.1.746	9888	Hobart	212 Collins Street	Tepid Baths	172436/0	
HOB-C6.1.393	2235; 2174;	Hobart	221-223 Collins Street		167805/1; 167805/2; 167805/5;	
HOB-C6.1.748	2236	Hobart	225 Collins Street		124511/1	
HOB-C6.1.749		Hobart	231 Collins Street		146925/1	

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HOB-C6.1.750		Hobart	233 Collins Street		143240/1	
HOB-C6.1.751	1666	Battery Point	1 Colville Street		59143/3	
HOB-C6.1.752	1667	Battery Point	3 Colville Street		59143/2	
HOB-C6.1.753	1659	Battery Point	5 Colville Street		59143/1	
HOB-C6.1.754		Battery Point	6 Colville Street		204659/1	
HOB-C6.1.755	1660	Battery Point	7 Colville Street		59143/5	
HOB-C6.1.756	1661	Battery Point	9 Colville Street		225875/1	
HOB-C6.1.757	1662	Battery Point	11 Colville Street		49112/9	
HOB-C6.1.758		Battery Point	13 Colville Street		48339/1	
HOB-C6.1.759		Battery Point	15 Colville Street		43345/1	
HOB-C6.1.760	1658	Battery Point	21 Colville Street		35164/1	
HOB-C6.1.761		Battery Point	23 Colville Street		90554/2	
HOB-C6.1.762		Battery Point	25-27 Colville Street		58979/0; 58979/1; 58979/2	
HOB-C6.1.763		Battery Point	29-31 Colville Street		104731/1	
HOB-C6.1.764		Battery Point	30 Colville Street		56685/1	
HOB-C6.1.765		Battery Point	32 Colville Street		56685/2	
HOB-C6.1.766	1668	Battery Point	33 Colville Street		12298/1	
HOB-C6.1.767	1664	Battery Point	34 Colville Street		114949/1	
HOB-C6.1.768	1669	Battery Point	35 Colville Street		147726/1	

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HOB-C6.1.769	1665	Battery Point	36 Colville Street		31758/1	
HOB-C6.1.770		Battery Point	37 Colville Street		248906/1	
HOB-C6.1.771	1670	Battery Point	38 Colville Street		138020/1	
HOB-C6.1.772	1674	Battery Point	40 Colville Street		114482/1	
HOB-C6.1.773	1675	Battery Point	42 Colville Street		66966/1	
HOB-C6.1.774		Battery Point	43 Colville Street		40813/1	
HOB-C6.1.775	1676	Battery Point	44 Colville Street		220309/2	
HOB-C6.1.776	1671	Battery Point	46 Colville Street		111819/1	
HOB-C6.1.777	10519	Battery Point	48 Colville Street		13395/1	
HOB-C6.1.778	1678	Battery Point	50 Colville Street		17164/1	
HOB-C6.1.779	1672	Battery Point	52 Colville Street		17164/2	
HOB-C6.1.780	1663	Battery Point	57 Colville Street	Gleason's Farmhouse	48001/1	
HOB-C6.1.781		Battery Point	59 Colville Street		31780/1	
HOB-C6.1.782		Battery Point	60 Colville Street		148388/1	
HOB-C6.1.783		North Hobart	1-3 Commercial Road		56721/0; 56721/1; 56721/3	
HOB-C6.1.784		North Hobart	7 Commercial Road	Closeburn	38151/1	
HOB-C6.1.785	2810 (partially THR listed)	North Hobart	23 Commercial Road	Friends School Commercial Road Campus	180260/1	
HOB-C6.1.786		South Hobart	4 Congress Street		Not Applicable	Congress St Child Health Clinic

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HOB-C6.1.787		South Hobart	8 Congress Street		232541/1	
HOB-C6.1.788		South Hobart	32 Congress Street		101337/1	
HOB-C6.1.789		South Hobart	35 Congress Street		51170/1	
HOB-C6.1.790	11995	Queens Domain	Cornelian Bay Road	Cornelian Bay Boatsheds and Slipway	Not Applicable	
HOB-C6.1.791		Lenah Valley	18 Creek Road	Lenah Valley Community Hall	251994/1	
HOB-C6.1.792	11000	New Town	85 Creek Road	Rosary Gardens	131230/1	
HOB-C6.1.793		Battery Point	Crelin Street	Billy Goat Lane	Not Applicable	
HOB-C6.1.794	1681	Battery Point	1 Crelin Street		113313/1	
HOB-C6.1.795	1679	Battery Point	2 Crelin Street	Brinktop	90696/4	
HOB-C6.1.796	1682	Battery Point	3 Crelin Street		124867/2	
HOB-C6.1.797	1683	Battery Point	4 Crelin Street		200850/1	
HOB-C6.1.798		New Town	3 Cressy Street	St Bedes Church	249305/1; 79021/1	
HOB-C6.1.799		New Town	7 Cressy Street		60981/6	
HOB-C6.1.800		New Town	8 Cressy Street		67668/5	
HOB-C6.1.801		New Town	Unit 1 9 Cressy Street		58097/1	
HOB-C6.1.802		New Town	10 Cressy Street		246236/1	
HOB-C6.1.803		New Town	14 Cressy Street		248347/1	
HOB-C6.1.804		New Town	20 Cressy Street		57387/2	

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HOB-C6.1.258	2170		18-36 Criterion Street		116612/1	(that part of the address previously known as 102 Bathurst Street only)
HOB-C6.1.805		Battery Point	1 Cromwell Street		145189/1; 145189/2	
HOB-C6.1.806	1687	Battery Point	6 Cromwell Street	Cromwell Cottage	223048/1	
HOB-C6.1.807	1701	Battery Point	8 Cromwell Street		136431/1	
HOB-C6.1.808	1695	Battery Point	12 Cromwell Street		53413/1	
HOB-C6.1.809	1697	Battery Point	13 Cromwell Street		63623/5	
HOB-C6.1.810		Battery Point	17 Cromwell Street		145189/2	
HOB-C6.1.811		Battery Point	18-20 Cromwell Street		40004/1	
HOB-C6.1.812	1703	Battery Point	19 Cromwell Street		43385/3	
HOB-C6.1.813	1693	Battery Point	21 Cromwell Street		40182/1	
HOB-C6.1.814	1694	Battery Point	25 Cromwell Street		96150/2	
HOB-C6.1.815	1702	Battery Point	26 Cromwell Street		135725/1	
HOB-C6.1.816	1704	Battery Point	27 Cromwell Street		96150/1	
HOB-C6.1.817	1696	Battery Point	28 Cromwell Street	St George's Rectory and Hall	125539/1	
HOB-C6.1.818	1684	Battery Point	29 Cromwell Street	Hanover Cottage	113144/1	
HOB-C6.1.819	1688	Battery Point	30 Cromwell Street	St George's Church and School-house	125539/3	
HOB-C6.1.820	1698	Battery Point	31 Cromwell Street		114816/1	

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HOB-C6.1.821	1685	Battery Point	33 Cromwell Street		39058/1	
HOB-C6.1.822	1689; 1690	Battery Point	34-36 Cromwell Street	Blessington Cottage	56316/2	
HOB-C6.1.823	1686	Battery Point	35 Cromwell Street		106648/1	
HOB-C6.1.824	1692	Battery Point	37 Cromwell Street	Former Miller's House	41474/1	
HOB-C6.1.825	1691	Battery Point	38 Cromwell Street		56316/1	
HOB-C6.1.826	1699	Battery Point	39 Cromwell Street		45233/1	
HOB-C6.1.827	1700	Battery Point	43 Cromwell Street		124773/1	
HOB-C6.1.828	2667	New Town	1 Cross Street	Sacred Heart Church	136978/1	
HOB-C6.1.829		New Town	3 Cross Street		143253/4	
HOB-C6.1.830		New Town	10 Cross Street		230479/1	
HOB-C6.1.831		New Town	11 Cross Street		26162/2	
HOB-C6.1.832	2669; 2695	New Town	21 Cross Street	Cross Street Uniting Church and Hall	157073/4	
HOB-C6.1.833		New Town	38 Cross Street	Moncrieff	137847/1	
HOB-C6.1.834		New Town	44 Cross Street	Heatherley	179031/1	
HOB-C6.1.835		New Town	45A Cross Street		198742/1	
HOB-C6.1.836		New Town	45B-47 Cross Street	Holmwood	130826/1	
HOB-C6.1.837		New Town	56 Cross Street		117719/1	

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HOB-C6.1.838		New Town	60 Cross Street		115094/0; 115094/1; 115094/2; 115094/3	
HOB-C6.1.839		New Town	65 Cross Street		65896/12	
HOB-C6.1.840		New Town	69 Cross Street	Ashla	109347/3	
HOB-C6.1.841		South Hobart	2A D'Arcy Street		59598/2	
HOB-C6.1.842		South Hobart	4 D'Arcy Street		59598/1	
HOB-C6.1.843		South Hobart	6 D'Arcy Street		130416/1	
HOB-C6.1.844		South Hobart	7 D'Arcy Street	Edenhope	124822/1	
HOB-C6.1.845		South Hobart	11 D'Arcy Street		50988/1; 50988/2	
HOB-C6.1.846		South Hobart	1/28 D'Arcy Street		57645/1	
HOB-C6.1.847		South Hobart	2/28 D'Arcy Street		57645/1	
HOB-C6.1.848		South Hobart	40 D'Arcy Street	Fairlie	28523/1	
HOB-C6.1.849	3087	South Hobart	53 D'Arcy Street		248626/1	
HOB-C6.1.850		South Hobart	55 D'Arcy Street		198272/1	
HOB-C6.1.851		Mount Stuart	6 Darling Parade	Bellevue	244310/1	
HOB-C6.1.530		Mount Stuart	810 Darling Parade	Mount Stuart War Memorial Hall	247890/1;	Also known as 14 Byard Street
HOB-C6.1.852	2102	Glebe	2 Davenport Street		59036/2	
HOB-C6.1.853	2103	Glebe	4 Davenport Street		59036/4	
HOB-C6.1.854	6261	Glebe	6 Davenport Street		59036/6	

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HOB-C6.1.855	2101	Glebe	7 Davenport Street		101487/2	
HOB-C6.1.856	6262	Glebe	8 Davenport Street		59036/8	
HOB-C6.1.857	2105	Glebe	10 Davenport Street		55653/8	
HOB-C6.1.858	2106	Glebe	14 Davenport Street		55653/6	
HOB-C6.1.859	2107	Glebe	16 Davenport Street		55653/5	
HOB-C6.1.860	2104	Glebe	18 Davenport Street		55653/4	
HOB-C6.1.861	2108	Glebe	20 Davenport Street		55653/3	
HOB-C6.1.862		Hobart	Davey Street		181561/1	Brick wall in front of pool at St Michael's Collegiate School
HOB-C6.1.863		South Hobart	Davey Street		Not Applicable	Mile Post (outside 10A Elboden St)
HOB-C6.1.865	2280	Hobart	2 Davey Street	Royal Engineers Building and Stone Post	20452/2	
HOB-C6.1.866	2154	Hobart	10-14 Davey Street		32426/1	
HOB-C6.1.867	2283	Hobart	10-14 Davey Street	Former Chesterman Building	32426/1	
HOB-C6.1.868	2284	Hobart	16-20 Davey Street	Former Piesse and Co. Building	32426/1	
HOB-C6.1.869	6648	Hobart	19-21 Davey Street	Former Customs House and Bond Store	35223/1	

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HOB-C6.1.870	2257	Hobart	25 Davey Street		153147/0; 153147/1; 153147/2; 153147/3; 153147/4; 153147/5; 153147/6; 153147/7; 153147/8	
HOB-C6.1.871	2258	Hobart	29 Davey Street		90458/1	
HOB-C6.1.872	2285	Hobart	32 Davey Street	Treasury Chambers	251628/1	
HOB-C6.1.873	2286 (Partially THR Listed)	Hobart	34 Davey Street	Former Public Works Offices	156768/1	
HOB-C6.1.874	2287 (Partially THC Listed)	Hobart	34 Davey Street	Former St May's Hospital	156768/1	
HOB-C6.1.875	2544 (Partially THR Listed)	Hobart	34 Davey Street	Former HEC office	156768/1	
HOB-C6.1.876	7149 (Partially THR Listed)	Hobart	34 Davey Street	Former Government Printing Office	156768/1	
HOB-C6.1.877	2259	Hobart	39-41 Davey Street	Family Court of Australia (former Trades Hall)	249737/1; 32500/2; 32500/1	
HOB-C6.1.878	2260	Hobart	45 Davey Street	Hobart Royal Tennis Club (Royal Tennis Court and Clubrooms)	108313/1	

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HOB-C6.1.879	2261	Hobart	47 Davey Street	Former Davey Street Congregational Church and Hall	134432/1	
HOB-C6.1.880	2298	Hobart	49 Davey Street	Ranelagh	121306/1	
HOB-C6.1.881	2299	Hobart	51 Davey Street	Kilburn / Buckingham House	43092/1	
HOB-C6.1.882	2300	Hobart	53-55 Davey Street		143074/1; 143074/2	
HOB-C6.1.883	6552	Hobart	59 Davey Street		128606/1	
HOB-C6.1.884	2262	Hobart	61 Davey Street	RAAF Memorial Centre	208274/1	
HOB-C6.1.885	2263	Hobart	6567 Davey Street		110411/1	(Now part of 186 Macquarie Street)
HOB-C6.1.886	6553	Hobart	69 Davey Street		57928/1	
HOB-C6.1.887	2289	Hobart	70 Davey Street	Anzac House (Heathfield)	163438/3; 163438/1; 163438/2	(includes 153 Hampden Road)
HOB-C6.1.888	6554	Hobart	71 Davey Street		57928/2	
HOB-C6.1.889	2265	Hobart	81 Davey Street		223476/1	
HOB-C6.1.890	2266	Hobart	83 Davey Street		38477/4	
HOB-C6.1.891		Hobart	90 Davey Street		114191/1	Trees Repatriation Centre Grounds
HOB-C6.1.892		Hobart	91-93 Davey Street		28370/1	(Now part of 212-218 Macquarie Street)
HOB-C6.1.893		Hobart	94 Davey Street		80704/1	RALAC
HOB-C6.1.894	2290	Hobart	96-120 Davey Street	Anglesea Barracks	105609/1	

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HOB-C6.1.895		Hobart	97 Davey Street		28370/1	Cannanore brick wall (Now part of 212-218 Macquarie Street)
HOB-C6.1.896	8072	Hobart	125 Davey Street		129132/1	
HOB-C6.1.897	8073	Hobart	127 Davey Street		129132/2	
HOB-C6.1.898	2271	Hobart	129 Davey Street		124159/1	
HOB-C6.1.899	2291	Hobart	130 Davey Street		15307/1	
HOB-C6.1.900	2292	Hobart	132 Davey Street	Talune	197010/1	Including stables
HOB-C6.1.901		Hobart	133 Davey Street		226160/1	
HOB-C6.1.902		Hobart	134 Davey Street	Civic Club	202403/1	
HOB-C6.1.903	2293	Hobart	136 Davey Street	Highbury	14659/1	
HOB-C6.1.904	2272	Hobart	137-139 Davey Street		227159/1; 221413/1	
HOB-C6.1.905		Hobart	142146 Davey Street	St Ann's Rest Home / Hawthornden	140758/1	
HOB-C6.1.906		Hobart	145 Davey Street		252283/1	
HOB-C6.1.907		Hobart	147 Davey Street	Roseville	124370/1	
HOB-C6.1.908		Hobart	148 Davey Street	Nilgiri	131837/1	
HOB-C6.1.909	2273	Hobart	149 Davey Street		47570/1	
HOB-C6.1.910	6555	Hobart	151 Davey Street		111884/1	
HOB-C6.1.911	2274	Hobart	153 Davey Street		142170/1	
HOB-C6.1.912		Hobart	157 Davey Street		106283/1	

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HOB-C6.1.913	6557	Hobart	159 Davey Street		28650/1	
HOB-C6.1.914	6558	Hobart	161 Davey Street		129112/2	
HOB-C6.1.915	6559	Hobart	165-167 Davey Street		51801/1	
HOB-C6.1.916	6560	Hobart	169 Davey Street		113093/1	
HOB-C6.1.917	6561	Hobart	171 Davey Street		124394/1	
HOB-C6.1.918	2275	Hobart	173 Davey Street		51131/1	
HOB-C6.1.919		South Hobart	178 Davey Street	Globe Hotel	37291/1	
HOB-C6.1.920	2276	South Hobart	187 Davey Street	Mill Cottages	58313/1	
HOB-C6.1.921	2276	South Hobart	189 Davey Street	Mill Cottages	58313/2	
HOB-C6.1.922	2276	South Hobart	191 Davey Street	Mill Cottages	58313/3	
HOB-C6.1.923	2276	South Hobart	193 Davey Street	Mill Cottages	58313/4	
HOB-C6.1.924	2276	South Hobart	195 Davey Street	Mill Cottages	58313/5	
HOB-C6.1.925	2295	South Hobart	196 Davey Street		248661/1	
HOB-C6.1.926	2276	South Hobart	197 Davey Street	Mill Cottages	58313/6	
HOB-C6.1.927		South Hobart	198 Davey Street		249106/1	
HOB-C6.1.928		South Hobart	200 Davey Street		110012/1	
HOB-C6.1.929		South Hobart	202 Davey Street		59997/0; 59997/1	
HOB-C6.1.930		South Hobart	204 Davey Street		59997/0; 59997/2	
HOB-C6.1.931	2277	South Hobart	205 Davey Street	Mill House	20989/1	
HOB-C6.1.932		South Hobart	206 Davey Street		90466/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.933		South Hobart	207 Davey Street		109541/2	
HOB-C6.1.934	2279	South Hobart	209 Davey Street	St Peter's Lutheran Church	109540/1	
HOB-C6.1.935	2296	South Hobart	214 Davey Street	Ryhope	229099/1	(previously known as 61 Fitzroy Crescent)
HOB-C6.1.936	3089	South Hobart	229 Davey Street		227946/1	
HOB-C6.1.937		South Hobart	231 Davey Street		63790/1	
HOB-C6.1.938	2297	South Hobart	232 Davey Street		135592/1	
HOB-C6.1.939		South Hobart	233 Davey Street		48159/1	
HOB-C6.1.940		South Hobart	237 Davey Street	Guildford	36648/1	
HOB-C6.1.941	3090	South Hobart	239 Davey Street		26758/1	
HOB-C6.1.942	3091	South Hobart	251 Davey Street	The Hermitage	168350/1; 42120/1	
HOB-C6.1.943	3103	South Hobart	262 Davey Street	Wingfield	51195/1	
HOB-C6.1.944		South Hobart	267 Davey Street	Eaton Brae	116201/1; 116201/2	
HOB-C6.1.945	3104	South Hobart	272 Davey Street	Rouseville/ Bellona	233869/1	
HOB-C6.1.946	3092	South Hobart	289 Davey Street	Ashleigh	126409/1	
HOB-C6.1.947	3105	South Hobart	294 Davey Street	Lebrena	114308/2	
HOB-C6.1.948	3106	South Hobart	296 Davey Street		33789/1	
HOB-C6.1.949	3093	South Hobart	297 Davey Street		76446/1	
HOB-C6.1.950	3107	South Hobart	298 Davey Street		37037/1	
HOB-C6.1.951	3108	South Hobart	300 Davey Street	Bendena	18837/1	

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HOB-C6.1.952	3094	South Hobart	301 Davey Street	Raalangta	231010/1	
HOB-C6.1.953		South Hobart	308310 Davey Street	Leswalt (Jane Franklin Hall)	157540/1	
HOB-C6.1.954	3095	South Hobart	309 Davey Street	Toogooloowa	6353/1	
HOB-C6.1.955	3096 (partially THR listed)	South Hobart	313 Davey Street		55483/1;	
HOB-C6.1.956	3109	South Hobart	314-314A Davey Street	Varuna and adjacent house	51477/1; 51477/2	
HOB-C6.1.957		South Hobart	319 Davey Street	Ambleside	37856/1	
HOB-C6.1.958	3097	South Hobart	321 Davey Street	Islington	51867/1	
HOB-C6.1.959	3098	South Hobart	325 Davey Street	Fernleigh	35637/1	
HOB-C6.1.960		South Hobart	327 Davey Street	Fernleigh	135726/1	
HOB-C6.1.961	3110	South Hobart	328 Davey Street	The Priory and Barn	10175/1	
HOB-C6.1.962		South Hobart	332 Davey Street		101417/1; 101418/2	
HOB-C6.1.963		South Hobart	334 Davey Street	The Gables	63849/4; 116355/1	
HOB-C6.1.964	3111	South Hobart	336 Davey Street	Holebrook	79741/1	including gardens
HOB-C6.1.965	3099	South Hobart	337 Davey Street	Stanhope	59598/3	
HOB-C6.1.966		South Hobart	340 Davey Street	Hathaway	116360/1	
HOB-C6.1.967	3100	South Hobart	341 Davey Street	Four Oaks	80567/1	
HOB-C6.1.968	3112	South Hobart	344 Davey Street	Moretta	128585/1	
HOB-C6.1.969	3101	South Hobart	345 Davey Street	Glenbrook	125191/1	

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HOB-C6.1.970	3113	South Hobart	346 Davey Street		63631/1	
HOB-C6.1.971	3114	South Hobart	348 Davey Street	Ecclesbourne	198464/2	
HOB-C6.1.972	3102	South Hobart	349 Davey Street		218604/1	
HOB-C6.1.973	3115	South Hobart	350 Davey Street		5221/1	
HOB-C6.1.974	9843	South Hobart	352 Davey Street	Roseleigh	121009/1	
HOB-C6.1.975	3116	South Hobart	354 Davey Street		144461/1	
HOB-C6.1.976		Glebe	2 Davies Avenue		164058/1 & 227700/1	
HOB-C6.1.977	1705	Battery Point	1 De Witt Street		139311/3	
HOB-C6.1.978	1725	Battery Point	2 De Witt Street		247661/1	
HOB-C6.1.979	1706	Battery Point	3 De Witt Street		139311/2	
HOB-C6.1.980	1715	Battery Point	4 De Witt Street		100279/1	
HOB-C6.1.981	1718	Battery Point	5 De Witt Street		251663/1	
HOB-C6.1.982	1720	Battery Point	9 De Witt Street		197799/1	
HOB-C6.1.983	1707	Battery Point	11 De Witt Street		130175/1	
HOB-C6.1.984	1708	Battery Point	13 De Witt Street		146295/1	
HOB-C6.1.985		Battery Point	14 De Witt Street		159880/1	
HOB-C6.1.986	1721	Battery Point	15 De Witt Street		58797/1	
HOB-C6.1.987	1726	Battery Point	16 De Witt Street		18356/1	
HOB-C6.1.988	1722	Battery Point	17 De Witt Street		58797/2	

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HOB-C6.1.989	1723	Battery Point	19 De Witt Street		57766/1	
HOB-C6.1.990	1724	Battery Point	21 De Witt Street		57766/2	
HOB-C6.1.991	1709	Battery Point	23 De Witt Street		89007/3	
HOB-C6.1.992	1710	Battery Point	25 De Witt Street		89007/4	
HOB-C6.1.993	1711	Battery Point	27 De Witt Street		89007/5	
HOB-C6.1.994	1712	Battery Point	29 De Witt Street		147014/1	
HOB-C6.1.995	1727	Battery Point	30 De Witt Street		59418/1	
HOB-C6.1.996	1713	Battery Point	31 De Witt Street		16165/4	
HOB-C6.1.997	1728	Battery Point	32 De Witt Street		59418/2	
HOB-C6.1.998	1714	Battery Point	33 De Witt Street		129503/1	
HOB-C6.1.999	1729	Battery Point	34 De Witt Street		112764/1	
HOB-C6.1.1000	1717	Battery Point	35 De Witt Street	Corona	45090/1	
HOB-C6.1.1001	1716	Battery Point	36 De Witt Street		44792/1	
HOB-C6.1.1002	1730	Battery Point	Unit 1 37 De Witt Street	Elamatta	57436/1	
HOB-C6.1.1003	1731	Battery Point	38 De Witt Street		133161/1	
HOB-C6.1.1004		South Hobart	Degraves Street	Hobart Rivulet Retaining Wall	Not Applicable	Hobart Rivulet Retaining Wall

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HOB-C6.1.1005	10851 (partially THR listed)	South Hobart	8-18 Degraves Street, 17-21 Degraves Street, 34-40 Degraves Street and 23 Syme Street	Cascades Female Factory	229260/1; 229358/1; 202398/1; 142201/1; 230803/1; 50260/1; 173638/2; 173638/1; 60932/9; 60932/10; 119792/1; 211469/12; 60932/4; 60932/5; 247899/6;	
HOB-C6.1.1006	3118	South Hobart	25 Degraves Street		60155/25	
HOB-C6.1.1007	3253	South Hobart	27 Degraves Street		60155/27	
HOB-C6.1.1008		South Hobart	42 Degraves Street		216353/8	
HOB-C6.1.1009		South Hobart	44 Degraves Street		218437/7	
HOB-C6.1.1010	3121	South Hobart	5 Denison Street		205241/1	
HOB-C6.1.1011	3122	South Hobart	13 Denison Street		38594/1	
HOB-C6.1.1012		South Hobart	16 Denison Street		230829/1	
HOB-C6.1.1013		South Hobart	17 Denison Street		26940/1	
HOB-C6.1.1014		South Hobart	18 Denison Street		226325/1	
HOB-C6.1.1015	3123	South Hobart	28 Denison Street		25090/1	
HOB-C6.1.1016	1892	Battery Point	4 Derwent Lane		115281/2	Previously known as 4 Napoleon Street
HOB-C6.1.1017		Sandy Bay	2 Derwentwater Avenue	Derwent Water	83065/2	
HOB-C6.1.1018		Sandy Bay	35 Derwentwater Avenue		134495/1; 134495/2	

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HOB-C6.1.1019		West Hobart	3 Devonshire Square		247469/1	
HOB-C6.1.1020		West Hobart	5 Devonshire Square		248960/2	
HOB-C6.1.1021		West Hobart	7 Devonshire Square		248285/1	
HOB-C6.1.1022		West Hobart	9 Devonshire Square		60109/9	
HOB-C6.1.1023		New Town	2 Douglas Street		67839/1	
HOB-C6.1.1024		New Town	5 Douglas Street		71294/1	
HOB-C6.1.1025		New Town	20 Douglas Street		210548/1	
HOB-C6.1.1026		New Town	36 Douglas Street		29104/5	
HOB-C6.1.1027		South Hobart	Downie Street		Not Applicable	Stone kerbing in front of Nos. 2-4
HOB-C6.1.1028		Mount Stuart	4 Doyle Avenue		63758/98	
HOB-C6.1.1029		Mount Stuart	opposite 18 Doyle Avenue		Not Applicable	Stone Steps
HOB-C6.1.1030		Lenah Valley	23 Doyle Avenue		55550/17; 57810/180	Including gardens
HOB-C6.1.1031		Lenah Valley	opposite 28 Doyle Avenue		Not Applicable	Stone Steps
HOB-C6.1.1032		Lenah Valley	61 Doyle Avenue		218931/10	
HOB-C6.1.1033		Lenah Valley	72 Doyle Avenue		84568/28; 197501/1; 55661/1	
HOB-C6.1.1034		South Hobart	1 Drummond Street		46561/2	
HOB-C6.1.1035		South Hobart	5 Drummond Street		108166/1	
HOB-C6.1.1036		Sandy Bay	14 Duke Street		125952/1	
HOB-C6.1.1037		Sandy Bay	20 Duke Street		111053/1	

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HOB-C6.1.1038		Sandy Bay	24 Duke Street		116011/1	
HOB-C6.1.1039		Sandy Bay	51 Duke Street		94679/1	
HOB-C6.1.1040		Sandy Bay	56 Duke Street		55795/15	
HOB-C6.1.1041	8617	Dynnyrne	31 Dynnyrne Road	Dynnyrne House	64558/1	
HOB-C6.1.1042		Sandy Bay	Earl Street	Hawthorn Hedge	Not Applicable	Hawthorn Hedge
HOB-C6.1.1043		Sandy Bay	6 Earl Street		128248/1	
HOB-C6.1.1044	2949	Sandy Bay	8 Earl Street		229111/41	
HOB-C6.1.1045		Sandy Bay	16 Earl Street		206563/1	
HOB-C6.1.1046	2109	Glebe	1 Edward Street	Rochebank	142481/1	
HOB-C6.1.1047	2112	Glebe	2 Edward Street	Philip Smith Education Centre	128318/2	
HOB-C6.1.1048	1719	Glebe	3 Edward Street	Nun-oyn	111136/1	
HOB-C6.1.1049	2110	Glebe	Unit 1 5-7 Edward Street	Ardishail	57060/1	
HOB-C6.1.1050	2111	Glebe	11 Edward Street		231147/1	
HOB-C6.1.1051	1795	Glebe	13 Edward Street	Hildria	231157/25	
HOB-C6.1.1052	1808	Glebe	15 Edward Street		230737/24	
HOB-C6.1.1053	3124	South Hobart	1 Elboden Street		100688/1	(previously known as 85 Upper Fitzroy Crescent or 85 Fitzroy Crescent)

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HOB-C6.1.1054		South Hobart	2 Elboden Street		154017/0; 154017/1; 154017/2; 154017/3; 154017/4; 154017/5; 154017/6; 154017/7; 154017/8; 154017/9; 154017/10; 154017/11; 154017/12; 154017/13	(Now known as 84 Upper Fitzroy Crescent)
HOB-C6.1.1055	3125	South Hobart	3 Elboden Street	Manilla	124562/1	
HOB-C6.1.1056	3128	South Hobart	4 Elboden Street		6095/2	
HOB-C6.1.1057	3126	South Hobart	5-7 Elboden Street		233868/1	
HOB-C6.1.1058	3127	South Hobart	5-7 Elboden Street	Waynflete	233868/1	
HOB-C6.1.1059		South Hobart	6A Elboden Street		122864/1	
HOB-C6.1.1060	3129	South Hobart	8 Elboden Street		111493/1	
HOB-C6.1.1061		South Hobart	10 Elboden Street		171550/1	
HOB-C6.1.1062	3130	South Hobart	16 Elboden Street		31955/1	
HOB-C6.1.1063		Hobart	Elizabeth Street	Cat and Fiddle Square	45218/1	
HOB-C6.1.1064	2368	Hobart	2 Elizabeth Street	Former Union Steamship Co. offices	248944/1	
HOB-C6.1.1065	165	Hobart	9 Elizabeth Street	GPO (Post Office)	42572/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1066	147	Hobart	11 Elizabeth Street	Former Commonwealth Bank	119982/0; 119982/1; 119982/2; 119982/3; 119982/4; 119982/5	
HOB-C6.1.1067	166	Hobart	15-19 Elizabeth Street		34485/1	
HOB-C6.1.1068	2332	Hobart	16 Elizabeth Street	Former HEC Building	111176/1	
HOB-C6.1.1069	158	Hobart	18 Elizabeth Street	CML building	70808/1	(Previously known as 95-99 Macquarie Street)
HOB-C6.1.1070	93; 113	Hobart	22-26 Elizabeth Street	ANZ Bank	50547/1	(Previously known as 103 Macquarie Street)
HOB-C6.1.1071	114	Hobart	29 Elizabeth Street	Former Bank of Australasia	49724/6	
HOB-C6.1.1072	167	Hobart	33 Elizabeth Street		48335/1	
HOB-C6.1.1073	7144	Hobart	34-36 Elizabeth Street	Wellington Building	123609/1; 123609/2; 52870/1	(Includes building formerly known as 98 Collins Street)
HOB-C6.1.1074	168	Hobart	35 Elizabeth Street		124151/1; 124151/2	
HOB-C6.1.1075	111	Hobart	38 Elizabeth Street		35016/1	
HOB-C6.1.1076		Hobart	3941 Elizabeth Street	Kent House	139048/1	
HOB-C6.1.1077		Hobart	4448 Elizabeth Street		198909/1	(facade only)
HOB-C6.1.1078		Hobart	45 Elizabeth Street	Kodak House	231481/1	
HOB-C6.1.1079		Hobart	47 Elizabeth Street		229394/1	
HOB-C6.1.1080		Hobart	49-51 Elizabeth Street		113914/1	
HOB-C6.1.1081	169	Hobart	57 Elizabeth Street		136589/1	
HOB-C6.1.1082		Hobart	74-76 Elizabeth Street	Cane's Buildings	14135/1	

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HOB-C6.1.1083		Hobart	85-91 Elizabeth Street	Former Cripps' Hygienic Bakery	47147/1	
HOB-C6.1.1084	10430	Hobart	93 Elizabeth Street		196900/1	
HOB-C6.1.1085	159	Hobart	94 Elizabeth Street		158541/1	(Building previously known as 92 Elizabeth Street)
HOB-C6.1.1086	160	Hobart	94 Elizabeth Street		158541/1	
HOB-C6.1.1087	2310	Hobart	95 Elizabeth Street		143802/2; 143802/3;	
HOB-C6.1.1088	161	Hobart	96 Elizabeth Street		30681/1	
HOB-C6.1.1089	2310	Hobart	97 Elizabeth Street		143802/1	
HOB-C6.1.1090	162	Hobart	98-102 Elizabeth Street		48197/1	
HOB-C6.1.1091	2311	Hobart	103-105 Elizabeth Street		134301/1	
HOB-C6.1.1092	163	Hobart	104-106 Elizabeth Street		50010/1	
HOB-C6.1.1093	2312	Hobart	107 Elizabeth Street		31788/1	
HOB-C6.1.1094	164	Hobart	108 Elizabeth Street		134196/1	
HOB-C6.1.1095	6405	Hobart	109 Elizabeth Street		172372/1	
HOB-C6.1.1096	115	Hobart	110-112 Elizabeth Street		197173/1; 52681/1	
HOB-C6.1.1097	116	Hobart	114- 114A Elizabeth Street		160971/1	
HOB-C6.1.1098	148; 2172	Hobart	115115B Elizabeth Street		198343/1	(Includes that part of the address previously known as 81-81B Bathurst Street)
HOB-C6.1.1099	117	Hobart	116 Elizabeth Street		111943/1	

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HOB-C6.1.1100		Hobart	118120 Elizabeth Street	Elizabeth House	154980/0; 154980/1; 154980/2; 154980/3; 154980/4; 154980/5; 154980/6	
HOB-C6.1.1101		Hobart	119 Elizabeth Street		196794/1	
HOB-C6.1.1102		Hobart	122A Elizabeth Street		90462/4	
HOB-C6.1.1103		Hobart	124 Elizabeth Street		119511/1	
HOB-C6.1.1104		Hobart	126 Elizabeth Street		247726/2	
HOB-C6.1.1105		Hobart	128 Elizabeth Street		198258/1	
HOB-C6.1.1106		Hobart	130 Elizabeth Street		32503/1	
HOB-C6.1.1107	119; 120; 121	Hobart	132-146 Elizabeth Street		143974/1	(That part of the address previously known as 134, 136 and 138 Elizabeth Street)
HOB-C6.1.1108		Hobart	133 Elizabeth Street		101330/1	
HOB-C6.1.1109	2313	Hobart	135-137A Elizabeth Street		30485/1	
	2314	Hobart	141-143 Elizabeth Street		198989/1	
HOB-C6.1.1110		Hobart	142146 Elizabeth Street	Former Bridges Brothers	143974/1	(Now part of 132-146 Elizabeth Street which also includes that part of the address previously known as 67 Melville Street)
HOB-C6.1.1111		Hobart	146A-150 Elizabeth Street	Old Bell Chambers	116274/1	
HOB-C6.1.1112		Hobart	147 Elizabeth Street	Former Scholz's Smallgoods	170098/1	(now part of 157 Elizabeth Street)

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HOB-C6.1.1113		Hobart	152156 Elizabeth Street		109411/1	
HOB-C6.1.1114	122	Hobart	160 Elizabeth Street	Roxburgh House	144699/0; 144699/1; 144699/2; 144699/3; 144699/4	
HOB-C6.1.1115	2315	Hobart	163 Elizabeth Street		156028/1; 170017/2;	
HOB-C6.1.1116	10506	Hobart	165 Elizabeth Street		170017/3	
HOB-C6.1.1117	2316	Hobart	171 Elizabeth Street	Belfry	57232/1	
HOB-C6.1.1118		Hobart	173175 Elizabeth Street		57232/0; 57232/2; 57232/3	(Now part of 171-175 Elizabeth Street)
HOB-C6.1.1119		Hobart	177179 Elizabeth Street		49785/1	
HOB-C6.1.1120	109	Hobart	181 Elizabeth Street	Westella	131357/0; 131357/1; 131357/2;	
HOB-C6.1.1121	2319	Hobart	193-195 Elizabeth Street		50006/1	
HOB-C6.1.1122	2320 (Partially THR Listed)	Hobart	197-205 Elizabeth Street		116936/1	
HOB-C6.1.1123	123	Hobart	202-214 Elizabeth Street		136532/1	
HOB-C6.1.1124		Hobart	205 Elizabeth Street		116936/1	(part of 197-205 Elizabeth Street) - refer to attached datasheet Reference No. HOB-C6.1.1124
HOB-C6.1.1125	2321	Hobart	211-211A Elizabeth Street		198940/1	
HOB-C6.1.1126	124	Hobart	216-218 Elizabeth Street		133779/1	
HOB-C6.1.1127	2322	Hobart	217-219 Elizabeth Street		37606/1	

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HOB-C6.1.1128	125	Hobart	242-250 Elizabeth Street	Kelso Terrace	174098/3	(that part of the address previously known as 244-250 Elizabeth Street only)
HOB-C6.1.1129	2323	Hobart	237-245 Elizabeth Street		198823/1	(That part of the address previously known as 245 Elizabeth Street only)
HOB-C6.1.1130	2324	Hobart	247 Elizabeth Street		199061/1	
HOB-C6.1.1131	2325	North Hobart	249 Elizabeth Street	Warwick House/ Melbourne Lodge	137898/1	including walls
HOB-C6.1.1132	2326	North Hobart	251-253 Elizabeth Street	Prospect House	56300/2; 56300/3	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1133	2352 (partial THR listing)	North Hobart	256-278 Elizabeth Street	Elizabeth College	147542/1; 102717/3; 90111/1; 147717/2; 145816/1; 147733/1; 147720/1; 147707/1; 147717/1; 102717/1; 152738/1; 147713/1; 223215/1; 147751/2; 67366/1; 226572/1; 224254/1; 147733/3; 147733/5; 147695/2; 147544/2; 201352/1; 223548/1; 147751/1; 147737/1; 147730/1; 147733/4; 147543/1; 102717/2; 147706/1; 223399/1; 147715/2; 147751/3; 196863/1; 145807/1; 147544/1; 147543/2; 147716/1; 147715/1; 147730/2; 147713/2; 147695/1; 147738/1; 147733/2	
HOB-C6.1.1134	2328	North Hobart	278 Elizabeth Street		45174/1	
HOB-C6.1.1135	2327	North Hobart	273 Elizabeth Street		152342/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1136		North Hobart	279 Elizabeth Street		45174/1	
HOB-C6.1.1137		North Hobart	282 Elizabeth Street		Not Applicable	(Now part of 256-278 Elizabeth Street)
HOB-C6.1.1138	126	North Hobart	284-290 Elizabeth Street	Baptist Church and Hall	180542/17	
HOB-C6.1.1139	6406	North Hobart	295 Elizabeth		57249/295; 57249/0	
HOB-C6.1.1140	149	North Hobart	297 Elizabeth Street		57249/297	
HOB-C6.1.1141	150 (partiallly THR listed)	North Hobart	299 Elizabeth Street	Empire Hotel	105656/3	including stone wall at rear
HOB-C6.1.1142	151	North Hobart	305 Elizabeth Street		139569/2	
HOB-C6.1.1143	128	North Hobart	310 Elizabeth Street		108080/1	
HOB-C6.1.1144	127	North Hobart	312 Elizabeth Street		132776/1	
HOB-C6.1.1145	152	North Hobart	313 - 313A Elizabeth Street	Former Dallas Arms Inn / Davis College	92977/1	(Now part of 313-313A Elizabeth Street that part of the address previously known as 313 Elizabeth Street only)
HOB-C6.1.1146	127	North Hobart	314 Elizabeth Street		132776/2	
HOB-C6.1.1147	153	North Hobart	315 Elizabeth Street		109396/1	
HOB-C6.1.1148	127	North Hobart	316 Elizabeth Street		132776/3	
HOB-C6.1.1149	127	North Hobart	318 Elizabeth Street		132776/4	
HOB-C6.1.1150	129	North Hobart	322 Elizabeth Street		42569/1	
HOB-C6.1.1151	130	North Hobart	324 Elizabeth Street		251883/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1152	154; 155; 156	North Hobart	331-335 Elizabeth Street		48331/1; 32261/1; 41557/1	
HOB-C6.1.1153	131	North Hobart	336 Elizabeth Street		33839/2	
HOB-C6.1.1154	132	North Hobart	340 Elizabeth Street	Palfreyman's Building	103119/4	
HOB-C6.1.506		North Hobart	340 Elizabeth Street		103119/4	(Previously known as 71 Burnett Street)
HOB-C6.1.1155		North Hobart	342 Elizabeth Street		103119/0; 103119/3; 103119/5	
HOB-C6.1.1156	157	North Hobart	349 Elizabeth Streeet		77836/1	
HOB-C6.1.1157	133	North Hobart	366 Elizabeth Street		56534/2	
HOB-C6.1.1158	2819	North Hobart	367-375 Elizabeth Street	Former Soundy's Building	163809/1	
HOB-C6.1.1159	9928	North Hobart	367-375 Elizabeth Street	State Cinema	163809/1	
HOB-C6.1.1160		North Hobart	368 Elizabeth Street		44764/1	
HOB-C6.1.1161	135	North Hobart	382-384 Elizabeth Street		154369/1	
HOB-C6.1.1162	136	North Hobart	400-404 Elizabeth Street	Queen's Head Hotel	90132/4	
HOB-C6.1.1163	137	North Hobart	412 Elizabeth Street	North Hobart Post Office	233925/1	
HOB-C6.1.1164	138	North Hobart	418 Elizabeth Street		31374/1	
HOB-C6.1.1165	2820	North Hobart	419 Elizabeth Street		197916/1	
HOB-C6.1.1166	139	North Hobart	420 Elizabeth Street		126255/2	

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HOB-C6.1.1167	10035	North Hobart	421 Elizabeth Street	Former Staff Quarters of the Willows (Mimosa)	248381/1	
HOB-C6.1.1168	140	North Hobart	422 Elizabeth Street		13502/3	
HOB-C6.1.1169	2821	North Hobart	427 Elizabeth Street	Manuka	70828/1	
HOB-C6.1.1170	141	North Hobart	432 Elizabeth Street		100876/1	
HOB-C6.1.1171	142	North Hobart	444 Elizabeth Street		26235/1	
HOB-C6.1.1172	143	North Hobart	446 Elizabeth Street	Mimosa	42203/1	
HOB-C6.1.1173	144	North Hobart	448-450 Elizabeth Street	Lyndhurst	137763/1; 119351/1	
HOB-C6.1.1174	145	North Hobart	452 Elizabeth Street	The Elms	116732/1	
HOB-C6.1.1175	146	North Hobart	454 Elizabeth Street	Arcadie	115964/1	
HOB-C6.1.1176	112	New Town	462 Elizabeth Street	St James the Apostle Church and Hall	232186/1; 72775/21	
HOB-C6.1.1177		Battery Point	1 Ellerslie Road	Royal Hobart Bowls Club	Not Applicable	

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HOB-C6.1.1178		Battery Point	6 Ellerslie Road	Coniston	158897/0; 158897/1; 158897/2	
HOB-C6.1.1179		Battery Point	8 Ellerslie Road	Riverton	146924/1	
HOB-C6.1.1180	8657	Sandy Bay	6 Ellington Road	Frinton	112880/15	
HOB-C6.1.1181		Sandy Bay	1A Elma Road	Elimatta	199610/1	
HOB-C6.1.1182		Sandy Bay	16 Elma Road		91354/21	
HOB-C6.1.1183	2838	North Hobart	9 Elphinstone Road		90424/2	
HOB-C6.1.1184		Mount Stuart	14 Elphinstone Road	Ormley	200311/1	
HOB-C6.1.1185		Mount Stuart	16 Elphinstone Road	Linenah	60622/20	
HOB-C6.1.1186		Mount Stuart	18 Elphinstone Road	Tralee	60622/21	
HOB-C6.1.1187		Mount Stuart	20 Elphinstone Road		148550/1	
HOB-C6.1.1188		Mount Stuart	22 Elphinstone Road	Oskaloosa	80697/5	
HOB-C6.1.1189		Mount Stuart	adjacent to 25 Elphinstone Road		Not Applicable	Boundary Stone - outside 25 Elphinstone Road
HOB-C6.1.1190		Mount Stuart	26 Elphinstone Road	Maidstone	144114/2	
HOB-C6.1.1191		Mount Stuart	27 Elphinstone Road		211401/1; 86105/1	
HOB-C6.1.1192		Mount Stuart	28 Elphinstone Road	Kippenross	227421/1	
HOB-C6.1.1193		Mount Stuart	33 Elphinstone Road		221533/5	
HOB-C6.1.1194	2636	Mount Stuart	44 Elphinstone Road	Shalimar	247584/1	
HOB-C6.1.1195	2635	Mount Stuart	45 Elphinstone Road		5230/3	

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HOB-C6.1.1196	2762	New Town	7 Emmett Place	Swanston House (former New Town Park)	152693/2	
HOB-C6.1.1197		Sandy Bay	2 Enterprise Road		5558/76	
HOB-C6.1.1198		Sandy Bay	1 Erina Place		33124/1	
HOB-C6.1.1199	2951	Sandy Bay	2 Erina Place	Erinaville	227273/1	
HOB-C6.1.1200		Sandy Bay	5 Erina Place		145334/1	
HOB-C6.1.1201	2613	Sandy Bay	3 Ethelmont Road	Ethelmont	248933/1	
HOB-C6.1.1202		Hobart	10 Evans Street	Goods Shed	179192/3; 45404/1	
HOB-C6.1.1203		Hobart	10 Evans Street	Red Shed	179192/3	
HOB-C6.1.1204	2952	Sandy Bay	3 Evelyn Crescent	Strawberry Cottage	249689/1	including garden and hedge
HOB-C6.1.1205		West Hobart	1 Faraday Street		96302/7	
HOB-C6.1.1206		West Hobart	3 Faraday Street		213852/8	
HOB-C6.1.1207		West Hobart	5 Faraday Street		220834/6	
HOB-C6.1.1208	3251	West Hobart	9 Faraday Street		239326/1	
HOB-C6.1.1209		West Hobart	11 Faraday Street		65875/9	
HOB-C6.1.1210		West Hobart	13 Faraday Street		65875/10	
HOB-C6.1.1211		West Hobart	15 Faraday Street		131014/11	
HOB-C6.1.1212		North Hobart	36 Federal Street		32923/3	
HOB-C6.1.1213		North Hobart	38 Federal Street		115922/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1214		North Hobart	40-46 Federal Street		47927/1; 47927/2; 124595/1; 133996/1; 42577/1	Refer to attached datasheet Reference No. HOB-C6.1.1214
HOB-C6.1.1215	2839	North Hobart	45 Federal Street		139524/1	
HOB-C6.1.1216		North Hobart	47 Federal Street		158268/0; 158268/1; 158268/2	
HOB-C6.1.1217		North Hobart	48 Federal Street	St Margaret's Church	153983/1	including church and mission hall - Refer to attached datasheet Reference No. HOB-C6.1.1217
HOB-C6.1.1218		North Hobart	5153 Federal Street		20450/6; 111799/2	
HOB-C6.1.1219	2841	North Hobart	67-69 Federal Street	Hellenic Club	106727/3	
HOB-C6.1.1220	2842	North Hobart	77 Federal Street	Australian Italian Club	141923/1	
HOB-C6.1.1221	2845	North Hobart	76-80 Federal Street		86643/1	(That part of the address previously known as 80 Federal Street only)
HOB-C6.1.1222	2843	North Hobart	81-83 Federal Street		111900/1	
HOB-C6.1.1223		North Hobart	1-15 Feltham Street		90764/3; 90764/5; 90764/6; 90764/7; 90764/8; 222095/4; 55199/1; 55199/2	Refer to attached datasheet Reference No. HOB-C6.1.1223
HOB-C6.1.1224	6390 (partially THR listed)	North Hobart	3541 Feltham Street		56127/0; 56127/1; 56127/2; 11573/1	
HOB-C6.1.1225		North Hobart	51 Feltham Street	Mission Hall	153983/2	refer to attached datasheet Reference No. HOB-C6.1.1225

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1226	2847	North Hobart	57 Feltham Street		19736/1	
HOB-C6.1.1227		South Hobart	5 Ferndene Avenue		113980/1	
HOB-C6.1.1228	8576	Sandy Bay	10 Fisher Avenue	Woodbury	125362/1	
HOB-C6.1.1229	8579	Sandy Bay	31 Fisher Avenue	The Arches	62869/1	
HOB-C6.1.1230		Sandy Bay	46 Fisher Avenue	Garstang	137744/2	
HOB-C6.1.1231		Sandy Bay	46A Fisher Avenue		199489/1	
HOB-C6.1.1232	8577	Sandy Bay	1 Fisher Lane	Fahan School	172758/1; 38326/2; 158521/3; 42511/11; 42511/12; 42511/55	
HOB-C6.1.1233		Dynnyrne	Fitzroy Crescent	Fitzroy Gardens	168982/1	
HOB-C6.1.1234	3131	Dynnyrne	37 Fitzroy Crescent	Allerton Cottage	121322/1	
HOB-C6.1.1235	3132	Dynnyrne	39 Fitzroy Crescent		17182/1	
HOB-C6.1.1236		Dynnyrne	41 Fitzroy Crescent		136257/1	
HOB-C6.1.1237	3133	Dynnyrne	43 Fitzroy Crescent		204510/1	
HOB-C6.1.1238		Dynnyrne	45 Fitzroy Crescent		222995/1	
HOB-C6.1.1239		Dynnyrne	47 Fitzroy Crescent		225291/1	
HOB-C6.1.1240	3135	Dynnyrne	49 Fitzroy Crescent		128228/1	
HOB-C6.1.1241		Dynnyrne	51 Fitzroy Crescent		128228/2	
HOB-C6.1.1242	3136	Dynnyrne	53 Fitzroy Crescent		47408/1	
HOB-C6.1.1243		Dynnyrne	57 Fitzroy Crescent		138701/2	

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HOB-C6.1.1244		Sandy Bay	1 Fitzroy Place	Zannee	153282/1	
HOB-C6.1.1245		Sandy Bay	3 Fitzroy Place		221555/1	
HOB-C6.1.1246	9876	Sandy Bay	5 Fitzroy Place	Carlton House	9796/1	
HOB-C6.1.1247	2957	Sandy Bay	6 Fitzroy Place		145135/1	
HOB-C6.1.1248		Sandy Bay	9 Fitzroy Place		52517/1; 234278/1	
HOB-C6.1.1249	2958	Sandy Bay	10-10A Fitzroy Place	Truganini Villa	58458/10	
HOB-C6.1.1250	2959	Sandy Bay	12 Fitzroy Place	Moorina Cottage	58458/12	
HOB-C6.1.1251	2954	Sandy Bay	13 Fitzroy Place		131777/1	
HOB-C6.1.1252	2955	Sandy Bay	15 Fitzroy Place	Hathaway	33916/1	
HOB-C6.1.1253		Sandy Bay	17 Fitzroy Place		159217/1; 159217/2; 159217/3; 159217/4; 159217/0	
HOB-C6.1.1254	2960	Sandy Bay	18 Fitzroy Place		53223/1	
HOB-C6.1.1255		Sandy Bay	19 Fitzroy Place		238581/1	
HOB-C6.1.1256	2961	Sandy Bay	20 Fitzroy Place	Derwent Court	23609/1	
HOB-C6.1.1257		Sandy Bay	21 Fitzroy Place		13714/2	
HOB-C6.1.1258	2294	Sandy Bay	25 Fitzroy Place	St Ann's Rest Home / Hawthornden	140757/1	
HOB-C6.1.1259	2962	Sandy Bay	26 Fitzroy Place	Bishopscourt (incl. house, Montgomery Chapel, fences, garden etc.)	125649/1	

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HOB-C6.1.1260		Sandy Bay	31 Fitzroy Place	Bellevue	56973/0; 56973/2; 56973/3; 56973/4; 56973/5; 56973/6; 56973/7; 56973/8	
HOB-C6.1.1261		Sandy Bay	33 Fitzroy Place		69492/4	
HOB-C6.1.1262		Sandy Bay	35 Fitzroy Place		201406/5	
HOB-C6.1.1263		Sandy Bay	1/1 Flinders Lane		59784/1	
HOB-C6.1.1264		Sandy Bay	2/3 Flinders Lane		59784/2	
HOB-C6.1.1265		New Town	1 Flint Avenue		23730/1	
HOB-C6.1.1266		Sandy Bay	1 Folder Street		175482/2	
HOB-C6.1.1267		Sandy Bay	2 Forbes Avenue		214995/1	
HOB-C6.1.1268		Sandy Bay	4 Forbes Avenue		201733/1	
HOB-C6.1.1269	3258	West Hobart	4-10 Forest Road		216701/1	
HOB-C6.1.1270	3255	West Hobart	25-27 Forest Road	Reid's Cottages	146908/1	
HOB-C6.1.1271		West Hobart	39 Forest Road		223764/1	
HOB-C6.1.1272	3259	West Hobart	40 Forest Road	Shaftesbury Villa	41460/1	
HOB-C6.1.1273	3256	West Hobart	41 Forest Road		100532/2	
HOB-C6.1.1274		West Hobart	42 Forest Road		146928/1	
HOB-C6.1.1275		West Hobart	45 Forest Road		58003/1	
HOB-C6.1.1276	3260	West Hobart	48 Forest Road		62763/1	

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HOB-C6.1.1277	3261	West Hobart	54 Forest Road	Kensington	62232/7	
HOB-C6.1.1278		West Hobart	56 Forest Road		62232/6	
HOB-C6.1.1279		West Hobart	58 Forest Road		62232/5	
HOB-C6.1.1280		West Hobart	60 Forest Road		62232/4	
HOB-C6.1.1281	6605	West Hobart	62 Forest Road		62232/3	
HOB-C6.1.1282	6606	West Hobart	64 Forest Road		62232/2	
HOB-C6.1.1283		West Hobart	66 Forest Road		62232/1	
HOB-C6.1.1284		West Hobart	63 Forest Road		248196/1	
HOB-C6.1.1285	3262	West Hobart	72 Forest Road	Wyuna	100202/12	
HOB-C6.1.1286		West Hobart	73 Forest Road		55623/9	
HOB-C6.1.1287		West Hobart	75 Forest Road		204348/8	
HOB-C6.1.1288		West Hobart	77 Forest Road		55623/7	
HOB-C6.1.1289		West Hobart	89 Forest Road	Yuruca	55623/4	
HOB-C6.1.1290		West Hobart	97 Forest Road		226448/1	
HOB-C6.1.1291	3263	West Hobart	106 Forest Road	Wattle Cottage	228678/1	
HOB-C6.1.1292		New Town	3A Forster Street		38969/2	
HOB-C6.1.1293		New Town	5 Forster Street		220314/1	
HOB-C6.1.1294	2671	New Town	33 Forster Street	Lissadell	117686/1	
HOB-C6.1.1295	2672	New Town	35 Forster Street		76141/1	
HOB-C6.1.1296	2673	New Town	39 Forster Street		105201/1	

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HOB-C6.1.1297	2674	New Town	68-70 Forster Street		143071/0; 143071/1; 143071/2; 143071/3	
HOB-C6.1.1298		Battery Point	5 Francis Street		147358/1	
HOB-C6.1.1299	1737	Battery Point	6 Francis Street		141593/1	
HOB-C6.1.1300	1734	Battery Point	7 Francis Street		102286/7	
HOB-C6.1.1301	1735	Battery Point	9 Francis Street		102286/9	
HOB-C6.1.1302	1738	Battery Point	10 Francis Street		139965/1	
HOB-C6.1.1303	1736	Battery Point	11 Francis Street		102286/11	
HOB-C6.1.1304	1739	Battery Point	12 Francis Street		129512/1	
HOB-C6.1.1305	1740	Battery Point	16 Francis Street		51140/1	
HOB-C6.1.1306	1741	Battery Point	18 Francis Street		174903/1	
HOB-C6.1.1307	1732; 1733	Battery Point	20-22 Francis Street		6634/2	
HOB-C6.1.1308	10182 (Partial THR Listing)	Hobart	Lot 1 Franklin Wharf	Victoria Dock	Not Applicable	
HOB-C6.1.1309	10182; 10184	Hobart	Lot 1 Franklin Wharf	Constitution Dock	Not Applicable	Includes bridge and crane
HOB-C6.1.1310		Hobart	4 Franklin Wharf	Elizabeth Street Pier	Not Applicable	
HOB-C6.1.1311	2369; 2370	Hobart	7-9 Franklin Wharf	Former Burgess Bros. Offices/ Marine Board Building	129483/3; 129483/4	

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HOB-C6.1.1312	2371	Hobart	11 Franklin Wharf	Former Government Offices (including Water Police)	242791/1	
HOB-C6.1.1313		New Town	6 Fraser Street	Kensington flats - former Miles & Co. Boot Factory	175784/0; 175784/1; 175784/2; 175784/3; 175784/4; 175784/5; 175784/6; 175784/7	
HOB-C6.1.1314	2675	New Town	10 Fraser Street		251876/1	
HOB-C6.1.1315		West Hobart	6 Frederick Street		230537/1	Refer to attached datasheet Reference No. HOB-C6.1.1315
HOB-C6.1.1316		West Hobart	12 Frederick Street		200652/1	Refer to attached datasheet Reference No. HOB-C6.1.1316
HOB-C6.1.1317		West Hobart	13 Frederick Street		32217/5	Refer to attached datasheet Ref No. HOB-C6.1.1317
HOB-C6.1.1318	3265	West Hobart	15 Frederick Street	Alverstoke	36942/1	
HOB-C6.1.1319	3266	West Hobart	18 Frederick Street		133319/1	
HOB-C6.1.1320		West Hobart	21-21A Frederick Street		41943/1	
HOB-C6.1.1321	6597	West Hobart	26 Frederick Street		59056/5; 59056/0	
HOB-C6.1.1322	3267	West Hobart	26A Frederick Street		59056/4; 59056/0	
HOB-C6.1.1323	6598	West Hobart	30 Frederick Street		224915/1	
HOB-C6.1.1324	8721	Sandy Bay	24 Gardenia Grove	Fort Nelson	152401/1; 252509/2; 231548/1	

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HOB-C6.1.1325	8222	Sandy Bay	Garth Avenue	Harvey Lane	197088/2	
HOB-C6.1.1326	6029	North Hobart	9 George Street		126534/1	
HOB-C6.1.1327	6030	North Hobart	11 George Street		47820/1	
HOB-C6.1.1328		North Hobart	12 George Street		56843/12	
HOB-C6.1.1329		North Hobart	13 George Street		135170/1	
HOB-C6.1.1330		North Hobart	14 George Street		56843/14	
HOB-C6.1.1331		North Hobart	14A George Street		48321/1	
HOB-C6.1.1332		North Hobart	15 George Street		220785/2	
HOB-C6.1.1333		North Hobart	16 George Street		213667/3	
HOB-C6.1.1334		North Hobart	17 George Street		60624/3	
HOB-C6.1.1335		North Hobart	18 George Street		90761/2; 90761/1	
HOB-C6.1.1336		North Hobart	20 George Street		57671/1	
HOB-C6.1.1337		North Hobart	23 George Street		90034/1	
HOB-C6.1.1338		North Hobart	25 George Street		90034/2	
HOB-C6.1.1339		North Hobart	27 George Street		218484/1	
HOB-C6.1.1340		North Hobart	29 George Street		63788/1	
HOB-C6.1.1341		North Hobart	30 George Street		60961/1	
HOB-C6.1.1342		North Hobart	31 George Street		220863/3	
HOB-C6.1.1343		North Hobart	32 George Street		222338/1	
HOB-C6.1.1344		North Hobart	33 George Street		61058/2	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1345		North Hobart	34-36 George Street		58278/0; 58278/34; 58278/36	
HOB-C6.1.1346	2024	North Hobart	35 George Street		61058/1	
HOB-C6.1.1347	6379	North Hobart	38 George Street		119304/1	
HOB-C6.1.1348		North Hobart	40 George Street		90422/1	
HOB-C6.1.1349		North Hobart	41-43 George Street		23885/1	
HOB-C6.1.1350		North Hobart	42-44 George Street		133158/1	
HOB-C6.1.1351		North Hobart	45 George Street		119688/1	
HOB-C6.1.1352	6376	North Hobart	46 George Street		133075/46	
HOB-C6.1.1353		North Hobart	47-49 George Street		119753/0; 119753/1; 119753/2	
HOB-C6.1.1354	6375	North Hobart	48 George Street		133075/48	
HOB-C6.1.1355	6374	North Hobart	50 George Street		133075/50	
HOB-C6.1.1356	6372	North Hobart	52 George Street		133075/52	
HOB-C6.1.1357		North Hobart	53 George Street		197403/1	
HOB-C6.1.1358	6371	North Hobart	54 George Street		133075/54	
HOB-C6.1.1359	2850	North Hobart	55-57 George Street		51857/1	
HOB-C6.1.1360	6370	North Hobart	56 George Street		133075/56	
HOB-C6.1.1361	2853	North Hobart	58 George Street		58957/1	
HOB-C6.1.1362		North Hobart	59 George Street		22883/1	
HOB-C6.1.1363		North Hobart	60-66 George Street		58957/2	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1364		North Hobart	61 George Street		48108/1	
HOB-C6.1.1365		North Hobart	63 George Street		223293/1	
HOB-C6.1.1366		North Hobart	68 George Street		248546/1	
HOB-C6.1.1367		Lenah Valley	1 Giblin Street		118337/2	
HOB-C6.1.1368		Lenah Valley	5 Giblin Street		54109/1	
HOB-C6.1.1369		Lenah Valley	36 Giblin Street		160590/1	
HOB-C6.1.1370		Lenah Valley	1/37 Giblin Street		128136/1	
HOB-C6.1.1371		Lenah Valley	61 Giblin Street		222764/8	
HOB-C6.1.1372		Lenah Valley	69 Giblin Street	Kara	58207/0; 58207/1; 58207/2; 58207/3	
HOB-C6.1.1373		Lenah Valley	81 Giblin Street		22518/8	
HOB-C6.1.1374		Lenah Valley	83 Giblin Street		102657/6	
HOB-C6.1.1375		Lenah Valley	86 Giblin Street		25217/8	
HOB-C6.1.1376		Lenah Valley	91 Giblin Street		22518/2	
HOB-C6.1.1377		Lenah Valley	94 Giblin Street		7947/1	
HOB-C6.1.1378		Lenah Valley	95 Giblin Street		71804/6	
HOB-C6.1.1379		Lenah Valley	95A Giblin Street		71804/5	
HOB-C6.1.1380		Lenah Valley	98 Giblin Street		56606/0; 56606/1; 56606/2	
HOB-C6.1.1381		Lenah Valley	99 Giblin Street		228914/4	
HOB-C6.1.1382		Lenah Valley	101 Giblin Street		71804/3	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1383		Lenah Valley	105 Giblin Street		231550/1	
HOB-C6.1.1384		Lenah Valley	108 Giblin Street		48933/1	
HOB-C6.1.1385		New Town	110 Giblin Street	Former Brick Company Building and residence (Noble Cottage)	175923/100	including the curtilage of the residence.
HOB-C6.1.1386		Battery Point	2-4 Gladstone Street		119691/1	refer to attached datasheet Reference no. HOB-C6.1.1386
HOB-C6.1.1387	2120	Glebe	1 Glebe Street		165596/1	
HOB-C6.1.1388		Glebe	5 Glebe Street		90687/2	
HOB-C6.1.1389	2114	Glebe	9 Glebe Street	Lavve	224315/1	
HOB-C6.1.1390	2116	Glebe	10 Glebe Street	Laureston	28594/1	
HOB-C6.1.1391		Glebe	11 Glebe Street		60250/1	
HOB-C6.1.1392		Glebe	13 Glebe Street		60250/2	
HOB-C6.1.1393		Glebe	15 Glebe Street	Torryburn	230256/1	
HOB-C6.1.1394	2117	Glebe	16 Glebe Street		23510/1	
HOB-C6.1.1395	2115	Glebe	17 Glebe Street	Corinda	169581/1	
HOB-C6.1.1396	2118	Glebe	18 Glebe Street		250311/1	
HOB-C6.1.1397	2121	Glebe	19 Glebe Street	Matlock	139813/2	
HOB-C6.1.1398	2119	Glebe	20 Glebe Street	Addlestone	200917/1	
HOB-C6.1.1399		South Hobart	2 Glen Street		38727/1	

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HOB-C6.1.1400		South Hobart	3 Glen Street		177870/1	
HOB-C6.1.1401		South Hobart	4 Glen Street		96317/6	
HOB-C6.1.1402		South Hobart	5 Glen Street		165551/1	
HOB-C6.1.1403		South Hobart	6 Glen Street		61472/1	
HOB-C6.1.1404		South Hobart	7 Glen Street		100616/2	
HOB-C6.1.1405		South Hobart	9 Glen Street		42356/1	
HOB-C6.1.1406		South Hobart	Gore Street	Gore Street Bridge	Not Applicable	
HOB-C6.1.1407	3141	South Hobart	2 Gore Street		141748/0; 141748/1; 141748/2;	
HOB-C6.1.1408	3142 (partially THR listed)	South Hobart	14 Gore Street	Gore Street Brewery and Mill	166252/2; 141448/0	
HOB-C6.1.1409		Hobart	13 Goulburn Street		51169/1	
HOB-C6.1.1410		Hobart	14 Goulburn Street		90660/3	
HOB-C6.1.1411	6076	Hobart	15 Goulburn Street		143017/1	
HOB-C6.1.1412		Hobart	16 Goulburn Street		90660/2	
HOB-C6.1.1413	2374	Hobart	18 Goulburn Street		90660/1	
HOB-C6.1.1414	2373	Hobart	19 Goulburn Street		16236/1	
HOB-C6.1.1415	6077	Hobart	21 Goulburn Street		16236/2	
HOB-C6.1.1416	3283	Hobart	24 Goulburn Street	Avon Cottage	123083/1	
HOB-C6.1.1417	6147	Hobart	26 Goulburn Street		123083/2	
HOB-C6.1.1418		Hobart	28 Goulburn Street		133267/1	

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HOB-C6.1.1419		Hobart	29 Goulburn Street		54775/1	
HOB-C6.1.1420	3284	Hobart	30 Goulburn Street		43926/1	
HOB-C6.1.1421		Hobart	31A-31B Goulburn Street		56495/0; 56495/1; 56495/2	
HOB-C6.1.1422	6146	Hobart	32 Goulburn Street		111213/1	
HOB-C6.1.1423	6145	Hobart	34 Goulburn Street		58220/1	
HOB-C6.1.1424		Hobart	33-35 Goulburn Street		56237/0; 56237/1; 56237/2	
HOB-C6.1.1425	6144	Hobart	36 Goulburn Street		58220/2	
HOB-C6.1.1426	3269	Hobart	1/37 Goulburn Street		56589/1	
HOB-C6.1.1427	6143	Hobart	38 Goulburn Street		58220/3	
HOB-C6.1.1428		Hobart	39 Goulburn Street		29184/2	
HOB-C6.1.1429	6142	Hobart	40 Goulburn Street		58220/4	
HOB-C6.1.1430		Hobart	41 Goulburn Street		146902/1	
HOB-C6.1.1431	3285	Hobart	42 Goulburn Street		16620/1	
HOB-C6.1.1432	3270	Hobart	43 Goulburn Street		249275/1	
HOB-C6.1.1433		Hobart	44 Goulburn Street		26782/1	
HOB-C6.1.1435	3287	Hobart	58 Goulburn Street		163538/1; 163538/1	
HOB-C6.1.1436		Hobart	59 Goulburn Street		155136/0; 155136/1; 155136/2	
HOB-C6.1.1437		Hobart	60 Goulburn Street		27103/1	
HOB-C6.1.1438		Hobart	61 Goulburn Street		61734/1	Including stone walls

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1439		Hobart	62 Goulburn Street		101540/1	
HOB-C6.1.1440		Hobart	63 Goulburn Street	Currievale House	206847/1	
HOB-C6.1.1441		Hobart	64 Goulburn Street		126179/1	
HOB-C6.1.1442		Hobart	65 Goulburn Street		115635/1	
HOB-C6.1.1443		Hobart	66 Goulburn Street		90389/2	
HOB-C6.1.1444		Hobart	67 Goulburn Street		16332/1	
HOB-C6.1.1445		Hobart	69 Goulburn Street		140795/1	
HOB-C6.1.1446	3271	Hobart	77 Goulburn Street		37965/1	
HOB-C6.1.1447		Hobart	79-81 Goulburn Street		58557/0; 58557/1; 58557/2	Incl. stone walls
HOB-C6.1.1448	3272	Hobart	83 Goulburn Street	The Star Inn	36126/1	
HOB-C6.1.1449		Hobart	86 Goulburn Street	Welona	199879/1	
HOB-C6.1.1450		Hobart	87 Goulburn Street	Laundromat	139855/1	
HOB-C6.1.1451		Hobart	90 Goulburn Street		202563/1	
HOB-C6.1.1452		Hobart	92 Goulburn Street		13317/1	
HOB-C6.1.1453	3288	Hobart	94 Goulburn Street		177412/1	
HOB-C6.1.1454	3273	West Hobart	95 Goulburn Street		21942/2	
HOB-C6.1.1455	6140	Hobart	96 Goulburn Street		166330/1	
HOB-C6.1.1456	6600	West Hobart	97 Goulburn Street		45743/1	
HOB-C6.1.1457	6601	West Hobart	99 Goulburn Street		27869/3	

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HOB-C6.1.1458		West Hobart	103 Goulburn Street		130961/1	
HOB-C6.1.1459	6148	West Hobart	105 Goulburn Street		20167/1	
HOB-C6.1.1460		West Hobart	106 Goulburn Street		57/1428	
HOB-C6.1.1461	6139	West Hobart	108 Goulburn Street		162404/1	
HOB-C6.1.1462	3290	West Hobart	Unit 1 114 Goulburn Street	Arthur Lodge	116864/1	
HOB-C6.1.1463	6138	West Hobart	House 1 116 Goulburn Street		119141/1	
HOB-C6.1.1464	6137	West Hobart	118A Goulburn Street		142492/1	(Previously known as 118 Goulburn Street)
HOB-C6.1.1465	3291	West Hobart	120 Goulburn Street	Former Anglican Church of St John the Baptist)	125427/2	
HOB-C6.1.1466		West Hobart	121 Goulburn Street		118033/1	
HOB-C6.1.1467	3276	West Hobart	125 Goulburn Street		123416/125	
HOB-C6.1.1468	6088	West Hobart	127 Goulburn Street		123416/127	
HOB-C6.1.1469	3264 (partially THR listed)	West Hobart	126-146 Goulburn Street	Goulburn Street Primary School	140570/1	
HOB-C6.1.1470	3277	West Hobart	149 Goulburn Street		59924/2	
HOB-C6.1.1471	3292	West Hobart	150 Goulburn Street	Peartree Cottage	39/1292	
HOB-C6.1.1472		West Hobart	151153 Goulburn Street		58085/0; 58085/1; 58085/2	
HOB-C6.1.1473	3293	West Hobart	152 Goulburn Street	Former Parish Hall (St John the Baptist)	49998/1	

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HOB-C6.1.1474	3278	West Hobart	155 Goulburn Street	Former Rectory (St John the Baptist)	124597/1	
HOB-C6.1.1475	3279	West Hobart	159 Goulburn Street		138573/1;	
HOB-C6.1.1476		West Hobart	163 Goulburn Street		123826/1	
HOB-C6.1.1477		West Hobart	168-170 Goulburn Street		134695/0; 134695/1; 134695/2	
HOB-C6.1.1478		West Hobart	171 Goulburn Street		114809/1	
HOB-C6.1.1479		West Hobart	174 Goulburn Street		30653/1	
HOB-C6.1.1480	3281 (partially THR listed)	West Hobart	175 Goulburn Street		58637/0; 58637/1; 58637/2	
HOB-C6.1.1481		West Hobart	176 Goulburn Street	The Y Store	21835/1	
HOB-C6.1.1482		West Hobart	182-184 Goulburn Street		41653/1	
HOB-C6.1.1483		West Hobart	191 Goulburn Street		39737/1	
HOB-C6.1.1484	3282	West Hobart	195 Goulburn Street		120967/1	
HOB-C6.1.1485		New Town	1 Gowrie Street		94538/1	
HOB-C6.1.1486		Fern Tree	7 Grays Road		47986/3	
HOB-C6.1.1487		Fern Tree	8 Grays Road		47165/1	
HOB-C6.1.1488		Fern Tree	36 Grays Road		53/4478	
HOB-C6.1.1489		Sandy Bay	35 Greenlands Avenue		215233/1; 69319/1	
HOB-C6.1.1490		Sandy Bay	6 Greenlands Avenue		230198/1	
HOB-C6.1.1491	2973	Sandy Bay	4-6 Gregory Street		48817/8	

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HOB-C6.1.1492	6084	Sandy Bay	8-10 Gregory Street		48817/7	
HOB-C6.1.1493		Sandy Bay	9 Gregory Street		121830/9	
HOB-C6.1.1494		Sandy Bay	11 Gregory Street		121830/11	
HOB-C6.1.1495		Sandy Bay	12 Gregory Street		48817/6	
HOB-C6.1.1496		Sandy Bay	13-15 Gregory Street		48683/1	
HOB-C6.1.1497		Sandy Bay	17 Gregory Street		230712/1	
HOB-C6.1.1498	2969	Sandy Bay	18 Gregory Street		48817/4	
HOB-C6.1.1499	9834	Sandy Bay	19 Gregory Street		76132/7	
HOB-C6.1.1500		Sandy Bay	2022 Gregory Street		48817/3	
HOB-C6.1.1501	2966	Sandy Bay	21 Gregory Street		219018/1	
HOB-C6.1.1502	6082	Sandy Bay	23 Gregory Street	Beth Salem	76132/6	
HOB-C6.1.1503		Sandy Bay	24-26 Gregory Street		89658/2; 89658/4	
HOB-C6.1.1504		Sandy Bay	28 Gregory Street		89658/1	
HOB-C6.1.1505		Sandy Bay	8 Grosvenor Street		218621/1	
HOB-C6.1.1506		Sandy Bay	1012 Grosvenor Street		59269/0; 59269/1; 59269/2	
HOB-C6.1.1507		Sandy Bay	14 Grosvenor Street		39466/1	
HOB-C6.1.1508	2976	Sandy Bay	16 Grosvenor Street		58202/16	
HOB-C6.1.1509	2977	Sandy Bay	18 Grosvenor Street		58202/18	
HOB-C6.1.1510	5969	Sandy Bay	20 Grosvenor Street		58202/20	

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HOB-C6.1.1511	5970	Sandy Bay	22 Grosvenor Street		58202/22	
HOB-C6.1.1512		Sandy Bay	32 Grosvenor Street	Natone	114955/1	
HOB-C6.1.1513	2979	Sandy Bay	Unit 1 36 Grosvenor Street		109081/1	
HOB-C6.1.1514		Sandy Bay	42 Grosvenor Street	Tregothan	8349/1	
HOB-C6.1.1515	2974	Sandy Bay	43-47 Grosvenor Street	St Peter's Anglican Church	165878/1	
HOB-C6.1.1516	5990	Sandy Bay	43-47 Grosvenor Street	Tara	165878/1	
HOB-C6.1.1517		Sandy Bay	48 Grosvenor Street		33754/9	
HOB-C6.1.1518		Sandy Bay	70 Grosvenor Street		114940/1; 203378/1	
HOB-C6.1.1519		West Hobart	57 Hamilton Street		157457/5; 157457/7	(Related to listings at 41-51 Lochner Street)
HOB-C6.1.1520		West Hobart	9 Hamilton Street		226088/1	
HOB-C6.1.1521		West Hobart	17 Hamilton Street		200802/1	
HOB-C6.1.1522	3299	West Hobart	30 Hamilton Street		42119/1	
HOB-C6.1.1523	3297	West Hobart	53 Hamilton Street		156775/1	
HOB-C6.1.1524		West Hobart	6264 Hamilton Street		56744/0; 56744/62; 56744/64	
HOB-C6.1.1525	1801	Battery Point	2-2A Hampden Road		52784/2	
HOB-C6.1.1526	1804	Battery Point	3 Hampden Road		129186/1	
HOB-C6.1.1527	1742	Battery Point	5 Hampden Road		246320/1	
HOB-C6.1.1528	1776; 1794	Battery Point	7-9 Hampden Road		143983/2	

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HOB-C6.1.1529	1743	Battery Point	11 Hampden Road	Rosebank	143983/1	
HOB-C6.1.1530		Battery Point	20 Hampden Road		58880/0; 58880/1; 58880/2; 58880/3; 58880/4; 58880/5; 58880/6; 58880/7; 58880/8; 58880/9; 58880/10; 58880/11; 58880/12; 58880/14; 58880/15; 58880/16	
HOB-C6.1.1531	1744	Battery Point	23 Hampden Road	Cheltenham Place	58945/1	
HOB-C6.1.1532	1745	Battery Point	25 Hampden Road	Cheltenham Place	58945/2	
HOB-C6.1.1533	1802	Battery Point	30 Hampden Road		71780/1	
HOB-C6.1.1534	1746	Battery Point	31 Hampden Road		122794/1	
HOB-C6.1.1535	1806	Battery Point	32 Hampden Road		215226/1	
HOB-C6.1.1536	1747; 1748	Battery Point	33-35 Hampden Road		124954/1	
HOB-C6.1.1537	1803	Battery Point	34 Hampden Road		170055/2	
HOB-C6.1.1538	1753; 1754	Battery Point	36-38 Hampden Road	Thelma's Cottage	59143/4	
HOB-C6.1.1539	1777	Battery Point	37 Hampden Road		124952/1	
HOB-C6.1.1540	1778	Battery Point	39 Hampden Road		138415/1	
HOB-C6.1.1541	1755	Battery Point	40 Hampden Road		150266/2	
HOB-C6.1.1542	1779	Battery Point	41 Hampden Road		114965/1	

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HOB-C6.1.1543	1756	Battery Point	42 Hampden Road		150266/1	
HOB-C6.1.1544	1780	Battery Point	43 Hampden Road		58543/43	
HOB-C6.1.1545	1757; 1758	Battery Point	44-46 Hampden Road		141588/2	
HOB-C6.1.1546	1805	Battery Point	45 Hampden Road		58543/45	
HOB-C6.1.1547	1807	Battery Point	47 Hampden Road		90423/2	
HOB-C6.1.1548	1759	Battery Point	48 Hampden Road		56591/48	
HOB-C6.1.1549	1760	Battery Point	50 Hampden Road		56591/50	
HOB-C6.1.1550	1761	Battery Point	52 Hampden Road	Community Hall	118054/1	
HOB-C6.1.1551	1762; 1763	Battery Point	56-58 Hampden Road		148553/1	
HOB-C6.1.1552	1781; 1782	Battery Point	57-59 Hampden Road		131501/3	
HOB-C6.1.1553	1764	Battery Point	60 Hampden Road		46771/1	
HOB-C6.1.1554	1749; 1750	Battery Point	61-63 Hampden Road		100183/1	
HOB-C6.1.1555	1765	Battery Point	64 Hampden Road	Fusilier Cottage	31979/1	
HOB-C6.1.1556	1751	Battery Point	65 Hampden Road	Pretoria	141058/1; 141058/65; 141058/0	
HOB-C6.1.1557	1766	Battery Point	66 Hampden Road		226083/1	
HOB-C6.1.1558	1752	Battery Point	67 Hampden Road	Mafeking	141058/67	
HOB-C6.1.1559	1767	Battery Point	68 Hampden Road	Ballo	117820/1	
HOB-C6.1.1560	1783	Battery Point	69 Hampden Road		140797/1	
HOB-C6.1.1561	1768	Battery Point	70 Hampden Road	Invercoe	129305/1	Includes Coach House at rear

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HOB-C6.1.1562	1784	Battery Point	71 Hampden Road		52983/1	
HOB-C6.1.1563	1769	Battery Point	72 Hampden Road	Barton Cottage	114952/1	
HOB-C6.1.1564	1785	Battery Point	73 Hampden Road		41839/1	
HOB-C6.1.1565	1796	Battery Point	74 Hampden Road		114667/1	
HOB-C6.1.1566	1786	Battery Point	75 Hampden Road		128276/1	
HOB-C6.1.1567	1770	Battery Point	76 Hampden Road		251999/1	
HOB-C6.1.1568	1787	Battery Point	77 Hampden Road		56664/1	
HOB-C6.1.1569	1793	Battery Point	78 Hampden Road		199665/1	
HOB-C6.1.1570	1788	Battery Point	79 Hampden Road		56664/2	
HOB-C6.1.1571	1797	Battery Point	80-82 Hampden Road	Former Qeen Alexandra Hospital	136419/0; 136419/1; 136419/2; 136419/3; 136419/4; 136419/5; 136419/6; 136419/7; 136419/8; 136419/9; 136419/10; 136419/11; 136419/12; 136419/13; 136419/14; 136419/15	
HOB-C6.1.1572		Battery Point	84 Hampden Road		134231/0; 134231/1; 134231/2; 134231/3	(Previously part of 80-82 Hampden Road)
HOB-C6.1.1573		Battery Point	86 Hampden Road		42202/4	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1574		Battery Point	88 Hampden Road		176053/0; 176053/1; 176053/2; 176053/3; 176053/4	
HOB-C6.1.1575	1789	Battery Point	95 Hampden Road	Bristol House	172852/1	
HOB-C6.1.1576	1790	Battery Point	97 Hampden Road		39564/1	
HOB-C6.1.1577	1791	Battery Point	99 Hampden Road		46392/1	
HOB-C6.1.1578	1792	Battery Point	101 Hampden Road		38172/1	
HOB-C6.1.1579	1771	Battery Point	103 Hampden Road	Narryna Heritage Museum	Not Applicable	
HOB-C6.1.1580	2382	Battery Point	104 Hampden Road	Araluen	36527/1	
HOB-C6.1.1581	1772	Battery Point	105 Hampden Road	Irwin Place	60015/105	
HOB-C6.1.1582	1773	Battery Point	107 Hampden Road	Irwin Place	60015/107	
HOB-C6.1.1583		Battery Point	108 Hampden Road		116018/1	
HOB-C6.1.1584	1774	Battery Point	109 Hampden Road	Irwin Place	60015/109	
HOB-C6.1.1585	1775	Battery Point	111 Hampden Road	Irwin Place	60015/111	
HOB-C6.1.1586	2383	Battery Point	112 Hampden Road	Ellerslie	122806/1	
HOB-C6.1.1587	1810	Battery Point	113 Hampden Road		132243/1	
HOB-C6.1.1588		Battery Point	115 Hampden Road		27152/1	
HOB-C6.1.1589	2375	Battery Point	119 Hampden Road	Former Tooth's Brewery (incl. stone wall on Sandy Bay Road and chimney)	178218/1	Includes stone wall on Sandy Bay Road and chimney

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HOB-C6.1.1590	2376	Battery Point	121 Hampden Road		46945/1	Stone wall, Sandy Bay Road
HOB-C6.1.1591	2378	Battery Point	137 Hampden Road	Wivenhoe	150101/1	Includes two stone walls at Sandy Bay and Hampden Roads
HOB-C6.1.1592	2379	Battery Point	139 Hampden Road	Devoren Cottage	172082/2	
HOB-C6.1.1593	2380	Hobart	141 Hampden Road	Melrose	53325/1	
HOB-C6.1.1594	2381	Hobart	143 Hampden Road	Lumeah	36691/1	
HOB-C6.1.1595	11837	Hobart	145 Hampden Road	Markree	68579/2	
HOB-C6.1.1596		Hobart	147 Hampden Road	Red Knights	68579/1	
HOB-C6.1.1597		Hobart	155 Hampden Road	Rothsay	70488/2	
HOB-C6.1.1598		New Town	Harbroe Avenue, Park Street and Bishop Street (bounded by)	Harbroe Estate Green	138062/1	
HOB-C6.1.1599		New Town	8 Harding Street		78533/3	
HOB-C6.1.1600		New Town	10 Harding Street		78533/2	
HOB-C6.1.1601		New Town	12 Harding Street		78533/1	
HOB-C6.1.1602		New Town	18 Harding Street		45306/1	
HOB-C6.1.1603	7067	Hobart	5 Harrington Lane		116130/1	
HOB-C6.1.1604	2394	Hobart	57-59 Harrington Street	Former Del Sarte's Assembly Rooms	40179/1	
HOB-C6.1.1605	107	Hobart	65 Harrington Street	St Joseph's Church	140558/1	
HOB-C6.1.1606	2384	Hobart	73 Harrington Street		127189/73	

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HOB-C6.1.1607		Hobart	75 Harrington Street		248969/1; 101596/1	
HOB-C6.1.1608		Hobart	77-81 Harrington Street		101596/2	
HOB-C6.1.1609	2392	Hobart	82 Harrington Street		106534/14	
HOB-C6.1.1610		Hobart	83 Harrington Street		96504/2	
HOB-C6.1.1611		Hobart	85 Harrington Street		249380/1	
HOB-C6.1.1612		Hobart	85A Harrington Street		72298/1	
HOB-C6.1.1613		Hobart	8793 Harrington Street	Wignall's Buildings	119960/1	
HOB-C6.1.1614	2395	Hobart	88-90 Harrington Street		50969/1	
HOB-C6.1.1615	2393	Hobart	92 Harrington Street		53589/3	
HOB-C6.1.1616	2385	Hobart	101-103 Harrington Street		90613/1; 228434/1	
HOB-C6.1.1617		Hobart	113 Harrington Street	Former Keating's Furniture Factory	41652/1	
HOB-C6.1.1618	2386	Hobart	121 Harrington Street		62541/1	
HOB-C6.1.1619		Hobart	136-138 Harrington Street	Gigney Automotive (formerly Hobart Garage)	51177/1	
HOB-C6.1.1620	3300	Hobart	146 Harrington Street		144249/0; 144249/1; 144249/2; 144249/3	
HOB-C6.1.1621	3301	Hobart	152 Harrington Street		143485/1	
HOB-C6.1.1622	3302	Hobart	156 Harrington Street	Sussex House	31710/1	

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HOB-C6.1.1623	3303	Hobart	158 Harrington Street		26681/1	
HOB-C6.1.1624	2387; 12025	Hobart	159-163 Harrington Street	Seabrook Cottages	26813/1	
HOB-C6.1.1625	3304	Hobart	160 Harrington Street	Elsie Cottage	43941/1	
HOB-C6.1.1626	3305	Hobart	164 Harrington Street	St Peter's Hall	41250/1	
HOB-C6.1.1627	3306	Hobart	164 Harrington Street	St Mary's College	41250/1	
HOB-C6.1.1628	6078; 12025	Hobart	165 Harrington Street		111137/2	
HOB-C6.1.435		Hobart	167A-167B Harrington Street		56829/0; 56829/1; 56829/2; 56829/3	(also includes house at 120 Brisbane Street)
HOB-C6.1.1629	2388	Hobart	171-175 Harrington Street		Not Applicable	cottage previously known as 173 Harrington Street
HOB-C6.1.1630		Hobart	171-175 Harrington Street		Not Applicable	House previously known as 175 Harrington Street
HOB-C6.1.1631	3307	Hobart	180 Harrington Street	St Mary's Cathedral	41250/1	
HOB-C6.1.1632		Hobart	183 Harrington Street		150768/1	
HOB-C6.1.1633	3308	Hobart	206 Harrington Street		149408/2	
HOB-C6.1.1634	2390	Hobart	237-239 Harrington Street		196816/1	
HOB-C6.1.1635	3310	Hobart	240 Harrington Street		137983/2	
HOB-C6.1.1636	3310	Hobart	242 Harrington Street		137983/1	
HOB-C6.1.1637	2391	Hobart	243 Harrington Street		139103/1	
HOB-C6.1.1638	3311	Hobart	262 Harrington Street		60308/1	

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HOB-C6.1.1639	3441	Hobart	1 Heathfield Avenue	Sunray Flats	70430/1	
HOB-C6.1.1640		Hobart	2A Heathfield Avenue		51956/8	
HOB-C6.1.1641		Hobart	3 Heathfield Avenue		223992/2	
HOB-C6.1.1642		Hobart	4 Heathfield Avenue		51956/7	(Now part of 5-7 Sandy Bay Road)
HOB-C6.1.1643		Hobart	5 Heathfield Avenue		224521/1	
HOB-C6.1.1644		Hobart	6 Heathfield Avenue		51956/6;	(Now part of 5-7 Sandy Bay Road)
HOB-C6.1.1645		Hobart	7 Heathfield Avenue		68804/1	
HOB-C6.1.1646		Hobart	9 Heathfield Avenue		68804/2	
HOB-C6.1.1647		Sandy Bay	2 Heathorn Avenue		61938/1	
HOB-C6.1.1648		South Hobart	2 Hennebry Street	Bonnie Doon	116948/1	
HOB-C6.1.1649		South Hobart	4 Hennebry Street		29808/1	
HOB-C6.1.1650		West Hobart	2 Henry Street		48198/1	
HOB-C6.1.1651		West Hobart	11 Henry Street		230590/5	
HOB-C6.1.1652		Lenah Valley	5 Hickman Street		134698/2	
HOB-C6.1.1653		Lenah Valley	7 Hickman Street	Hickman House	224052/1	
HOB-C6.1.1654		Lenah Valley	9 Hickman Street		55528/7	
HOB-C6.1.1655		West Hobart	2 Hill Street	Sheldon	225538/1	
HOB-C6.1.1656		West Hobart	2A Hill Street	Hill Street Reservoir	40300/1	
HOB-C6.1.1657		West Hobart	2A Hill Street	Hill Street Receiving House	40300/1	

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HOB-C6.1.1658		West Hobart	3 Hill Street		49180/1	
HOB-C6.1.1659		West Hobart	4 Hill Street		90251/1	
HOB-C6.1.1660	3313	West Hobart	15 Hill Street		213534/1	
HOB-C6.1.1661	3322	West Hobart	16-18 Hill Street		58131/5; 58131/4	
HOB-C6.1.1662		West Hobart	22 Hill Street	Ebenezer Cottage	225986/1	
HOB-C6.1.1663		West Hobart	23 Hill Street		114807/1	
HOB-C6.1.1664	3324	West Hobart	24 Hill Street		23450/1	
HOB-C6.1.1665	3315	West Hobart	25 Hill Street		51174/3	
HOB-C6.1.1666		West Hobart	35 Hill Street		22873/3	
HOB-C6.1.1667		West Hobart	36 Hill Street		111045/1	
HOB-C6.1.1668		West Hobart	37-39 Hill Street		47415/1; 50508/1	
HOB-C6.1.1669		West Hobart	40 Hill Street	Caldew Playground	161026/1	
HOB-C6.1.1670	3318	West Hobart	43 Hill Street		37891/1	
HOB-C6.1.1671		West Hobart	45 Hill Street	Bonnie Doon	51710/11	
HOB-C6.1.1672		West Hobart	47 Hill Street		13977/10	
HOB-C6.1.1673	3319	West Hobart	69 Hill Street		108083/1	
HOB-C6.1.1674		West Hobart	86 Hill Street		54537/3	
HOB-C6.1.1675		West Hobart	88 Hill Street		54537/2	
HOB-C6.1.1676		West Hobart	90 Hill Street		173749/1	
HOB-C6.1.1677		West Hobart	91A Hill Street	Penghana	220258/1	

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HOB-C6.1.1678		West Hobart	92 Hill Street		172018/3	
HOB-C6.1.1679		West Hobart	93 Hill Street		210042/1	
HOB-C6.1.1680		West Hobart	93A Hill Street	formerly Church of Christ, UKRA Orthodox Church	206955/1	
HOB-C6.1.1681		West Hobart	94 Hill Street		172018/1	
HOB-C6.1.1682		West Hobart	95 Hill Street		59960/6	
HOB-C6.1.1683		West Hobart	97 Hill Street		59960/5	
HOB-C6.1.1684		West Hobart	99 Hill Street		59960/4	
HOB-C6.1.1685		West Hobart	101 Hill Street		59960/3	
HOB-C6.1.1686		West Hobart	103 Hill Street		59960/2	
HOB-C6.1.1687		West Hobart	105 Hill Street		59960/1	
HOB-C6.1.1688	3328	West Hobart	107-109 Hill Street		82320/1	
HOB-C6.1.1689		West Hobart	110 Hill Street		230354/1	
HOB-C6.1.1690		West Hobart	112 Hill Street		63805/4	
HOB-C6.1.1691		West Hobart	113 Hill Street		160701/1	
HOB-C6.1.1692		West Hobart	114 Hill Street		222398/3	
HOB-C6.1.1693		West Hobart	116 Hill Street		63805/2	
HOB-C6.1.1694		West Hobart	118 Hill Street		63805/1	
HOB-C6.1.1695		West Hobart	119 Hill Street		107791/1	

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HOB-C6.1.1696		West Hobart	120 Hill Street		118472/4	
HOB-C6.1.1697		West Hobart	121 Hill Street		148216/1	
HOB-C6.1.1698		West Hobart	124 Hill Street		70747/2	
HOB-C6.1.1699		West Hobart	125 Hill Street		26453/1	
HOB-C6.1.1700		West Hobart	127 Hill Street		57087/1	
HOB-C6.1.1701	7183	West Hobart	129 Hill Street		57087/2	
HOB-C6.1.1702		West Hobart	128 Hill Street		147769/1	
HOB-C6.1.1703		West Hobart	130 Hill Street		19068/1	
HOB-C6.1.1704	3330	West Hobart	3 Hillside Crescent		42386/3	
HOB-C6.1.1705		Hobart	Hunter Street		Not Applicable	Sesquicentenary Memorial of Hobart (over Franklin Wharf Bridge) - refer to attached datasheet Reference No. HOB-C6.1.1705

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HOB-C6.1.1706	11961	Hobart	19-27 Hunter Street		143505/0; 143505/1; 143505/4; 143505/78; 143505/79; 143505/100; 143505/202; 143505/203; 143505/204; 143505/205; 143505/11; 143505/21; 143505/74; 143505/75; 143505/206; 143505/208; 143505/209; 143505/210; 143505/5; 143505/211; 143505/212; 143505/232; 143505/302; 143505/303; 143505/504; 143505/305; 143505/306; 143505/401; 143505/402; 143505/503; 143505/505; 143505/506; 143505/507; 143505/509; 143505/510;	warehouses (part of former Jones & Co Complex)
HOB-C6.1.1707	2397	Hobart	41 Hunter Street	University Centre for the Arts (Former Jones & Co buildings)	138719/1	
HOB-C6.1.1708		Fern Tree	Huon Road		Not Applicable	Huon Road Bus Shelter (opposite junction with Chimney Pot Hill Road)
HOB-C6.1.1709		Fern Tree	Huon Road	Horse trough	Not Applicable	(near junction with Pillinger Drive)

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HOB-C6.1.1710	3143	South Hobart	364 Huon Road		100731/1	
HOB-C6.1.1711		South Hobart	369 Huon Road		96001/7	
HOB-C6.1.1712		South Hobart	380 Huon Road	Farleigh	118036/1	
HOB-C6.1.1713		South Hobart	424 Huon Road		54382/2	
HOB-C6.1.1714		Fern Tree	649-651 Huon Road		54157/1	Garden (Previously known as 651 Huon Road)
HOB-C6.1.1715		Fern Tree	661 Huon Road		148223/1	Garden (Previously part of 673-677 Huon Road)
HOB-C6.1.1716		Fern Tree	673-677 Huon Road		148223/2	including gardens - refer to attached datasheet Reference No. HOB-C6.1.1716
HOB-C6.1.1717	2075	Fern Tree	725 Huon Road	St Raphael's Anglican Church	125262/1	
HOB-C6.1.1718		Fern Tree	757 Huon Road		38116/3	Including gardens
HOB-C6.1.1719		Fern Tree	761 Huon Road		50628/1; 50628/2; 50628/3; 50628/4; 50628/5	garden
HOB-C6.1.1720		Fern Tree	814 Huon Road		126927/1	
HOB-C6.1.1721		Fern Tree	819819B Huon Road		156153/1; 156152/1	
HOB-C6.1.1722		Fern Tree	826 Huon Road		18150/1; 18151/1	Including gardens
HOB-C6.1.1723		Fern Tree	844 Huon Road		54102/1	
HOB-C6.1.1724		Fern Tree	856 Huon Road		146009/1	
HOB-C6.1.1725		Dynnyrne	4 Hurle Street		44230/1	

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HOB-C6.1.1726	1811; 1812	Battery Point	13-15 James Street		147721/1	
HOB-C6.1.1727	1813	Battery Point	17 James Street		60015/17	
HOB-C6.1.1728	1814	Battery Point	19 James Street		60015/19	
HOB-C6.1.1729	1815	Battery Point	21 James Street		60015/21	
HOB-C6.1.1730		New Town	2 Joynton Street		67959/1	
HOB-C6.1.1731		New Town	3 Joynton Street		119862/1	
HOB-C6.1.1732		New Town	27A Joynton Street		114199/3	
HOB-C6.1.1733		New Town	31 Joynton Street		95848/1	
HOB-C6.1.1734		New Town	33-33A Joynton Street		163568/1; 163568/2	Bhutan Cypress
HOB-C6.1.1735	11993 (Partial THR listing)	Battery Point	Kelly Street	Kelly's Steps	Not Applicable	
HOB-C6.1.1736	10064	Battery Point	2 Kelly Street		145260/3	
HOB-C6.1.1737	1820	Battery Point	5 Kelly Street		116208/1	
HOB-C6.1.1738	1821	Battery Point	9 Kelly Street		197598/1	
HOB-C6.1.1739	1822	Battery Point	11 Kelly Street		124580/1	
HOB-C6.1.1740	1824	Battery Point	18 Kelly Street		226244/1	
HOB-C6.1.1741	1823	Battery Point	19 Kelly Street		112897/1	
HOB-C6.1.1742	1829	Battery Point	20 Kelly Street		231393/1	
HOB-C6.1.1743	1825	Battery Point	21 Kelly Street		101182/1	
HOB-C6.1.1744	1830	Battery Point	22 Kelly Street		105321/1	

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HOB-C6.1.1745		Battery Point	23 Kelly Street		32221/1	
HOB-C6.1.1746		Battery Point	24 Kelly Street		233410/1	
HOB-C6.1.1747		Battery Point	25 Kelly Street		146949/1	
HOB-C6.1.1748	1831	Battery Point	26 Kelly Street		15994/1	
HOB-C6.1.1749	1832	Battery Point	28 Kelly Street		15994/2	
HOB-C6.1.1750	1833	Battery Point	30 Kelly Street		58158/1	
HOB-C6.1.1751	1826	Battery Point	31 Kelly Street		100721/1	
HOB-C6.1.1752	1834	Battery Point	32 Kelly Street		58158/2	
HOB-C6.1.1753	1839	Battery Point	33 Kelly Street		135738/1; 135738/2	
HOB-C6.1.1754	1835	Battery Point	34 Kelly Street		57235/1	
HOB-C6.1.1755	1827	Battery Point	35 Kelly Street		135738/3	
HOB-C6.1.1756	1836	Battery Point	36 Kelly Street		57235/2	
HOB-C6.1.1757		Battery Point	37 Kelly Street		16581/1	
HOB-C6.1.1758	1837	Battery Point	38 Kelly Street	Korunnah	146768/1	
HOB-C6.1.1759	1841	Battery Point	40 Kelly Street		11584/1	
HOB-C6.1.1760	1843	Battery Point	39 Kelly Street		165011/1	
HOB-C6.1.1761	1828	Battery Point	41 Kelly Street		20845/1	
HOB-C6.1.1762	1838	Battery Point	42 Kelly Street		116592/1	
HOB-C6.1.1763		Battery Point	44 Kelly Street		57597/44	
HOB-C6.1.1764		Battery Point	45 Kelly Street		112896/1	

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HOB-C6.1.1765		Battery Point	46 Kelly Street		57597/46	
HOB-C6.1.1766		Dynnyrne	5 Kendrick Court		217921/1	
HOB-C6.1.1767	8631	Sandy Bay	2 King Street		54180/1	including stable
HOB-C6.1.1768		Sandy Bay	3 King Street		232833/1	
HOB-C6.1.1769		Sandy Bay	4 King Street		115842/1	
HOB-C6.1.1770		Sandy Bay	5 King Street		240950/1	
HOB-C6.1.1771		Sandy Bay	6 King Street		43156/1	
HOB-C6.1.1772		Sandy Bay	8 King Street		48195/1	
HOB-C6.1.1773		Sandy Bay	10 King Street		120497/1	
HOB-C6.1.1774	2986	Sandy Bay	11 King Street		224839/1	
HOB-C6.1.1775		Sandy Bay	11A King Street		199151/1	
HOB-C6.1.1776		Sandy Bay	12 King Street		46062/1	
HOB-C6.1.1777		Sandy Bay	13 King Street		148611/1	
HOB-C6.1.1778		Sandy Bay	14 King Street		106350/1	
HOB-C6.1.1779		Sandy Bay	19 King Street		11992/1	
HOB-C6.1.1780		Sandy Bay	19A King Street		45093/1	
HOB-C6.1.1781		Sandy Bay	21 King Street		14735/1	
HOB-C6.1.1782		Sandy Bay	24 King Street		119822/2	
HOB-C6.1.1783		Sandy Bay	25 King Street		179024/0	
HOB-C6.1.1784		Sandy Bay	26 King Street		119822/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1785		Sandy Bay	28 King Street		18872/1	
HOB-C6.1.1786	2985	Sandy Bay	30 King Street		125023/1	
HOB-C6.1.1787		Sandy Bay	31 King Street		167533/1	
HOB-C6.1.1788		Sandy Bay	33 King Street		89886/5	
HOB-C6.1.1789		Sandy Bay	34 King Street		178479/1	
HOB-C6.1.1790		Sandy Bay	35 King Street		26032/1	
HOB-C6.1.1791		Sandy Bay	36 King Street		178478/1	
HOB-C6.1.1792		Sandy Bay	38 King Street		46412/1	
HOB-C6.1.1793		Sandy Bay	40 King Street		141450/1	
HOB-C6.1.1794		Sandy Bay	42 King Street		27626/1	
HOB-C6.1.1795		Sandy Bay	44 King Street		201120/2	
HOB-C6.1.1796		Sandy Bay	52 King Street		197095/1	Stable
HOB-C6.1.1797	2984	Sandy Bay	60 King Street		35992/1	
HOB-C6.1.1798		Sandy Bay	70 King Street	Ecton	29435/1	
HOB-C6.1.1799	2982; 5971	Sandy Bay	71-73 King Street		100473/5	
HOB-C6.1.1800		Sandy Bay	74 King Street		17992/1	
HOB-C6.1.1801	5972; 8299	Sandy Bay	75-77 King Street		100473/4	
HOB-C6.1.1802	5973; 8172	Sandy Bay	79-81 King Street		100473/3	
HOB-C6.1.1803	2983	Sandy Bay	83 King Street	Eagle House	53099/1	
HOB-C6.1.1804		Sandy Bay	98 King Street		119302/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1805	2069	Sandy Bay	100 King Street		48000/1	
HOB-C6.1.1806		Sandy Bay	103 King Street		145780/2	
HOB-C6.1.1807		Sandy Bay	104 King Street		58955/1	
HOB-C6.1.1808		Sandy Bay	106 King Street		45200/1	
HOB-C6.1.1809		Sandy Bay	108 King Street		14753/5	
HOB-C6.1.1810		Sandy Bay	111 King Street	Miller Grove	53291/1	
HOB-C6.1.1811		Sandy Bay	113 King Street		106535/1	
HOB-C6.1.1812		Sandy Bay	115A King Street	Sunnyside	113506/1	
HOB-C6.1.1813		Sandy Bay	115 King Street		113506/2	
HOB-C6.1.1814		Sandy Bay	117 King Street	Eltham	147671/1; 147671/2; 147671/3; 147671/4	
HOB-C6.1.1815	1844	Battery Point	23 Kirksway Place		51157/1	
HOB-C6.1.1816	1845	Battery Point	25 Kirksway Place		104989/1	
HOB-C6.1.1817	1846	Battery Point	27 Kirksway Place		43910/1	
HOB-C6.1.1818	1847	Battery Point	29 Kirksway Place		129297/1	
HOB-C6.1.1819		West Hobart	12 Knocklofty Terrace	Highfield	29663/1	
HOB-C6.1.1820	1848	Battery Point	5 Knopwood Street		100680/1	
HOB-C6.1.1821		Sandy Bay	2A Lambert Avenue		63748/1	refer to attached datasheet Reference No. HOB-C6.1.1821
HOB-C6.1.1822		Sandy Bay	4 Lambert Avenue	Birralee	75059/1	refer to attached datasheet

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
						Reference No. HOB-C6.1.1822
HOB-C6.1.1823		Sandy Bay	6A Lambert Avenue		245860/1	
HOB-C6.1.1824		Sandy Bay	8A Lambert Avenue		107844/2	
HOB-C6.1.1825		Sandy Bay	8 Lambert Avenue		59244/0; 59244/1; 59244/2	
HOB-C6.1.1826		Sandy Bay	10 Lambert Avenue		198685/1	
HOB-C6.1.1827		Sandy Bay	18 Lambert Avenue		215653/1	
HOB-C6.1.1828		Sandy Bay	20 Lambert Avenue		224800/1	
HOB-C6.1.1829		West Hobart	2 Lansdowne Crescent	Wake Robin	202301/1	
HOB-C6.1.1830		West Hobart	3 Lansdowne Crescent		63805/7	
HOB-C6.1.1831		West Hobart	5 Lansdowne Crescent		27644/5	
HOB-C6.1.1832		West Hobart	5A Lansdowne Crescent		7611/1	
HOB-C6.1.1833		West Hobart	7 Lansdowne Crescent		238794/1	
HOB-C6.1.1834		West Hobart	8-10 Lansdowne Crescent		35736/1; 124173/12	
HOB-C6.1.1835		West Hobart	9 Lansdowne Crescent		159720/2; 148533/2	
HOB-C6.1.1836		West Hobart	11 Lansdowne Crescent		159720/1	
HOB-C6.1.1837		West Hobart	12-18 Lansdowne Crescent		163479/1; 31329/1; 60300/0; 60300/1; 60300/2	
HOB-C6.1.1838	8305	West Hobart	17 Lansdowne Crescent	Elim	154144/1	
HOB-C6.1.1839		West Hobart	19 Lansdowne Crescent		137671/1; 211493/1	West Hobart Recreation Ground

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HOB-C6.1.1840		West Hobart	20 Lansdowne Crescent		41275/1	
HOB-C6.1.1841		West Hobart	22 Lansdowne Crescent		105904/1	
HOB-C6.1.1842		West Hobart	24 Lansdowne Crescent		15586/24	
HOB-C6.1.1843		West Hobart	26 Lansdowne Crescent		23852/1	
HOB-C6.1.1844		West Hobart	28 Lansdowne Crescent		27675/1	
HOB-C6.1.1845		West Hobart	42 Lansdowne Crescent		59827/3	
HOB-C6.1.1846		West Hobart	44 Lansdowne Crescent		221800/4	
HOB-C6.1.1847	3332	West Hobart	45 Lansdowne Crescent		145270/1	
HOB-C6.1.1848		West Hobart	46 Lansdowne Crescent		59827/5	
HOB-C6.1.1849		West Hobart	48 Lansdowne Crescent		59827/6	
HOB-C6.1.1850	3333	West Hobart	49 Lansdowne Crescent		58829/49	
HOB-C6.1.1851		West Hobart	50 Lansdowne Crescent		112455/1	
HOB-C6.1.1852		West Hobart	51 Lansdowne Crescent		58829/51	
HOB-C6.1.1853		West Hobart	53 Lansdowne Crescent		57635/1	
HOB-C6.1.1854	6135	West Hobart	55 Lansdowne Crescent		57635/2	
HOB-C6.1.1855		West Hobart	56 Lansdowne Crescent		90040/1	
HOB-C6.1.1856		West Hobart	58 Lansdowne Crescent		115854/1	
HOB-C6.1.1857	3334	West Hobart	65 Lansdowne Crescent		209184/1	
HOB-C6.1.1858		West Hobart	68 Lansdowne Crescent		22713/1	
HOB-C6.1.1859		West Hobart	71 Lansdowne Crescent		198539/1	

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HOB-C6.1.1860		West Hobart	76 Lansdowne Crescent		28275/1	
HOB-C6.1.1861	3335	West Hobart	81 Lansdowne Crescent	Wyndham	55457/13	
HOB-C6.1.1862		West Hobart	85 Lansdowne Crescent		220325/18	
HOB-C6.1.1863		West Hobart	87 Lansdowne Crescent		220565/19	
HOB-C6.1.1864		West Hobart	88 Lansdowne Crescent		53158/1	
HOB-C6.1.1865		West Hobart	92-94 Lansdowne Crescent		123579/0; 123579/1; 123579/2	
HOB-C6.1.1866		West Hobart	96 Lansdowne Crescent		24027/1	
HOB-C6.1.1867		West Hobart	100 Lansdowne Crescent		54030/1	
HOB-C6.1.1868		West Hobart	104 Lansdowne Crescent		146605/1	
HOB-C6.1.1869		West Hobart	108 Lansdowne Crescent		58131/2	
HOB-C6.1.1870	3336	West Hobart	1/117 Lansdowne Crescent		156557/1	
HOB-C6.1.1871		West Hobart	119 Lansdowne Crescent		239325/1	
HOB-C6.1.1872		West Hobart	125 Lansdowne Crescent		57853/1; 57853/2; 57853/3	
HOB-C6.1.1873	2070	Sandy Bay	3 Lasswade Avenue	Lasswade	125252/3	
HOB-C6.1.1874		North Hobart	2 Lefroy Street		109127/1	
HOB-C6.1.1875	2854	North Hobart	11 Lefroy Street		35754/1	
HOB-C6.1.1876		Lenah Valley	Lenah Valley Road		221732/1	Stone Terracing John Turnbull Park/ Lenah Valley Reserve

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HOB-C6.1.1877		Lenah Valley	186 Lenah Valley Road	Lenah Valley Family & Child Health Centre	60379/1	
HOB-C6.1.1878		Lenah Valley	188A Lenah Valley Road	Pat Murnane Memorial Hall	219088/1	(previously known as 2A Athleen Avenue)
HOB-C6.1.1879		Lenah Valley	198 Lenah Valley Road	Wayside	52610/1	
HOB-C6.1.1880		Lenah Valley	221 Lenah Valley Road	Leonard Hickman's House	176652/1	
HOB-C6.1.1881		Lenah Valley	227 Lenah Valley Road		249869/1	
HOB-C6.1.1882		Lenah Valley	230 Lenah Valley Road		78994/9	
HOB-C6.1.1883		Lenah Valley	237 Lenah Valley Road		Not Applicable	
HOB-C6.1.1884		Lenah Valley	270 Lenah Valley Road		153196/2	
HOB-C6.1.1885	2610	Lenah Valley	268 Lenah Valley Road	Lady Franklin Museum (Ancanthe)	40791/1	
HOB-C6.1.1886		Lenah Valley	287 Lenah Valley Road		53221/1	
HOB-C6.1.1887		Lenah Valley	454 Lenah Valley Road		75437/1	
HOB-C6.1.1888	6391	North Hobart	7 Letitia Street		54711/4	
HOB-C6.1.1889	2856	North Hobart	9 Letitia Street		54711/3	
HOB-C6.1.1890	2857	North Hobart	11 Letitia Street		54711/2	
HOB-C6.1.1891	6392	North Hobart	13 Letitia Street		54711/1	
HOB-C6.1.1892	2858	North Hobart	6569 & 71 Letitia Street	Former Hobart High School / Matriculation College	143297/1; 180531/1; 180532/1	

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HOB-C6.1.1893	2859	North Hobart	6 Lewis Street	Llanfair	245327/1	
HOB-C6.1.1894	2122	Glebe	1 Lillie Street	Nubeena	203976/1	Including dwelling at rear (previously known as 14 Aberdeen Street)
HOB-C6.1.1895	2123	Glebe	3 Lillie Street		220394/1	
HOB-C6.1.1896	2124	Glebe	5 Lillie Street		39688/1	
HOB-C6.1.1897	2125	Glebe	7 Lillie Street		105898/1	
HOB-C6.1.1898	2126	Glebe	11 Lillie Street		102867/2	
HOB-C6.1.1899	6255	Glebe	13 Lillie Street		102867/1	
HOB-C6.1.1900	2127	Glebe	15 Lillie Street		133042/15	
HOB-C6.1.1901		Glebe	17 Lillie Street		133042/17	
HOB-C6.1.1902		Glebe	19 Lillie Street		96250/4	
HOB-C6.1.1903	2128	Glebe	21 Lillie Street		96250/3	
HOB-C6.1.1904		Glebe	23 Lillie Street		96250/2	
HOB-C6.1.1905	2130	Glebe	25 Lillie Street		60971/3	
HOB-C6.1.1906	2131	Glebe	27 Lillie Street		60971/2	
HOB-C6.1.1907	2132	Glebe	29 Lillie Street		247957/1	
HOB-C6.1.1908	8650	Sandy Bay	1 Lincoln Street		41192/1	including barn
HOB-C6.1.1909		Sandy Bay	1A Lincoln Street	Auburn	58014/1	
HOB-C6.1.1910		Sandy Bay	6 Lincoln Street		57204/1	
HOB-C6.1.1911		Sandy Bay	8 Lincoln Street		57204/2	

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HOB-C6.1.1912		Sandy Bay	9 Lincoln Street		163475/0 ; 163475/1; 163475/2; 163475/3	
HOB-C6.1.1913		Sandy Bay	3 Lipscombe Avenue		134161/2	
HOB-C6.1.1914		Sandy Bay	31 Lipscombe Avenue		131762/1	Former grounds (incl. Driveway) of Lanesend
HOB-C6.1.1915	2615	Sandy Bay	33 Lipscombe Avenue	Lanes End	131762/2	
HOB-C6.1.1916	3346	North Hobart	9 Little Arthur Street		135205/1	
HOB-C6.1.1917		North Hobart	11 Little Arthur Street		118350/1	
HOB-C6.1.1918	6762	North Hobart	13 Little Arthur Street		56881/1	
HOB-C6.1.1919	6763	North Hobart	15 Little Arthur Street		56881/2	
HOB-C6.1.1920	6764	North Hobart	17 Little Arthur Street		22123/1	
HOB-C6.1.1921		North Hobart	19-21 Little Arthur Street		22387/1	
HOB-C6.1.1922		North Hobart	2729 Little Arthur Street		140508/1; 214624/1	
HOB-C6.1.1923		North Hobart	33 Little Arthur Street		31045/1	
HOB-C6.1.1924	2187	Hobart	1-7 Liverpool Street	Former Hobart Railway Station	141191/1	
HOB-C6.1.1925	2398	Hobart	9-11 Liverpool Street		36530/2	including outhouses
HOB-C6.1.1926		Hobart	15 Liverpool Street		164197/1	Formerly Mather's Domain Store archaeological remains only (Now part of 1517 Liverpool Street)
HOB-C6.1.1927	2192	Hobart	15 Liverpool Street	Hollydene	164197/1	

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HOB-C6.1.1928	2207	Hobart	19-29 Liverpool Street	Blundstone's Boot Factory	150153/1	
HOB-C6.1.1929		Hobart	31-41 Liverpool Street	City Police Station	Not Applicable	
HOB-C6.1.1930	2149 (Partially THR Listed)	Hobart	43 Liverpool Street	Temple House/ Solomon House; YMCA	222001/1	(Previously known as 55 Argyle Street)
HOB-C6.1.1931	2409 (partially THR listed)	Hobart	48 Liverpool Street	Royal Hobart Hospital	163050/1	
HOB-C6.1.1932		Hobart	49-57 Liverpool Street		149664/1; 225067/1	(refer C74 and C18 of Central Area Heritage Review)
HOB-C6.1.1933	2159	Hobart	50 Liverpool Street	Former Carlton Club Hotel	118351/1	
HOB-C6.1.1934		Hobart	52-56 Liverpool Street		164484/1	
HOB-C6.1.1935	5870	Hobart	59-63 Liverpool Street		168078/1	Refer to Figure HOB-C6.1.1935 for specific extent
HOB-C6.1.1936		Hobart	6468 Liverpool Street	Bank Arcade (Former Whitesides & Sons Furniture Factory)	51134/1	
HOB-C6.1.1937		Hobart	67 Liverpool Street	Brunswick Hotel	116010/1	
HOB-C6.1.1938		Hobart	70 Liverpool Street		180087/1; 53791/2	
HOB-C6.1.1939	2400	Hobart	71-73 Liverpool Street		120317/1	
HOB-C6.1.1940		Hobart	72 Liverpool Street	Alabama Hotel	134661/1	
HOB-C6.1.1941	2411	Hobart	76 Liverpool Street	National Australia Bank	123909/1	

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HOB-C6.1.1942	2412	Hobart	78-78A Liverpool Street		141741/1	
HOB-C6.1.1943	6965	Hobart	80 Liverpool Street		114057/1	
HOB-C6.1.1944	6966	Hobart	84 Liverpool Street		119687/1	
HOB-C6.1.1945	6967	Hobart	86 Liverpool Street		198132/2	
HOB-C6.1.1946	6968	Hobart	88 Liverpool Street		150713/1	
HOB-C6.1.1947		Hobart	90 Liverpool Street		170568/1	
HOB-C6.1.1948		Hobart	92 Liverpool Street		170568/1	
HOB-C6.1.1949		Hobart	93-93A Liverpool Street	Tasmania House	49414/1	
HOB-C6.1.1950		Hobart	94 Liverpool Street	Former "Federal House"	95782/1	
HOB-C6.1.1951		Hobart	105-107 Liverpool Street	Former Sapphire Ballroom	120074/1	
HOB-C6.1.1952	2401	Hobart	109113 Liverpool Street		148680/1	Including buildings at rear
HOB-C6.1.1953		Hobart	110 Liverpool Street	Former Newman Arnold's Bakery	176466/100	(Now known as part of 100 Liverpool Street'
HOB-C6.1.1954		Hobart	117 Liverpool Street	Devon House	136029/2	
HOB-C6.1.1955		Hobart	119 Liverpool Street	Former Heathorn's Bakery	51076/1	
HOB-C6.1.1956		Hobart	120 Liverpool Street		102452/1	
HOB-C6.1.1957		Hobart	121 Liverpool Street		51076/2	
HOB-C6.1.1958	2402	Hobart	125 Liverpool Street		23666/125	
HOB-C6.1.1959	6355	Hobart	127 Liverpool Street		23666/127	

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HOB-C6.1.1960	6356	Hobart	129 Liverpool Street		50796/129	
HOB-C6.1.1961		Hobart	131-133 Liverpool Street		155040/2	(Formerly part of Duke of Clarence Hotel refer also C35 6769 Murray Street & C36 135 Liverpool Street of Central Area Heritage Review)
HOB-C6.1.1962		Hobart	134 Liverpool Street	Former Pike's Boot Factory	105267/1	
HOB-C6.1.1963		Hobart	135 Liverpool Street		42017/1; 42017/2	(formerly part of Duke of Clarence Hotel refer also C35 6769 Murray Street & C84 131-133 Liverpool Street of Central Area Heritage Review)
HOB-C6.1.1964	2537	Hobart	137 Liverpool Street	Former Tasmanian House	49736/1	
HOB-C6.1.1965		Hobart	138 Liverpool Street		35612/1	
HOB-C6.1.1966	6651	Hobart	139 Liverpool Street		90125/1	
HOB-C6.1.1967		Hobart	141 Liverpool Street		197833/1	(formerly Wellington Buildings refer also C33 143 Liverpool Street of Central Area Heritage Review)
HOB-C6.1.1968		Hobart	143 Liverpool Street	Formerly Wellington House	50209/1; 248564/1	(refer also C34 141 Liverpool Street of Central Area Heritage Review)
HOB-C6.1.1969	2403	Hobart	145-147 Liverpool Street		108555/1; 215962/1	(Now part of 147-167 Liverpool Street)
HOB-C6.1.1970		Hobart	159-161 Liverpool Street		177616/1	Central Buildings (Now part of 147-

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						167 Liverpool Street)
HOB-C6.1.1971	2413	Hobart	162 Liverpool Street		107219/2	
HOB-C6.1.1972		Hobart	163-167 Liverpool Street	Christian City Church (formerly the Strand Theatre/Odeon)	224463/1	
HOB-C6.1.1973	6073	Hobart	164 Liverpool Street		39251/3	
HOB-C6.1.1974	6074	Hobart	166 Liverpool Street		111950/4	
HOB-C6.1.1975		Hobart	168 Liverpool Street	formerly His Majesty's Theatre	252488/1	
HOB-C6.1.1976		Hobart	179 Liverpool Street		145958/0; 145958/1; 145958/2; 145958/3; 145958/4; 145958/5; 145958/6	
HOB-C6.1.1977		Hobart	181-181A Liverpool Street		40881/1	
HOB-C6.1.1978		Hobart	185 Liverpool Street		125719/1	
HOB-C6.1.1979		Hobart	187 Liverpool Street		129704/1	
HOB-C6.1.1980		Hobart	189 Liverpool Street	Formerly Rainbow Inn/Tavern	120940/1	
HOB-C6.1.1981	2414	Hobart	194-198 Liverpool Street		198951/1	
HOB-C6.1.1982		Hobart	195 Liverpool Street	Shamrock Hotel	37412/1	
HOB-C6.1.1983		Hobart	200-210 Liverpool Street	Ashbury Chambers	39448/4; 144462/1	including Conjoined Shops

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HOB-C6.1.1984		Hobart	201 Liverpool Street	Ivan's (Former Salvation Army Citadel)	58295/1	
HOB-C6.1.1985	2415	Hobart	212 Liverpool Street	Former WT Thorpe's Produce Store	62365/2	
HOB-C6.1.1986	2404	Hobart	213 Liverpool Street	Working Men's Club	112250/1	
HOB-C6.1.1987	2416	Hobart	216-218 Liverpool Street		85243/6	
HOB-C6.1.1988	2417	Hobart	220-224 Liverpool Street		224233/1	
HOB-C6.1.1989		Hobart	221 Liverpool Street		153953/0; 153953/1; 153953/2	
HOB-C6.1.1990		Hobart	227229 Liverpool Street		130966/1; 130966/2	
HOB-C6.1.1991	2418	Hobart	230 Liverpool Street		34509/1	
HOB-C6.1.1992		Hobart	251 Liverpool Street	Wild West Saloon (Formerly Errol Flynn Tavern)	156311/1	
HOB-C6.1.1993	2405	Hobart	253-255 Liverpool Street		59693/1; 59693/2; 59693/6	
HOB-C6.1.1994	2405	Hobart	253A Liverpool Street		59693/5	
HOB-C6.1.1995	8213 (Partially THR Listed)	Hobart	254-286 Liverpool Street		108675/1	
HOB-C6.1.1996	2405	Hobart	257 Liverpool Street		59693/3	
HOB-C6.1.1997	2405	Hobart	259 Liverpool Street		59693/4; 59693/7; 59693/8;	

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HOB-C6.1.1998		Hobart	281 Liverpool Street	The Pickled Frog (Formerly Bavarian Tavern)	68287/1	
HOB-C6.1.1999		Hobart	289-293 Liverpool Street		139824/289; 139824/291; 139824/0; 136573/2	
HOB-C6.1.2000	2419	Hobart	308 Liverpool Street		62982/1	
HOB-C6.1.2001	2406	Hobart	313A-315 Liverpool Street		27054/1	(Previously known as 315 Liverpool Street)
HOB-C6.1.2002	2420; 2421	Hobart	314-316 Liverpool Street		14303/3	
HOB-C6.1.2003	2422	Hobart	318 Liverpool Street		73435/1	
HOB-C6.1.2004		Hobart	319 Liverpool Street		131485/2	
HOB-C6.1.2005	3357	West Hobart	322 Liverpool Street	Airlie	100139/5	
HOB-C6.1.2006	2408	West Hobart	327 Liverpool Street		232704/1	
HOB-C6.1.2007	3358	West Hobart	328 Liverpool Street		132887/1	
HOB-C6.1.2008	3359	West Hobart	330 Liverpool Street		52568/1	
HOB-C6.1.2009		West Hobart	332 Liverpool Street		108888/1	
HOB-C6.1.2010		West Hobart	334 Liverpool Street		172707/0; 172707/1; 172707/2; 172707/3; 172707/4; 172707/5	
HOB-C6.1.2011		West Hobart	335 Liverpool Street		123127/1; 123127/1	
HOB-C6.1.2012	3362	West Hobart	336 Liverpool Street		19482/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2013	3351	West Hobart	337 Liverpool Street		123127/2	
HOB-C6.1.2014	6773	West Hobart	338 Liverpool Street		36155/2	
HOB-C6.1.2015	6767	West Hobart	339 Liverpool Street		114438/1	
HOB-C6.1.2016	6774	West Hobart	340 Liverpool Street		144510/0; 144510/1; 144510/2	
HOB-C6.1.2017	6768	West Hobart	341 Liverpool Street		126201/2	
HOB-C6.1.2018		West Hobart	342 Liverpool Street		43174/1	
HOB-C6.1.2019		West Hobart	342A Liverpool Street		43174/2; 43174/3	
HOB-C6.1.2020	6769	West Hobart	343 Liverpool Street		126201/1	
HOB-C6.1.2021	6776	West Hobart	344 Liverpool Street		28602/1	
HOB-C6.1.2022	3352	West Hobart	347 Liverpool Street		31956/1	
HOB-C6.1.2023	6770	West Hobart	351 Liverpool Street		128112/2	
HOB-C6.1.2024	3363	West Hobart	348 Liverpool Street		43851/1	
HOB-C6.1.2025	3353	West Hobart	355 Liverpool Street		51800/1	
HOB-C6.1.2026		West Hobart	365 Liverpool Street		34600/1	
HOB-C6.1.2027		West Hobart	367 Liverpool Street		39476/1	
HOB-C6.1.2028	3355	West Hobart	371 Liverpool Street		40065/1	
HOB-C6.1.2029		West Hobart	395 Liverpool Street	Mirimar	51382/1	refer to attached datasheet Reference No. HOB-C6.1.2029
HOB-C6.1.2030	3356	West Hobart	403 Liverpool Street		56874/1	
HOB-C6.1.2031	6772	West Hobart	405 Liverpool Street		56874/2	

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HOB-C6.1.2032		South Hobart	3 Livingston Street		40854/1	
HOB-C6.1.2033		West Hobart	Lochner Street		Not Applicable	London Plane Trees
HOB-C6.1.2034		West Hobart	3 Lochner Street		12661/50	
HOB-C6.1.2035		West Hobart	5 Lochner Street		12661/51; 71340/4	
HOB-C6.1.2036		West Hobart	25 Lochner Street		72778/7	
HOB-C6.1.2037		West Hobart	27 Lochner Street		72778/8	
HOB-C6.1.2038		West Hobart	30 Lochner Street		46960/1	
HOB-C6.1.2039		West Hobart	40 Lochner Street		247729/1	
HOB-C6.1.2040		West Hobart	4143 Lochner Street		58863/0; 58863/41; 58863/43	(Related to listing at 5-7 Hamilton Street)
HOB-C6.1.2041		West Hobart	42 Lochner Street		68610/1	
HOB-C6.1.2042	6780	West Hobart	44 Lochner Street		225598/1	
HOB-C6.1.2043	6781	West Hobart	46 Lochner Street		55815/1	
HOB-C6.1.2044		West Hobart	48 Lochner Street		209189/1	
HOB-C6.1.2045		West Hobart	50 Lochner Street		228595/1	
HOB-C6.1.2046		West Hobart	4547 Lochner Street		58890/0; 58863/0; 58863/45; 58890/47	(Related to listing at 5-7 Hamilton Street)
HOB-C6.1.2047		West Hobart	4951 Lochner Street		58890/0; 58890/49; 58890/51	(Related to listing at 57 Hamilton Street)
HOB-C6.1.2048		West Hobart	52 Lochner Street		219678/1	
HOB-C6.1.2049		West Hobart	57 Lochner Street		198941/1	

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HOB-C6.1.2050		West Hobart	58 Lochner Street		200856/1	
HOB-C6.1.2051		West Hobart	59 Lochner Street		60502/6	
HOB-C6.1.2052	6784	West Hobart	60 Lochner Street		231963/1	
HOB-C6.1.2053		West Hobart	63 Lochner Street		60502/8	
HOB-C6.1.2054	3367	West Hobart	64 Lochner Street		81475/2	
HOB-C6.1.2055	6777	West Hobart	65 Lochner Street		231749/9	
HOB-C6.1.2056	6778	West Hobart	67 Lochner Street		104856/1	
HOB-C6.1.2057		West Hobart	68 Lochner Street	Kendra	60502/14	
HOB-C6.1.2058		West Hobart	70 Lochner Street		220155/13	
HOB-C6.1.2059		Battery Point	2 Logan Street		148135/1	
HOB-C6.1.2060		Battery Point	4 Logan Street		129293/1	
HOB-C6.1.2061		New Town	11 Loina Street		57049/8	
HOB-C6.1.2062		New Town	13 Loina Street		57049/9	
HOB-C6.1.2063		New Town	14 Loina Street		221692/1	
HOB-C6.1.2064		New Town	15 Loina Street		57049/10	
HOB-C6.1.2065		Sandy Bay	Lord Street	Water Stand Pipe	Not Applicable	(outside 289 Sandy Bay Rd)
HOB-C6.1.2066	5983	Sandy Bay	1 Lord Street		42943/1	
HOB-C6.1.2067	5984	Sandy Bay	3 Lord Street		248971/1	
HOB-C6.1.2068		Sandy Bay	5 Lord Street		60122/2	
HOB-C6.1.2069	5986	Sandy Bay	5A Lord Street		60122/1	

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HOB-C6.1.2070	5987	Sandy Bay	7 Lord Street		55178/10	
HOB-C6.1.2071		Sandy Bay	8 Lord Street		41195/1	
HOB-C6.1.2072	5988	Sandy Bay	9 Lord Street		231531/1	
HOB-C6.1.2073	2992	Sandy Bay	10 Lord Street		52611/2	
HOB-C6.1.2074	2989	Sandy Bay	11 Lord Street		225982/14	
HOB-C6.1.2075	5976	Sandy Bay	12 Lord Street		14608/2	
HOB-C6.1.2076	5989	Sandy Bay	13 Lord Street		55178/16	
HOB-C6.1.2077	5977	Sandy Bay	14A Lord Street		59085/1	
HOB-C6.1.2078		Sandy Bay	14B Lord Street		59085/2	
HOB-C6.1.2079	2990	Sandy Bay	15A Lord Street	Hathaway	56232/1	
HOB-C6.1.2080	5978	Sandy Bay	16 Lord Street		199373/1	
HOB-C6.1.2081	2993	Sandy Bay	18 Lord Street		197153/1	
HOB-C6.1.2082	5979	Sandy Bay	20 Lord Street		119690/1	
HOB-C6.1.2083	5980	Sandy Bay	22 Lord Street		120885/2	
HOB-C6.1.2084	2994	Sandy Bay	24 Lord Street		94263/1	
HOB-C6.1.2085	5981	Sandy Bay	26 Lord Street		248491/1	
HOB-C6.1.2086		Sandy Bay	30 Lord Street	Bunning	63895/1	
HOB-C6.1.2087	2995	Sandy Bay	38 Lord Street	Merewether	101427/1	
HOB-C6.1.2088		Sandy Bay	50 Lord Street	McGuinness Dairy	204343/1	
HOB-C6.1.2089		Sandy Bay	71 Lord Street		55178/64	

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HOB-C6.1.2090		Queens Domain	7 Lower Domain Road	Government House Estate	Not Applicable	
HOB-C6.1.2091	2927; 11999	Queens Domain	11 Lower Domain Road	Royal Tasmanian Botanical Gardens	249579/2	including gates and walls
HOB-C6.1.2092		West Hobart	6 Lower Jordan Hill Road		25750/1	
HOB-C6.1.2093		West Hobart	11 Lower Jordan Hill Road		54724/31	
HOB-C6.1.2094		West Hobart	45 Lower Jordan Hill Road		63603/1	
HOB-C6.1.2095		South Hobart	12 Lynton Avenue		136027/1	
HOB-C6.1.2096		South Hobart	Macfarlane Street	Macfarlane Street Bridge Abutments	Not Applicable	
HOB-C6.1.2097		South Hobart	3 Macfarlane Street		116176/1	
HOB-C6.1.2098		South Hobart	Macquarie Street	Town Boundary Stone	Not Applicable	in front of 481 Macquarie Street
HOB-C6.1.2099	2464	Hobart	2 Macquarie Street	Hobart Gas Works complex	117066/0; 117066/1; 117066/2; 117066/3; 117066/4; 117066/5; 117066/6; 117066/7; 117066/8; 117066/9; 117066/10; 117066/11; 117066/12; 117066/14; 117066/15;	includes chimney

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HOB-C6.1.2100	2425	Hobart	7 Macquarie Street	Old Woolstore (former Roberts Stewart & Co, Limited buildings)	127453/0	
HOB-C6.1.2101	2498	Hobart	19 Macquarie Street	Former MTT offices	138012/0; 138012/1	
HOB-C6.1.864	6648	Hobart	40 Macquarie Street	Tasmanian Museum and Art Gallery Complex	33845/1	includes all museum buildings and Commissariat Store
HOB-C6.1.2102	2156	Hobart	50 Macquarie Street	Carnegie Building / Former Public Library	142916/1	
HOB-C6.1.2103	2466	Hobart	50 Macquarie Street	Town Hall	142916/1	
HOB-C6.1.2104	2426	Hobart	57-63 Macquarie Street	City Hall	155478/1	
HOB-C6.1.2105	2427	Hobart	65 Macquarie Street	Hope and Anchor Hotel	29481/1	
HOB-C6.1.2106	2333	Hobart	70 Macquarie Street	Franklin Square	157664/1000	
HOB-C6.1.2107	2428	Hobart	71-71B Macquarie Street		63676/1	
HOB-C6.1.2108	2494	Hobart	85A-87 Macquarie Street	Montgomery's Hobart Hotel	141751/1	
HOB-C6.1.2109	92	Hobart	89-93 Macquarie Street	Ingle Hall	227493/1	
HOB-C6.1.2110	10037 (partially THR listed)	Hobart	89-93 Macquarie Street	'The Mercury' Buildings	147350/1; 227493/1; 147340/1; 40430/1	
HOB-C6.1.2111	94	Hobart	105 Macquarie Street	Mercantile Mutual	225873/1	

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HOB-C6.1.2112	95	Hobart	119 Macquarie Street	National Mutual Life Building	22113/3	
HOB-C6.1.2113	2497	Hobart	121 Macquarie Street	Bishop Hay Memorial Centre	96100/4	
HOB-C6.1.2114	96	Hobart	125 Macquarie Street	The former Deanery, St David's Cathedral	108908/1	
HOB-C6.1.2115	98	Hobart	127-131 Macquarie Street		19542/1	
HOB-C6.1.2116	97	Hobart	130 Macquarie Street	J. Walch and Son Building	139165/1	
HOB-C6.1.2117	85	Hobart	132 Macquarie Street	Tasmanian Club	32723/3	
HOB-C6.1.2118	101	Hobart	133 Macquarie Street		50240/1	
HOB-C6.1.2119	102	Hobart	137-139 Macquarie Street		40522/1	
HOB-C6.1.2120	2495	Hobart	142 Macquarie Street	London Chambers	134899/1	
HOB-C6.1.2121	103	Hobart	143 Macquarie Street	Queen Mary Club (former Bank of Australasia)	105618/1	
HOB-C6.1.2122		Hobart	144148 Macquarie Street	TGIO Office	166030/1	
HOB-C6.1.2123	2440	Hobart	151 Macquarie Street	Macquarie House / Birch's House	33810/1	
HOB-C6.1.2124		Hobart	153 Macquarie Street	Marengo	134721/1	
HOB-C6.1.2125		Hobart	157 Macquarie Street	Astor Private Hotel	211573/1	
HOB-C6.1.2126	104	Hobart	159 Macquarie Street	Legacy House	123805/1	

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HOB-C6.1.2127	105	Hobart	161-163 Macquarie Street	Cullen House	140559/1; 100208/1	
HOB-C6.1.2128	106	Hobart	161-163 Macquarie Street		140559/1; 100208/1	
HOB-C6.1.2129	2472	Hobart	164 Macquarie Street		10799/8	
HOB-C6.1.2130	2473	Hobart	166-170 Macquarie Street	Trevine (formerly The Walford)	36171/1; 36185/1	
HOB-C6.1.2131	108	Hobart	172 Macquarie Street	Macquarie Manor (Former Royal Automobile Club)	126251/1	
HOB-C6.1.2132	2476	Hobart	174 Macquarie Street		199029/1	
HOB-C6.1.2133	2477	Hobart	176 Macquarie Street		40286/1	
HOB-C6.1.2134	2478	Hobart	178 Macquarie Street	Huonden	232835/1	
HOB-C6.1.2135	2479	Hobart	180 Macquarie Street		146278/1	
HOB-C6.1.2136	77; 78	Hobart	181-183 Macquarie Street	Masonic Club (former Hutchins School including Christ College)	160268/1	
HOB-C6.1.885	2263 (Partially THR Listed)	Hobart	186 Macquarie Street		110411/1	(That part of the address previously known as 65-67 Davey Street)
HOB-C6.1.2137	2264	Hobart	188 Macquarie Street	Bellkirk (former Manse)	31515/1	
HOB-C6.1.2138	79	Hobart	188 Macquarie Street	St John's Presbyterian Church	31515/1	

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HOB-C6.1.2139	2481	Hobart	Suite 1 190 Macquarie Street	Coreen	96378/1; 96378/0	
HOB-C6.1.2140	2482	Hobart	192 Macquarie Street	Duke of Wellington Hotel	47870/3	
HOB-C6.1.2141	80	Hobart	197 Macquarie Street	Victoria League House / Hanby Villa	146968/2	
HOB-C6.1.2142		Hobart	201 Macquarie Street		249597/1	
HOB-C6.1.2143	2447	Hobart	203-205 Macquarie Street		171468/1	
HOB-C6.1.2144		Hobart	207 Macquarie Street		116514/1	
HOB-C6.1.2145		Hobart	211 Macquarie Street	Edinburgh	42063/1; 42063/2	
HOB-C6.1.2146	81 (partially THR listed)	Hobart	212-218 Macquarie Street	Stephenville (St Michael's Collegiate School)	181561/1	
HOB-C6.1.2147	2268	Hobart	212-218 Macquarie Street	Cannanore (St Michael's Collegiate School)	28370/2	
HOB-C6.1.2148	2267	Hobart	212-218 Macquarie Street	Broughton (St Michael's Collegiate School)	29286/2; 128171/1	
HOB-C6.1.2149	2269	Hobart	212-218 Macquarie Street	Jerusalem (St Michael's Collegiate School)	181561/1	
HOB-C6.1.892; HOB-C6.1.895		Hobart	212218 Macquarie Street		28370/1	(That part of the address previously known as 9193 Davey Street, and Cananore Brick wall).

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HOB-C6.1.2150		Hobart	217 Macquarie Street		146322/1	
HOB-C6.1.2151	82	Hobart	223 Macquarie Street		22838/1	
HOB-C6.1.2152	2449	Hobart	225 Macquarie Street		58226/1	
HOB-C6.1.2153	6350	Hobart	227 Macquarie Street		58226/2	
HOB-C6.1.2154	2450	Hobart	229 Macquarie Street		28467/1	
HOB-C6.1.2155	2451	Hobart	231 Macquarie Street		114947/3	
HOB-C6.1.2156		Hobart	232 Macquarie Street		52662/1	
HOB-C6.1.2157	83	Hobart	234 Macquarie Street	Moina House	50212/1	
HOB-C6.1.2158		Hobart	235 Macquarie Street		114947/1	
HOB-C6.1.2159	2486	Hobart	236 Macquarie Street		120997/0; 120997/236; 120997/2; 120997/238	Checked AC
HOB-C6.1.2160	2453	Hobart	237 Macquarie Street		143287/237	
HOB-C6.1.2161		Hobart	239 Macquarie Street		143287/239; 143287/0	
HOB-C6.1.2162	84	Hobart	240 Macquarie Street	Maylands House	18968/1	
HOB-C6.1.2163	2488	Hobart	242 Macquarie Street		238558/1	
HOB-C6.1.2164	7937	Hobart	243 Macquarie Street		220197/1	
HOB-C6.1.2165		Hobart	244 Macquarie Street		30306/1	
HOB-C6.1.2166		Hobart	246 Macquarie Street		38000/1	
HOB-C6.1.2167		Hobart	248 Macquarie Street		130972/1	

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HOB-C6.1.2168	2455	Hobart	245-247 Macquarie Street		167495/2	
HOB-C6.1.2169	2456	Hobart	247A-251 Macquarie Street		177611/1	
HOB-C6.1.2170		Hobart	250 Macquarie Street		106749/1	
HOB-C6.1.2171		Hobart	252256 Macquarie Street		105086/1	
HOB-C6.1.2172	6407; 6408	Hobart	253-255 Macquarie Street		58659/1; 58659/2; 58659/0	
HOB-C6.1.2173	2489	Hobart	258 Macquarie Street		178339/0; 178339/1; 178339/2	
HOB-C6.1.2174	6351	Hobart	260 Macquarie Street		118792/1	
HOB-C6.1.2175	87	Hobart	262 Macquarie Street		124554/1	
HOB-C6.1.2176	2491	Hobart	266 Macquarie Street	Lowena	124251/1	
HOB-C6.1.2177		Hobart	268 Macquarie Street	Brancepeth	48721/1	
HOB-C6.1.2178	2492	South Hobart	274 Macquarie Street		37952/1	
HOB-C6.1.2179	6352	South Hobart	276 Macquarie Street		37952/2	
HOB-C6.1.2180	88	Hobart	2/277 Macquarie Street		59949/2	
HOB-C6.1.2181		South Hobart	278 Macquarie Street		124088/1	
HOB-C6.1.2182		South Hobart	280 Macquarie Street		114812/1	
HOB-C6.1.2183		South Hobart	282-284 Macquarie Street		122882/1	
HOB-C6.1.2184	89	Hobart	287 Macquarie Street		49151/1	

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HOB-C6.1.2185	2460	Hobart	295 Macquarie Street		33960/13	
HOB-C6.1.2186		Hobart	299 Macquarie Street	Alstonia	39990/1	
HOB-C6.1.2187	90	Hobart	301 Macquarie Street		161639/1	
HOB-C6.1.2188	2462	Hobart	305 Macquarie Street		161639/2	
HOB-C6.1.2189		South Hobart	316 Macquarie Street		220910/1	
HOB-C6.1.2190		South Hobart	318 Macquarie Street		47221/1	
HOB-C6.1.2191	2463 (partially THR listed)	South Hobart	319 Macquarie Street	Vaucluse Estate and Infectious Diseases Hospital	63681/9	
HOB-C6.1.2192	3156	South Hobart	320 Macquarie Street		46911/1	
HOB-C6.1.2193	3157	South Hobart	324 Macquarie Street		42045/2	
HOB-C6.1.2194		South Hobart	326 Macquarie Street	Macquarie Real Estate	108487/1	
HOB-C6.1.2195	3158	South Hobart	330 Macquarie Street		242410/1	
HOB-C6.1.2196	1941	South Hobart	332-342 Macquarie Street		170729/0; 170729/1; 170729/2; 170729/3; 170729/4; 170729/5; 170729/6	
HOB-C6.1.2197		South Hobart	335A-335B Macquarie Street		132393/0; 132393/1; 132393/2	
HOB-C6.1.2198	3145	South Hobart	337 Macquarie Street	Brownleigh	128867/1	

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HOB-C6.1.2199	91	South Hobart	339 Macquarie Street	All Saints Anglican Church & Hall	46148/5	(Also includes that part of the address previously known as part of 341-347 Macquarie Street)
HOB-C6.1.2200	3147	South Hobart	341 Macquarie Street		141575/1	
HOB-C6.1.2201	11958	South Hobart	341A Macquarie Street		166252/1	
HOB-C6.1.2202		South Hobart	354 Macquarie Street		100287/1	
HOB-C6.1.2203		South Hobart	356360 Macquarie Street		67832/5; 67832/4; 67832/3; 67832/2; 67832/1	
HOB-C6.1.2204		South Hobart	359 Macquarie Street		141102/1	
HOB-C6.1.2205	3159	South Hobart	362 Macquarie Street		175585/1	
HOB-C6.1.2206	1873	South Hobart	365 Macquarie Street		127878/2	
HOB-C6.1.2207	3160	South Hobart	368 Macquarie Street		56819/1	
HOB-C6.1.2208	3138	South Hobart	370 Macquarie Street		56819/2	
HOB-C6.1.2209	3140	South Hobart	372-374 Macquarie Street		12755/1	
HOB-C6.1.2210		South Hobart	373375 Macquarie Street		168307/1	
HOB-C6.1.2211	2849	South Hobart	376-378 Macquarie Street		17053/1	
HOB-C6.1.2212		South Hobart	377 Macquarie Street		43161/1; 43161/2; 251097/1	
HOB-C6.1.2213		South Hobart	383 Macquarie Street		132542/1	

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HOB-C6.1.2214	3161	South Hobart	384 Macquarie Street		29308/1	Including barn
HOB-C6.1.2215		South Hobart	391-393 Macquarie Street		59920/0; 59920/1; 59920/2	
HOB-C6.1.2216	3162	South Hobart	394 Macquarie Street		25114/1	
HOB-C6.1.2217	3150	South Hobart	395 Macquarie Street		8182/1	
HOB-C6.1.2218		South Hobart	398-402 Macquarie Street		108487/1	
HOB-C6.1.2219		South Hobart	404406 Macquarie Street		155440/0; 155440/406; 155440/404	
HOB-C6.1.2220		South Hobart	407 Macquarie Street		127704/1	
HOB-C6.1.2221	3164	South Hobart	410-412 Macquarie Street		197955/1	
HOB-C6.1.2222		South Hobart	413 Macquarie Street		27226/1	
HOB-C6.1.2223	3165; 5882	South Hobart	414 Macquarie Street		157587/5	
HOB-C6.1.2224	3166	South Hobart	Unit 1 416-418 Macquarie Street	Helene	150439/1	
HOB-C6.1.2225	3151	South Hobart	417-417A Macquarie Street		30524/2	
HOB-C6.1.2226	3167	South Hobart	422 Macquarie Street		32524/1	
HOB-C6.1.2227	3168	South Hobart	430 Macquarie Street		217417/1	
HOB-C6.1.2228	2928	South Hobart	426 Macquarie Street		214533/1	
HOB-C6.1.2229		South Hobart	433 Macquarie Street		197449/1	
HOB-C6.1.2230		South Hobart	434 Macquarie Street		26861/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2231		South Hobart	435-437 Macquarie Street		140378/0; 140378/1; 140378/2	
HOB-C6.1.2232	3170	South Hobart	436 Macquarie Street	Fig Tree Cottage	106646/1	
HOB-C6.1.2233	2988	South Hobart	438 Macquarie Street		218071/1	
HOB-C6.1.2234	3152	South Hobart	447 Macquarie Street		140849/1	
HOB-C6.1.2235	3172	South Hobart	450-454 Macquarie Street		121150/1	
HOB-C6.1.2236		South Hobart	471-473 Macquarie Street		201824/1; 235171/1	
HOB-C6.1.2237	3155	South Hobart	475 Macquarie Street		90039/16	
HOB-C6.1.2238		Sandy Bay	4 Maning Avenue		207038/1	
HOB-C6.1.2239		Sandy Bay	16A Maning Avenue		106533/3	Cedar Court Hedges
HOB-C6.1.2240		Sandy Bay	18A Maning Avenue		15105/2	Cedar Court Hedges
HOB-C6.1.2241		Sandy Bay	20 Maning Avenue		15105/3	
HOB-C6.1.2242	2616	Sandy Bay	32 Maning Avenue	Mount Pleasant / Hillside	138444/32	
HOB-C6.1.2243	2617	Sandy Bay	32A Maning Avenue	The Ark	62416/3	
HOB-C6.1.2244		Sandy Bay	Margaret Street	Peppercorn Tree	Not Applicable	(outside 1012 Margaret Street)
HOB-C6.1.2245		Sandy Bay	10 Margaret Street		60003/2	
HOB-C6.1.2246	2996	Sandy Bay	11 Margaret Street	Ashfield	54460/2	
HOB-C6.1.2247		Sandy Bay	12 Margaret Street		60003/1	
HOB-C6.1.2248	2997	Sandy Bay	13A Margaret Street	Ashfield (Stables)	60068/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2249		Sandy Bay	17 Margaret Street	Ashfield Court	174073/0; 174073/1; 174073/2; 174073/3; 174073/4; 174073/5; 174073/6; 174073/7; 174073/8; 174073/9; 174073/10; 174073/11; 174073/12; 174073/13; 174073/14; 174073/15	
HOB-C6.1.2250		Sandy Bay	22 Margaret Street		198975/1	
HOB-C6.1.2251		Sandy Bay	24 Margaret Street		90636/1	
HOB-C6.1.2252		Sandy Bay	4 Marieville Esplanade		54490/1	
HOB-C6.1.2253		Sandy Bay	6 Marieville Esplanade		15628/1	
HOB-C6.1.2254		Sandy Bay	16 Marieville Esplanade		45833/1	
HOB-C6.1.2255		Sandy Bay	18 Marieville Esplanade		44804/1	
HOB-C6.1.2256		Sandy Bay	20 Marieville Esplanade		39687/2	
HOB-C6.1.2257		Sandy Bay	22 Marieville Esplanade		33707/3	
HOB-C6.1.2258	1849	Battery Point	1 Marine Terrace		48466/1	
HOB-C6.1.2259		Battery Point	2 Marine Terrace		121162/1	
HOB-C6.1.2260	6562	Battery Point	3 Marine Terrace		178885/1; 178885/2; 178885/0	
HOB-C6.1.2261		Battery Point	5 Marine Terrace		146997/1	

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HOB-C6.1.2262		Battery Point	7 Marine Terrace		146997/2	
HOB-C6.1.2263	1853	Battery Point	10 Marine Terrace		140527/1	
HOB-C6.1.2264	10691	Battery Point	11 Marine Terrace		150155/3	
HOB-C6.1.2265	10690	Battery Point	13 Marine Terrace		150155/2	
HOB-C6.1.2266	2676	New Town	2 Marsh Street		44805/1	
HOB-C6.1.2267		New Town	11 Marsh Street		198159/1; 119780/1	
HOB-C6.1.2268	2860	North Hobart	1 Mary Street		69388/1	
HOB-C6.1.2269	2861	North Hobart	3 Mary Street		237447/1	
HOB-C6.1.2270	2863	North Hobart	5 Mary Street		200547/1	
HOB-C6.1.2271	3369	North Hobart	6 Mary Street		123719/1	
HOB-C6.1.2272		North Hobart	7 mary Street		118181/3	
HOB-C6.1.2273		North Hobart	10 Mary Street		157685/1	Large tree only
HOB-C6.1.2274		North Hobart	11 Mary Street		55852/1	
HOB-C6.1.2275	3370	North Hobart	14 Mary Street		166737/14	
HOB-C6.1.2276	3370	North Hobart	16 Mary Street		166737/16	
HOB-C6.1.2277		North Hobart	17 Mary Street		90405/4	
HOB-C6.1.2278	2862	North Hobart	19 Mary Street		233651/1	
HOB-C6.1.2279		North Hobart	20 Mary Street		218067/1	
HOB-C6.1.2280		North Hobart	21 Mary Street		232434/1	
HOB-C6.1.2281		North Hobart	23 Mary Street		96109/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2282		North Hobart	25 Mary Street		202662/1; 235297/3	
HOB-C6.1.2283		North Hobart	27-29 Mary Street		68729/1; 68729/2	
HOB-C6.1.2284		North Hobart	3335 Mary Street		57406/1	
HOB-C6.1.2285		North Hobart	3739 Mary Street		57406/3; 57406/4	
HOB-C6.1.2286		North Hobart	41 Mary Street		90073/1	
HOB-C6.1.2287	2618	Sandy Bay	2 Mawhera Avenue	Mawhera	146976/1	
HOB-C6.1.2288		Sandy Bay	9 Mawhera Avenue		196994/1	Cedar Court Hedges
HOB-C6.1.2289		Sandy Bay	12A Mawhera Avenue		147594/1	
HOB-C6.1.2290		Lenah Valley	3 Mccann Crescent		73935/8	
HOB-C6.1.2291		Battery Point	5 Mcgregor Street	Lady Gowrie Child Care Centre	247986/1	
HOB-C6.1.2292	1854	Battery Point	7 McGregor Street	Mandalay	66524/1	
HOB-C6.1.2293	1859	Battery Point	8 McGregor Street		57441/1	
HOB-C6.1.2294	1855	Battery Point	9 McGregor Street	Harbour View	222758/21	
HOB-C6.1.2295	1860	Battery Point	10 McGregor Street		57441/2	
HOB-C6.1.2296	1856	Battery Point	11 McGregor Street		6645/1	
HOB-C6.1.2297	1857	Battery Point	12 McGregor Street		20139/1	
HOB-C6.1.2298		Battery Point	13 Mcgregor Street		6645/2	
HOB-C6.1.2299	1858	Battery Point	14 McGregor Street		42860/1	
HOB-C6.1.2300	1861	Battery Point	18 McGregor Street		35045/1	

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HOB-C6.1.2301	3173	Battery Point	29 McKellar Street	Milton	67911/5	
HOB-C6.1.616		South Hobart	2A McRobies Road	Cascade Gardens	233264/1; 233265/1; 74064/5; 228235/1	(Refer also Cascade Road)
HOB-C6.1.2302	2932	Queens Domain	13-17 McVilly Drive	Former HMAS Huon Naval Depot (Huon Quays)	134036/1; 134036/2	
HOB-C6.1.2303	7137 (Partially THR Listed)	Queens Domain	20 McVilly Drive	Cenotaph, Anzac Parade, Queens Battery	135056/4	
HOB-C6.1.2304		West Hobart	13 Mellifont Street		159566/1	
HOB-C6.1.2305	3371	West Hobart	17-19 Mellifont Street		40305/1	Former Friends Burial Ground, Walls and Landscaping
HOB-C6.1.2306	2619	Sandy Bay	3 Melrose Court	Greystanes	27002/3	
HOB-C6.1.544		Hobart	1-5 Melville Street		Not Applicable	Old Gaol wall - refer to attached datasheet Reference No. HOB-C6.1.544
HOB-C6.1.544		Hobart	2 Melville Street		243520/1	Old Gaol wall - refer to attached datasheet Reference No. HOB-C6.1.544
HOB-C6.1.250		Hobart	6 Melville Street	Scots Child Care Centre	203910/1	(Now part of 25-29 Bathurst Street)
HOB-C6.1.2307	2500	Hobart	23-25 Melville Street		90408/2	
HOB-C6.1.2308	2506	Hobart	33 Melville Street	Pressland House	16208/1	
HOB-C6.1.2309		Hobart	35 Melville Street		44299/1	Stone Wall

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HOB-C6.1.2310	2501	Hobart	37-47 Melville Street	Former Jolly Hatter's Inn and Brewery (including Warehouse)	246201/1	
HOB-C6.1.2311	2503	Hobart	40-44 Melville Street		176419/1	
HOB-C6.1.2312	11054	Hobart	52 Melville Street	Avalon Theatre and Temperance Hall (former)	145701/1	
HOB-C6.1.2313	2504	Hobart	56-58 Melville Street	Wesley (Uniting) Church and Hall	38154/4	
HOB-C6.1.2314		Hobart	61 Melville Street		26999/1	
HOB-C6.1.2315		Hobart	63 Melville Street		57059/63	
HOB-C6.1.2316		Hobart	1/65 Melville Street		57059/1	
HOB-C6.1.2317		Hobart	2/65 Melville Street		57059/2	
HOB-C6.1.2318		Hobart	67 Melville Street		143974/1	(Now part of 132-146 Elizabeth Street)
HOB-C6.1.2319	2507	Hobart	83 Melville Street	Former Crisp and Gunn Buildings	149231/2	Refer to Figure HOB-C6.1.2319 for specific extent
HOB-C6.1.2320		Hobart	132 Melville Street		160736/2; 160736/0	
HOB-C6.1.2321		Hobart	134 Melville Street		160736/1; 160736/0	
HOB-C6.1.2322		Hobart	136 Melville Street		164092/1	
HOB-C6.1.2323		Hobart	147 Melville Street		90742/1	
HOB-C6.1.2324		Hobart	149 Melville Street		134614/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2325	7108	Hobart	152 Melville Street		36780/1	
HOB-C6.1.2326	7109	Hobart	154 Melville Street		106095/1	
HOB-C6.1.2327	7110	Hobart	156 Melville Street		24517/1	
HOB-C6.1.2328	10803	Hobart	157 Melville Street	Former Lord Melbourne Inn	113736/1	
HOB-C6.1.2329	3377	Hobart	158 Melville Street		29759/1	
HOB-C6.1.2330	6785	Hobart	160 Melville Street		136116/1	
HOB-C6.1.2331		Hobart	161 Melville Street		100067/1	
HOB-C6.1.2332	3378	West Hobart	166 Melville Street	Stanwell Hall	165904/1	
HOB-C6.1.2333		West Hobart	167 Melville Street		23664/3	
HOB-C6.1.2334		West Hobart	169 Melville Street		161770/1	
HOB-C6.1.2335		West Hobart	173 Melville Street		232361/1	
HOB-C6.1.2336	3372	West Hobart	Unit 5 177 Melville Street		108138/5	
HOB-C6.1.2337		West Hobart	179 Melville Street		19319/1	
HOB-C6.1.2338		West Hobart	181 Melville Street		37765/1; 37765/2	
HOB-C6.1.2339		West Hobart	182 Melville Street		18445/1	
HOB-C6.1.2340		West Hobart	184 Melville Street		45345/1	
HOB-C6.1.2341		West Hobart	186 Melville Street		119318/1	
HOB-C6.1.2342		West Hobart	188-190 Melville Street		119711/0; 119711/1; 119711/2	
HOB-C6.1.2343	3373	West Hobart	195 Melville Street		42893/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2344	3379	West Hobart	196 Melville Street	Innisfallen	16954/4	
HOB-C6.1.2345		West Hobart	199 Melville Street	Westknowe	176903/1	
HOB-C6.1.2346	3375	West Hobart	203 Melville Street		105629/1	
HOB-C6.1.2347	3380	West Hobart	206 Melville Street		106831/1	
HOB-C6.1.2348		West Hobart	207 Melville Street		227140/1	
HOB-C6.1.2349		West Hobart	208 Melville Street		213785/1	
HOB-C6.1.2350	3376	West Hobart	209-213 Melville Street		134348/1	
HOB-C6.1.2351		West Hobart	215 Melville Street		124390/1	
HOB-C6.1.2352	3381	West Hobart	216 Melville Street		175723/216	
HOB-C6.1.2353		West Hobart	218 Melville Street		175723/218	
HOB-C6.1.2354		New Town	12 Mercer Street		94436/3	refer to attached datasheet Reference No. HOB-C6.1.2354
HOB-C6.1.2355		New Town	15 Mercer Street		247281/1	
HOB-C6.1.2356		New Town	2 Midwood Street	Former Good Shepherd Home of Mercy	150252/1	
HOB-C6.1.2357		New Town	4 Midwood Street		123407/1	
HOB-C6.1.2358	7107	New Town	6 Midwood Street	New Town High School	Not Applicable	
HOB-C6.1.2359		West Hobart	21 Minallo Avenue		252022/1	
HOB-C6.1.2360	3001	Hobart	4 Molle Street	The Monastery	153281/1	
HOB-C6.1.2361		Hobart	6 Molle Street		131281/1	Includes walls

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2362		Hobart	8 Molle Street		31076/1	Includes walls
HOB-C6.1.2363		Hobart	10 Molle Street	Former Aberfeldy Hotel	152966/2	Includes walls
HOB-C6.1.2364		Hobart	14 Molle Street		129132/0; 129132/3	
HOB-C6.1.2365	8075	Hobart	16-20 Molle Street	Collegiate Lower School	85370/1	
HOB-C6.1.2366	2509 (Partially THR Listed)	Hobart	40 Molle Street		116771/1	Including chimney and stone walls over Rivulet
HOB-C6.1.2367		Hobart	47 Molle Street		111933/1	
HOB-C6.1.2368		Hobart	56 Molle Street		137884/1	
HOB-C6.1.2369		Hobart	64-66 Molle Street		182040/0; 182040/1; 182040/2; 182040/3	
HOB-C6.1.2370	3387	Hobart	96 Molle Street		59286/2	
HOB-C6.1.2371		West Hobart	98 Molle Street		59286/0; 59286/1; 59286/2	
HOB-C6.1.2372	3383	Hobart	97 Molle Street		59850/97	
HOB-C6.1.2373	3384; 7090	Hobart	103 Molle Street		59850/103	
HOB-C6.1.2374	3384	Hobart	105-107 Molle Street		59850/107	
HOB-C6.1.2375	3388	West Hobart	110 Molle Street		25251/1	
HOB-C6.1.2376	6787	West Hobart	112 Molle Street		29056/1	
HOB-C6.1.2377		West Hobart	121 Molle Street		100679/1	
HOB-C6.1.2378	1874	Battery Point	4 Mona Street		103873/1	

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HOB-C6.1.2379	1866	Battery Point	7 Mona Street	Oscalusca	120513/1	
HOB-C6.1.2380	1875	Battery Point	8 Mona Street	Tantallon Lodge	114951/1	
HOB-C6.1.2381	1870	Battery Point	10 Mona Street		223401/1	
HOB-C6.1.2382	1862	Battery Point	11 Mona Street	Vernon	149674/1	
HOB-C6.1.2383		Battery Point	12 Mona Street		102593/1	
HOB-C6.1.2384	1876	Battery Point	16 Mona Street	Medlow	105791/1	
HOB-C6.1.2385	1867	Battery Point	19 Mona Street		220365/1	
HOB-C6.1.2386	1863	Battery Point	22 Mona Street		48007/2	
HOB-C6.1.2387	1868	Battery Point	23 Mona Street		7027/9	
HOB-C6.1.2388	1864; 1865	Battery Point	24-26 Mona Street		136054/1	
HOB-C6.1.2389	1869	Battery Point	28 Mona Street		228046/1	
HOB-C6.1.2390	1871	Battery Point	30 Mona Street		162294/2	
HOB-C6.1.2391	1872	Battery Point	32 Mona Street	Colville Cottage	162294/1	
HOB-C6.1.2392		Lenah Valley	17 Montagu Street	Four Pines	248358/1	
HOB-C6.1.2393		Lenah Valley	18 Montagu Street		217505/75	
HOB-C6.1.2394		Lenah Valley	34 Montagu Street		119544/1	Including gardens
HOB-C6.1.2395		Lenah Valley	35 Montagu Street		220241/1	
HOB-C6.1.2396		Lenah Valley	38 Montagu Street		20230/36	
HOB-C6.1.2397		Lenah Valley	40 Montagu Street		198368/1	
HOB-C6.1.2398	2678	Lenah Valley	42 Montagu Street		176869/1	

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HOB-C6.1.2399	7150	Lenah Valley	43A Montagu Street	Jutland House Carriage Drive (Part)	176076/2	
HOB-C6.1.2400		Lenah Valley	47 Montagu Street		95853/3	
HOB-C6.1.2401		Lenah Valley	49 Montagu Street		70069/1	
HOB-C6.1.2402	8238	Lenah Valley	52 Montagu Street		207993/1	
HOB-C6.1.2403	2677	Lenah Valley	53 Montagu Street	Jutland House	61304/3	
HOB-C6.1.2404		New Town	58 Montagu Street		109626/9	
HOB-C6.1.2405		New Town	82 Montagu Street		142129/1	
HOB-C6.1.2406		New Town	84 Montagu Street		228369/13	
HOB-C6.1.2407		New Town	94 Montagu Street		59781/1	
HOB-C6.1.2408		New Town	102 Montagu Street		43569/1	
HOB-C6.1.2409		New Town	104 Montagu Street		41639/1	
HOB-C6.1.2410		New Town	108 Montagu Street		41264/52	
HOB-C6.1.2411		New Town	111 Montagu Street		94439/1	
HOB-C6.1.2412	1883	Battery Point	2 Montpelier Retreat	59938/1		
HOB-C6.1.2413		Battery Point	3 Montpelier Retreat		169262/1	
HOB-C6.1.2414	1884	Battery Point	4 Montpelier Retreat	59938/2		
HOB-C6.1.2415		Battery Point	37 Montpelier Retreat		12315/2	refer to attached datasheet Reference No. HOB-C6.1.2415
HOB-C6.1.2416	1877; 1878;	Battery Point	54-60 Montpelier Retreat	Portsea Terrace	124072/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
	1879; 1880					
HOB-C6.1.2417		Hobart	3 Morrison Street	Former Facy & Fisher	32426/1	
HOB-C6.1.2418	10183	Hobart	5 Morrison Street	Former Holyman's Building	32426/1	
HOB-C6.1.2419	7992; 2186	Hobart	17 Morrison Street	Former Mill (Gibsons)	27150/2; 54404/1	
HOB-C6.1.2420		Hobart	19 Morrison Street	Telegraph Hotel	249473/1	refer to attached datasheet Reference No. HOB-C6.1.2420
HOB-C6.1.2421		Hobart	21-25 Morrison Street		90398/1	refer to attached datasheet Reference No. HOB-C6.1.2421
HOB-C6.1.2422	7114	Hobart	29 Morrison Street	Harbour Lights Café	37888/1	
HOB-C6.1.2423	2511	Hobart	35 Morrison Street	Former Rex & Son Warehouse	58103/1	
HOB-C6.1.2424		Mount Stuart	Mortimer Avenue		Not Applicable	Road Terracing
HOB-C6.1.2425		Mount Stuart	1 Mortimer Avenue	Werndee	112649/1	
HOB-C6.1.2426		Mount Stuart	9 Mortimer Avenue		216655/1	
HOB-C6.1.2427		Mount Stuart	10 Mortimer Avenue	Eynon	38797/1	Trees
HOB-C6.1.2428		Mount Stuart	11 Mortimer Avenue		222265/3; 222580/1	
HOB-C6.1.2429		Mount Stuart	14 Mortimer Avenue		158938/1	
HOB-C6.1.2430		Mount Stuart	16 Mortimer Avenue	Midleton (garden)	116838/1	
HOB-C6.1.2431		Mount Stuart	18 Mortimer Avenue		199038/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2432		Mount Stuart	adjacent to 18 Mortimer Avenue		Not Applicable	Beaulieu Right of Way
HOB-C6.1.2433		Mount Stuart	opposite 20 Mortimer Avenue		Not Applicable	Stone Steps
HOB-C6.1.2434		Mount Stuart	21 Mortimer Avenue		200030/1	Including Gardens
HOB-C6.1.2435		Mount Stuart	25 Mortimer Avenue		58188/0	Gateposts
HOB-C6.1.2436		Mount Stuart	31 Mortimer Avenue		252538/1	
HOB-C6.1.2437		Mount Stuart	33 Mortimer Avenue	Akton	250050/1	
HOB-C6.1.2438		Mount Stuart	Mount Stuart lanes Located between: Mount Stuart Road and Fordham Street; Senator Street and Auvergne Avenue; Montagu Street and Doyle Avenue; Benjafield Terrace to Gordon Avenue (X2); Raymont Terrace to Darling Parade; Darling Parade to Benjafield Terrace.	Mount Stuart Pedestrian Lanes	Not Applicable	
HOB-C6.1.2439		Mount Stuart	Mount Stuart Road		Not Applicable	Road Terracing
HOB-C6.1.2440		Mount Stuart	1a Mount Stuart Road	Kronye (J.W. Beattie's House)	200088/1	
HOB-C6.1.2441		Mount Stuart	2 Mount Stuart Road	Tara	218258/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2442		Mount Stuart	3 Mount Stuart Road	Rhubarb Hill	60622/4	
HOB-C6.1.2443		Mount Stuart	4 Mount Stuart Road	Culverden	49750/3	
HOB-C6.1.2444		Mount Stuart	5 Mount Stuart Road		49937/3	
HOB-C6.1.2445		Mount Stuart	7 Mount Stuart Road	Ovalau	50056/1	
HOB-C6.1.2446		Mount Stuart	9 Mount Stuart Road	Emohruo	93982/1	
HOB-C6.1.2447		Mount Stuart	13 Mount Stuart Road		161532/2	
HOB-C6.1.2448		Mount Stuart	25 Mount Stuart Road		203473/1	
HOB-C6.1.2449		Mount Stuart	27 Mount Stuart Road		221884/1	
HOB-C6.1.2450		Mount Stuart	37 Mount Stuart Road		101588/1	
HOB-C6.1.2451		Mount Stuart	43b Mount Stuart Road	Nubrestone	233527/1	
HOB-C6.1.2452		Mount Stuart	45 Mount Stuart Road		90624/1; 247127/4	
HOB-C6.1.2453		Mount Stuart	47 Mount Stuart Road		198151/1	
HOB-C6.1.2454		Mount Stuart	55 Mount Stuart Road		120969/1	
HOB-C6.1.2455	2637	Mount Stuart	5 Muir Court		60362/4	
HOB-C6.1.2456	2513	Hobart	1-5 Murray Street	Customs House Hotel	38309/1; 38309/2	
HOB-C6.1.2457	2525	Hobart	2 Murray Street	Parliament House and Square	Not Applicable	includes gardens
HOB-C6.1.2458	2514	Hobart	7 Murray Street	Alstergren Building	54401/5	
HOB-C6.1.2459	2515	Hobart	9-11 Murray Street	Roche's (former Federal Coffee Palace)	111816/1	

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HOB-C6.1.2460		Hobart	17 Murray Street		119268/1	Aurora (former HEC) Sub-Station (cnr. Davey Street)
HOB-C6.1.2461	2526	Hobart	20 Murray Street	Waterloo House	38577/1	
HOB-C6.1.2462	11734	Hobart	21 Murray Street	Treasury Complex and Public Buildings	Not Applicable	includes lamps
HOB-C6.1.2463	2527	Hobart	22 Murray Street		37967/1	
HOB-C6.1.2464	2517	Hobart	23 Murray Street	St. David's Cathedral	168357/1	
HOB-C6.1.2465	2528	Hobart	24 Murray Street	Former Masonic Hall	113967/1	
HOB-C6.1.2466	2518	Hobart	25-27 Murray Street	Cathedral Chambers	34411/1	
HOB-C6.1.2467	2530	Hobart	26 Murray Street	Former Hobart Savings Bank	32721/3	
HOB-C6.1.2468	2531	Hobart	28 Murray Street	Former Derwent and Tamar Insurance Building (plus iron railings)	32722/5	
HOB-C6.1.2469	2519	Hobart	29 Murray Street		7839/1	Refer to Figure HOB-C6.1.2469 for specific extent
HOB-C6.1.2470	2532	Hobart	30 Murray Street	Victoria Tavern	19542/2	
HOB-C6.1.2471		Hobart	31-31B Murray Street		59868/0; 59737/1; 59737/2; 59737/3	
HOB-C6.1.2472	2533	Hobart	32 Murray Street		19542/3	
HOB-C6.1.2473	2534	Hobart	34-38 Murray Street	Hadley's Hotel	157304/2	

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HOB-C6.1.2474		Hobart	46-48 Murray Street		224763/1	
HOB-C6.1.2475	2535	Hobart	48A-48B Murray Street		80327/3	
HOB-C6.1.2476	8210	Hobart	50A Murray Street		117327/1	
HOB-C6.1.2477	8211	Hobart	52 Murray Street		80327/1	
HOB-C6.1.2478		Hobart	4951 Murray Street		104395/1	Commercial Building (Cat and Fiddle Arcade refer also C62, C70, C79, C80 of the Central Area Heritage Review)
HOB-C6.1.2479		Hobart	4951 Murray Street		167165/1	Commercial Building (Cat and Fiddle Arcade refer also C62, C70, C78, C80 of the Central Area Heritage Review)
HOB-C6.1.2480		Hobart	49-51 Murray Street	Cleburne House	167165/1	(Cat and Fiddle Arcade refer also C62, C70, C78, C79 of the Central Area Heritage Review)
HOB-C6.1.2481		Hobart	49-51 Murray Street	Cat and Fiddle Square	45218/1	(Cat and Fiddle Arcade refer also C62, C78, C79, C80 of the Central Area Heritage Review)
HOB-C6.1.2482		Hobart	49-51 Murray Street	Club Chambers	176466/1	Cat and Fiddle Arcade refer also C70, C78, C79, C80 of the Central Area Heritage Review)
HOB-C6.1.2483		Hobart	55-59 Murray Street	Myer Department Store	176466/1	(Murray Street facades refer also C25, C75, C76 and C88 of the Central Area Heritage Review)

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HOB-C6.1.2484		Hobart	5559 Murray Street	Myer Department Store	176466/1	(Murray Street facades refer also C25, C75, C76 and C77 of the Central Area Heritage Review)
HOB-C6.1.2485		Hobart	65 Murray Street	MLC Building	57080/0; 57080/1; 57080/2; 57080/3; 57080/4; 57080/5; 57080/6; 57080/7; 57080/8; 57080/9; 57080/10; 57080/11; 57080/12; 57080/13; 57080/14; 57080/15	
HOB-C6.1.2486		Hobart	67-69 Murray Street	Union House (formerly Duke of Clarence Hotel)	47359/1	(refer also C36 135 Liverpool Street & C84 131-133 Liverpool Street of the Central Area Heritage Review)
HOB-C6.1.2487		Hobart	71 Murray Street		90578/1	
HOB-C6.1.2488	2536	Hobart	90-92 Murray Street		154779/1	
HOB-C6.1.2489	7485	Hobart	91-95 Murray Street	State Library of Tasmania	132288/1	
HOB-C6.1.2490		Hobart	96 Murray Street		49736/2	(Now part of 137 Liverpool Street)
HOB-C6.1.2491	2520	Hobart	97-99 Murray Street		144742/1	
HOB-C6.1.2492		Hobart	101 Murray Street		146352/1	
HOB-C6.1.2493		Hobart	105 Murray Street		121307/1	Garage

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HOB-C6.1.2494		Hobart	107 Murray Street		222356/1	
HOB-C6.1.2495	5873	Hobart	112 Murray Street	Former Bath Inn and Circus (now Tattersalls Hotel)	177113/2; 164956/1	
HOB-C6.1.2496	2538	Hobart	118 Murray Street		129300/1	
HOB-C6.1.2497		Hobart	126 Murray Street		156204/0; 156204/1; 156204/2; 156204/3; 156204/4; 156204/5	(Previously known as 128 Murray Street)
HOB-C6.1.2498	2521	Hobart	131-133 Murray Street		114063/1	
HOB-C6.1.2499	2522	Hobart	143 Murray Street		56827/1	
HOB-C6.1.2500	2523	Hobart	193 Murray Street		90213/1	
HOB-C6.1.2501		Hobart	198 Murray Street	Hobart Animal Hospital	43764/1	
HOB-C6.1.2502	2524	Hobart	207 Murray Street		168354/1	
HOB-C6.1.2503	2540	Hobart	220 Murray Street	Former Ebenezer Chapel	134727/1	
HOB-C6.1.2504		Hobart	222-228 Murray Street		134728/1	
HOB-C6.1.2505		Hobart	222-228 Murray Street		29824/6	(That part of the address previously known as 199203 Harrington Street only)
HOB-C6.1.2506		Hobart	286-290 Murray Street		234055/1	
HOB-C6.1.2507	2541	Hobart	290A Murray Street		144267/1	
HOB-C6.1.2508	2541	Hobart	292 Murray Street		144267/2	

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HOB-C6.1.2509	2542	Hobart	294 Murray Street		56784/1	
HOB-C6.1.2510	3389	North Hobart	295 Murray Street		154561/1	
HOB-C6.1.2511	2542	Hobart	296 Murray Street		56784/2	
HOB-C6.1.2512	3390	North Hobart	308 Murray Street	Devonshire House	64557/2	
HOB-C6.1.2513		North Hobart	310 Murray Street		231782/1	
HOB-C6.1.2514	3392	North Hobart	364-374 Murray Street		58895/5	
HOB-C6.1.2515	3393	North Hobart	380 Murray Street	Gatesheath	95984/1	
HOB-C6.1.2516		Battery Point	1 Napoleon Street		115253/1	
HOB-C6.1.2517	1887	Battery Point	6 Napoleon Street	Mr Watson's Cottages	116866/6	
HOB-C6.1.2518	1888	Battery Point	8 Napoleon Street	Mr Watson's Cottages	116866/8	
HOB-C6.1.2519	1889	Battery Point	10 Napoleon Street	Mr Watson's Cottages	116866/10	
HOB-C6.1.2520	1885	Battery Point	11 Napoleon Street	The White House	136052/1	
HOB-C6.1.2521	1890	Battery Point	12 Napoleon Street	Mr Watson's Cottages	116866/12	
HOB-C6.1.2522	1898; 1899	Battery Point	14-16 Napoleon Street		22470/2	
HOB-C6.1.2523	1886	Battery Point	15 Napoleon Street	Oakington	52613/1	
HOB-C6.1.2524	1902 (partially THR listed)	Battery Point	18-44 Napoleon Street	Ross Patent Slip	39913/1; 39913/2; 39913/3; 39913/5	
HOB-C6.1.2525	1903	Battery Point	18-44 Napoleon Street	Mariners' Cottages	39913/1	

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HOB-C6.1.2526	1894	Battery Point	19 Napoleon Street		32634/1	
HOB-C6.1.2527	1895	Battery Point	23 Napoleon Street		46559/1	
HOB-C6.1.2528	1896	Battery Point	25 Napoleon Street		145118/1	
HOB-C6.1.2529	1897	Battery Point	27 Napoleon Street		101430/1	
HOB-C6.1.2530		Battery Point	31 Napoleon Street		114172/1	
HOB-C6.1.2531	1891	Battery Point	33 Napoleon Street	Kelburn	133321/1	
HOB-C6.1.2532	10686	Battery Point	54 Napoleon Street		180609/1	
HOB-C6.1.2533		Battery Point	56 Napoleon Street		30122/1	
HOB-C6.1.2534		Battery Point	60 Napoleon Street		107654/1	
HOB-C6.1.2535		Battery Point	74 Napoleon Street		46798/1	
HOB-C6.1.2536	8183	Battery Point	76 Napoleon Street		10739/1	Old timber shed located near the Sandy Bay Rivulet
HOB-C6.1.2537	3002	Sandy Bay	8 Nelson Road		94139/4	
HOB-C6.1.2538		Sandy Bay	16 Nelson Road	Bitaili	95973/8	
HOB-C6.1.2539		South Hobart	3 Nevada Street	Henley Cottage	43086/1	
HOB-C6.1.2540		Battery Point	12 Newcastle Street		31044/1	
HOB-C6.1.2541	1965	Battery Point	13 Newcastle Street	Beaumaris	134640/1	
HOB-C6.1.2542		New Town	New Town Road	Watch houses	Not Applicable	(corner St Johns Avenue)
HOB-C6.1.2543		New Town	New Town Road	New Town Bridge	Not Applicable	
HOB-C6.1.2544	2701	New Town	New Town Road		40152/1	Public Reserve

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HOB-C6.1.2545		New Town	26-28 New Town Road	Polish Club	112418/1; 203370/1	
HOB-C6.1.2546		New Town	3133 New Town Road		58474/1	
HOB-C6.1.2547		New Town	35 New Town Road		15143/1; 15143/2	
HOB-C6.1.2548		New Town	37 New Town Road		40815/1; 104007/2	
HOB-C6.1.2549		New Town	39 New Town Road		46902/1	
HOB-C6.1.2550	2690	New Town	38-40 New Town Road	Iona and Mona	222262/1	
HOB-C6.1.2551	2679	New Town	41 New Town Road		51171/1	
HOB-C6.1.2552	6400	New Town	42 New Town Road		220443/1	
HOB-C6.1.2553	2691	New Town	44 New Town Road	Douglasville	202208/1	
HOB-C6.1.2554		New Town	46 New Town Road	Early Traveller's Inn	76403/1	
HOB-C6.1.2555	2680	New Town	57 New Town Road	Barossa	220104/1	
HOB-C6.1.2556		New Town	59-65 New Town Road		217182/1; 217269/1	Part only (cottage)
HOB-C6.1.2557		New Town	66 New Town Road		24666/1	
HOB-C6.1.2558		New Town	68 New Town Road		24674/1	
HOB-C6.1.2559		New Town	70 New Town Road		128516/1	
HOB-C6.1.2560		New Town	76 New Town Road		7748/2	
HOB-C6.1.2561	2692	New Town	80 New Town Road		219422/2	
HOB-C6.1.2562		New Town	84 New Town Road		61012/3	
HOB-C6.1.2563		New Town	86 New Town Road		61012/2	

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HOB-C6.1.2564		New Town	88 New Town Road		61012/1	
HOB-C6.1.2565		New Town	9597 New Town Road		224978/1	
HOB-C6.1.2566	2682	New Town	107 New Town Road	Cliefden	9960/1	
HOB-C6.1.2567	2683	New Town	111 New Town Road	Cambria Cottage (now Langford House)	65744/4	
HOB-C6.1.2568	2693	New Town	116 New Town Road		199302/1	
HOB-C6.1.2569		New Town	131 New Town Road	Talbot Hotel	46912/1; 75920/1	
HOB-C6.1.2570	2684	New Town	139 New Town Road	Former New Town Town Hall and Municipal Offices	18962/1	
HOB-C6.1.2571		New Town	147 New Town Road		116119/1	
HOB-C6.1.2572	2685	New Town	155 New Town Road	Lebrina	17801/1	
HOB-C6.1.2573		New Town	157A159A New Town Road		107864/2	
HOB-C6.1.2574		New Town	159B New Town Road		20100/1	
HOB-C6.1.2575	2694	New Town	160 New Town Road	Former Parsonage	31349/3	
HOB-C6.1.2576		New Town	161 New Town Road		31239/8	
HOB-C6.1.2577		New Town	163 New Town Road		41953/1	
HOB-C6.1.2578		New Town	165 New Town Road		125551/1	
HOB-C6.1.2579		New Town	167 New Town Road		52984/1	
HOB-C6.1.2580		New Town	169 New Town Road		27649/1	

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HOB-C6.1.2581	10616	New Town	170-174 New Town Road	Former Barber's General Store	246892/1	
HOB-C6.1.2582		New Town	171 New Town Road		46219/1	
HOB-C6.1.2583	2711	New Town	173 New Town Road		13992/1	
HOB-C6.1.2584	2696	New Town	176 New Town Road	Former Post Office	198620/1	
HOB-C6.1.2585		New Town	177 New Town Road		54021/1	
HOB-C6.1.2586	2713	New Town	179 New Town Road		19107/1	
HOB-C6.1.2587	2686	New Town	191 New Town Road	Maypole Hotel	158085/1	
HOB-C6.1.2588		New Town	198 New Town Road		127096/1	
HOB-C6.1.2589		New Town	202 New Town Road		57148/0; 57148/1; 57148/2	
HOB-C6.1.2590		New Town	210 New Town Road		38474/2	
HOB-C6.1.2591	2702	New Town	211 New Town Road	Uniting (former Congregational) Church	134434/1	
HOB-C6.1.2592	2698	New Town	212 New Town Road	Gloucestershire House	81532/1	
HOB-C6.1.2593	2688	New Town	219 New Town Road	Carolside	81044/3	
HOB-C6.1.2594	2699	New Town	224 New Town Road	Ogilvie High School	Not Applicable	
HOB-C6.1.2595	2689	New Town	227 New Town Road		44625/1	
HOB-C6.1.2596		New Town	232 New Town Road	Former New Town police station	106150/3	Refer to attached datasheet Reference No. HOB-C6.1.2596
HOB-C6.1.2597		New Town	234 New Town Road		106089/2	

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HOB-C6.1.2598		New Town	245 New Town Road	St Johns Soldiers Memorial Hall	91142/5	
HOB-C6.1.2599		North Hobart	6 Newdegate Street		90512/2	
HOB-C6.1.2600		North Hobart	8-10 Newdegate Street		53192/1; 52940/1	
HOB-C6.1.2601		North Hobart	13 Newdegate Street		30658/1	
HOB-C6.1.2602		North Hobart	18 Newdegate Street		124949/1	
HOB-C6.1.2603		North Hobart	20-22 Newdegate Street		130979/1	
HOB-C6.1.2604		North Hobart	24 newdegate Street		23156/3	
HOB-C6.1.2605		North Hobart	26 Newdegate Street		42760/1	
HOB-C6.1.2606		North Hobart	28 Newdegate Street	Coach House	46640/1	
HOB-C6.1.2607		North Hobart	3032 Newdegate Street		58398/0; 58398/1; 58398/2	
HOB-C6.1.2608		North Hobart	33 Newdegate Street		24468/4	
HOB-C6.1.2609	6398; 2869	North Hobart	34-36 Newdegate Street		161111/1; 161111/2	
HOB-C6.1.2610	2864	North Hobart	35 Newdegate Street		141073/2	
HOB-C6.1.2611		West Hobart	37 Newdegate Street		232822/1	
HOB-C6.1.2612		North Hobart	38 Newdegate Street		101767/1	
HOB-C6.1.2613		North Hobart	40 Newdegate Street		130831/1	
HOB-C6.1.2614		North Hobart	42 Newdegate Street		47701/1	

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HOB-C6.1.2615		West Hobart	43 Newdegate Street	Crarae	90496/2	
HOB-C6.1.2616		West Hobart	46 Newdegate Street		141145/1	
HOB-C6.1.2617		West Hobart	50 Newdegate Street	San Souci	35640/1	
HOB-C6.1.2618	7009	West Hobart	52 Newdegate Street	Fairlie	137849/1	
HOB-C6.1.2619		West Hobart	54 Newdegate Street		50885/1	
HOB-C6.1.2620	2865	West Hobart	55 Newdegate Street	Lambeth	204062/1	
HOB-C6.1.2621		West Hobart	56 Newdegate Street		101766/1	
HOB-C6.1.2622		West Hobart	57 Newdegate Street	Chelsea	204035/14	
HOB-C6.1.2623		West Hobart	58 Newdegate Street		31356/1	
HOB-C6.1.2624		West Hobart	59 Newdegate Street		204085/1	
HOB-C6.1.2625		West Hobart	60 Newdegate Street	Lindeville	60502/3	
HOB-C6.1.2626		West Hobart	61 Newdegate Street		228594/14	
HOB-C6.1.2627		West Hobart	62 Newdegate Street		60502/4	
HOB-C6.1.2628		West Hobart	64 Newdegate Street		220102/1	
HOB-C6.1.2629		West Hobart	65 Newdegate Street		198483/1	
HOB-C6.1.2630		West Hobart	66 Newdegate Street		228200/1	
HOB-C6.1.2631		West Hobart	67 Newdegate Street		197057/1	
HOB-C6.1.2632		West Hobart	68 Newdegate Street		231433/1	
HOB-C6.1.2633		West Hobart	69 Newdegate Street		119601/1	
HOB-C6.1.2634		West Hobart	70 Newdegate Street		94135/3	

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HOB-C6.1.2635		West Hobart	72 Newdegate Street		232275/1	
HOB-C6.1.2636		West Hobart	73 Newdegate Street		23359/5	
HOB-C6.1.2637		West Hobart	75 Newdegate Street		59606/8	
HOB-C6.1.2638		West Hobart	76 Newdegate Street	O'Toole	60502/34	
HOB-C6.1.2639		West Hobart	77 Newdegate Street		59606/7	
HOB-C6.1.2640		West Hobart	78 Newdegate Street	Lumeah	60502/33	
HOB-C6.1.2641		West Hobart	79 Newdegate Street		59606/6	
HOB-C6.1.2642		West Hobart	80 Newdegate Street		60502/32	
HOB-C6.1.2643		West Hobart	81 Newdegate Street		59606/5	
HOB-C6.1.2644		West Hobart	82-84 Newdegate Street		57245/0; 57245/1; 57245/2	
HOB-C6.1.2645		West Hobart	83 Newdegate Street	Clonda	121249/3	
HOB-C6.1.2646		West Hobart	86 Newdegate Street		224478/1	
HOB-C6.1.2647		West Hobart	88 Newdegate Street		224200/29	
HOB-C6.1.2648		West Hobart	91 Newdegate Street		247640/1	
HOB-C6.1.2649		West Hobart	92 Newdegate Street	Melut	43309/1	
HOB-C6.1.2650		West Hobart	93 Newdegate Street	Eurobin	224068/3	
HOB-C6.1.2651		West Hobart	94 Newdegate Street		107863/1	
HOB-C6.1.2652		West Hobart	95 Newdegate Street		60563/7	
HOB-C6.1.2653		West Hobart	9799 Newdegate Street		60563/5; 60563/6	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2654		West Hobart	101 Newdegate Street		248662/1	
HOB-C6.1.2655		West Hobart	105 Newdegate Street		226559/1	
HOB-C6.1.2656	7038	West Hobart	107 Newdegate Street		60563/1	
HOB-C6.1.2657		Lenah Valley	4 Newlands Avenue	Dumbarton	231150/1	Including Gardens
HOB-C6.1.2658		Lenah Valley	8 Newlands Avenue		248754/54	
HOB-C6.1.2659		Lenah Valley	10 Newlands Avenue	Craiglyn	232917/1	
HOB-C6.1.2660		Lenah Valley	12 Newlands Avenue		109010/1	
HOB-C6.1.2661		Sandy Bay	1 Nixon Street		116386/1	
HOB-C6.1.2662		Sandy Bay	2 Nixon Street		144955/1	
HOB-C6.1.2663	3013	Sandy Bay	4 Nixon Street		120351/1	
HOB-C6.1.2664	3014	Sandy Bay	6 Nixon Street		120351/2	
HOB-C6.1.2665		Sandy Bay	8 Nixon Street		29679/1	
HOB-C6.1.2666		Sandy Bay	10 Nixon Street		29679/2	
HOB-C6.1.2667	3004	Sandy Bay	12 Nixon Street		59026/12	
HOB-C6.1.2668	3005	Sandy Bay	14 Nixon Street		59026/14	
HOB-C6.1.2669	3006	Sandy Bay	16 Nixon Street		59026/16	
HOB-C6.1.2670	3007	Sandy Bay	18 Nixon Street		59026/18	
HOB-C6.1.2671	3008	Sandy Bay	20 Nixon Street		59026/20	
HOB-C6.1.2672	3009	Sandy Bay	22 Nixon Street		59026/22	
HOB-C6.1.2673	3010	Sandy Bay	24 Nixon Street		59026/24	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2674	3011	Sandy Bay	26 Nixon Street		59026/26	
HOB-C6.1.2675	3012	Sandy Bay	28 Nixon Street		59026/28	
HOB-C6.1.2676		Sandy Bay	29 Norfolk Crescent		55839/3	
HOB-C6.1.2677		Sandy Bay	2 Nutgrove Avenue		107577/1	
HOB-C6.1.2678	10954	Sandy Bay	2A Nutgrove Avenue	Pattinson's Garage (The Last Villa)	107577/2	
HOB-C6.1.2679	8560	Sandy Bay	16 Nutgrove Avenue	Nutgrove	63390/2	
HOB-C6.1.2680		New Town	2 Oakley Street		233076/1	
HOB-C6.1.2681		New Town	15 Oakley Street		170697/1	
HOB-C6.1.2682		New Town	20 Oakley Street		220911/1	
HOB-C6.1.2683		New Town	21 Oakley Street		73509/1	
HOB-C6.1.2684		Mount Stuart	23 Ogilvie Street		59717/12	
HOB-C6.1.2685		New Town	8 Oldham Avenue		60981/85	
HOB-C6.1.2686		New Town	9 Oldham Avenue		249089/1	
HOB-C6.1.2687		New Town	10 Oldham Avenue		60981/84	
HOB-C6.1.2688		New Town	14 Oldham Avenue		198386/1	
HOB-C6.1.2689		New Town	16 Oldham Avenue		60981/80	
HOB-C6.1.2690		New Town	18 Oldham Avenue		60981/78	
HOB-C6.1.2691		New Town	28 Oldham Avenue		60981/108	
HOB-C6.1.2692		New Town	29 Oldham Avenue		60981/132	

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HOB-C6.1.2693		New Town	30 Oldham Avenue		60981/106	
HOB-C6.1.2694		New Town	35 Oldham Avenue		60981/128	
HOB-C6.1.2695		New Town	37 Oldham Avenue		67941/1	
HOB-C6.1.2696		New Town	41 Oldham Avenue		60981/126	
HOB-C6.1.2697		New Town	57 Oldham Avenue		60981/121	
HOB-C6.1.2698		New Town	62 Oldham Avenue		60981/24	
HOB-C6.1.2699		new Town	69 Oldham Avenue		248642/1	
HOB-C6.1.2700		New Town	71 Oldham Avenue		128838/1	
HOB-C6.1.2701		New Town	73 Oldham Avenue		67541/3	
HOB-C6.1.2702		New Town	77 Oldham Avenue		67541/1	
HOB-C6.1.2703		New Town	83 Oldham Avenue		60981/23	
HOB-C6.1.2704	3175	South Hobart	2 Paget Street		14957/1	
HOB-C6.1.2705	2547	South Hobart	4 Paget Street		35969/1	
HOB-C6.1.2706	3176	South Hobart	6 Paget Street		23176/6	
HOB-C6.1.2707		New Town	289 Park Street		199016/1	
HOB-C6.1.2708		New Town	291 Park Street		247846/1	
HOB-C6.1.2709		New Town	307 Park Street		67775/1	
HOB-C6.1.2710		New Town	311 Park Street		60981/79	
HOB-C6.1.2711		New Town	315 Park Street		60981/75	

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HOB-C6.1.2712		New Town	317 Park Street		56328/0; 56328/1; 56328/2	
HOB-C6.1.2713		New Town	320 Park Street		133371/1	
HOB-C6.1.2714		New Town	321 Park Street		60981/69	
HOB-C6.1.2715		New Town	322 Park Street		49829/1	
HOB-C6.1.2716		New Town	328 Park Street		13702/14	
HOB-C6.1.2717		New Town	331 Park Street		247847/1	
HOB-C6.1.2718		New Town	333 Park Street		250720/1	Including Gardens
HOB-C6.1.2719		New Town	342344 Park Street		71841/2	
HOB-C6.1.2720	2716	New Town	343 Park Street	Former Tollhouse	232813/1	
HOB-C6.1.2721		New Town	360 Park Street		60808/12	
HOB-C6.1.2722		New Town	375 Park Street		105176/1	
HOB-C6.1.2723		New Town	378 Park Street		54683/3	
HOB-C6.1.2724		New Town	379 Park Street		50014/9	
HOB-C6.1.2725		New Town	381 Park Street		50014/8	
HOB-C6.1.2726		New Town	383 Park Street		50014/7	
HOB-C6.1.2727		New Town	386 Park Street		159142/1	
HOB-C6.1.2728		Sandy Bay	13 Parliament Street		109063/1	
HOB-C6.1.2729		Sandy Bay	22 Parliament Street		49793/2; 49793/3	
HOB-C6.1.2730		Sandy Bay	24 Parliament Street		30784/1	

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HOB-C6.1.2731		Sandy Bay	31 Parliament Street		214433/1; 248224/1	
HOB-C6.1.2732	2071	Sandy Bay	38 Parliament Street	Roscommon	15149/1	
HOB-C6.1.2733		Sandy Bay	40 Parliament Street		40349/1	
HOB-C6.1.2734	8688	Sandy Bay	42 Parliament Street	Former Braithwaite's Bakery	123866/1	
HOB-C6.1.2735		Sandy Bay	46 Parliament Street		27230/8	
HOB-C6.1.2736		Hobart	1-3 Paternoster Row		132963/1; 134006/1	
HOB-C6.1.2737	2548	Hobart	Unit 1 5 Paternoster Row		58481/1	
HOB-C6.1.2738	3455	Hobart	7 Paternoster Row		58481/2	
HOB-C6.1.2739	2553	Hobart	8 Paternoster Row		231789/7	
HOB-C6.1.2740	2549	Hobart	9 Paternoster Row	Kia-Ora	21413/1	
HOB-C6.1.2741	2554	Hobart	10 Paternoster Row	Nyallavert	220039/1	
HOB-C6.1.2742	2550	Hobart	11 Paternoster Row		56233/11	
HOB-C6.1.2743	2555	Hobart	12 Paternoster Row		109951/2	
HOB-C6.1.2744	3454	Hobart	13 Paternoster Row		56233/13	
HOB-C6.1.2745		Hobart	14 Paternoster Row		109951/1	
HOB-C6.1.2746	2551	Hobart	15 Paternoster Row	Kurrajong Villas	118031/1	
HOB-C6.1.2747	2556	Hobart	16 Paternoster Row		43072/2	
HOB-C6.1.2748	2551	Hobart	17 Paternoster Row	Kurrajong Villas	27957/1	
HOB-C6.1.2749	6353	Hobart	18 Paternoster Row		43072/1	

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HOB-C6.1.2750		Hobart	19 Paternoster Row		57744/2	
HOB-C6.1.2751		Hobart	20 Paternoster Row		222312/1	
HOB-C6.1.2752	2552	Hobart	21 Paternoster Row		41138/1	
HOB-C6.1.2753	2560	Hobart	1 Patrick Street		134260/1	
HOB-C6.1.2754		Hobart	24 Patrick Street		134188/1	
HOB-C6.1.2755	2565	Hobart	30 Patrick Street	Roydon	64733/1	
HOB-C6.1.2756	2566	Hobart	34 Patrick Street	Ingomar	49535/1	
HOB-C6.1.2757		Hobart	35 Patrick Street		45836/1	
HOB-C6.1.2758		Hobart	37 Patrick Street		46630/1	
HOB-C6.1.2759		Hobart	40 Patrick Street		170943/1	
HOB-C6.1.2760	2567	Hobart	40A Patrick Street		170943/2	
HOB-C6.1.2761		Hobart	47 Patrick Street		140089/1	
HOB-C6.1.2762	2561	Hobart	49 Patrick Street		54185/1	
HOB-C6.1.2763		Hobart	51-51A Patrick Street		133599/1; 133599/2	
HOB-C6.1.2764		Hobart	51A Patrick Street		133599/2	
HOB-C6.1.2765		Hobart	53 Patrick Street		133599/3	
HOB-C6.1.2766		Hobart	55 Patrick Street		162068/0; 162068/1; 162068/2	
HOB-C6.1.2767	2562	Hobart	51A Patrick Street		133599/2	
HOB-C6.1.2768	2564	Hobart	59 Patrick Street		169802/1	

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HOB-C6.1.2769	2564	Hobart	59-63A Patrick Street		169802/1	
HOB-C6.1.2770	2564	Hobart	61 Patrick Street		169802/2	
HOB-C6.1.2771	2564	Hobart	63 Patrick Street		169802/3	
HOB-C6.1.2772	2564	Hobart	63A Patrick Street		169802/4	
HOB-C6.1.2773	6354	Hobart	65 Patrick Street		20714/1	
HOB-C6.1.2774		Hobart	6767A Patrick Street		86552/1	
HOB-C6.1.2775		Hobart	75 Patrick Street		111327/1	
HOB-C6.1.2776		Hobart	77-79 Patrick Street		138321/0; 138321/77; 138321/79	
HOB-C6.1.2777		Hobart	8183 Patrick Street		137577/0; 137577/1; 137577/2; 137577/3	
HOB-C6.1.2778		West Hobart	9191A Patrick Street		21901/1	Barn at rear
HOB-C6.1.2779		West Hobart	93 Patrick Street		202513/1	
HOB-C6.1.2780		West Hobart	95 Patrick Street		90216/1	
HOB-C6.1.2781		West Hobart	97 Patrick Street		149408/4	
HOB-C6.1.2782		West Hobart	99 Patrick Street		90216/3	
HOB-C6.1.2783		West Hobart	101 Patrick Street		90216/4	
HOB-C6.1.2784		West Hobart	103 Patrick Street		90216/5	
HOB-C6.1.2785		West Hobart	105 Patrick Street		228111/1	
HOB-C6.1.2786		West Hobart	107 Patrick Street		226180/1	
HOB-C6.1.2787	3395	West Hobart	109 Patrick Street	Jacob's Ladder	248592/1	

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HOB-C6.1.2788	3396	West Hobart	Unit 1 111 Patrick Street		123667/1	
HOB-C6.1.2789		West Hobart	115 Patrick Street		56782/3	
HOB-C6.1.2790		West Hobart	125 Patrick Street		88404/2	
HOB-C6.1.2791		West Hobart	131 Patrick Street		223639/1	
HOB-C6.1.2792		West Hobart	141 Patrick Street		121262/0; 121262/1; 121262/2	
HOB-C6.1.2793	3397	West Hobart	151 Patrick Street		122286/1	
HOB-C6.1.2794	3398	West Hobart	157 Patrick Street		124397/1	
HOB-C6.1.2795		New Town	36 Pedder Street		221058/6	
HOB-C6.1.2796		New Town	41 Pedder Street		94606/3	
HOB-C6.1.2797		New Town	43 Pedder Street		205203/1	
HOB-C6.1.2798		New Town	51 Pedder Street	Plasmalgwyn	234613/1	
HOB-C6.1.2799		New Town	66 Pedder Street		227547/1	
HOB-C6.1.2800		New Town	67 Pedder Street		107886/1	
HOB-C6.1.2801		New Town	68 Pedder Street		226225/1	
HOB-C6.1.2802		New Town	69 Pedder Street		11443/1	
HOB-C6.1.2803		New Town	70 Pedder Street		228866/1	
HOB-C6.1.2804		New Town	71 Pedder Street		90726/1	
HOB-C6.1.2805		New Town	72 Pedder Street		205716/1	
HOB-C6.1.2806		New Town	73-75 Pedder Street		59111/0; 59111/73; 59111/75.	

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HOB-C6.1.2807		New Town	74 Pedder Street		204447/1	
HOB-C6.1.2808		New Town	84 Pedder Street		61752/2	
HOB-C6.1.2809		New Town	85 Pedder Street		218397/33	
HOB-C6.1.2810		New Town	89 Pedder Street		62332/35	
HOB-C6.1.2811		New Town	90 Pedder Street		92798/1	
HOB-C6.1.2812		New Town	92 Pedder Street		244478/1	
HOB-C6.1.2813		New Town	93 Pedder Street		62332/37	
HOB-C6.1.2814		Sandy Bay	1 Peel Street	Queen-borough Memorial Garden	Not Applicable	
HOB-C6.1.2815		West Hobart	9 Petty Street		32656/1	
HOB-C6.1.2816		West Hobart	14 Petty Street	Hathaway	33569/1	
HOB-C6.1.2817		West Hobart	19 Petty Street		27675/4	
HOB-C6.1.2818		West Hobart	26 Petty Street		42037/1	
HOB-C6.1.2819		Fern Tree	1 Pillinger Drive		74271/2	
HOB-C6.1.2820		Fern Tree	17 Pillinger Drive		75861/1	
HOB-C6.1.2821		Fern Tree	19 Pillinger Drive		87865/16	
HOB-C6.1.2822		Fern Tree	21 Pillinger Drive		122989/15	
HOB-C6.1.2823		Fern Tree	22 Pillinger Drive		75208/2	
HOB-C6.1.2824		Fern Tree	27 Pillinger Drive		87866/11; 87866/12	Including fence
HOB-C6.1.2825		Fern Tree	28 Pillinger Drive		225230/1	Including Laurel plantings

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2826		Fern Tree	35-37 Pillinger Drive		118258/1	Garden
HOB-C6.1.2827		Dynnyrne	3 Pillinger Street	Bonnvil	105634/1	
HOB-C6.1.2828		Dynnyrne	9 Pillinger Street	The Deanery	53572/1	
HOB-C6.1.2829		Dynnyrne	20 Pillinger Street		25223/1	
HOB-C6.1.2830		Dynnyrne	30 Pillinger Street		61382/2	
HOB-C6.1.2831		West Hobart	Pine Street		Not Applicable	London Plane Trees
HOB-C6.1.2832		West Hobart	1 Pine Street		72778/14; 19936/1	
HOB-C6.1.2833		West Hobart	3 Pine Street		72778/5	
HOB-C6.1.2834		West Hobart	5 Pine Street		245823/1	
HOB-C6.1.2835		West Hobart	10 Pine Street		100487/1	
HOB-C6.1.2836	3400	West Hobart	11 Pine Street	Minallo	110011/1	
HOB-C6.1.2837		West Hobart	21 Pine Street		13156/1	
HOB-C6.1.2838		West Hobart	23 Pine Street		52277/1	
HOB-C6.1.2839		West Hobart	25 Pine Street		30939/1	
HOB-C6.1.2840		Kunanyi/ Mount Wellington	Pinnacle Road		Not Applicable	Road reservation from Pillinger Drive/Bracken Lane intersection to summit car park
HOB-C6.1.2841		New Town	1 Pirie Street		60775/2	
HOB-C6.1.2842	2720	New Town	6 Pirie Street		152469/1	
HOB-C6.1.2843		New Town	8 Pirie Street		131585/2	
HOB-C6.1.2844		New Town	9 Pirie Street		252128/1	

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HOB-C6.1.2845		New Town	13 Pirie Street		198376/1	
HOB-C6.1.2846		New Town	15 Pirie Street		34698/1	Garden
HOB-C6.1.2847		New Town	2020A Pirie Street		152776/0; 152776/1; 152776/2	
HOB-C6.1.2848	2717	New Town	27 Pirie Street	Mayland	156991/1	
HOB-C6.1.2849	2721	New Town	34 Pirie Street		159100/1	
HOB-C6.1.2850	2722	New Town	40 Pirie Street		18978/1	
HOB-C6.1.2851	6608	New Town	42 Pirie Street		25644/1	
HOB-C6.1.2852	6609	New Town	44 Pirie Street		123502/1	
HOB-C6.1.2853	6610	New Town	46 Pirie Street		22578/1	
HOB-C6.1.2854		New Town	41 Pirie Street		63695/3	
HOB-C6.1.2855	2718	New Town	43 Pirie Street		199999/1	
HOB-C6.1.2856	2719	New Town	51-53 Pirie Street	Mary Ogilvy Home	109413/1	
HOB-C6.1.2857		New Town	62 Pirie Street		118053/1	
HOB-C6.1.2858		New Town	64 Pirie Street		19107/2	
HOB-C6.1.2859	3401	North Hobart	2 Pitt Street		113717/1	
HOB-C6.1.2860		North Hobart	4 Pitt Street		38377/1	
HOB-C6.1.2861		North Hobart	6 Pitt Street		110962/1	
HOB-C6.1.2862		North Hobart	57 Pitt Street		128921/0; 128921/1; 128921/2	
HOB-C6.1.2863	3402	North Hobart	8 Pitt Street		107476/8	

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HOB-C6.1.2864	7474	North Hobart	10 Pitt Street		107476/10	
HOB-C6.1.2865	2871	North Hobart	13 Pitt Street		123870/1	
HOB-C6.1.2866	3403	North Hobart	14 Pitt Street		107308/14	
HOB-C6.1.2867	7475	North Hobart	16 Pitt Street		107308/16	
HOB-C6.1.2868	2872	North Hobart	19 Pitt Street		23156/4	
HOB-C6.1.2869		North Hobart	20 Pitt Street		218937/1	
HOB-C6.1.2870	6028	North Hobart	21 Pitt Street		42760/4	
HOB-C6.1.2871		North Hobart	32 Pitt Street		116406/1	Refer to attached datasheet Reference No. HOB-C6.1.2871
HOB-C6.1.2872	6976	North Hobart	37 Pitt Street		241717/1	
HOB-C6.1.2873		West Hobart	Poets Road		Not Applicable	Sandstone Boundary Post
HOB-C6.1.2874		Lenah Valley	28 Pottery Road		81838/1	
HOB-C6.1.2875		Lenah Valley	33 Pottery Road		67963/2	
HOB-C6.1.2876		Lenah Valley	4852 Pottery Road		175741/0; 167528/1; 167528/2; 167528/3; 167528/4; 167528/5	Cypress Hedge
HOB-C6.1.2877		Lenah Valley	49 Pottery Road		106954/3	
HOB-C6.1.2878		Sandy Bay	18 Powell Street		34594/3	
HOB-C6.1.2879		Sandy Bay	16 Princes Street	Naturally Natural	96465/28	
HOB-C6.1.2880		Sandy Bay	16a Princes Street	Formerly Primitive Methodist Mission Hall	121104/1	

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HOB-C6.1.2881		Sandy Bay	19 Princes Street		58387/1	
HOB-C6.1.2882	3019	Sandy Bay	22A Princes Street	Methodist Church	250714/1	
HOB-C6.1.2883		Sandy Bay	23 Princes Street		50507/1	
HOB-C6.1.2884	3016	Sandy Bay	24 Princes Street	Dorawyn / Parsonage (incl. outbuildings)	76132/1	
HOB-C6.1.2885	3017	Sandy Bay	28 Princes Street		225803/1	House
HOB-C6.1.2886		Sandy Bay	32 Princes Street		44321/1	
HOB-C6.1.2887		Sandy Bay	34 Princes Street		43543/1	
HOB-C6.1.2888		Sandy Bay	79 Princes Street		148134/1	
HOB-C6.1.2889		Sandy Bay	111 Princes Street		37847/1	
HOB-C6.1.2890	8680	Sandy Bay	113 Princes Street	Princes Street Primary School	150255/1	
HOB-C6.1.2891		Dynnyrne	6 Proctors Road	Stretton Croft	227997/1	
HOB-C6.1.2892	2072	Dynnyrne	25 Proctors Road		198210/1	
HOB-C6.1.2893		Dynnyrne	45 Proctors Road	Cranbrook	248693/1	
HOB-C6.1.2894	3405	West Hobart	4 Prospect Place	Derwent Cottage	132001/1	
HOB-C6.1.2895		Sandy Bay	Quayle Street	Bridge Abutment	Not Applicable	(at corner with Marieville Esplanade)
HOB-C6.1.2896		Sandy Bay	9 Quayle Street		20109/1	Built c1911
HOB-C6.1.2897		Sandy Bay	11 Quayle Street		130650/1	Built c1909

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2898		Sandy Bay	15 Quayle Street		134686/0 ; 134686/1; 134686/2	Built c1890
HOB-C6.1.2899		Sandy Bay	21 Quayle Street		139404/1	Built c1890
HOB-C6.1.2900		Sandy Bay	23 Quayle Street		175432/1	
HOB-C6.1.2901		Sandy Bay	25 Quayle Street		200863/1	
HOB-C6.1.2902		Sandy Bay	27 Quayle Street		56486/1	
HOB-C6.1.2903		Sandy Bay	29 Quayle Street		56486/2	
HOB-C6.1.2904		Sandy Bay	31 Quayle Street		19280/1	
HOB-C6.1.2905		Sandy Bay	33 Quayle Street		136425/1	
HOB-C6.1.2906		Sandy Bay	35 Quayle Street		26658/3	
HOB-C6.1.2907	3020	Sandy Bay	37 Quayle Street		49211/1	
HOB-C6.1.2908	3021	Sandy Bay	39 Quayle Street		128534/1	
HOB-C6.1.2909	3022	Sandy Bay	41 Quayle Street		128534/2	
HOB-C6.1.2910		Sandy Bay	42 Quayle Street		41954/6	
HOB-C6.1.2911	3023	Sandy Bay	43 Quayle Street		59097/2	
HOB-C6.1.2912	3024	Sandy Bay	45 Quayle Street		59097/1	
HOB-C6.1.2913	3025	Sandy Bay	47 Quayle Street		56515/47	
HOB-C6.1.2914	3026	Sandy Bay	49 Quayle Street		56515/49	
HOB-C6.1.2915	3027	Sandy Bay	51 Quayle Street		57664/51	
HOB-C6.1.2916	3028	Sandy Bay	53 Quayle Street		57664/53	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2917	3029	Sandy Bay	55 Quayle Street		59483/1	
HOB-C6.1.2918	3030	Sandy Bay	57 Quayle Street		59483/2	
HOB-C6.1.2919		Sandy Bay	3 Queen Street		242760/1	
HOB-C6.1.2920		Sandy Bay	4 Queen Street		148150/1	
HOB-C6.1.2921		Sandy Bay	5 Queen Street		24878/16	
HOB-C6.1.2922		Sandy Bay	6 Queen Street		148150/1	
HOB-C6.1.2923		Sandy Bay	7 Queen Street		45853/1	
HOB-C6.1.2924		Sandy Bay	8 Queen Street		112476/1	
HOB-C6.1.2925		Sandy Bay	10 Queen Street		112476/1	
HOB-C6.1.2926		Sandy Bay	11 Queen Street		37644/1	
HOB-C6.1.2927		Sandy Bay	12 Queen Street		51557/1	
HOB-C6.1.2928		Sandy Bay	13 Queen Street		123303/1	
HOB-C6.1.2929		Sandy Bay	14 Queen Street		51557/1	
HOB-C6.1.2930	3040	Sandy Bay	21 Queen Street		27962/1	
HOB-C6.1.2931		Sandy Bay	22 Queen Street	Formerly Sayer's Orchard	140551/1	
HOB-C6.1.2932		Sandy Bay	25 Queen Street		132359/1	
HOB-C6.1.2933		Sandy Bay	26 Queen Street		118784/1	
HOB-C6.1.2934		Sandy Bay	27 Queen Street		105078/1	
HOB-C6.1.2935		Sandy Bay	29 Queen Street		123971/1	

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HOB-C6.1.2936		Sandy Bay	30 Queen Street		16904/1	
HOB-C6.1.2937		Sandy Bay	31 Queen Street		22680/1	
HOB-C6.1.2938		Sandy Bay	32 Queen Street		13670/1	
HOB-C6.1.2939		Sandy Bay	3436 Queen Street		36565/1	
HOB-C6.1.2940		Sandy Bay	35 Queen Street		107664/1	
HOB-C6.1.2941		Sandy Bay	38 Queen Street		106826/1	
HOB-C6.1.2942		Sandy Bay	39 Queen Street		53566/1	
HOB-C6.1.2943		Sandy Bay	42 Queen Street		202107/18	
HOB-C6.1.2944		Sandy Bay	43 Queen Street		214658/1	
HOB-C6.1.2945		Sandy Bay	44 Queen Street		55691/17	
HOB-C6.1.2946		Sandy Bay	46 Queen Street		55691/16	
HOB-C6.1.2947		Sandy Bay	47 Queen Street		226067/1	
HOB-C6.1.2948		Sandy Bay	48 Queen Street		218999/1	
HOB-C6.1.2949		Sandy Bay	49 Queen Street		121425/1	
HOB-C6.1.2950		Sandy Bay	51 Queen Street		40786/1	
HOB-C6.1.2951		Sandy Bay	55 Queen Street		150233/1	
HOB-C6.1.2952		Sandy Bay	56 Queen Street		222827/10	
HOB-C6.1.2953	8623	Sandy Bay	57 Queen Street	Former Queen-borough Arms Stable	145338/1	
HOB-C6.1.2954		Sandy Bay	58 Queen Street		215208/9	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2955		Sandy Bay	59-63 Queen Street		123867/1	
HOB-C6.1.2956		Sandy Bay	60 Queen Street		55691/8	
HOB-C6.1.2957		Sandy Bay	6262A Queen Street		57070/0; 57070/1; 57070/2	
HOB-C6.1.2958		Sandy Bay	64 Queen Street		230315/1	
HOB-C6.1.2959		Sandy Bay	66 Queen Street		55691/5	
HOB-C6.1.2960		Sandy Bay	67 Queen Street		126674/1	
HOB-C6.1.2961		Sandy Bay	69 Queen Street		52987/1	
HOB-C6.1.2962		Sandy Bay	68 Queen Street		55691/4	
HOB-C6.1.2963		Sandy Bay	72 Queen Street		58090/0; 58090/1; 58090/2; 58090/3	
HOB-C6.1.2964		Sandy Bay	74 Queen Street		55691/1	
HOB-C6.1.2965	8613 (partially THR listed)	Sandy Bay	75 Queen Street	Chandler's Nursery	14777/1	
HOB-C6.1.2966		Sandy Bay	78 Queen Street		58099/1	
HOB-C6.1.2967		Sandy Bay	80 Queen Street		58099/2	
HOB-C6.1.2968		Sandy Bay	82 Queen Street		70546/2	
HOB-C6.1.2969	3035	Sandy Bay	86 Queen Street		70546/1	
HOB-C6.1.2970	5998	Sandy Bay	88 Queen Street		32213/1	
HOB-C6.1.2971	5999	Sandy Bay	90 Queen Street		32213/2	
HOB-C6.1.2972		Sandy Bay	92 Queen Street		216933/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2973		Sandy Bay	94 Queen Street		230497/1	
HOB-C6.1.2974	6002	Sandy Bay	96 Queen Street		146789/1	
HOB-C6.1.2975	3037	Sandy Bay	98 Queen Street	Rowan	49798/1	
HOB-C6.1.2976	6003	Sandy Bay	104-106 Queen Street		197847/1	
HOB-C6.1.2977		Sandy Bay	108 Queen Street		19316/1	
HOB-C6.1.2978		New Town	1 Queens Walk	Stainforth Court	152325/1; 151507/1	
HOB-C6.1.2979	2066 (Partially THR Listed)	New Town	25 Queens Walk	Cornelian Bay Cemetery: Caretakers Residence	154847/1	
HOB-C6.1.2980	2067 (Partially THR Listed)	New Town	27 Queens Walk	Jewish Cemetery and Mortuary Chapel	154847/2	
HOB-C6.1.2981		New Town	27 Queens Walk	Cornelian Bay Cemetery	154847/2	Excludes Jewish Cemetery and Mortuary Chapel
HOB-C6.1.2982	3042	Sandy Bay	2 Quorn Street		201378/1	Craignish
HOB-C6.1.2983		Sandy Bay	15 Quorn Street		199479/1	
HOB-C6.1.2984		Lenah Valley	5 Ratho Street	The Bungalow	224001/1	
HOB-C6.1.2985		Lenah Valley	15 Ratho Street		223126/8	
HOB-C6.1.2986		Lenah Valley	16 Ratho Street	Inasmuch	57810/179	
HOB-C6.1.2987		Lenah Valley	16B22 Ratho Street	Almshouses	57810/167	
HOB-C6.1.2988		Lenah Valley	30 Ratho Street		142155/1	
HOB-C6.1.2989		New Town	9 Rattle Street		222152/7	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.2990		New Town	13 Rattle Street		86737/5	
HOB-C6.1.2991		New Town	15 Rattle Street		86737/4	
HOB-C6.1.2992		New Town	16 Rattle Street		61737/2	
HOB-C6.1.2993		New Town	18 Rattle Street		61737/1	
HOB-C6.1.2994		New Town	19 Rattle Street		67629/2	
HOB-C6.1.2995		New Town	21 Rattle Street		67629/3	
HOB-C6.1.2996		New Town	23 Rattle Street		67629/4	
HOB-C6.1.2997		New Town	25 Rattle Street		67629/5	
HOB-C6.1.2998		New Town	27 Rattle Street		221050/6	
HOB-C6.1.2999		New Town	35 Rattle Street		62332/7	
HOB-C6.1.3000		New Town	39 Rattle Street		62332/4	
HOB-C6.1.3001		Mount Stuart	20 Raymont Terrace	H.S. Hurst's House	32831/1	
HOB-C6.1.3002	2620	Sandy Bay	2 Red Chapel Avenue		148434/1	
HOB-C6.1.3003		Sandy Bay	8 Red Chapel Avenue		94398/1	
HOB-C6.1.3004		Sandy Bay	14A Red Chapel Avenue		79615/2	
HOB-C6.1.3005		Sandy Bay	31 Red Chapel Avenue		142250/2	
HOB-C6.1.3006		Sandy Bay	33 Red Chapel Avenue		242760/1	
HOB-C6.1.3007		Sandy Bay	39 Red Chapel Avenue		203465/1; 62627/1	
HOB-C6.1.3008	8663	Sandy Bay	61 Red Chapel Avenue	Livingstone's Dairy	162564/1	
HOB-C6.1.3009		Sandy Bay	Regent Street		Not Applicable	Regent Street Bridge Abutments

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3010		sandy Bay	6 Regent Street		31743/1	(Previously known as part of 4-12 Regent Street)
HOB-C6.1.3011		Sandy Bay	8 Regent Street		16717/1	(Previously known as part of 4-12 Regent Street)
HOB-C6.1.3012		Sandy Bay	1012 Regent Street		57289/0; 57289/10; 57289/12	(Previously known as part of 4-12 Regent Street)
HOB-C6.1.3013		Sandy Bay	4 Regent Street		172853/2	
HOB-C6.1.3014		Sandy Bay	30 Regent Street		48783/1	
HOB-C6.1.3015		Sandy Bay	31 Regent Street		104714/1	
HOB-C6.1.3016		Sandy Bay	41 Regent Street		8180/4	
HOB-C6.1.3017		Sandy Bay	45 Regent Street		66467/1	
HOB-C6.1.3018		Sandy Bay	48 Regent Street		113470/0; 113470/1; 113470/2	refer to attached datasheet Reference No. HOB-C6.1.3018
HOB-C6.1.3019		Sandy Bay	1/64 Regent Street		132472/1	
HOB-C6.1.3020		Mount Nelson	12 Ribbon Gum Court		169578/6	
HOB-C6.1.3021	2726	New Town	6 Risdon Road		123011/2	
HOB-C6.1.3022		New Town	8 Risdon Road		213919/1	
HOB-C6.1.3023		New Town	10 Risdon Road		233122/1	
HOB-C6.1.3024		New Town	14 Risdon Road		199566/1	
HOB-C6.1.3025		New Town	16 Risdon Road		196851/1	
HOB-C6.1.3026	2727	New Town	22 Risdon Road		116677/2	
HOB-C6.1.3027	2728	New Town	26 Risdon Road	Killarney	27514/3	

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HOB-C6.1.3028	2729	New Town	32 Risdon Road		79750/1	
HOB-C6.1.3029	2730	New Town	34 Risdon Road		113993/1	
HOB-C6.1.3030	2731	New Town	40 Risdon Road	Malunna	26610/1	
HOB-C6.1.3031		New Town	50 Risdon Road		112963/1	
HOB-C6.1.3032		New Town	51 Risdon Road		65988/2	
HOB-C6.1.3033	2733	New Town	52 Risdon Road	Cawarra	112968/1	
HOB-C6.1.3034		New Town	56 Risdon Road		20362/1	
HOB-C6.1.3035	2735	New Town	68 Risdon Road	Poplarville	44331/3	
HOB-C6.1.3036	2736	New Town	74 Risdon Road	Lauderdale Cottage	141336/1	
HOB-C6.1.3037	3406	West Hobart	1 Roberts Street		90603/8	including stone wall
HOB-C6.1.3038	3407	West Hobart	2 Roberts Street	Fairyknowe	70620/1	
HOB-C6.1.3039		West Hobart	6 Roberts Street	Waldorf Cottage	41751/1	
HOB-C6.1.3040	3409	West Hobart	8 Roberts Street	Antill	130025/1	
HOB-C6.1.3041	3408	West Hobart	11 Roberts Street		90603/2	Stone barn & walls
HOB-C6.1.3042	3177	South Hobart	6 Romily Street	Fairmont	26278/1	
HOB-C6.1.3043		New Town	1 Roope Street		60571/18	
HOB-C6.1.3044		New Town	2 Roope Street		60571/9	
HOB-C6.1.3045		New Town	7 Roope Street		60571/15	
HOB-C6.1.3046	2737	New Town	30 Roope Street		162069/2	
HOB-C6.1.3047		New Town	31 Roope Street		60683/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3048	6216	Sandy Bay	11 Rose Court	Stella Maris	125947/31	
HOB-C6.1.3049	6217	Sandy Bay	12 Rose Court		138771/1; 138771/2	Barn
HOB-C6.1.3050		Lenah Valley	6 Rosehill Crescent		22638/13	
HOB-C6.1.133		Battery Point	Runnymede Street	Arthur Circus Recreation Ground	Not Applicable	
HOB-C6.1.3051	1906	Battery Point	19 Runnymede Street	Hillcrest	47295/1	
HOB-C6.1.3052	1915	Battery Point	20 Runnymede Street	Lenna	52051/1	
HOB-C6.1.3053	1924	Battery Point	23 Runnymede Street		127294/1	
HOB-C6.1.3054	1925	Battery Point	25 Runnymede Street		127294/2	
HOB-C6.1.3055	1927	Battery Point	28 Runnymede Street		240098/1	
HOB-C6.1.3056	5949	Battery Point	30 Runnymede Street		19329/1	
HOB-C6.1.3057	5950	Battery Point	32 Runnymede Street		32846/1	
HOB-C6.1.3058		Battery Point	33 Runnymede Street		122792/1	
HOB-C6.1.3059	5951	Battery Point	34 Runnymede Street		147862/1	
HOB-C6.1.3060		Battery Point	35 Runnymede Street		122792/1	
HOB-C6.1.3061	5952	Battery Point	36 Runnymede Street		42/9684	
HOB-C6.1.3062		Battery Point	37 Runnymede Street		5147/1	
HOB-C6.1.3063	5954	Battery Point	38 Runnymede Street		51869/1	
HOB-C6.1.3064	5955	Battery Point	40 Runnymede Street		131078/1	
HOB-C6.1.3065	5956	Battery Point	41 Runnymede Street		121166/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3066	5957	Battery Point	42 Runnymede Street		111112/1	
HOB-C6.1.3067	5960	Battery Point	43 Runnymede Street		129852/1	
HOB-C6.1.3068	5958	Battery Point	44 Runnymede Street		20291/1	
HOB-C6.1.3069	5959	Battery Point	45 Runnymede Street		20626/1	
HOB-C6.1.3070	5961	Battery Point	47 Runnymede Street		56624/1	
HOB-C6.1.3071	5962	Battery Point	49 Runnymede Street		56624/2	
HOB-C6.1.3072	5963	Battery Point	51 Runnymede Street		17511/1	
HOB-C6.1.3073	5964	Battery Point	53 Runnymede Street		148220/2	
HOB-C6.1.3074	5965	Battery Point	55 Runnymede Street		100076/1	
HOB-C6.1.3075		Mount Stuart	2A2B Rupert Avenue		224127/1	
HOB-C6.1.3076		Mount Stuart	4 Rupert Avenue		31046/3	Including Gardens
HOB-C6.1.3077	2738	Mount Stuart	6A-8 Rupert Avenue	Beaulieu	135760/3	
HOB-C6.1.3078		Mount Stuart	11-13 Rupert Avenue		72775/15	
HOB-C6.1.3079		Mount Stuart	12 Rupert Avenue		220826/1	
HOB-C6.1.3080		Mount Stuart	14 Rupert Avenue	Cindrel	252432/1	
HOB-C6.1.3081		Mount Stuart	18 Rupert Avenue	Rugeley	72775/11	
HOB-C6.1.3082		Sandy Bay	2 Russell Crescent	Mayfair Veterinary Clinic	112040/1	
HOB-C6.1.3083		Sandy Bay	44A Russell Crescent		31495/1	

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HOB-C6.1.3084		North Hobart	1-5 Ryde Street	North Hobart Oval	119922/1	Grandstand (George Miller Stand - Ryde Street frontage) - Refer to attached datasheet Reference No. HOB-C6.1.3084
HOB-C6.1.3085		North Hobart	1-5 Ryde Street	North Hobart Oval	119922/1	Grandstand (Horrie Gorringe Stand - Argyle Street frontage) - refer to attached datasheet Ref No. HOB-C6.1.3085
HOB-C6.1.3086	2568	Hobart	10-16 Sackville Street and 18 Sun Street	Former Tasmanian Fur Traders Building	132308/3; 132308/4; 132308/5; 132308/7	
HOB-C6.1.3087		Hobart	Salamanca Place	Kelly's Passage	Not Applicable	
HOB-C6.1.3088		Hobart	1 Salamanca Place	Supreme Law Courts	224304/1; 150342/1; 150228/1; 150228/2; 150345/1; 150345/2	
HOB-C6.1.3089	1928	Battery Point	21-23 Salamanca Place		67868/1	
HOB-C6.1.3090	1930	Battery Point	25 Salamanca Place		41654/1	
HOB-C6.1.3091	1931	Battery Point	27 Salamanca Place		197037/1	
HOB-C6.1.3092	1932	Battery Point	29 Salamanca Place		197036/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3093	1933	Battery Point	31-35 Salamanca Place		60166/0; 60166/1; 60166/2; 60166/3; 60166/4; 60166/5; 60166/6; 60166/7; 60166/8; 60166/9; 60166/10; 60166/11; 60166/12; 60166/13; 60166/14; 60166/15; 60166/16; 60166/17; 60166/18; 60166/19; 60166/20; 60166/21; 60166/22; 60166/23; 60166/24; 60166/25; 60166/26	
HOB-C6.1.3094	1963	Battery Point	39 Salamanca Place		101911/1	
HOB-C6.1.3095	1964	Battery Point	41 Salamanca Place		114251/1	
HOB-C6.1.3096	1935	Battery Point	47-51 Salamanca Place		122931/1	
HOB-C6.1.3097	1938	Battery Point	53-61 Salamanca Place		128968/1; 197011/1	
HOB-C6.1.3098	1943	Battery Point	63 Salamanca Place		127919/0; 127912/2; 127919/1; 127919/1; 127919/3; 127919/4	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3099	1944	Battery Point	65-79 Salamanca Place		90478/1; 124825/1	
HOB-C6.1.3100	1952	Battery Point	81 Salamanca Place		145260/1	
HOB-C6.1.3101	10631	Battery Point	83 Salamanca Place		145260/2	
HOB-C6.1.3102	1954	Battery Point	85-87 Salamanca Place		156306/0; 156306/1; 156306/2; 156306/3; 156306/4; 156306/5;	
HOB-C6.1.3103	1956	Battery Point	89 Salamanca Place		133177/1	
HOB-C6.1.3104	1653	Battery Point	99 Salamanca Place	Mulgrave Battery and Signal Station	163300/1	
HOB-C6.1.3105	1958	Battery Point	100 Salamanca Place		59694/100	
HOB-C6.1.3106	1959	Battery Point	102 Salamanca Place		59694/102	
HOB-C6.1.3107	1960	Battery Point	104 Salamanca Place		59694/104	
HOB-C6.1.3108	1961	Battery Point	106 Salamanca Place		59694/106	
HOB-C6.1.3109		West Hobart	35A-37 Salvator Road		103512/1	Grounds and trees (Previously known as 37-39 Salvator Road)
HOB-C6.1.3110	3411	West Hobart	41 Salvator Road	Bartonvale	61451/4	
HOB-C6.1.3111		Sandy Bay	Sandy Bay Road	St George's Cemetery Stone Wall	106544/1; 101187/1; 40533/2; 234231/1	below 65 and 67 Sandy Bay Road
HOB-C6.1.3112		Sandy Bay	Sandy Bay Road	Sandy Bay Rivulet Bridge	Not Applicable	
HOB-C6.1.3113		Sandy Bay	Sandy Bay Road		Not Applicable	Bayswater Corner Post stands below

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						320 Sandy Bay Road
HOB-C6.1.3114		Sandy Bay	Sandy Bay Road	Gas Pumphouse	Not Applicable	stands below 320 Sandy Bay Road
HOB-C6.1.3115		Sandy Bay	Sandy Bay Road		Not Applicable	Milepost outside 403
HOB-C6.1.3116		Sandy Bay	Sandy Bay Road	Blinking Billy Point Pumphouse	Not Applicable	
HOB-C6.1.3117		Sandy Bay	Sandy Bay Road		Not Applicable	Milepost opposite 780A Sandy Bay Road
HOB-C6.1.3118		Sandy Bay	Sandy Bay Road		Not Applicable	Jetty
HOB-C6.1.3119	7490	Hobart	3 Sandy Bay Road	Masonic Temple	71169/1	
HOB-C6.1.1644		Hobart	5-7 Sandy Bay Road		51956/6	(Property previously known as 6 Heathfield Avenue)
HOB-C6.1.1642		Hobart	5-7 Sandy Bay Road		51956/7;	(Property previously known as 4 Heathfield Avenue)
HOB-C6.1.3120	2604	Hobart	5-7 Sandy Bay Road		106816/1	Conjoined Cottages (previously known as 9-13 Wilmot Street)
HOB-C6.1.3121	67556	Hobart	5-7 Sandy Bay Road		106816/1	cottage
HOB-C6.1.3122	2288	Hobart	20 Sandy Bay Road	St David's Park	232212/1	
HOB-C6.1.3123		Battery Point	29 Sandy Bay Road		39541/1	
HOB-C6.1.3124		Battery Point	31 Sandy Bay Road		146787/1	
HOB-C6.1.3125		Battery Point	33 Sandy Bay Road	Clairette	123490/1	
HOB-C6.1.3126		Battery Point	35-37 Sandy Bay Road		31163/1	
HOB-C6.1.3127		Battery Point	46-48 Sandy Bay Road		12315/1	refer to attached datasheet

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
						Reference No. HOB-C6.1.3127
HOB-C6.1.3128		Battery Point	50-62 Sandy Bay Road		134183/1	refer to attached datasheet Reference No. HOB-C6.1.3128
HOB-C6.1.3129	2572	Battery Point	53 Sandy Bay Road	Gattonside	160940/2	
HOB-C6.1.3130	7478	Battery Point	55A-55C Sandy Bay Road	Banks Paton Offices	143463/1; 143463/2; 143463/3	
HOB-C6.1.3131		Battery Point	59 Sandy Bay Road		134521/1	
HOB-C6.1.3132		Battery Point	63 Sandy Bay Road		163099/0; 163099/1; 163099/2; 163099/3	
HOB-C6.1.3133		Battery Point	64 Sandy Bay Road		33989/1; 33989/2	
HOB-C6.1.3134		Battery Point	68 Sandy Bay Road		46359/2	
HOB-C6.1.3135		Battery Point	70 Sandy Bay Road		32550/1	
HOB-C6.1.3136		Battery Point	72 Sandy Bay Road		16860/1	
HOB-C6.1.3137		Battery Point	82 Sandy Bay Road	Former grounds of Beaumaris	135775/0	
HOB-C6.1.3138	1967	Battery Point	86 Sandy Bay Road	St Ives Hotel	138624/2	
HOB-C6.1.3139		Battery Point	90 Sandy Bay Road		252284/1	
HOB-C6.1.3140		Battery Point	94 Sandy Bay Road		79196/1; 206305/1	
HOB-C6.1.3141		Battery Point	96 Sandy Bay Road		157313/0; 157313/1; 157313/2	
HOB-C6.1.3142	8783	Battery Point	98 Sandy Bay Road		105897/1	
HOB-C6.1.3143	1966	Battery Point	102 Sandy Bay Road	Henriville	102450/1	

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HOB-C6.1.3144		Sandy Bay	114 Sandy Bay Road		142541/1	
HOB-C6.1.3145		Sandy Bay	116116A Sandy Bay Road		157977/1;	
HOB-C6.1.3146		Sandy Bay	118 Sandy Bay Road		41142/1	
HOB-C6.1.3147	3045	Sandy Bay	119 Sandy Bay Road	Ellerslie House	130955/0; 130955/1; 130955/3	
HOB-C6.1.3148		Sandy Bay	120 Sandy Bay Road	Dereel	27615/1; 27615/2	
HOB-C6.1.3149		Sandy Bay	143 Sandy Bay Road		248937/1	
HOB-C6.1.3150	3046	Sandy Bay	147 Sandy Bay Road	Bourna Breena	117843/1	
HOB-C6.1.3151		Sandy Bay	outside 163 Sandy Bay Road		Not Applicable	Verandah Post Pads
HOB-C6.1.3152		Sandy Bay	165-167 Sandy Bay Road		148229/1	
HOB-C6.1.3153	3047	Sandy Bay	231 Sandy Bay Road		47949/1	
HOB-C6.1.3154	8674	Sandy Bay	239 Sandy Bay Road	Sandy Bay Baptist Church	143980/2	
HOB-C6.1.3155		Sandy Bay	241 Sandy Bay Road		56434/0; 56434/1; 56434/2; 56434/3	
HOB-C6.1.3156	3048	Sandy Bay	255 Sandy Bay Road		138808/1	
HOB-C6.1.3157	3049	Sandy Bay	271-275 Sandy Bay Road		112541/1; 34219/1;	Brick wall adjacent to former Police Station
HOB-C6.1.3158	3061	Sandy Bay	272-272A Sandy Bay Road		223568/1	
HOB-C6.1.3159	3058	Sandy Bay	276 Sandy Bay Road		223011/1	
HOB-C6.1.3160	3051	Sandy Bay	279 Sandy Bay Road	Trelawn	63584/1	

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HOB-C6.1.3161		Sandy Bay	280 Sandy Bay Road		45004/1	
HOB-C6.1.3162		Sandy Bay	281 Sandy Bay Road		247993/1	
HOB-C6.1.3163	3053	Sandy Bay	282 Sandy Bay Road	Dilkusha	65551/2	
HOB-C6.1.3164		Sandy Bay	285 Sandy Bay Road	Former St Peter's Rectory	146904/1	
HOB-C6.1.3165	3059	Sandy Bay	286 Sandy Bay Road		197092/1	
HOB-C6.1.3166	3054	Sandy Bay	289 Sandy Bay Road		12737/1	
HOB-C6.1.3167	3060	Sandy Bay	292 Sandy Bay Road		121907/1	
HOB-C6.1.3168	3057	Sandy Bay	296 Sandy Bay Road	Brentwood	196954/1	
HOB-C6.1.3169	3062	Sandy Bay	300 Sandy Bay Road		234509/1	including gates
HOB-C6.1.3170	6008	Sandy Bay	306 Sandy Bay Road		200845/1	
HOB-C6.1.3171		Sandy Bay	348 Sandy Bay Road		35894/1	
HOB-C6.1.3172		Sandy Bay	356 Sandy Bay Road		245005/1	
HOB-C6.1.3173	3055	Sandy Bay	361-365 Sandy Bay Road	Lauramont	152946/2	
HOB-C6.1.3174		Sandy Bay	362 Sandy Bay Road	St Alva	198969/1	
HOB-C6.1.3175		Sandy Bay	391 Sandy Bay Road	Amberley House	204977/1	
HOB-C6.1.3176		Sandy Bay	393 Sandy Bay Road		65542/1	
HOB-C6.1.3177	3056	Sandy Bay	390-394 Sandy Bay Road	Travellers Rest Hotel	51662/1; 51662/2	
HOB-C6.1.3178		Sandy Bay	399 Sandy Bay Road	Lonsdale	252285/1	

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HOB-C6.1.3179	7496	Sandy Bay	410 Sandy Bay Road	Wrest Point Hotel Casino	252493/1; 40215/2; 40214/2; 40216/1; 40214/3; 40214/1	
HOB-C6.1.3180		Sandy Bay	431 Sandy Bay Road	Derwent-water Cottage	162797/1; 162797/0	
HOB-C6.1.3181		Sandy Bay	441 Sandy Bay Road	The Nook	61624/1	
HOB-C6.1.3182		Sandy Bay	443 Sandy Bay Road		135745/3	Stone Wall (Previously known as 1 Waimea Avenue)
HOB-C6.1.3183	2621	Sandy Bay	461 Sandy Bay Road	Manresa	169726/2	
HOB-C6.1.3184	2622	Sandy Bay	463 Sandy Bay Road	Marathon	201737/1	
HOB-C6.1.3185		Sandy Bay	467 Sandy Bay Road	Kingsley Bank	60175/2	
HOB-C6.1.3186		Sandy Bay	469 Sandy Bay Road		60175/3	
HOB-C6.1.3187		Sandy Bay	473 Sandy Bay Road		198161/1	
HOB-C6.1.3188	8661	Sandy Bay	479 Sandy Bay Road	Jet Service Station (formerly Riverview Garage)	179530/1	
HOB-C6.1.3189		Sandy Bay	487 Sandy Bay Road	Preana	230771/1	
HOB-C6.1.3190		Sandy Bay	492 Sandy Bay Road		53183/1	
HOB-C6.1.3191	2623	Sandy Bay	491 Sandy Bay Road	Warinilla	119381/2	
HOB-C6.1.3192	2629	Sandy Bay	500 Sandy Bay Road	Forteviot	229503/1	
HOB-C6.1.3193	2624	Sandy Bay	501 Sandy Bay Road		200127/1	
HOB-C6.1.3194		Sandy Bay	507 Sandy Bay Road	Weston	55741/1	

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HOB-C6.1.3195	2630	Sandy Bay	520 Sandy Bay Road	St Stephen's Anglican Church (The Red Chapel)	166284/1	
HOB-C6.1.3196	2625	Sandy Bay	521 Sandy Bay Road	The Elms	84017/1	
HOB-C6.1.3197		Sandy Bay	531 Sandy Bay Road	L.J. Hooker	11886/1	
HOB-C6.1.3198		Sandy Bay	535 Sandy Bay Road	Telstra Exchange	33695/1	
HOB-C6.1.3199	2631	Sandy Bay	544 Sandy Bay Road		165916/1; 165916/2; 165916/3	
HOB-C6.1.3200		Sandy Bay	548 Sandy Bay Road	Gare Loch	251558/1	
HOB-C6.1.3201	8351	Sandy Bay	549 Sandy Bay Road		47946/1	
HOB-C6.1.3202	8568	Sandy Bay	552 Sandy Bay Road	Thalassa	155408/2	
HOB-C6.1.3203		Sandy Bay	555 Sandy Bay Road	Highfield	48532/1	
HOB-C6.1.3204		Sandy Bay	557 Sandy Bay Road		116219/1	
HOB-C6.1.3205		Sandy Bay	559 Sandy Bay Road	Otira	63158/2	
HOB-C6.1.3206		Sandy Bay	561 Sandy Bay Road		106991/1; 224349/1	
HOB-C6.1.3207		Sandy Bay	572 Sandy Bay Road		53361/1	
HOB-C6.1.3208		Sandy Bay	593 Sandy Bay Road	Sorrento	246899/1	
HOB-C6.1.3209	8733	Sandy Bay	597 Sandy Bay Road		65984/2	
HOB-C6.1.3210	2626	Sandy Bay	629-663 Sandy Bay Road	Alexandra Battery	232695/1; 252677/2	
HOB-C6.1.3211	7480 (partially THR listed)	Sandy Bay	646A Sandy Bay Road	Long Beach Bathing Pavilion	157661/1000	

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HOB-C6.1.3212		Sandy Bay	650 Sandy Bay Road	Sentosa	101678/1; 101678/2	
HOB-C6.1.3213		Sandy Bay	652 Sandy Bay Road	Blinking Billy Point	123964/5	excluding the Tasmanian Heritage Register listed beacon
HOB-C6.1.3214	2632	Sandy Bay	Sandy Bay Road	Beacon at Blinking Billy Point	Not Applicable	
HOB-C6.1.3215		Sandy Bay	688 Sandy Bay Road	Dunoon	174795/1; 174795/2	
HOB-C6.1.3216		Sandy Bay	743 Sandy Bay Road	Salvation Army Hall	250114/1	
HOB-C6.1.3217		Sandy Bay	764 Sandy Bay Road		162418/2	
HOB-C6.1.3218	2627	Sandy Bay	795 Sandy Bay Road	Riverview Inn	46555/6	
HOB-C6.1.3219		Sandy Bay	827 Sandy Bay Road	Kapunda	40719/1	
HOB-C6.1.3220		Sandy Bay	851C Sandy Bay Road		167639/1	
HOB-C6.1.3221		Sandy Bay	871 Sandy Bay Road		28089/4	
HOB-C6.1.3222		Sandy Bay	902 Sandy Bay Road		152557/1	
HOB-C6.1.3223	2133	Glebe	3 Scott Street		58115/2	
HOB-C6.1.3224	6105	Glebe	3A Scott Street		58115/1	
HOB-C6.1.3225	2138	Glebe	4 Scott Street		43070/1	
HOB-C6.1.3226	2134	Glebe	5 Scott Street	Bella Vista	22267/1	
HOB-C6.1.3227	2139	Glebe	6 Scott Street		95856/5	
HOB-C6.1.3228	2135	Glebe	7 Scott Street		46249/1	
HOB-C6.1.3229	2136	Glebe	9 Scott Street		56722/1	
HOB-C6.1.3230	7476	Glebe	11 Scott Street		56722/2	

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HOB-C6.1.3231		Glebe	13 Scott Street		58802/2	
HOB-C6.1.3232	7019	Glebe	15 Scott Street		58802/1	
HOB-C6.1.3233	2140	Glebe	16 Scott Street		13318/1	
HOB-C6.1.3234	7188	Glebe	18 Scott Street		13318/2	
HOB-C6.1.3235	1968	Battery Point	1 Secheron Road		236602/1	
HOB-C6.1.3236	1971	Battery Point	11 Secheron Road	St Botolph	198775/1	
HOB-C6.1.3237	1972	Battery Point	17 Secheron Road	Glencarren	149106/2	Including early outbuildings
HOB-C6.1.3238	1973	Battery Point	19 Secheron Road		24852/2	Including early outbuilding
HOB-C6.1.3239	1970	Battery Point	19-21 Secheron Road		24852/2	Wall between 19 and 21 Secheron Road
HOB-C6.1.3240	1969	Battery Point	21 Secheron Road	Secheron House	199459/1	
HOB-C6.1.3241		Mount Stuart	20 Senator Street		57608/0; 57608/2; 57608/1	Bhutan Cypress
HOB-C6.1.3242		Mount Stuart	23 Senator Street		28869/4	High Rising including garden
HOB-C6.1.3243	2141	Glebe	3 Service Street		56651/1	
HOB-C6.1.3244	2141	Glebe	5 Service Street		56651/2	
HOB-C6.1.3245	2141	Glebe	7 Service Street		56651/3	
HOB-C6.1.458		Glebe	8 Service Street		106464/1	(Now part of 125 Brooker Avenue)
HOB-C6.1.3246		Glebe	13-23 Service Street		106963/2; 106963/1; 59723/4; 59723/3; 59723/2; 59723/1	

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HOB-C6.1.3247		New Town	37 Seymour Street		91101/3	
HOB-C6.1.3248		Lenah Valley	11 Sharps Road		198558/1	
HOB-C6.1.3249		Lenah Valley	23 Sharps Road		5162/20	
HOB-C6.1.3250	2143	Glebe	1 Shoobridge Street		55653/38	
HOB-C6.1.3251	6635	Glebe	3 Shoobridge Street		55653/39	
HOB-C6.1.3252	6636	Glebe	5 Shoobridge Street		55653/40	
HOB-C6.1.3253	6637	Glebe	7 Shoobridge Street		216228/41	
HOB-C6.1.3254		Glebe	9 Shoobridge Street		112118/1	
HOB-C6.1.3255	2144	Glebe	9A Shoobridge Street		112118/2	
HOB-C6.1.3256	2098	Glebe	12 Shoobridge Street	Former Christ College Hostel	123200/5	
HOB-C6.1.3257		Glebe	43 Shoobridge Street		131146/1	
HOB-C6.1.3258		Glebe	45 Shoobridge Street		34129/2	
HOB-C6.1.3259	2145	Glebe	1 Short Street		203084/1	
HOB-C6.1.3260	2146	Glebe	5 Short Street		14772/1	
HOB-C6.1.3261	1975	Battery Point	1 Sloane Street	Former Star of Tasmania Inn	115035/1	
HOB-C6.1.3262	1974	Battery Point	2 Sloane Street		44865/1	Including stable
HOB-C6.1.3263	1976	Battery Point	3 Sloane Street		39586/1	
HOB-C6.1.3264	1977	Battery Point	6 Sloane Street		36218/1	

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HOB-C6.1.3265		Battery Point	7 Sloane Street		164137/1	
HOB-C6.1.3266	1978	Battery Point	8 Sloane Street		62339/1	
HOB-C6.1.3267		Battery Point	10 Sloane Street		61738/1	
HOB-C6.1.3268	1979	Battery Point	12 Sloane Street		100203/1	
HOB-C6.1.3269		North Hobart	2 Smith Street		232640/1	
HOB-C6.1.3270		North Hobart	4 Smith Street		235009/1	
HOB-C6.1.3271		North Hobart	6 Smith Street		56660/1	
HOB-C6.1.3272		North Hobart	7 Smith Street		57089/7	
HOB-C6.1.3273		North Hobart	8 Smith Street		56660/2	
HOB-C6.1.3274		North Hobart	9 Smith Street		57089/9	
HOB-C6.1.3275		North Hobart	10-12 Smith Street		205234/1	
HOB-C6.1.3276		North Hobart	11 Smith Street		57089/11	
HOB-C6.1.3277		North Hobart	13 Smith Street		48321/3	
HOB-C6.1.3278		North Hobart	14 Smith Street		154429/0; 154429/1; 154429/2	
HOB-C6.1.3279		North Hobart	15 Smith Street		48321/2	
HOB-C6.1.3280		North Hobart	16 Smith Street		157588/2	
HOB-C6.1.3281		North Hobart	17 Smith Street		50399/1	
HOB-C6.1.3282		North Hobart	18 Smith Street		158884/0; 158884/1; 158884/2; 158884/3; 158884/4	

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HOB-C6.1.3283		North Hobart	19 Smith Street		90761/5	
HOB-C6.1.3284		North Hobart	20 Smith Street		108468/0; 108468/1; 108468/2	
HOB-C6.1.3285		North Hobart	21 Smith Street		222680/4	
HOB-C6.1.3286		North Hobart	23 Smith Street		233361/1	
HOB-C6.1.3287	2874	North Hobart	25 Smith Street		57671/2	
HOB-C6.1.3288		North Hobart	27 Smith Street		69820/3	
HOB-C6.1.3289		North Hobart	28 Smith Street		41085/1	
HOB-C6.1.3290		North Hobart	29 Smith Street		69820/2	
HOB-C6.1.3291		North Hobart	30 Smith Street		110960/1	
HOB-C6.1.3292		North Hobart	31 Smith Street		69820/1	
HOB-C6.1.3293		North Hobart	32 Smith Street		20639/1	
HOB-C6.1.3294		North Hobart	33 Smith Street		116513/1	
HOB-C6.1.3295		North Hobart	34 Smith Street		23902/1	
HOB-C6.1.3296		North Hobart	35 Smith Street		47544/1	
HOB-C6.1.3297		North Hobart	36 Smith Street		145020/1	
HOB-C6.1.3298		North Hobart	37 Smith Street		213923/1	
HOB-C6.1.3299		North Hobart	38 Smith Street		58047/1	
HOB-C6.1.3300		North Hobart	40 Smith Street		58047/2	
HOB-C6.1.3301	2879	North Hobart	42 Smith Street		123845/1	

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HOB-C6.1.3302	2875	North Hobart	43 Smith Street		133075/43	
HOB-C6.1.3303		North Hobart	44 Smith Street		45061/1	
HOB-C6.1.3304	2875	North Hobart	45 Smith Street		133075/45	
HOB-C6.1.3305		North Hobart	46 Smith Street		58057/46	
HOB-C6.1.3306	2875	North Hobart	47 Smith Street		133075/47	
HOB-C6.1.3307		North Hobart	48 Smith Street		58057/48	
HOB-C6.1.3308	2875	North Hobart	49 Smith Street		133075/49	
HOB-C6.1.3309	2875	North Hobart	51 Smith Street		133075/51	
HOB-C6.1.3310	2875	North Hobart	53 Smith Street		133075/53	
HOB-C6.1.3311		North Hobart	55 Smith Street		109589/2	
HOB-C6.1.3312	2876	North Hobart	57 Smith Street		109589/1	
HOB-C6.1.3313		North Hobart	59 Smith Street		117124/1; 117124/0	
HOB-C6.1.3314		North Hobart	61 Smith Street		117124/2; 117124/0	
HOB-C6.1.3315		North Hobart	65-67 Smith Street		60059/0; 60059/1; 60059/2	
HOB-C6.1.3316	2005	Battery Point	3 South Street		34410/1	includes residence and former shop
HOB-C6.1.3317	1982	Battery Point	5 South Street		57719/1	
HOB-C6.1.3318	1983	Battery Point	7 South Street		57719/2	
HOB-C6.1.3319	1984	Battery Point	9 South Street		20634/1	inclues shop and residence
HOB-C6.1.3320	1985	Battery Point	11 South Street		44600/1	

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HOB-C6.1.3321	1998	Battery Point	12 South Street		114147/12	
HOB-C6.1.3322	1986	Battery Point	13 South Street		51351/1	
HOB-C6.1.3323	1999	Battery Point	14 South Street		114147/14	
HOB-C6.1.3324	1987	Battery Point	15 South Street		20066/1	
HOB-C6.1.3325	2000	Battery Point	16 South Street		114147/16	including stable at the rear
HOB-C6.1.3326	2000	Battery Point	16A South Street		114147/116	including stable at the rear
HOB-C6.1.3327	1988	Battery Point	17 South Street		115034/2	
HOB-C6.1.3328	1989	Battery Point	19-21 South Street		115034/1	
HOB-C6.1.3329	1990	Battery Point	19-21 South Street		115034/1	
HOB-C6.1.3330	2001	Battery Point	22 South Street		54248/1	
HOB-C6.1.3331	7092	Battery Point	22A South Street		31858/2	
HOB-C6.1.3332	1991	Battery Point	23 South Street		110968/1	
HOB-C6.1.3333	2002; 2003	Battery Point	24-26 South Street		172563/1; 172563/2	
HOB-C6.1.3334	1992; 1993	Battery Point	25-27 South Street		136889/25; 136889/27	
HOB-C6.1.3335	2006	Battery Point	30 South Street		111050/1	
HOB-C6.1.3336	1994	Battery Point	33 South Street		154027/33	
HOB-C6.1.3337	1995	Battery Point	35 South Street		154027/35	
HOB-C6.1.3338	2004	Battery Point	38 South Street		58543/38	
HOB-C6.1.3339	1996	Battery Point	39 South Street		131949/1	
HOB-C6.1.3340	1997	Battery Point	41 South Street		131696/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3341	2633	Sandy Bay	1 St Canice Avenue		133570/1	
HOB-C6.1.3342	2634 (partially THR listed)	Sandy Bay	13-15 St Canice Avenue	Mount St Canice Complex	132297/1; 169417/1	
HOB-C6.1.3343	2033	Battery Point	1 St Georges Terrace		118790/1	
HOB-C6.1.3344	2034	Battery Point	3 St Georges Terrace		13376/1	
HOB-C6.1.3345	2014	Battery Point	4 St Georges Terrace		106845/1	
HOB-C6.1.3346	2035	Battery Point	5 St Georges Terrace		111046/1	
HOB-C6.1.3347	2015	Battery Point	6 St Georges Terrace		204649/1	
HOB-C6.1.3348	2036	Battery Point	7 St Georges Terrace		32262/1	
HOB-C6.1.3349	2016	Battery Point	8 St Georges Terrace		23774/1	
HOB-C6.1.3350	2037	Battery Point	9 St Georges Terrace		53828/1	
HOB-C6.1.3351	2017	Battery Point	10 St Georges Terrace		124525/1	
HOB-C6.1.3352	2020	Battery Point	11 St Georges Terrace		144651/1	
HOB-C6.1.3353	2018	Battery Point	12 St Georges Terrace		40060/1	
HOB-C6.1.3354		Battery Point	15 St Georges Terrace		108901/1	
HOB-C6.1.3355	2019	Battery Point	16A St Georges Terrace		215369/1	
HOB-C6.1.3356		Battery Point	17 St Georges Terrace		17517/3	
HOB-C6.1.3357	2012	Battery Point	19 St Georges Terrace	St David's Cottage	106059/1	
HOB-C6.1.3358	2010	Battery Point	20 St Georges Terrace		27718/1	
HOB-C6.1.3359	2038	Battery Point	21 St Georges Terrace		114422/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3360	2011	Battery Point	22 St Georges Terrace		107737/1	
HOB-C6.1.3361		Battery Point	23 St Georges Terrace		37039/1	
HOB-C6.1.3362	2045	Battery Point	24-26 St Georges Terrace	Lloydville	59039/1	
HOB-C6.1.3363	2039	Battery Point	25 St Georges Terrace		53409/1	
HOB-C6.1.3364	2007; 2008; 2009	Battery Point	27-31 St Georges Terrace		197774/1	
HOB-C6.1.3365		Battery Point	32 St Georges Terrace		17071/1	
HOB-C6.1.3366	2023	Battery Point	33 St Georges Terrace		35145/1	
HOB-C6.1.3367	2026	Battery Point	34 St Georges Terrace		200166/1	
HOB-C6.1.3368	2024	Battery Point	35 St Georges Terrace		106351/1	
HOB-C6.1.3369	2027	Battery Point	36 St Georges Terrace		54113/1	includes cottage and shop
HOB-C6.1.3370	2040	Battery Point	38 St Georges Terrace		20659/1	
HOB-C6.1.3371	2025	Battery Point	39-39A St Georges Terrace		107311/1	
HOB-C6.1.3372	2041	Battery Point	40 St Georges Terrace		47983/1	
HOB-C6.1.3373		Battery Point	44 St Georges Terrace		45640/1	
HOB-C6.1.3374	2013	Battery Point	45 St Georges Terrace		127079/2	
HOB-C6.1.3375	2046	Battery Point	46 St Georges Terrace		37079/1	
HOB-C6.1.3376	2028	Battery Point	50 St Georges Terrace		245273/1	
HOB-C6.1.3377	2042	Battery Point	52 St Georges Terrace		103590/3	
HOB-C6.1.3378	2043	Battery Point	54 St Georges Terrace		60365/5	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3379	2029	Battery Point	56 St Georges Terrace		60365/4	
HOB-C6.1.3380	2030	Battery Point	58 St Georges Terrace		252511/1	
HOB-C6.1.3381	2044	Battery Point	59 St Georges Terrace		150459/1	
HOB-C6.1.3382	2031	Battery Point	60 St Georges Terrace		163401/2	
HOB-C6.1.3383	2047	Battery Point	61 St Georges Terrace		19511/3	
HOB-C6.1.3384	2031; 2032	Battery Point	62 St Georges Terrace		164065/1; 164065/2	
HOB-C6.1.3385		New Town	1-2 St Johns Avenue		106089/1	Watch-houses (corner New Town Road)
HOB-C6.1.3386	11000 (partially THR listed)	New Town	St Johns Avenue		223265/16; 138753/2; 131230/1	St John's Anglican Church; St John's Park precinct; including trees, Capt. Forster monument, former orphan school, parsonage
HOB-C6.1.3387		New Town	St Johns Avenue	St John's Bowling Club	149031/1	
HOB-C6.1.3388		New Town	9 St Johns Avenue		223265/16	
HOB-C6.1.3389		Sandy Bay	2 Stanley Street		131711/4	
HOB-C6.1.3390		Sandy Bay	3 Stanley Street		118506/2	
HOB-C6.1.3391		Sandy Bay	4 Stanley Street		131711/3	
HOB-C6.1.3392		Sandy Bay	5 Stanley Street		118466/3	
HOB-C6.1.3393	3063	Sandy Bay	2 Star Street		35171/1	
HOB-C6.1.3394	3066	Sandy Bay	4 Star Street		29976/1	
HOB-C6.1.3395		Sandy Bay	5 Star Street		160521/1	Hedge

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HOB-C6.1.3396	3067	Sandy Bay	6 Star Street		90649/1	
HOB-C6.1.3397		Sandy Bay	7 Star Street		170301/1	Hedge
HOB-C6.1.3398	3068	Sandy Bay	8 Star Street		128183/1	
HOB-C6.1.3399	3069	Sandy Bay	10 Star Street		118040/1	
HOB-C6.1.3400	3064	Sandy Bay	14 Star Street		229933/1	
HOB-C6.1.3401	3424	Sandy Bay	16 Star Street		225830/1	
HOB-C6.1.3402	3065	Sandy Bay	18 Star Street		28603/1	
HOB-C6.1.3403	2752	New Town	2-2B Stoke Street	The Gables	173740/1	
HOB-C6.1.3404		New Town	3 Stoke Street		229997/1	
HOB-C6.1.3405	2745	New Town	5 Stoke Street		41987/1; 32457/1	
HOB-C6.1.3406		New Town	8 Stoke Street		60840/3	
HOB-C6.1.3407	2741	New Town	9-11 Stoke Street	Mayfield	247956/1	
HOB-C6.1.3408	2743	New Town	12 Stoke Street	Stoke House	199695/1	
HOB-C6.1.3409		New Town	13 Stoke Street		52050/1	
HOB-C6.1.3410	2744	New Town	14 Stoke Street		198077/1	
HOB-C6.1.3411	2742	New Town	15 Stoke Street		38091/1	
HOB-C6.1.3412	2747	New Town	17 Stoke Street		167788/1	
HOB-C6.1.3413	2753	New Town	18 Stoke Street		205252/1	
HOB-C6.1.3414		New Town	20 Stoke Street		64911/16	
HOB-C6.1.3415	2748	New Town	21 Stoke Street	Corinna	92802/6	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3416		New Town	23 Stoke Street	Willesden	230406/1	
HOB-C6.1.3417		New Town	Unit 1 24 Stoke Street		100141/1	
HOB-C6.1.3418		New Town	26 Stoke Street		27400/3	
HOB-C6.1.3419		New Town	29 Stoke Street		251524/1	
HOB-C6.1.3420		New Town	31 Stoke Street	Thane	69093/1	
HOB-C6.1.3421		South Hobart	Stoney Steps Road	Stoney Steps Road	Not Applicable	
HOB-C6.1.3422	7185	South Hobart	7 Stoney Steps Road		176867/1	Keens Curry sign
HOB-C6.1.3423	6238; 6240; 6241	Battery Point	6 Stowell Avenue	Stowell	11198/12; 11198/14; 11198/15; 111998/16; 111998/0	Including outbuildings and gardens
HOB-C6.1.3424		Mount Stuart	15 Strathern Street	Avonlea	106633/1	
HOB-C6.1.3425		West Hobart	13 Summerhill Road		59855/1	
HOB-C6.1.3426		West Hobart	15 Summerhill Road		251901/1	
HOB-C6.1.3427	3412	West Hobart	19 Summerhill Road		63753/3	
HOB-C6.1.3428		West Hobart	24 Summerhill Road		21367/1	
HOB-C6.1.3429		Lenah Valley	5 Suncrest Avenue		55860/32	
HOB-C6.1.3430		Lenah Valley	18 Suncrest Avenue		200564/1	
HOB-C6.1.3431	2885	North Hobart	2 Swan Street	Swan Street Uniting Church	165548/5	
HOB-C6.1.3432	2880	North Hobart	3-5 Swan Street		63449/7	
HOB-C6.1.3433	6017	North Hobart	4 Swan Street	Ardrossan	116133/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3434	6018	North Hobart	6 Swan Street	Dalkeith	61735/2	
HOB-C6.1.3435	2881	North Hobart	7 Swan Street	Llanberis	248679/1	
HOB-C6.1.3436	6019	North Hobart	8 Swan Street		61735/3	
HOB-C6.1.3437	2918	North Hobart	9 Swan Street		22525/2	
HOB-C6.1.3438	2919	North Hobart	9A Swan Street		70176/1	
HOB-C6.1.3439	6020	North Hobart	10 Swan Street	Stirling	61735/4	
HOB-C6.1.3440	6021	North Hobart	12 Swan Street	Rosslyn	61735/5	
HOB-C6.1.3441	6022	North Hobart	14 Swan Street	Renfrew	124152/1	
HOB-C6.1.3442	2883	North Hobart	15 Swan Street		63449/27	
HOB-C6.1.3443	2887	North Hobart	16 Swan Street		118171/13	
HOB-C6.1.3444	6023	North Hobart	17 Swan Street		63449/30	
HOB-C6.1.3445	6010	North Hobart	18 Swan Street		73130/1	
HOB-C6.1.3446	6024	North Hobart	19 Swan Street		57043/2	
HOB-C6.1.3447		North Hobart	20 Swan Street		73130/20	
HOB-C6.1.3448	6025	North Hobart	21 Swan Street		57043/1	
HOB-C6.1.3449	6012	North Hobart	22 Swan Street		138041/1	
HOB-C6.1.3450	6012	North Hobart	22A Swan Street		138041/2	
HOB-C6.1.3451	2884	North Hobart	23 Swan Street		54724/39	
HOB-C6.1.3452		North Hobart	24 Swan Street		248782/1	
HOB-C6.1.3453		North Hobart	26 Swan Street		199560/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3454		North Hobart	28 Swan Street		63449/29	
HOB-C6.1.3455	6016	North Hobart	30 Swan Street		63449/34	
HOB-C6.1.3456		New Town	5 Swanston Street		13702/20; 39546/1	
HOB-C6.1.3457	2757	New Town	7 Swanston Street	Sunnyside	133371/2	
HOB-C6.1.3458		New Town	8 Swanston Street		60080/16	
HOB-C6.1.3459		New Town	12 Swanston Street		230776/14	
HOB-C6.1.3460		New Town	13 Swanston Street		13702/16	
HOB-C6.1.3461		New Town	15 Swanston Street	Adwalton	134897/1	
HOB-C6.1.3462		New Town	16 Swanston Street		178749/2	
HOB-C6.1.3463		New Town	20A Swanston Street		244868/1	
HOB-C6.1.3464	2758	New Town	21 Swanston Street		159278/1	
HOB-C6.1.3465		New Town	25 Swanston Street		248206/1	
HOB-C6.1.3466		New Town	29 Swanston Street		216534/1	Including Gardens
HOB-C6.1.3467		New Town	52 Swanston Street		179254/1	
HOB-C6.1.3468	2759	New Town	78 Swanston Street		227631/1	
HOB-C6.1.3469	10878	New Town	80-82 Swanston Street		74653/2	
HOB-C6.1.3470	2760	New Town	84 Swanston Street		109256/1	
HOB-C6.1.3471		New Town	90 Swanston Street		54415/1	
HOB-C6.1.3472		New Town	92 Swanston Street		137564/1	

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HOB-C6.1.3473		New Town	95 Swanston Street		168672/1	
HOB-C6.1.3474	2763	New Town	120 Swanston Street	Barrington	156324/1	
HOB-C6.1.1005	10851 (partially THR listed)	South Hobart	32 Syme Street, 8-18 Degraves Street,17-21 Degraves Street and 34-40 Degraves Street	Cascades Female Factory	229260/1; 229358/1; 202398/1; 142201/1; 230803/1; 50260/1; 173638/2; 173638/1; 60932/9; 60932/10; 119792/1; 211469/12	
HOB-C6.1.3475		South Hobart	Tara Street		Not Applicable	Tara Street Bridge Abutments
HOB-C6.1.3476	2574	North Hobart	34 Tasma Street		28754/1	
HOB-C6.1.3477	6750	North Hobart	36 Tasma Street		28754/2	
HOB-C6.1.3478	6751	North Hobart	38 Tasma Street		167197/1	
HOB-C6.1.3479		North Hobart	57 Tasma Street		124177/1	Refer to attached datasheet Reference No. HOB-C6.1.3479
HOB-C6.1.3480	3413	North Hobart	59 Tasma Street		46356/1	
HOB-C6.1.3481		North Hobart	61 Tasma Street		27468/1	
HOB-C6.1.3482		North Hobart	67 Tasma Street		59868/0; 59868/1	
HOB-C6.1.3483	3414	North Hobart	69 Tasma Street		59868/0; 59868/2	
HOB-C6.1.3484		North Hobart	7175 Tasma Street		90472/2; 90472/1; 230369/1	
HOB-C6.1.3485		North Hobart	79 Tasma Street		45237/1	Refer to attached datasheet Reference No. HOB-C6.1.3485

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HOB-C6.1.3486	2888	North Hobart	8 Thomas Street		47170/1	
HOB-C6.1.3487	2889	North Hobart	10 Thomas Street		23188/1	
HOB-C6.1.3488	2890	North Hobart	12 Thomas Street		18142/1	
HOB-C6.1.3489		Mount Stuart	1 Toorak Avenue		115942/1	
HOB-C6.1.3490	2611	Mount Stuart	4 Toorak Avenue	Newlands	116955/1	
HOB-C6.1.3491		Mount Stuart	5 Toorak Avenue		118108/10	
HOB-C6.1.3492		Mount Stuart	6 Toorak Avenue		175459/1	
HOB-C6.1.3493		Mount Stuart	8 Toorak Avenue		157006/1	
HOB-C6.1.3494		Mount Stuart	9 Toorak Avenue	Newlands Bungalow	117331/12	
HOB-C6.1.3495		Mount Stuart	10 Toorak Avenue		63991/35	Including Gardens
HOB-C6.1.3496		Mount Stuart	12 Toorak Avenue	Doongalla	63991/32; 63991/33	including gardens
HOB-C6.1.3497		Mount Stuart	16 Toorak Avenue	Perwillowen	63991/31	Bhutan Cypress
HOB-C6.1.3498		Mount Stuart	19 Toorak Avenue	Karoline	135562/2	Bhutan Cypress
HOB-C6.1.3499		Mount Stuart	23-23B Toorak Avenue		51415/1; 63991/19	Bhutan Cypress
HOB-C6.1.3500		Mount Stuart	25-25A Toorak Avenue		65561/3; 65561/4	
HOB-C6.1.3501		Mount Stuart	28 Toorak Avenue		221179/1	
HOB-C6.1.3502		Mount Stuart	40 Toorak Avenue		46110/1	Cypress Hedge
HOB-C6.1.3503	2761	New Town	1 Tower Road	The Towers	120952/1	
HOB-C6.1.3504		New Town	8 Tower Road		249086/1	Refer to attached datasheet Reference No. HOB-C6.1.3504

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3505		New Town	10 Tower Road	Maidstone	247906/1	
HOB-C6.1.3506	8173	New Town	39 Tower Road	Swanston House Stables	152693/1	
HOB-C6.1.3507		Battery Point	1 Trumpeter Street		45416/1	
HOB-C6.1.3508		Battery Point	2 Trumpeter Street		30656/1	
HOB-C6.1.3509		Battery Point	3 Trumpeter Street		146955/1	
HOB-C6.1.3510	2052	Battery Point	5 Trumpeter Street		53519/1	
HOB-C6.1.3511	2053	Battery Point	10 Trumpeter Street		133239/10	
HOB-C6.1.3512	2054	Battery Point	12 Trumpeter Street		133239/12	
HOB-C6.1.3513	8135	Battery Point	14 Trumpeter Street		133239/14	
HOB-C6.1.3514	2050	Battery Point	16 Trumpeter Street		116665/1	
HOB-C6.1.3515	2051	Battery Point	18 Trumpeter Street		21856/1	
HOB-C6.1.3516	2049	Battery Point	29 Trumpeter Street	Shipwrights Arms Hotel	38892/1	Including cottage at rear
HOB-C6.1.3517	3070	Sandy Bay	1 Turner Street		47978/1	
HOB-C6.1.3518	3071	Sandy Bay	2 Turner Street		103661/1	
HOB-C6.1.3519		West Hobart	6 Union Street		204587/1	
HOB-C6.1.3520		West Hobart	8 Union Street		47112/1	
HOB-C6.1.3521		West Hobart	12 Union Street		60109/10	
HOB-C6.1.3522		West Hobart	19 Union Street		24255/1	
HOB-C6.1.3523		West Hobart	21 Union Street		43372/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1054		South Hobart	84 Upper Fitzroy Crescent		154017/0; 154017/1; 154017/2; 154017/3; 154017/4; 154017/5; 154017/6; 154017/7; 154017/8; 154017/9; 154017/10; 154017/11; 154017/12; 154017/13	(Previously known as 2 Elboden Street)
HOB-C6.1.3524		Hobart	Victoria Dock		Not Applicable	19th Century crane between Victoria Dock and Mures building - refer to attached datasheet Reference No. HOB-C6.1.3524
HOB-C6.1.3525	3462	Hobart	3 Victoria Street		129875/1	
HOB-C6.1.3526		Hobart	6 Victoria Street	Formerly Victoria Hall	35831/1; 35831/2	
HOB-C6.1.3527	2576	Hobart	9-11 Victoria Street	Victoria Chambers	86248/1	
HOB-C6.1.3528	2578	Hobart	14-16 Victoria Street		61101/1	
HOB-C6.1.3529	2577	Hobart	15 Victoria Street		198644/1	Refer Figure HOB-C6.1.3529 for specific extent
HOB-C6.1.3530	2579	Hobart	57 Victoria Street		224020/1	
HOB-C6.1.3531		Sandy Bay	1 View Street	Child Care Centre (formerly Friends' School)	145239/1	
HOB-C6.1.3532		Sandy Bay	2 View Street	Golf Links Clubhouse	220207/1	
HOB-C6.1.3533		Sandy Bay	30 View Street		55178/219	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3534		Sandy Bay	32 View Street		55178/225	
HOB-C6.1.3535	2073	Sandy Bay	34 View Street		55178/227	
HOB-C6.1.3536		Sandy Bay	3 Waimea Avenue		61624/4	Stone Wall
HOB-C6.1.3537	8592 (Partial THR Listing)	Sandy Bay	40-44 Waimea Avenue	Waimea House	197586/1; 72125/1; 177703/1	
HOB-C6.1.3538		Hobart	6 Warneford Street	Roseford	28377/4	
HOB-C6.1.3539		Hobart	8 Warneford Street	Exton	155360/1	
HOB-C6.1.3540		Hobart	4 Warwick Street		18961/2	
HOB-C6.1.3541		Hobart	6 Warwick Street		57776/1	
HOB-C6.1.3542		Hobart	8 Warwick Street		57776/2	
HOB-C6.1.3543		Hobart	12 Warwick Street	Mossgiel	112881/1	
HOB-C6.1.3544		Hobart	21 Warwick Street		102566/21	
HOB-C6.1.3545		Hobart	23 Warwick Street		102566/23	
HOB-C6.1.3546	6753	Hobart	25 Warwick Street		128470/2	
HOB-C6.1.3547	6754	Hobart	27 Warwick Street		58583/2	
HOB-C6.1.3548	6755	Hobart	29 Warwick Street		58583/1	
HOB-C6.1.3549	2581	Hobart	39 Warwick Street		52934/1	
HOB-C6.1.3550		Hobart	42 Warwick Street	The Narrative Centre	29968/1	
HOB-C6.1.3551		Hobart	44 Warwick Street		112887/1	
HOB-C6.1.3552	2590	Hobart	46 Warwick Street	Condril House	215250/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3553	2591	Hobart	48 Warwick Street	Blendon House	72324/2	
HOB-C6.1.3554	2592	Hobart	50 Warwick Street	Holy Trinity Church	203937/1	
HOB-C6.1.3555	2593	Hobart	52-54 Warwick Street	Mildura	63690/1	
HOB-C6.1.3556	2594	Hobart	52-54 Warwick Street	Milrose	63690/1	
HOB-C6.1.3557	2582	Hobart	55 Warwick Street		121314/1	
HOB-C6.1.3558	2595; 2596	Hobart	56-58 Warwick Street		63690/2	
HOB-C6.1.3559		Hobart	60 Warwick Street		156496/1	
HOB-C6.1.3560	2597	Hobart	62 Warwick Street		156822/0; 156822/1; 156822/2; 156822/3; 156822/4; 156822/5; 156822/6; 156822/7	
HOB-C6.1.3561	2583	Hobart	63 Warwick Street		25169/1	
HOB-C6.1.3562	2598	Hobart	64 Warwick Street	Former Tasmania Brewery	11239/1	including chimney
HOB-C6.1.3563	2584	Hobart	65 Warwick Street		106438/1	
HOB-C6.1.3564	2585	Hobart	67 Warwick Street		90229/1	
HOB-C6.1.3565	2599	Hobart	68 Warwick Street	Georgina Cottage	57610/2	
HOB-C6.1.3566	2586	Hobart	69 Warwick Street		69814/1	
HOB-C6.1.3567	2587; 2588	Hobart	71-73 Warwick Street		197362/1	
HOB-C6.1.3568	2600	Hobart	Unit 1 72 Warwick Street		57610/1	Behind 70 Warwick Street
HOB-C6.1.3569	2601	Hobart	80 Warwick Street		13629/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3570	2602	Hobart	86 Warwick Street		138113/1	
HOB-C6.1.3571	2602	Hobart	88 Warwick Street		138113/2	
HOB-C6.1.3572	2602	Hobart	90 Warwick Street		138113/3	
HOB-C6.1.3573	2603	Hobart	92 Warwick Street		124495/1	
HOB-C6.1.3574		Hobart	102 Warwick Street		90756/1	
HOB-C6.1.3575		West Hobart	2/111 Warwick Street		126071/2	refer to attached datasheet Reference No. HOB-C6.1.3575
HOB-C6.1.3576	3415	West Hobart	113 Warwick Street		73706/1	
HOB-C6.1.3577	6640	West Hobart	115 Warwick Street		16239/1	
HOB-C6.1.3578	6641	West Hobart	117 Warwick Street		16239/2	
HOB-C6.1.3579		West Hobart	118-122 Warwick Street		101320/1; 47458/1	
HOB-C6.1.3580	3416 (Partially THR Listed)	West Hobart	119-121 Warwick Street		58171/1; 58171/2; 58171/0	
HOB-C6.1.3582	3418	West Hobart	124 Warwick Street		14405/1	
HOB-C6.1.3583		West Hobart	127 Warwick Street		170983/1	refer to attached datasheet Reference No. HOB-C6.1.3583
HOB-C6.1.3584	3419	West Hobart	Unit 1 128 Warwick Street		54859/1	
HOB-C6.1.3585	6650	West Hobart	Unit 1 130 Warwick Street		129222/1	
HOB-C6.1.3586		West Hobart	156 Warwick Street		51348/1	refer to attached datasheet Reference No. HOB-C6.1.3586

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3587		West Hobart	166 Warwick Street		138657/1; 138657/2	refer to attached datasheet Reference No. HOB-C6.1.3587
HOB-C6.1.3588		West Hobart	185 Warwick Street	Ichykoo Park	14921/185	
HOB-C6.1.3589		West Hobart	187 Warwick Street		57435/1	
HOB-C6.1.3590		West Hobart	195 Warwick Street		27229/1	
HOB-C6.1.3591		South Hobart	5 Washington Street	Yatton	89904/1	
HOB-C6.1.3592		South Hobart	6 Washington Street		48366/1	South Hobart Recreation Ground Grandstand
HOB-C6.1.3593		South Hobart	9 Washington Street	Sunnyside	37219/2	
HOB-C6.1.3594	3180	South Hobart	10 Washington Street		58896/1	
HOB-C6.1.3595	3179	South Hobart	12 Washington Street		58896/2	
HOB-C6.1.3596		South Hobart	13 Washington Street	Ivy Cottage	21908/3	
HOB-C6.1.3597	2886	South Hobart	14 Washington Street		56883/4	
HOB-C6.1.3598	2575	South Hobart	16 Washington Street		56883/1	
HOB-C6.1.3599	2056	South Hobart	18 Washington Street		56883/2	
HOB-C6.1.3600	3183	South Hobart	20 Washington Street		56883/3	
HOB-C6.1.3601		South Hobart	34 Washington Street		44443/1	
HOB-C6.1.3602	2062	Battery Point	3 Waterloo Crescent		227645/1	
HOB-C6.1.3603		Battery Point	4 Waterloo Crescent		47757/1	
HOB-C6.1.3604		Battery Point	7 Waterloo Crescent		90029/1	
HOB-C6.1.3605	2061	Battery Point	8 Waterloo Crescent		114944/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3606		Battery Point	9 Waterloo Crescent		90029/2	
HOB-C6.1.3607	2055	Battery Point	11 Waterloo Crescent	Barley Mow	197630/1	
HOB-C6.1.3608	2064	Battery Point	12 Waterloo Crescent		132281/1	
HOB-C6.1.3609	2057; 2058	Battery Point	15-17 Waterloo Crescent		120495/1	
HOB-C6.1.3610	2063	Battery Point	16 Waterloo Crescent		232287/1	
HOB-C6.1.3611		Battery Point	18 Waterloo Crescent		117699/1	
HOB-C6.1.3612	2059	Battery Point	19 Waterloo Crescent	Hariette Cottage	157353/2	
HOB-C6.1.3613		Battery Point	20 Waterloo Crescent		117699/1	
HOB-C6.1.3614		Battery Point	22 Waterloo Crescent		172881/1	
HOB-C6.1.3615		Battery Point	23 Waterloo Crescent		31979/2	
HOB-C6.1.3616		Battery Point	26 Waterloo Crescent		131694/1; 28318/2	
HOB-C6.1.3617		Battery Point	28 Waterloo Crescent		28319/4; 28318/1	
HOB-C6.1.3618	2060	Battery Point	30 Waterloo Crescent		146798/1	
HOB-C6.1.3619	11227 (partially THR listed)	Ridgeway, Fern Tree	Waterworks Road; Huon Road; Pinnacle Road		Not Applicable	Hobart Mountain Water Supply System
HOB-C6.1.3620		Dynnyrne	152 Waterworks Road	Elmstree	134793/1	
HOB-C6.1.3621		Dynnyrne	189 Waterworks Road		18036/2	
HOB-C6.1.3622		Dynnyrne	191 Waterworks Road		18036/1	
HOB-C6.1.3623		West Hobart	11 Watkins Avenue		122098/6	refer to attached datasheet

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
						Reference No. HOB-C6.1.3623
HOB-C6.1.3624		Lenah Valley	2 Waverley Avenue	Waverley	241969/1	including gardens
HOB-C6.1.3625		Lenah Valley	4 Waverley Avenue		134480/1	
HOB-C6.1.3626		Lenah Valley	7 Waverley Avenue		7948/3	
HOB-C6.1.3627		Lenah Valley	8 Waverley Avenue	Thirlmere	60972/86	
HOB-C6.1.3628		Lenah Valley	Waverley Avenue		Not Applicable	Median Strip - Mature Oaks
HOB-C6.1.3629		South Hobart	3 Weld Street		249145/2	Garage
HOB-C6.1.3630	3182	South Hobart	4 Weld Street		131611/1	
HOB-C6.1.3631		South Hobart	79 Weld Street	Worplesdon	23569/1	
HOB-C6.1.3632		South Hobart	10 Weld Street		24694/1	
HOB-C6.1.3633	3163	South Hobart	14 Weld Street	Former Macquarie Street State School	133234/1	
HOB-C6.1.3634		South Hobart	2426 Weld Street	South Hobart Primary School	Not Applicable	1930 Wing
HOB-C6.1.3635	3181	South Hobart	25 Weld Street		131344/1	
HOB-C6.1.3636		South Hobart	37 Weld Street		167771/1; 167771/2	
HOB-C6.1.3637		South Hobart	1A Wellesley Street	Edgecliff	46181/1; 127757/1	
HOB-C6.1.3638	3184	South Hobart	38 Wellesley Street		110969/1	
HOB-C6.1.3639		South Hobart	46 Wellesley Street		104018/1	
HOB-C6.1.3640		South Hobart	48-50 Wellesley Street		93942/2	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3641		South Hobart	58 Wellesley Street		54417/1	
HOB-C6.1.3642	2895	North Hobart	8 Wellington Street		200966/1	
HOB-C6.1.3643	2891	North Hobart	17 Wellington Street		28211/1	
HOB-C6.1.3644	2892	North Hobart	19 Wellington Street		60251/2	
HOB-C6.1.3645	9951	North Hobart	21 Wellington Street		110915/1	
HOB-C6.1.3646	2893	North Hobart	37-39 Wellington Street		29215/1	
HOB-C6.1.3647	2896	North Hobart	48 Wellington Street		31058/1	
HOB-C6.1.3648	6009	North Hobart	50 Wellington Street		40846/1	
HOB-C6.1.3649	2894	North Hobart	49 Wellington Street	Alfred Cottage	57694/2	
HOB-C6.1.3650	2765	New Town	Wendover Place		230893/1	Wendover - Green including trees in centre of Wendover Place
HOB-C6.1.3651		New Town	8 Wendover Place		56815/0	Sequoia tree
HOB-C6.1.3652	5919	New Town	9 Wendover Place		60498/11	(previously known as part of 10 Wendover Place)
HOB-C6.1.3653	2764	New Town	10 Wendover Place	Wendover House	60498/9	
HOB-C6.1.3654		South Hobart	4 Wentworth Street		93847/1	
HOB-C6.1.3655		South Hobart	8 Wentworth Street		53246/1	
HOB-C6.1.3656		South Hobart	14 Wentworth Street		18331/1	
HOB-C6.1.3657		South Hobart	30 Wentworth Street		113585/12	
HOB-C6.1.3658		South Hobart	32 Wentworth Street		211628/13	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3659		South Hobart	34 Wentworth Street		209999/14	
HOB-C6.1.3660		South Hobart	36 Wentworth Street		201309/15	
HOB-C6.1.3661		South Hobart	38 Wentworth Street		229128/16	
HOB-C6.1.3662	3187	South Hobart	50 Wentworth Street		25605/1	
HOB-C6.1.3663		South Hobart	52 Wentworth Street		50991/1	
HOB-C6.1.3664	3459	South Hobart	54 Wentworth Street		57270/54	
HOB-C6.1.3665	1937	South Hobart	56 Wentworth Street		57270/56	
HOB-C6.1.3666		South Hobart	61 Wentworth Street		222251/5	
HOB-C6.1.3667		South Hobart	63 Wentworth Street		67996/4	
HOB-C6.1.3668		South Hobart	64 Wentworth Street		62136/1	
HOB-C6.1.3669		South Hobart	65 Wentworth Street		67996/3	
HOB-C6.1.3670		South Hobart	67 Wentworth Street		67996/2	
HOB-C6.1.3671		South Hobart	69 Wentworth Street		67996/1	
HOB-C6.1.3672		North Hobart	9 Wignall Street	Brampton Cottage	90382/30	
HOB-C6.1.3673		Lenah Valley	7 Wilks Road	Colebrook House	178078/1	
HOB-C6.1.3674	3420	West Hobart	12 William Street	Euroa	26185/1	
HOB-C6.1.3675		West Hobart	13 William Street		220931/1	refer to attached datasheet Reference No. HOB-C6.1.3675
HOB-C6.1.3676	3421	West Hobart	30 William Street		225874/1	
HOB-C6.1.3677		Sandy Bay	2 Willowdene Avenue		145383/2	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3678	2606	Hobart	6 Wilmot Street		31188/2	
HOB-C6.1.3679	2607	Hobart	10 Wilmot Street		132357/1	
HOB-C6.1.3680	7055; 70456; 7057; 7058; 7059; 7060; 7061; 7063; 7065; 7066	Hobart	12 Wilmot Street		115917/1; 115917/2; 115917/3; 115917/4; 115917/5; 115917/6; 115917/7; 115917/9; 115917/11; 115917/13	Stone Wall (Sandy Bay Road Boundary)
HOB-C6.1.3681	2605	Hobart	15 Wilmot Street		51956/3	
HOB-C6.1.3682	2767	New Town	7 Woodlands Avenue	Woodlands	234603/1	
HOB-C6.1.3683		South Hobart	11A-13 Wynyard Street		174874/1; 174874/2	
HOB-C6.1.3684		South Hobart	15-17 Wynyard Street		117598/1	
HOB-C6.1.3685		South Hobart	21 Wynyard Street		31248/1	
HOB-C6.1.3686	2908	North Hobart	4 Yardley Street		20833/1	
HOB-C6.1.3687	2898	North Hobart	5 Yardley Street		18609/6	
HOB-C6.1.3688	2909	North Hobart	6 Yardley Street		106820/1	
HOB-C6.1.3689	2899	North Hobart	7 Yardley Street		169779/1	
HOB-C6.1.3690	2910	North Hobart	8 Yardley Street		30237/1	
HOB-C6.1.3691	2900	North Hobart	9 Yardley Street		18609/7	
HOB-C6.1.3692	2911	North Hobart	10 Yardley Street		19893/1	
HOB-C6.1.3693	2901	North Hobart	11 Yardley Street		18609/8	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.3694	2912	North Hobart	12 Yardley Street		29054/1	
HOB-C6.1.3695	2913	North Hobart	16 Yardley Street		26888/1	
HOB-C6.1.3696	2914	North Hobart	18 Yardley Street		162205/18	
HOB-C6.1.3697	2914	North Hobart	20 Yardley Street		162205/20	
HOB-C6.1.3698	2902	North Hobart	21 Yardley Street		14181/1	
HOB-C6.1.3699	2915	North Hobart	22 Yardley Street		50741/1	
HOB-C6.1.3700	2903	North Hobart	23 Yardley Street		17284/1	
HOB-C6.1.3701	2916	North Hobart	24 Yardley Street		12492/1	
HOB-C6.1.3702		North Hobart	25 Yardley Street		25745/1	
HOB-C6.1.3703	2917	North Hobart	26 Yardley Street		31190/1	
HOB-C6.1.3704	2905	North Hobart	27 Yardley Street		126267/1	
HOB-C6.1.3705	2906	North Hobart	29 Yardley Street		17656/1	
HOB-C6.1.3706	2907	North Hobart	31 Yardley Street		25735/1	

HOB-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
HOB-C6.2.1	Battery Point	Battery Point	As identified in datasheet no. HOB-C6.2.1 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.2	Glebe	The Glebe	As identified in datasheet no. HOB-C62.2 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.3	Hobart	City Centre	As identified in datasheeet no. HOB-C6.2.3 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.4	Hobart	Hampden Road	As identified in datasheet no. HOB-C6.2.4 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.5	Hobart	Anglesea Barracks	As identified in datasheet no. HOB-C6.2.5 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.6	Hobart	Fitzroy Place	As identified in datasheet no. HOB-C6.2.6 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.7	Hobart	Davey and Macquarie Street	As identified in datasheet no. HOB-C6.2.7 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.8	Hobart	Warneford Street	As identified in datasheet no. HOB-C6.2.8 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.9	Rivulet	Hobart Rivulet Strickland Ave to Molle Street	As identified in datasheet no. HOB-C6.2.9 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.10	Lenah Valley	Edge Avenue	As identified in datasheet no. HOB-C6.2.10 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.11	Lenah Valley	Augusta Road A	As identified in datasheet no. HOB-C6.2.11 & HOB-C6.2.12 of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB- C6.2.12	Lenah Valley	Augusta Road B	As identified in datasheet no. HOB-C6.2.11 & HOB-C6.2.12 of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.13	Lenah Valley	Doyle Avenue	As identified in datasheet no. HOB-C6.2.13 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.14	Lenah Valley	Courtney Street	As identified in datasheet no. HOB-C6.2.14 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.15	Lenah Valley	Montagu Street	As identified in datasheet no. HOB-C6.2.15 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.16	Lenah Valley	Newlands Avenue	As identified in datasheet no. HOB-C6.2.16 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.17	Mount Stuart	Toorak Avenue	As identified in datasheet no. HOB-C6.2.17 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.18	Mount Stuart	Auvergne Avenue	As identified in datasheet no. HOB-C6.2.18 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.19	Mount Stuart	Rupert and Mortimer Avenues	As identified in datasheet no. HOB-C6.2.19 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.20	Mount Stuart	Elphinstone Road	As identified in datasheet no. HOB-C6.2.20 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.21	Mount Stuart	Mount Stuart Road	As identified in datasheet no. HOB-C6.2.21 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.22	North Hobart	Letitia & Park Street	As identified in datasheet no. HOB-C6.2.22 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.23	North Hobart	Carr Street	As identified in datasheet no. HOB-C6.2.23 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.24	North Hobart	McTavish Avenue and Commercial Lane	As identified in datasheet no. HOB-C6.2.24 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.25	North Hobart	Yardley and Wignall Streets	As identified in datasheet no. HOB-C6.2.25 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.26	North Hobart	Swan Street	As identified in datasheet no. HOB-C6.2.26 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.27	North Hobart	Elizabeth Street	As identified in datasheet no. HOB-C6.2.27 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.28	North Hobart	Lefroy Street	As identified in datasheet no. HOB-C6.2.28 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.29	North Hobart	Smith and George Street	As identified in datasheet no. HOB-C6.2.29 City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.30	North Hobart	Burnett Street	As identified in datasheet no. HOB-C6.2.30 City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.31	North Hobart	Tasma Street	As identified in datasheet no. HOB-C6.2.31 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.32	North Hobart	Trinity Hill and Church Street	As identified in datasheet no. HOB-C6.2.32 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.33			As identified in datasheet no. HOB-C6.2.33 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.34	New Town	Tower Road	As identified in datasheet no. HOB-C6.2.34 and HOB-C6.2.35 of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.35	New Town	Springvale Avenue	As identified in datasheet no. HOB-C6.2.35 and HOB-C6.2.35 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.36	New Town	Bellevue Parade	As identified in datasheet no. HOB-C6.2.36 and HOB-C6.2.8.2 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.37	New Town	Forster Street	As identified in datasheet no. HOB-C6.2.37 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.38	New Town	New Town Road	As identified in datasheet no. HOB-C6.2.38 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.39	New Town	Bay Road and Swanston Street	As identified in datasheet no. HOB-C6.2.39 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.40	New Town	Montagu Street	As identified in datasheet no. HOB-C6.2.40 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.41	New Town	Fraser Street	As identified in datasheet no. HOB-C6.2.41 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.42	New Town	Stoke Street	As identified in datasheet no. HOB-C6.2.42 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.43	New Town	Augusta Road and Bedford Street	As identified in datasheet no. HOB-C6.2.43 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.44	New Town	Paviour Street	As identified in datasheet no. HOB-C6.2.44 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.45	New Town	Harbroe Avenue	As identified in datasheet no. HOB-C6.2.45 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.46	New Town	Flint Avenue	As identified in datasheet no. HOB-C6.2.46 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.47	New Town	Clare Street	As identified in datasheet no. HOB-C6.2.47 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.48	New Town	Baker Street	As identified in datasheet no. HOB-C6.2.48 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.49	Sandy Bay	Quayle and King Street	As identified in datasheet no. HOB-C6.2.49 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.50	Sandy Bay	Duke and Princes Street	As identified in datasheet no. HOB-C6.2.50 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.51	Sandy Bay	Pillinger Street	As identified in datasheet no. HOB-C6.2.51 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.52	Sandy Bay	Ashfield Street	As identified in datasheet no. HOB-C6.2.52 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.53	Sandy Bay	Sandy Bay Road A	As identified in datasheet no. HOB-C6.2.53 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.54	Sandy Bay	Sandy Bay Road B	As identified in datasheet no. HOB-C6.2.54 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.55	Sandy Bay	Sandy Bay Road C	As identified in datasheet no. HOB-C6.2.55 and HOB-C6.2.56 of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.56	Sandy Bay	Sandy Bay Road D	As identified in datasheet no. HOB-C6.2.55 and HOB-C6.2.56 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.57	Sandy Bay	Golf Links Estate	As identified in datasheet no. HOB-C6.2.57 of City of Hobart Local Heritage Precincts – Description,

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.58	Sandy Bay	Dynnyrne Road	As identified in datasheet no. HOB-C6.2.58 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.59	Sandy Bay	Quorn Street	As identified in datasheet no. HOB-C6.2.59 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.60	Sandy Bay	Lambert Avenue	As identified in datasheet no. HOB-C6.2.60 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.61	Sandy Bay	Nutgrove	As identified in datasheet no. HOB-C6.2.61 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.62	Sandy Bay	Maning Avenue	As identified in datasheet no. HOB-C6.2.62 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.63	South Hobart	Ispahan Ave	As identified in datasheet no. HOB-C6.2.63of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.64	South Hobart	Macquarie Street and Cascade Road	As identified in datasheet no. HOB-C6.2.64 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.65	South Hobart	Washington Street	As identified in datasheet no. HOB-C6.2.65 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.66	South Hobart	Wentworth Street	As identified in datasheet no. HOB-C6.2.66 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.67	South Hobart	Darcy Street	As identified in datasheet no. HOB-C6.2.67 of City of Hobart Local Heritage Precincts – Description,

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.68	South Hobart	Adelaide Street	As identified in datasheet no. HOB-C6.2.68 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.69	South Hobart	Davey Street	As identified in datasheet no. HOB-C6.2.69 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.70	West Hobart	Newdegate and Arthur Street	As identified in datasheet no. HOB-C6.2.70 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.71	West Hobart	Murray, Mary and Browne Street	As identified in datasheet no. HOB-C6.2.71 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.72	West Hobart	Lansdowne Crescent and Hill Street	As identified in datasheet no. HOB-C6.2.72 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.73	West Hobart	Patrick Street	As identified in datasheet no. HOB-C6.2.73 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.74	West Hobart	Bathurst and Melville Street	As identified in datasheet no. HOB-C6.2.74 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.75	West Hobart	Liverpool Street and Forest Road	As identified in datasheet no. HOB-C6.2.75 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.76	West Hobart	Lower Jordan Hill Road	As identified in datasheet no. HOB-C6.2.76 of City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

HOB-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
HOB-C6.3.1	Fern Tree	Pillinger Drive / Bracken Lane	***Description*** The Pillinger Drive/Bracken Lane landscape is set at the base of Mount Wellington with Pillinger Drive being the primary access route to the Pinnacle. ***Statement of Local Historic Heritage Significance/ Historic Heritage Values*** The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, and as a group for their landscape value. The area's local historic heritage significance and values are derived from its unique character and values, which include the narrow and winding roads/laneway character, the natural roadside verges and vegetation which dominate the streetscape, the use of local stone and natural materials in garden design, houses, low walls, or other structures, the gardenesque, park-like character of the whole private open space area, large gardens comprising a mixture of mature exotic species and native vegetation, the inter-blending of built form with garden and natural surrounds, and the many built form structures which have used natural materials to help complement the original natural landscape and create a character of enclosure and intimacy. ***Design Criteria/Conservation Policy*** 1. Elements which contribute to the collective natural and constructed landscape values should be retained. 2. New buildings, extensions or structures should not significantly obscure, dominate or detract from the garden character of each property or the enclosing vegetation on either side of the road. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Alterations and additions to buildings or features should not obscure, dominate or detract from the architectural values of any local heritage place. 5. New buildings, extensions, structures should be compatible with and visually subservient when viewed from any road or public open space. 6. Fences, walls and gates should not detract from the precinct values in form, scale, height, siting and materials and respond to the heritage value of local heritage places. 7. Stone structures and features should be retained, protected and enhanced.

			8. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained. 9. Where vegetation is being removed appropriate replacement or supplementary planting should be included. 10. Minor structures such as garages, carports and ancilliary structures should not obscure heritage buildings, local heritage places or landscape features from any road or public open space. 11. The unformed existing verges and narrow lane/road character should be retained. 12. Local heritage places where gardens and vegetation is listed, should be protected and conserved in accordance with relevant policies. 13. The existing alignment and width of the historic carriage way and the road network should be retained with limited further expansion. 14. All new development should enhance the overall significance of the landscape precinct. 15. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.

HOB-C6.3.2	Fern Tree / Ridgeway / Wellington Park	Huon Road Corridor	***Description*** The Huon Road corridor from Jacksons Bend south to the Municipal boundary is an important tourist route, which is charactersied by the vegetation creating a strong sense of enclosure, and in places, panoramic viewing points with vistas to the southeast over North West Bay. This landscape precinct has a 50 metre buffer zone extending either side from the edge of Huon Road. ***Statement of Local Historic Heritage Significance/ Historic Heritage Values*** The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. The Precinct's local historic heritage significance and values stem from the historic winding narrow character of the road around the contour, its natural verge edges, the enclosing nature of the surrounding forest and under storey vegetation, its stone built form structures and the enclosed nature and almost total screening of any buildings by vegetation as seen from the road. From Reids Road south, there are open outward extending vistas, areas of cleared land interspersed with sections of road enclosed by vegetation. Constructed elements are secondary and not dominant in the natural landscape. ***Design Criteria/Conservation Policy*** 1. Elements which contribute to the collective natural and constructed landscape values should be retained. 2. New buildings, extensions or structures should be visually subservient and not obscure, dominate or detract from the prevailing character of the Huon Road including the enclosing vegetation on either side of the road. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Fences, walls and gates should be modest and visually subservient and not detract from the precinct values in form, scale, height, siting and materials and respond to the heritage value of local heritage places. 5. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained. 6. Where vegetation is being removed appropriate replacement or supplementary planting should be specified in any application for a planning permit. 7. Minor structures such as garages, carports and ancilliary structures should not obscure heritage buildings and/or local heritage places or dominate the landscape character when viewed from any road or public open space.

			8. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.
HOB-C6.3.3	Fern Tree / Ridgeway / Wellington Park	Pipeline Track Corridor	***Description*** The Pipeline Track landscape is a linear corridor and consists of a winding track with a 20 metre buffer zone on either side along the contour from Halls Saddle to Long Creek. The track is heavily canopied by forest with an under storey of scrub dominant along track sides. Shadows, shade and darker colours are characteristic. In damper wetter parts of the tracks or on south facing slopes or at creek crossings, a variety of mosses, lichens, liverworts, man-ferns, and other ferns are readily encountered making even the shortest walk quite a unique experience. ***Statement of Local Historic Heritage Significance/ Historic Heritage Values*** The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from its heritage value as an integral section of the Hobart Waterworks engineering structures that demonstrate a high degree of technical achievement and creative stonework design from the nineteenth century, the visual landscape qualities, scenic variation and an outstanding bushland character. ***Design Criteria/Conservation Policy*** 1. Elements which contribute to the collective natural and constructed landscape values should be retained. 2. New buildings, extensions, alterations or minor structures such as garages, carports and ancilliary structures within the landscape precinct should be visually subservient, and not obscure, dominate or detract from the garden and bushland character on each side of the track. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Fences, walls and gates should be modest and visually subservient and not detract from the precinct values in form, scale, height, siting and materials and respond to the heritage value of local heritage places. 5. Stone structures and features associated with the Hobart water supply system should be retained, protected and conserved. 6. Established and/or significant planted gardens, hedges, vegetation, both native and exotic communities, visually prominent trees, groupings and avenues within the buffer zone should be retained.

			7. Local heritage places, particularly gardens and vegetation adjacent to and within the buffer zone, should be protected and conserved in accordance with relevant policies. 8. The existing alignment, width and natural formation of the track should be retained with limited further expansion. 9. All new development should enhance the overall significance of the landscape precinct. 10. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.
HOB-C6.3.4	Queens Domain	Upper Queens Domain	***Description*** The Upper Queens Domain consists of a natural indigenous woodland park landscape located at the northern end of the Queens Domain. ***Statement of Local Historic Heritage Significance/ Historic Heritage Values*** The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from the following: 1. The way the landscape has evolved in a historic sense as an indigenous modified natural landscape; 2. The vegetation cover with spacing and mix of mature trees and the wider open spaces between; 3. The picturesque Victorian park-like historic characteristics of the woodland demonstrating nineteenth century landscape ideals. These include for example; contrast, diversity, a certain roughness, irregular shapes, variety, surprise, coupled with wide spaces between mature trees. This allows that picturesque effect to be extended as filtered vistas through the area, and beyond the Domain to wider prospect' long views of Mount Wellington, Hobart, Mount Direction, Meehan Range, Derwent estuary and eastern shore. The prospect view was critical to such landscape ideals; 4. The way foreground space is contiguous with and merges into middle distance filtered open space; there are no sharp boundaries; 5. The historic curving, winding and narrow carriage drives; and 6. Its important contribution to Australia's remaining domain spaces; it may be the oldest and only one which retains significant extant landscape characteristics.

			7. Historic sites and remnant historic features relating to the historic themes of industry, defence, Victorian Park movement and innovation. ***Design Criteria/Conservation Policy*** 1. Elements which contribute to the open woodland landscape should be retained. 2. New buildings, extensions, structures or plantings should be visually subservient and not obscure vistas in any direction or be prominent on the ridgeline. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Alterations and additions to buildings or features within the landscape precinct should not obscure, dominate or detract from the heritage values of heritage buildings or local heritage places. 5. New buildings, extensions, structures or plantings should be compatible with and visually subservient when viewed from any road or public open space. 6. Fences and gates should not detract from the precinct values in form, scale, height and materials and respond to the heritage value of local heritage places. 7. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained. 8. Minor structures such as garages, carports and ancilliary structures should not obscure existing heritage buildings and/or local heritage places from any road or public open space. 9. The existing alignment and width of historic carriage drives and the road network should be retained with limited further expansion. 10. Existing structured recreation facilities including carparking should be retained with limited further expansion. 11. Places of local heritage and archaeological significance should be protected and conserved in accordance with relevant policies. 12. Pedestrian access and pathways should be reinforced. 13. All new development should enhance the overall significance of the Domain 8.

HOB-C6.3.5	Queens Domain / Glebe	Middle Queens Domain	***Description*** The Middle Queens Domain consists of a designed park landscape located at the southern end of the Queens Domain. ***Statement of Local Historic Heritage Significance/ Historic Heritage Values*** The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from the following: 1. The features of a designed landscape due to early plantings of exotic species; 2. The historic botany; species have been planted over the years to beautify the landscape and/or commemorate particular events; 3. The variety in vegetation species and patterns found in different parts of the landscape; 4. The presence of many mature conifer trees, some of which are highly unusual in Tasmania, even rare in Australia; 5. The aesthetic pattern of mature coniferous vegetation combined in juxtaposition with exotic deciduous trees such as elms, ash or oaks demonstrating a favoured nineteenth century garden pattern which helped highlight effects of the picturesque and the gardenesque; 6. The links to the Royal Tasmanian Botanical Gardens as the majority of exotic trees planted were most likely sourced from the Royal Society's Garden in either late nineteenth or early twentieth centuries; 7. The vegetation cover with spacing and mix of mature trees and the wider open spaces between; 8. The picturesque park-like historic characteristics of the woodland as determined by nineteenth century landscape ideals; 9. The historic curving, winding and narrow carriage drives; and 10. Its important and significant contribution to Australia's garden history and to the history of Australian domain spaces through its exotic tree collection and exotic minor landscape patterns. 11. Historic sites and remnant historic features relating to the themes of recreation, industry, convict history, defence and Victorian Park movement. ***Design Criteria/Conservation Policy*** 1. Elements which contribute to the open woodland landscape should be retained. 2. New buildings, extensions, structures or plantings should not obscure vistas in any direction or be prominent on the ridgeline.

			3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Alterations and additions to buildings or features within the landscape precinct should not obscure, dominate or detract from the architectural values of that building. 5. New buildings, extensions, structures or plantings should be compatible with and visually subservient when viewed from any road or public open space. 6. Fences and gates should be modest and visually subservient in form, scale, height and materials and relate to the heritage values of local heritage places. 7. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained. 8. Minor structures such as garages, carports and ancilliary structures should not obscure heritage buildings and/or local heritage places from any road or public open space. 9. The existing alignment and width of historic carriage drives and the road network should be retained with limited further expansion. 10. Existing structured recreation facilities including carparking should be retained with limited further expansion. 11. Places of local heritage and archaeological significance should be protected and conserved in accordance with relevant policies. 12. Pedestrian access and pathways should be reinforced. 13. All new development should enhance the overall significance of the Domain. 1.
HOB-C6.3.6	Queens Domain / New Town	Queens Domain Foreshore	***Description*** The Queens Domain Foreshore landscape extends from Macquarie Point along the edge of the River Derwent to Cornelian Bay. It consists of a woodland landscape much like the upper Queen's Domain but of low shoreline topographic form and also contains maritime facilities. ***Statement of Local Historic Heritage Significance/ Historic Heritage Values*** The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from the following: 1. The long vistas of open, unbuilt natural spaces, looking from the River Derwent, rising westwards towards the Royal Tasmanian Botanical Gardens, Government House, Domain Hill, Knocklofty and Mount Wellington; and

			2. The contribution of the shoreline landscape to providing an interconnecting landscape link to the other areas of naturalness on the Queens Domain dominated by vegetation, river edge and topographical form. 3. Historic sites and remnant historic features relating to the themes of recreation, transport, maritime industry, defence. ***Design Criteria/Conservation Policy*** 1. The open, unbuilt natural and vegetated spaces and river edge character should be retained. 2. Vegetation rehabilitation should use appropriate native vegetation. 3. New buildings, extensions, structures or plantings should not obscure long vistas in any direction or be individually prominent. 4. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 5. Alterations and additions to buildings, structures or features within the landscape precinct should not result in intensification of use or fragmentation of the foreshore. 6. New buildings, extensions, structures or plantings should be compatible with or visually subservient and not obscure any heritage building and/or local heritage place when viewed from any road, the river or public open space. 7. Fences and gates should be appropriate in form, scale, height and materials and relate to existing foreshore elements and the setting. 8. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees and groupings should be retained. 9. The alignment and width of linear transport elements should be retained. 10. Existing structured recreation facilities including carparking should be retained with limited further expansion. 11. Local heritage places and places of archaeological potential should be protected and conserved in accordance with relevant policies. 12. Pedestrian access and pathways should be reinforced. 13. All new development should enhance the overall significance of the Domain.

HOB-C6.3.7	Queens Domain / Hobart	Southern Queens Domain	***Description*** The Southern Queens Domain contains a large area of open space and a variety of uses including recreational facilities, the Regatta Grounds, the Cenotaph, the Philip Smith Centre and Domain House. ***Statement of Local Historic Heritage Significance/ Historic Heritage Values*** The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from the following: 1. It has intrinsic value as a large area of cleared open space, once contiguous to the northern part of the Queens Domain, but with an evolved history of quite different use to the northern end; 2. Its history as Hobart's "commons" – a meeting place for all people and its association with military, government, civic, recreational and festival events; and 3. Its sense of openness and wide panoramic and prospect views outwards in all directions lends a special spacious quality to this place which is rare in capital cities. 4. The formal, ordered and symmetrical ceremonial avenue of trees, memorials and open walkways with few intrusive elements. 5. Historic sites and remnant historic features relating to the themes and functions of civic spaces, engineering, industry, recreation, Victorian Park movement, education and defence. ***Design Criteria/Conservation Policy*** 1. Elements which contribute to the open space character should be retained. 2. New buildings, works, extensions, structures, statues, monuments or plantings should not obscure or dominate vistas in any direction, alter symmetry or vary established, ordered patterns within the dominant northwest/southeast avenue and linear arrangements of the Cenotaph and forcourt. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed 4. Alterations and additions to buildings or features within the landscape precinct should not dominate, detract from or interupt the openess, cleared open space and wide panoramic values and dominant linear patterns.

			5. New buildings, extensions, structures or plantings should not significantly obscure, dominate or detract from the heritage values of heritage buildings and/or local heritage places. 6. Fences and gates should be modest and visually subservient and not detract from the precinct values in form, scale, height and materials and relate to and respond to heritage buildings and/or local heritage places. 7. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained as is. 8. The existing alignment and width of historic carriage drives and the road network should be retained with limited further expansion. 9. Local heritage places and places of archaeological potential should be protected and conserved in accordance with relevant policies. 10. Existing structured recreation facilities including carparking should be retained with limited further expansion. 11. Building and works to heritage buildings and local heritage places should be in accordance with a conservation strategy of a Conservation Management Plan. 12. Existing pedestrian access and pathways should be reinforced and remain dominant. 13. All new development should enhance the overall significance of the Domain.

HOB-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
HOB-C6.4.1	South Hobart / North Hobart / Hobart / Battery Point	Central Hobart Precinct	Not applicable	***Description*** The Central Hobart Precinct covers the area of Hobart where European use and development began in 1804. By the mid-nineteenth century, the Precinct had largely reached its peak of development with a high density of commercial, administrative and residential buildings along with hotels and industrial sites. A history of the development of the area is provided in: Central Hobart – A Thematic History, L Scripps (1991). ***Specific Extent*** The specific extent of the Prectinct of Archaeological Potential Central Hobart Precinct is shown on the map as HOB-C6.4.1. ***Archaeological Potential*** The evolution of the Precinct is representative of Hobart's early to mid-nineteenth century urban growth and archaeological investigation of sites in the Precinct has the potential to provide significant information regarding the development of an early community, in an area where commercial, administrative, residential, industrial and recreational development coexisted. The Precinct has seen intensive development over an extended period and the archaeological potential of individual sites in the Precinct is variable depending on the history of disturbance. The Precinct overall however has significant potential to yield archaeological information that will contribute to an understanding of Hobart's and Tasmania's history.

HOB-C6.4.2	Hobart	Mawsons Place and Dockside Pavillion / 3 Argyle Street	40751/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 103 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Mawsons Place and Dockside Pavillion is shown on the map as HOB-C6.4.2.
HOB-C6.4.3	Hobart	Chesterman's / 10–14 Davey Street	32426/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 94 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Chesterman's is shown on the map as HOB-C6.4.3.
HOB-C6.4.4	Battery Point	Princes Park / 99 Salamanca Place	163300/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 7 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Princes Park is shown on the map as HOB-C6.4.4.
HOB-C6.4.5	Battery Point	Ordnance Stores / 13–23 Castray Esplanade	107424/0 107424/4 122840/15 122840/115 122840/155 122840/158 163301/2	***Description/Archaeological Potential*** Refer to inventory datasheet on page 12 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Ordnance Stores is shown on the map as HOB-C6.4.5.

HOB-C6.4.6	Battery Point	Harbour Masters House / 27 Castray Esplanade	38938/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 10 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Harbour Masters House is shown on the map as HOB-C6.4.6.
HOB-C6.4.7	Hobart	Hobart Cenotaph / 20 Mcvilly Drive	135056/4	***Description/Archaeological Potential*** Refer to inventory datasheet on page 163 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Hobart Cenotaph is shown on the map as HOB-C6.4.7.
HOB-C6.4.8	Hobart	Roberts store and offices / 2 Collins Street	121603/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 136-137 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Roberts Store and Offices is shown on the map as HOB-C6.4.8.
HOB-C6.4.9	Hobart	52 Collins Street	174093/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 146-147 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 52 Collins Street is shown on the map as HOB-C6.4.9.

HOB-C6.4.10	Hobart	Lot 1 Franklin wharf	170475/1 40751/1	***Description/Archaeological Potential*** The area between Victoria Dock and Constitution Dock and pedestrian areas to the north-east and north-west of Constitution Dock. Refer to inventory datasheet on page 122 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Lot 1 Franklin Wharf is shown on the map as HOB-C6.4.10.
HOB-C6.4.11	Hobart	Davey Street Step/Cove Escarpment / Davey Street	40419/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 70 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Davey Street Steps/Cove Escaprment is shown on the map as HOB-C6.4.11.
HOB-C6.4.12	Hobart	Hotel Grand Chancellor / 1 Davey Street	26351/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 148-149 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Hotel Grand Chancellor is shown on the map as HOB-C6.4.12.
HOB-C6.4.13	Hobart	Royal Engineers Headquarters and Kings Yard / 2 Davey Street	20452/2 113521/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 164 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Royal Engineers Headquarters and Kings Yard is shown on the map as HOB-C6.4.13.

HOB-C6.4.14	Hobart	Dunn Place / 3 Davey Street	130865/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 101-102 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Dunn Place is shown on the map as HOB-C6.4.14.
HOB-C6.4.15	Hobart	16–20 Davey Street	32426/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 95 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 16-20 Davey Street is shown on the map as HOB-C6.4.15.
HOB-C6.4.16	Hobart	32 Davey Street	251628/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 68 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 32 Davey Street is shown on the map as HOB-C6.4.16.
HOB-C6.4.17	Hobart	St Mary's Hospital / 34 Davey Street	156768/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 154 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential St Mary's Hospital is shown on the map as HOB-C6.4.17.

HOB-C6.4.18	Hobart	Elizabeth Street between Davey and Macquarie Streets	Not applicable	***Description/Archaeological Potential*** Elizabeth Street road reservation. Refer to inventory datasheet on page 153 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Elizabeth Street between Davey and Macquarie Streets is shown on the map as HOB-C6.4.18.
HOB-C6.4.19	Hobart	5 Elizabeth Street	32426/1	***Description/Archaeological Potential*** Former Nettlefold's Garage. Refer to inventory datasheet on page 100 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 5 Elizabeth Street is shown on the map as HOB-C6.4.19.
HOB-C6.4.20	Hobart	Franklin Square / 70 Macquarie Street	157664/1000	***Description/Archaeological Potential*** Refer to inventory datasheet on page 125 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Franklin Square is shown on the map as HOB-C6.4.20.
HOB-C6.4.21	Battery Point	2–4 Gladstone Street	119691/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 42 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 2-4 Gladstone Street is shown on the map as HOB-C6.4.21.

HOB-C6.4.22	Hobart	Hunter Street	129483/9 170475/1 169036/2	***Description/Archaeological Potential*** Hunter Street Roadway. Refer to inventory datasheet on page 118-119 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Hunter Street is shown on the map as HOB-C6.4.22.
HOB-C6.4.23	Hobart	Macquarie No. 1 Shed / 18 Hunter Street	169069/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 120 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Macquarie No. 1 Shed is shown on the map as HOB-C6.4.23.
HOB-C6.4.24	Hobart	15 Hunter Street	141799/0	***Description/Archaeological Potential*** Former Dockside Fitness. Refer to inventory datasheet on page 96-97 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 15 Hunter Street is shown on the map as HOB-C6.4.24.
HOB-C6.4.25	Hobart	The Drunken Admiral / 17–19 Hunter Street	139031/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 104 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential The Drunken Admiral is shown on the map as HOB-C6.4.25.

HOB-C6.4.26	Hobart	Designer Makers Building / 17–19 Hunter Street	143505/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 108 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Designer Makers Building is shown on the map as HOB-C6.4.26.
HOB-C6.4.27	Hobart	Hewitt Warehouse / 19-35 Hunter Street	143505/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 111 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Hewitt Warehouse is shown on the map as HOB-C6.4.27.
HOB-C6.4.28	Hobart	Bunster House / 19-35 Hunter Street	143505/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 118-119 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Bunster House is shown on the map as HOB-C6.4.28.
HOB-C6.4.29	Hobart	The Ice House / 19-35 Hunter Street	143505/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 115 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential The Ice House is shown on the map as HOB-C6.4.29.

HOB-C6.4.30	Hobart	19A–35A Hunter Street	143505/0	***Description/Archaeological Potential*** Courtyard. Refer to inventory datasheet on page 109 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 19A-35A Hunter Street is shown on the map as HOB-C6.4.30.
HOB-C6.4.31	Hobart	21 Hunter Street	143505/0	***Description/Archaeological Potential*** Part of 19A-35 Hunter. Refer to inventory datasheet on page 105 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 21 Hunter Street is shown on the map as HOB-C6.4.31.
HOB-C6.4.32	Hobart	23 Hunter Street	143505/0	***Description/Archaeological Potential*** Part of 19A-35 Hunter. Refer to inventory datasheet on page 106 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 23 Hunter Street is shown on the map as HOB-C6.4.32.
HOB-C6.4.33	Hobart	25 Hunter Street	143505/0	***Description/Archaeological Potential*** Part of 19A-35 Hunter. Refer to inventory datasheet on page 107 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 25 Hunter Street is shown on the map as HOB-C6.4.33.

HOB-C6.4.34	Hobart	29 Hunter Street	143505/0	***Description/Archaeological Potential*** Part of 19A-35 Hunter. Refer to inventory datasheet on page 112 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 29 Hunter Street is shown on the map as HOB-C6.4.34.
HOB-C6.4.35	Hobart	Gasworks Village / 2 Macquarie Street	117066/0 117066/9	***Description/Archaeological Potential*** Refer to inventory datasheet on page 130 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Gasworks Village is shown on the map as HOB-C6.4.35.
HOB-C6.4.36	Hobart	Woolstore Tavern / 7 Macquarie Street	127453/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 131 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Woolstore Tavern is shown on the map as HOB-C6.4.36.
HOB-C6.4.37	Hobart	Former Millers Soap Factory / 7 Macquarie Street	127453/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 132 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Former Millers Soap Factory is shown on the map as HOB-C6.4.37.

HOB-C6.4.38	Hobart	The Old Woolstore Apartments / 7 Macquarie Street	127453/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 134-135 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential The Old Woolstore Apartments is shown on the map as HOB-C6.4.38.
HOB-C6.4.39	Hobart	Tasmanian Museum and Art Gallery / 40 Macquarie Street	33845/1 35223/1 PID 7625329	***Description/Archaeological Potential*** Refer to inventory datasheet on page 167 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Tasmanian Museum and Art Gallery is shown on the map as HOB-C6.4.39.
HOB-C6.4.40	Hobart	Town Hall / 50 Macquarie Street	142916/1	***Description/Archaeological Potential*** As identified in: Sullivans Cove Archaeological Zoning Plan, (2003) ***Specific Extent*** The specific extent of the Place of Archaeological Potential Town Hall is shown on the map as HOB- C6.4.40.
HOB-C6.4.41	Hobart	City Hall / 57-63 Macquarie Street	155478/1	***Description/Archaeological Potential*** Including adjoining Market Place road reservation. Refer to inventory datasheet on page 127 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential City Hall is shown on the map as HOB-C6.4.41.

HOB-C6.4.42	Hobart	Hope and Anchor Tavern / 65 Macquarie Street	29481/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 143 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Hope and Anchor Tavern is shown on the map as HOB-C6.4.42.
HOB-C6.4.43	Hobart	67–69 Macquarie Street	27882/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 142 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 67-69 Macquarie Street is shown on the map as HOB-C6.4.43.
HOB-C6.4.44	Hobart	71 Macquarie Street	63676/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 141 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 71 Macquarie Street is shown on the map as HOB-C6.4.44.
HOB-C6.4.45	Hobart	Hobart Hotel / 85A–87 Macquarie Street	141751/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 138 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Hobart Hotel is shown on the map as HOB-C6.4.45.

HOB-C6.4.46	Hobart	2-4 Market Place	139491/4 144774/1 135937/5	***Description/Archaeological Potential*** Formally 1–3 Market Place. Refer to inventory datasheet on page 144 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 2-4 Market Place is shown on the map as HOB-C6.4.46.
HOB-C6.4.47	Hobart	Albion Foundry / 6–8 Market Place	144774/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 145 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Albion Foundry is shown on the map as HOB-C6.4.47.
HOB-C6.4.48	Hobart	Mawson Place	32426/1	***Description/Archaeological Potential*** Mawson Place grassed area. Howard's Hotel Site. Refer to inventory datasheet on page 92-93 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Mawson Place is shown on the map as HOB-C6.4.48.
HOB-C6.4.49	Hobart	1 Montpelier Retreat	60166/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 34 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 1 Montpelier Retreat is shown on the map as HOB-C6.4.49.

HOB-C6.4.50	Hobart	2–4 Montpelier Retreat	59938/1 59938/2	***Description/Archaeological Potential*** Refer to inventory datasheet on page 60 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 2-4 Montpelier Retreat is shown on the map as HOB-C6.4.50.
HOB-C6.4.51	Hobart	1 Montpelier Retreat	169262/1	***Description/Archaeological Potential*** Formerly 3-5 Montpelier Retreat. Refer to inventory datasheet on page 64 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 3-5 Montpelier Retreat is shown on the map as HOB-C6.4.51.
HOB-C6.4.52	Hobart	1 Montpelier Retreat	169262/1	***Description/Archaeological Potential*** Montpelier Retreat Car Park. Formerly 11-27 Montpelier Retreat. Refer to inventory datasheet on page 50-51 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 1 Montpelier Retreat is shown on the map as HOB-C6.4.52.
HOB-C6.4.53	Hobart	Morrison Street (backing onto No 5 Morrison Street)	32426/1	***Description/Archaeological Potential*** Franklin Hotel Site. Refer to inventory datasheet on page 87-88 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Morrison Street (backing onto No 5) is shown on the map as HOB-C6.4.53.

HOB-C6.4.54	Hobart	Morrison Street between Brooke Street and Elizabeth Street	Not applicable	***Description/Archaeological Potential*** Morrison Street road reservation. Refer to inventory datasheet on page 91 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Morrison Street between Brooke Street and Elizabeth Street is shown on the map as HOB-C6.4.54.
HOB-C6.4.55	Hobart	3 Morrison Street	32426/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 90 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 3 Morrison Street is shown on the map as HOB-C6.4.55.
HOB-C6.4.56	Hobart	Telegraph Hotel / 19 Morrison Street	249473/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 78 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Telegraph Hotel is shown on the map as HOB-C6.4.56.
HOB-C6.4.57	Hobart	29 Morrison Street	37888/1	***Description/Archaeological Potential*** The Harbour Lights Café. Refer to inventory datasheet on page 80 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 29 Morrison Street is shown on the map as HOB-C6.4.57.

HOB-C6.4.58	Hobart	31–33 Morrison Street	58103/2 58103/3	Part of 31-35 Morrison Street. Refer to inventory datasheet on page 81 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 31-33 Morrison Street is shown on the map as HOB-C6.4.58.
HOB-C6.4.59	Hobart	35 Morrison Street	58103/1	***Description/Archaeological Potential*** Part of 31-35 Morrison Street. Refer to inventory datasheet on page 82 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 35 Morrison Street is shown on the map as HOB-C6.4.59.
HOB-C6.4.60	Hobart	Parliament House / 2 Murray Street	PID 5670847	***Description/Archaeological Potential*** Refer to inventory datasheet on page 170-172 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Parliament House is shown on the map as HOB-C6.4.60.
HOB-C6.4.61	Hobart	Customs House Tavern / 1–3 Murray Street	38309/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 61 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Customs House is shown on the map as HOB-C6.4.61.

HOB-C6.4.62	Hobart	Marine Hotel / 5 Murray Street	38309/2	***Description/Archaeological Potential*** Refer to inventory datasheet on page 62 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Marine Hotel is shown on the map as HOB-C6.4.62.
HOB-C6.4.63	Hobart	34 Davey Street	156768/1	***Description/Archaeological Potential*** Formally known as 6-10 Murray Street, State Offices. Refer to inventory datasheet on page 152 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 34 Davey Street is shown on the map as HOB-C6.4.63.
HOB-C6.4.64	Hobart	New Constitution Hotel / 7 Murray Street	54401/5	***Description/Archaeological Potential*** Refer to inventory datasheet on page 63 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential New Constitution House is shown on the map as HOB-C6.4.64.
HOB-C6.4.65	Hobart	34 Davey Street	156768/1	***Description/Archaeological Potential*** Formally known as 12-14 Murray Street, Former Hydro Building. Refer to inventory datasheet on page 151 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 34 Davey Street is shown on the map as HOB-C6.4.65.

HOB-C6.4.66	Hobart	21 Murray Street	PID 5668886	***Description/Archaeological Potential*** Public Offices. Refer to inventory datasheet on page 123-124 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 21 Murray Street is shown on the map as HOB-C6.4.66.
HOB-C6.4.67	Hobart	Parliament House Lawns / 2 Murray Street	PID 5670847	***Description/Archaeological Potential*** Cnr Salamanca and Morrison Streets. Refer to inventory datasheet on page 52 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Parliament House Lawns is shown on the map as HOB-C6.4.67.
HOB-C6.4.68	Hobart	Salamanca Place	44801/1	***Description/Archaeological Potential*** The Squares. Refer to inventory datasheet on page 14-15 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Salamanca Place is shown on the map as HOB-C6.4.68.
HOB-C6.4.69	Battery Point	21–23 Salamanca Place	67868/2 67868/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 39 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 21-23 Salamanca Place is shown on the map as HOB-C6.4.69.

HOB-C6.4.70	Battery Point	25 Salamanca Place	90515/3	***Description/Archaeological Potential*** Refer to inventory datasheet on page 38 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 25 Salamanca Place is shown on the map as HOB-C6.4.70.
HOB-C6.4.71	Battery Point	27 Salamanca Place	197037/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 37 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 27 Salamanca Place is shown on the map as HOB-C6.4.71.
HOB-C6.4.72	Battery Point	Lord Rodney Inn / 29 Salamanca Place	197036/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 36 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Lord Rodney Inn is shown on the map as HOB-C6.4.72.
HOB-C6.4.73	Battery Point	The Sailors Rest / 31 Salamanca Place	60166/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 35 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential The Sailors Rest is shown on the map as HOB-C6.4.73.

HOB-C6.4.74	Battery Point	Forsyth's Sail Loft / 33 Salamanca Place	60166/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 34 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 33 Salamanca Place is shown on the map as HOB-C6.4.74.
HOB-C6.4.75	Battery Point	39 Salamanca Place	101911/1	***Description/Archaeological Potential*** Formerly Knopwood's Retreat. Refer to inventory datasheet on page 32 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential 39 Salamanca Place is shown on the map as HOB-C6.4.75.
HOB-C6.4.76	Battery Point	Derwent Iron Works / 24 Salamanca Square and Part of 47-51 Salamanca Place	1826058/1 122931/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 28 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Derwent Iron Works is shown on the map as HOB-C6.4.76.
HOB-C6.4.77	Battery Point	Turner's Jam Factory / 22 Salamanca Square, 53 – 61 Salamanca Place and Part of 47-51 Salamanca Place	129068/2 128968/1 197011/1 122931/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 25-26 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Turner's Jam Factory is shown on the map as HOB-C6.4.77.

HOB-C6.4.78	Battery Point	Kerr, Bogle & Co's Store / 63 Salamanca Place	127919/0 127919/1 127919/2 127919/3 127919/4 127919/5 127919/6	***Description/Archaeological Potential*** Refer to inventory datasheet on page 27 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Kerr, Bogle & Co's Store is shown on the map as HOB-C6.4.78.
HOB-C6.4.79	Battery Point	Woobys Lane & Smarts Walk / Salamanca Place	128966/2 128966/3	***Description/Archaeological Potential*** Refer to inventory datasheet on page 24 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Woobys Lane & Smarts Walk is shown on the map as HOB-C6.4.79.
HOB-C6.4.80	Battery Point	Peacock's Jam Factory / 65–79 Salamanca Place	90478/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 24 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Peacock's Jam Factory is shown on the map as HOB-C6.4.80.
HOB-C6.4.81	Battery Point	Johnson's Cooperage / 81 Salamanca Place	124825/1 145260/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 23 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Johnson's Cooperage is shown on the map as HOB-C6.4.81.

HOB-C6.4.82	Battery Point	Downing's Store / 83 Salamanca Place	145260/2	***Description/Archaeological Potential*** Refer to inventory datasheet on page 22 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Downing's Store is shown on the map as HOB-C6.4.82.
HOB-C6.4.83	Battery Point	Page's Wool Store / 85 Salamanca Place	156306/5 156306/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 21 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Page's Wool Store is shown on the map as HOB-C6.4.83.
HOB-C6.4.84	Battery Point	McPherson's Store / 87 Salamanca Place	156306/0 156306/5 156306/2	***Description/Archaeological Potential*** Refer to inventory datasheet on page 20 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential McPherson's Store is shown on the map as HOB-C6.4.84.
HOB-C6.4.85	Battery Point	Nathan & Moses Warehouse / 89 Salamanca Place	133177/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 19 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Nathan & Moses Warehouse is shown on the map as HOB-C6.4.85.

HOB-C6.4.86	Battery Point	Boats Crew Quarters / 100-106 Salamanca Place	59694/99 59694/100 59694/102 59694/104 59694/106	***Description/Archaeological Potential*** Refer to inventory datasheet on page 11 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Boats Crew Quarters is shown on the map as HOB-C6.4.86.
HOB-C6.4.87	Battery Point	Salamanca Quarry / Salamanca Square	129225/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 29-30 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Salamanca Quarry is shown on the map as HOB-C6.4.87.
HOB-C6.4.88	Queens Domain	Domain Slipyards / Tasman Highway	134037/1 134036/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 168 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Domain Slipyards is shown on the map as HOB-C6.4.88.
HOB-C6.4.89	Hobart	Wapping Project Precinct / Wapping	135126/2 138012/0 136739/0 133040/0 139566/0 132308/0	***Description/Archaeological Potential*** Refer to inventory datasheet on page 169 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Wapping Project Precinct is shown on the map as HOB-C6.4.89.

HOB-C6.4.90	Hobart	Hobart Rivulet – Domain Diversion Tunnel / Wapping/ Cenotaph	141191/3 20452/1 113521/1 135056/4 113521/1 163942/1	***Description/Archaeological Potential*** Refer to inventory datasheet on page 162 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003. ***Specific Extent*** The specific extent of the Place of Archaeological Potential Hobart Rivulet – Domain Diversion Tunnel is shown on the map as HOB-C6.4.90.

HOB-Table C6.5 Significant Trees

Reference Number	Town/Locality	Street Number	Street / Location	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
HOB-C6.5.140	Queens Domain		Aberdeen Street	Not applicable	12 trees on both sides of the street (near intersection with Liverpool Street), adjacent to the Aquatic Centre and University Rose Gardens.	*Quercus robur*	English oak	12
HOB-C6.5.1	South Hobart	20	Adelaide Street	62597/1	21 trees along the Weld Street site boundary	*Cupressus torulosa*	Bhutan cypress	21
HOB-C6.5.2	South Hobart	20	Adelaide Street	62597/1	One tree adjacent to the centre of the Adelaide Street site boundary	*Cupressus torulosa*	Bhutan cypress	1

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HOB-C6.5.3	Hobart / Battery Point		Albuera Street	Not applicable	Albuera Street road reservation adjacent to 96-120 Davey Street at the intersection of Albuera and Byron Streets	*Eucalyptus globulus*	Tasmanian Blue gum	4
HOB-C6.5.4	Battery Point	23	Albuera Street	139638/0, 1, 2, 3 & 4	3 English oak trees along the boundary adjacent to 96-120 Davey Street	*Quercus robur*	English oak	3
HOB-C6.5.141	West Hobart		Allison Street	Not Applicable	5 trees on the median strip of Allison Street	*Fraxinus angustifolia* subsp. *Oxycarpa* 'Raywood'	Claret ash	5
HOB-C6.5.142	Mount Stuart		Alt-Na-Craig Avenue	Not Applicable	2 trees adjacent to 23 Auvergne Avenue on Alt-Na-Craig Avenue frontage	*Eucalyptus viminalis*	White gum	2

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HOB-C6.5.143	Sandy Bay	2	Amanda Crescent	5080/86		*Eucalyptus viminalis*	White gum	
HOB-C6.5.5	Battery Point		Arthur Circus	Not Applicable	Two trees in the central park area of Arthur Circus	*Aesculus hippocastanum*	Horse chestnut	3
HOB-C6.5.6	Hobart	186	Bathurst Street	171891/1	One tree on the corner of Barrack and Bathurst Streets	*Schinus areira*	Peppercorn tree	1
HOB-C6.5.7	New Town	61	Bay Road, 'Runnymede'	147052/1	Runnymede	*Araucaria heterophylla*	Norfolk Island pine	1
HOB-C6.5.8	New Town	61	Bay Road, 'Runnymede'	147052/1		*Corynocarpus laevigatus*	Karaka or New Zealand laurel	1
HOB-C6.5.9	New Town	61	Bay Road, 'Runnymede'	147052/1		*Juglans regia*	English walnut	1
HOB-C6.5.10	New Town	61	Bay Road, 'Runnymede'	147052/1		*Photinia serrulata*	Chinese hawthorn	1

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HOB-C6.5.144	Sandy Bay	17	Beach Road	Not Applicable	Long Beach Reserve	*Eucalyptus globulus*	Tasmanian blue gum	13
HOB-C6.5.145	Hobart	67	Brisbane Street	198440/1		*Cupressus torulosa*	Bhutan cypress	1
HOB-C6.5.11	Glebe	71	Brooker Avenue	163523/1	Domain House site, adjacent to Edward Street	*Quercus robur*	English oak	2
HOB-C6.5.12	Glebe	71	Brooker Avenue	163523/1	Domain House site, near Graphics building	*Quercus robur*	English oak	1
HOB-C6.5.13	Glebe	71	Brooker Avenue	163523/1	Domain House site, southern boundary of the site	*Cedrus deodara*	Deodar cedar	1
HOB-C6.5.14	Glebe	71	Brooker Avenue	163523/1	Domain House site, southern boundary of the site	*Cedrus atlantica 'Glauca'*	Atlas blue cedar	1
HOB-C6.5.15	Glebe	71	Brooker Avenue	163523/1	Domain House site, southern	*Araucaria bidwillii*	Bunya bunya	1

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					boundary of the site			
HOB-C6.5.16	Glebe	71	Brooker Avenue	163523/1	Domain House site southern boundary of the site	*Abies pinsapo*	Spanish fir	1
HOB-C6.5.17	Glebe	71	Brooker Avenue	163523/1	Domain House site, southern boundary of the site	*Aesculus hippocastanum*	Horse chestnut	1
HOB-C6.5.18	Glebe	71	Brooker Avenue	163523/1	Domain House site, southern boundary of the site	*Abies pinsapo var Glauca*	Blue spanish fir	1
HOB-C6.5.21	Glebe	71	Brooker Avenue (at boundary with 1 Carriage Drive)	163523/1	Domain House site, Aberdeen Street frontage	*Pinus wallichiana*	Bhutan pine	1

DRAFT

HOB-C6.5.22	Glebe	71	Brooker Avenue (at boundary with 1 Carriage Drive)	163523/1	Domain House site, Aberdeen Street frontage	*Araucaria columellaris*	Cook pine	1
HOB-C6.5.23	Glebe	71	Brooker Avenue	163523/1	Domain House Site, adjacent to tennis court.	*Thuja occidentalis 'Pyramidalis compacta'*	White cedar	12
HOB-C6.5.24	Glebe	1	Carriage Drive (near boundary with 71 Brooker Avenue)	135056/1	Domain House site, Aberdeen Street frontage	*Casaurina obesa*	Swamp oak	1
HOB-C6.5.25	Glebe	1	Carriage Drive (near boundary with 71 Brooker Avenue)	135056/1	Domain House Site, Aberdeen Street frontage	*Casaurina obesa*	Swamp oak	1
HOB-C6.5.26	Hobart		Castray Esplanade	44801/1 44801/2		*Platanus x acerifolia*	Plane tree	15

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HOB-C6.5.27	Sandy Bay	1,9,11, 13 & 15	Cedar Court	197352/1, 5056/4, 5056/3, 59089/0; 59089/1; 59089/2, 58855/0; 58855/1; 58855/2; 196994/1; 198988/1	Also includes hedge at 9 Mawhera Avenue and 8A Maning Avenue	*Cupressus macrocarpa*	Monterey cypress	Hedge
HOB-C6.5.146	Sandy Bay		Chessington Court	Not Applicable	2 trees on the roundabout at the end of the Chessington Court cul-de-sac	*Eucalyptus globulus*	Tasmanian blue gum	2
HOB-C6.5.223	Hobart	96-120	Davey Street	105609/1	Anglesea Barracks site	*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.224	Hobart	96-120	Davey Street	105609/1	Anglesea Barracks site (Linden Avenue)	*Tilea x europaea*	European Linden (common lime)	22
HOB-C6.5.147	Sandy Bay	2	Churchill Avenue	176312/1	6 trees alongside Churchill	*Eucalyptus globulus*	Tasmanian blue gum	6

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					Avenue, opposite Union building			
HOB-C6.5.148	Sandy Bay	2	Churchill Avenue	176312/1	5 trees in open courtyard at centre of UTAS campus	*Eucalyptus globulus and Eucalyptus pulchella*	Tasmanian blue gum and white peppermint	5
HOB-C6.5.149	Sandy Bay		Churchill Avenue	Not Applicable	3 trees adjacent to The Hutchins School oval on Churchill Avenue	*Eucalyptus globulus* and *Eucalyptus viminalis*	Tasmanian blue gum and white gum	3
HOB-C6.5.217	Hobart		Collins Street	Not Applicable	11 trees in the road reserve alongside 2-6 Collins Street	*Platanus x acerifolia* and *Platanus orientalis*	London Plane tree and oriental plane tree	11
HOB-C6.5.150	Hobart	208-210	Collins Street	56693/1		*Eucalyptus melliodora*	Yellow box	2
HOB-C6.5.151	Battery Point	4	Colville Street	59055/0; 5322/4		*Magnolia grandiflora*	Magnolia	1
HOB-C6.5.152	Battery Point		Colville Street	Not Applicable	2 trees on Colville Street nature strip adjacent to 12	*Eucalyptus globulus*	Tasmanian blue gum	2

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					St Georges Terrace			
HOB-C6.5.153	South Hobart	35	Congress Street	51170/1		*Corylus avellana 'contorta'*	Twisted hazelnut	1
HOB-C6.5.28	Battery Point	30	Cromwell Street	125539/3	30 Cromwell Street	*Abies pinsapo*	Spanish fir	1
HOB-C6.5.29	Battery Point	30	Cromwell Street	125539/3	30 Cromwell Street	*Abies numidica*	Algerian fir	1
HOB-C6.5.154	South Hobart		D'Arcy Street	Not Applicable	11 trees on the southern side of D'Arcy Street, adjacent to the South Hobart playground	*Tilia cordata and Quercus coccinea*	Small-leaved lime and scarlet oak	11
HOB-C6.5.155	Mount Stuart		Darling Parade	Not Applicable	2 trees on the nature strip, adjacent to 9 Darling Parade	*Eucalyptus globulus*	Tasmanian blue gum	2
HOB-C6.5.156	Hobart	90	Davey Street	114191/1	5 English oaks and one white gum along Davey Street	*Eucalyptus viminalis* subsp. *viminalis* and *Quercus robur*	White gum and English oak	6

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					and Hampden Road frontage			
HOB-C6.5.157	Hobart	142-146	Davey Street	140758/1		*Quercus robur*	English oak	7
HOB-C6.5.158	Hobart	161	Davey Street	129111/3	1 tree on internal parcel of land between 161 Davey Street and 260 Macquarie Street	*Juglans regia*	English walnut	1
HOB-C6.5.30	South Hobart	251	Davey Street	158350/1	The Hermitage	*Quercus robur*	English oak	1
HOB-C6.5.31	South Hobart	301	Davey Street	231010/1	Between the dwelling and Weld Street	*Sequoiadendron giganteum*	Giant sequoia	1
HOB-C6.5.32	South Hobart	309	Davey Street	251580/1	Toogooloowa rear lot	*Cupressus lusitanica*	Mexican cypress	1
HOB-C6.5.33	South Hobart	320	Davey Street	59480/0-12, 59493/0, 13-24	Lindfield	*Cupressus torulosa*	Bhutan cypress	9

DRAFT

HOB-C6.5.159	South Hobart	336	Davey Street	198967/1		*Araucaria heterophylla*	Norfolk pine	2
HOB-C6.5.35	South Hobart	344	Davey Street	128585/1		Corymbia ficifolia	Red Ffowering gum	1
HOB-C6.5.36	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Pinus ponderosa*	Ponderosa pine	1
HOB-C6.5.37	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic .Centre, 'The Hollow'	*Pinus sabiniana*	Digger pine	1
HOB-C6.5.38	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Cedrus atlantica*	Atlas cedar	1
HOB-C6.5.39	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Pinus wallichiana*	Bhutan pine	1

DRAFT

HOB-C6.5.40	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Pinus nigra var. maritima*	Corsican pine	1
HOB-C6.5.41	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Cedrus atlantica*	Atlas cedar	1
HOB-C6.5.42	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Pinus canariensis*	Canary Island pine	1
HOB-C6.5.43	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Cedrus atlantica*	Atlas cedar	1
HOB-C6.5.44	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Pinus nigra var. maritima*	Corsican pine	1
HOB-C6.5.45	Queens Domain	2	Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	*Pinus attenuata*	Knobcone pine	1

DRAFT

HOB-C6.5.46	Queens Domain	2	Davies Avenue	164058/1	TCA Ground	*Ulmus procera*	English elm	1
HOB-C6.5.160	Queens Domain	2	Davies Avenue	164058/1	24 trees between Doone Kennedy Aquatic Centre and Tennis Centre	*Eucalyptus viminalis*	White gum	24
HOB-C6.5.161	Queens Domain	2	Davies Avenue	164058/1	537 trees along Soldiers Memorial Avenue	*Cedrus deodara, Cedrus atlantica glauca, Cedrus libani* and *Cupressus sempervirens*	Deodar, blue atlas cedar, Italian cypress and cedar of Lebanon	537
HOB-C6.5.162	Queens Domain	2	Davies Avenue	164058/1	1 tree alongside Soldiers Memorial Avenue, close to 20 Carriage Drive	*Eucalyptus viminalis*	White gum	1
HOB-C6.5.47	Sandy Bay		Earl Street	197017/11	Earl Street road reservation, opposite 4-12 Earl Street.Council	*Ulmus procera*	English elm	5

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					asset numbers: AL61590002, AL61590005, AL61590009, AL615900014 and AL615900017			
HOB-C6.5.48	Sandy Bay		Earl Street	197017/11	Along University of Tasmania boundary	*Crataegus monogyna*	Common hawthorn	Hedge
HOB-C6.5.49	Glebe	2	Edward Street	128318/2	Corner of Brooker Avenue and Edward Street.	*Abies numidica*	Algerian fir	2
HOB-C6.5.50	South Hobart	3	Elboden Street	124562/1	Manilla	*Araucaria heterophylla*	Norfolk Island pine	1
HOB-C6.5.163	Hobart		Elizabeth Street	Not Appilcable	Adjacent to 81 Elizabeth Street	*Metasequoia glyptostroboides*	Dawn redwood	3
HOB-C6.5.51	North Hobart	446	Elizabeth Street	42203/1		*Ficus macrophylla*	Moreton Bay fig	1

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HOB-C6.5.164	North Hobart	448-450	Elizabeth Street	137763/1		*Cedrus deodara*	Deodar	1
HOB-C6.5.52	New Town	7	Emmett Place	152693/2	Swanston House	*Araucaria bidwillii*	Bunya pine	1
HOB-C6.5.53	Sandy Bay	3	Fisher Avenue	230559/1		Cupressus macrocarpa	Monterey cypress	Hedge
HOB-C6.5.54	Sandy Bay		Fisher Avenue	249339/1	Road reservation adjacent to 3 Fisher Avenue	*Tilia cordata*	Small-leaved lime	2
HOB-C6.5.55	Sandy Bay	6	Fisher Avenue	60402/1		*Liriodendron tulipifera*	Tulip tree	1
HOB-C6.5.56	Sandy bay	10	Fisher Avenue	125362/1		*Cedrus deodara*	Deodora	1
HOB-C6.5.57	Sandy Bay	10	Fisher Avenue	125362/1		*Cedrus atlantica f. glauca*	Blue atlas cedar	1
HOB-C6.5.58	Sandy Bay		Fisher Avenue	234245/1	Road reservation adjacent to 33 Fisher Avenu.	*Ulmus glabra 'Lutescens'*	Golden wych elm	1

DRAFT

HOB-C6.5.59	Sandy Bay	46	Fisher Avenue	137744/2		*Ulmus procera*	English Eem	1
HOB-C6.5.60	Sandy Bay	1	Fisher Lane	158521/3, 158062/2	Adjacent to Fisher Avenue, opposite 3 and 4 Walford Road	*Crataegus sp.*	Hawthorn	Hedge
HOB-C6.5.61	Dynnyrne	20	Fitzroy Crescent	168982/1	Fitzroy Gardens.	Platanus x hispanica	Plane tree	46
HOB-C6.5.62	Dynnyrne	20	Fitzroy Crescent	168982/1	Fitzroy Gardens – Upper	Quercus robur	English oak	4
HOB-C6.5.63	Dynnyrne	20	Fitzroy Crescent	168982/1	Fitzroy Gardens – Upper and Lower	Ulmus minor 'Variegata'	Variegated elm	4
HOB-C6.5.64	Sandy Bay		Fitzroy Place	Not applicable	Fitzroy Place road reservation	*Platanus x hispanica*	London plane tree	45
HOB-C6.5.165	Sandy Bay	15	Fitzroy Place	33916/1		*Quercus robur*	English oak	1

DRAFT

HOB-C6.5.166	Sandy Bay	12	French Street	224927/1	2 trees within French Street reserve	*Eucalyptus globulus*	Tasmanian blue gum	2
HOB-C6.5.167	South Hobart		Glen Street	Not Applicable	1 tree at the end of Glen Street (adjacent to 6 Glen Street)	*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.168	Mount Stuart	40	Gordon Avenue	197217/1		*Cupressus torulosa*	Bhutan cypress	3
HOB-C6.5.169	West Hobart	126-146	Goulburn Street	140570/1	Goulburn Street Primary School - 1 tree at the centre of the site, 1 tree at the Forest Road frontage	*Quercus robur*	English oak	2
HOB-C6.5.170	West Hobart		Goulburn Street	Not Applicable	1 tree at the corner of Goulburn Street and Barton Avenue	*Ulmus glabra 'lutescens'*	Golden elm	1
HOB-C6.5.171	West Hobart		Gourlay Street	137671/1	Lansdowne Crescent Primary School - Tree	*Quercus robur*	English oak	1

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					adjacent to school building fronting Lansdowne Crescent			
HOB-C6.5.65	Fern Tree	50	Grays Road	125306/1		*Nothofagus cunninghamii*	Myrtle	1
HOB-C6.5.66	New Town	5	Gregson Avenue		Bend in road between 3 and 9 Gregson Avenue	*Eucalyptus viminalis*	White gum	3
HOB-C6.5.67	Battery Point	80-82	Hampden Road	136419/0		*Ulmus procera*	English elm	1
HOB-C6.5.68	Battery Point	103	Hampden Road	PID 5576893	Narryna Heritage Museum	*Fraxinus excelsior*	English ash	1
HOB-C6.5.172	Hobart	164	Harrington Street	41250/1	St Mary's College (Harrington Street frontage)	*Aesculus hippocastanum*	Horse chestnut	1
HOB-C6.5.69	Sandy Bay	2	Heathorn Avenue	61938/1		*Phoenix canariensis*	Canary Island palm	2

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HOB-C6.5.173	West Hobart		Hill Street	Not Applicable	1 tree on roundabout at intersection of Hill Street and Warwick Street	*Platinus x acerifolia*	London plane tree	1
HOB-C6.5.174	West Hobart		Hill Street	Not Applicable	3 trees on roundabout at intersection of Hill Street and Pine Street	*Platinus x acerifolia*	London plane tree	3
HOB-C6.5.175	Sandy Bay	98	King Street	119302/1		*Phoenix canariensis*	Date palm	1
HOB-C6.5.70	Sandy Bay	121	King Street	43575/1		*Ulmus procera*	English elm	1
HOB-C6.5.71	Sandy Bay		Lambert Avenue	140540/1	Trees in road reservation	*Quercus robur*	English oak	10
HOB-C6.5.176	West Hobart		Lansdowne Crescent	137671/1	West Hobart oval	*Acacia melanoxylon*	Blackwood	1
HOB-C6.5.177	West Hobart		Lansdowne Crescent	Not Applicable	5 trees on road reserve between Allison Street	*Platinus x acerifolia*	London plane trees	5

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					and Warwick Street			
HOB-C6.5.178	Lenah Valley	268	Lenah Valley Road	40791/1	Ancanthe Park – near corner of Lenah Valley Road and Creek Road	*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.179	South Hobart		Linear Park	40498/1; 167478/5	Linear Park (near rivulet bridge at the end of Anglesea Street, on boundary of South Hobart Primary School)	*Cedrus deodara*	Deodar	3
HOB-C6.5.180	Hobart	48	Liverpool Street	163050/1	Royal Hobart Hospital – corner of Cambell Street and Collins Street)	*Schinus molle*	Peppercorn tree	1
HOB-C6.5.72	West Hobart	394	Liverpool Street	Not applicable	Road reservation outside 394	*Cupressus lusitanica*	Mexican cypress	1

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					Liverpool Street			
HOB-C6.5.73	Sandy Bay	1	Longview Avenue	68094/5		*Fraxinus excelsior 'Aurea'*	Golden ash	1
HOB-C6.5.181	Sandy Bay		Lord Street	Not Applicable	1 tree on median strip at Lord Street/ Regent Street intersection	*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.182	Sandy Bay	67	Lord Street	55178/60		*Cedrus atlantica 'Glauca'*	Blue atlas cedar	1
HOB-C6.5.74	Sandy Bay	83	Lord Street	55178/78		*Cupressus sempervirens*	Italian cypress	2
HOB-C6.5.75	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Sequoiadendron giganteum*	Big tree (Wellingtonia)	1
HOB-C6.5.76	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Pinus taeda*	Loblolly pine	1

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HOB-C6.5.77	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Pinus roxburghii*	Long-leaved Indian pine	3
HOB-C6.5.78	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Pinus canariensis*	Canary Island pine	1
HOB-C6.5.79	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Abies pinsapo*	Spanish fir	1
HOB-C6.5.80	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Cupressus funebris*	Cypress	1
HOB-C6.5.81	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Cephalotaxus harringtonia*	Japanese plum-yew	1
HOB-C6.5.82	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Pinus wallichiana*	Himalayan pine	1

DRAFT

HOB-C6.5.83	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Pinus gerardiana*	Gerard's pine	1
HOB-C6.5.84	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Sequoiadendron giganteum*	Big tree (Wellingtonia)	2
HOB-C6.5.85	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Pinus sabiniana*	Digger pine	1
HOB-C6.5.86	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Agathis robusta*	Queensland kauri pine	1
HOB-C6.5.87	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Juniperus oxycedrus*	Prickly juniper	1
HOB-C6.5.88	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Syzigium australe*	Lilly pilly	1

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HOB-C6.5.89	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Corymbia maculata*	Spotted gum	1
HOB-C6.5.90	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	*Eucalyptus cladocalyx*	Sugar gum	1
HOB-C6.5.91	Queens Domain	11	Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens, Lower Domain Road	*Pseudotsuga menziesii*	Douglas fir	1
HOB-C6.5.92	Queens Domain	11	Lower Domain Road	249579/2		*Quercus suber*	Cork oak	1
HOB-C6.5.218	Hobart	70	Macquarie Street	157664/1000		*Quercus robur*	English oak	1
HOB-C6.5.184	Hobart	89-93	Macquarie Street	213194/1	1 tree at corner of Macquarie Street and Argyle Street	*Araucaria heterophylla*	Norfolk pine	1

DRAFT

HOB-C6.5.93	Hobart	190- 190A	Macquarie Street	96378/0		*Juglans regia*	English walnut	1
HOB-C6.5.94	Hobart	212-218	Macquarie Street	28370/1	St Michael's Collegiate School	*Ulmus parvifolia*	Chinese elm	1
HOB-C6.5.95	South Hobart	326	Macquarie Street	108487/1		*Tilia x europaea*	Common oime	1
HOB-C6.5.96	South Hobart	377	Macquarie Street	43161/1		*Quercus robur*	English oak	1
HOB-C6.5.97	South Hobart	377	Macquarie Street	43161/1		*Ulmus procera*	English elm	2
HOB-C6.5.98	South Hobart	408	Macquarie Street	133234/1		*Cupressus torulosa*	Bhutan cypress	2
HOB-C6.5.27	Sandy Bay	8A	Maning Avenue	197352/1, 5056/4, 5056/3, 59089/0; 59089/1; 59089/2, 58855/0; 58855/1; 58855/2; 196994/1; 198988/1	Also includes hedge at 9 Mawhera Avenue and 1, 9, 11, 13 and 15 Cedar Court	*Cupressus macrocarpa*	Monterey cypress	Hedge

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HOB-C6.5.27	Sandy Bay	9	Mawhera Avenue	197352/1, 5056/4, 5056/3, 59089/0; 59089/1; 59089/2, 58855/0; 58855/1; 58855/2; 196994/1; 198988/1	Also includes hedge at 8A Maning Avenue and 1, 9, 11, 13 and 15 Cedar Court	*Cupressus macrocarpa*	Monterey cypress	Hedge
HOB-C6.5.186	South Hobart		McKenzie Street	Not Applicable	1 tree in McKenzie Street, adjacent to child care centre at 24-26 Weld Street	*Ulmus glabra 'lutescens'*	Golden elm	1
HOB-C6.5.219	Queens Domain	20	McVilly Drive	135056/4		*Quercus ilex*	holm oak	2
HOB-C6.5.220	Queens Domain	20	McVilly Drive	135056/4		*Populus nigra 'Italica'*	black poplar	4
HOB-C6.5.221	Queens Domain	20	McVilly Drive	135056/4		*Cupressus torulosa* and	Bhutan cypress and	46

DRAFT

						Sequoiadendron giganteum	giant sequoia	
HOB-C6.5.99	Mount Stuart	1	Mortimer Avenue	112649/1		*Cupressus Lorulosa*	Bhutan cypress	32
HOB-C6.5.100	Mount Stuart	16	Mortimer Avenue	116838/1		*Betula pendula*	Silver birch	1
HOB-C6.5.101	Mount Stuart	18	Mortimer Avenue	199038/1		*Betula pendula*	Silver birch	1
HOB-C6.5.102	Mount Stuart	55	Mount Stuart Road	120969/1		*Laurus nobilis*	Bay tree	1
HOB-C6.5.103	Hobart		Murray Street	Not Applicable – Road reservation		*Tilia cordata*	Small-leaved lime	2
HOB-C6.5.222	Hobart		Murray Street	Not Applicable	Adjacent to 2 Murray Street – Parliament Lawns	*Ulmus procera*	English elm	7
HOB-C6.5.104	Hobart	2	Murray Street	PID 5670847		*Tilia x europaea*	Common lime	17

DRAFT

HOB-C6.5.105	Hobart	2	Murray Street	PID 5670847		*Quercus robur*	English oak	4
HOB-C6.5.106	Hobart	23	Murray Street	168357/1	St Davids Cathedral	*Quercus ilex*	Holm oak	1
HOB-C6.5.187	Sandy Bay	23	Nelson Road	14/1003	Boundary of Queenborough Oval along Nelson Road and Peel Street	*Cupressus/ Hesperocyparis macrocarpa, Cupressus torulosa*, and *Cupressus sempervirens*	Monterey cypress hedge and Bhutan cypress and Italian cypress trees	Hedge and 2 trees
HOB-C6.5.188	Sandy Bay	23	Nelson Road	14/1003	Queenborough Oval (between two ovals)	*Pinus radiata*	Radiata pine	4
HOB-C6.5.189	Mount Nelson		Nelson Road	Not Applicable	Road reserve adjacent to 108-108A Nelson Road	*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.190	New Town	224	New Town Road	Not Applicable	Ogilvie High School	*Salix babylonica*	Weeping willow	1

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HOB-C6.5.191	New Town	224	New Town Road	Not Applicable	Ogilvie High School	*Quercus palustris*	Pin oak	1
HOB-C6.5.108	South Hobart	14	Old Farm Road	13308/2		*Notalaea ligustrina*	Native olive	1
HOB-C6.5.192	Sandy Bay	13	Parliament Street	109063/1		*Cupressus/ Hesperocyparis macrocarpa*	Monterey cypress	hedge
HOB-C6.5.193	West Hobart		Petty Street	Not Applicable	Nature strip	*Corymbia ficifolia*	Flowering gum	1
HOB-C6.5.194	Sandy Bay	113	Princes Street	Not Applicable	Princes Street Primary School	*Platanus acerifolia*	London plane tree	2
HOB-C6.5.195	Dynnyrne		Proctors Road	227997/1		*Phoenix dactylifera*	Date palm	1
HOB-C6.5.109	Sandy Bay		Quayle Street	Not Applicable	Median strip	*Platanus x hispanica*	Plane tree	23
HOB-C6.5.110	Sandy Bay		Quayle Street	Not Applicable	Opposite 4 Quayle Street	*Eucalyptus globulus*	Blue gum	1

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HOB-C6.5.196	Sandy Bay	6	Quorn Street	1109887/8		*Cupressus/ Hesperocyparis macrocarpa*	Monterey cypress	hedge
HOB-C6.5.111	New Town	68	Risdon Road	44331/3	Poplarville	*Araucaria heterophylla*	Norfolk Island pine	2
HOB-C6.5.197	New Town		Risdon Road	Not Applicable	Trees either side of the road opposite 74 Risdon Road (Lauderdale Cottage)	*Platanus x acerifolia* and *Ulmus x hollandica*	London plane tree and Dutch elm	2
HOB-C6.5.112	Lenah Valley	16	Rosehill Crescent	22638/18		*Eucalyptus viminalis*	White gum	1
HOB-C6.5.113	Hobart		Salamanca Place	44801/1 44801/2 Road reservation		*Platanus x acerifolia*	Plane tree	26

DRAFT

HOB-C6.5.198	Mount Stuart		Salier Crescent	Not Applicable	Road reserve, adjacent to 15 Salier Crescent	*Fraxinus oxycarpa 'Raywoodii'*	Claret ash	1
HOB-C6.5.199	Hobart	20	Sandy Bay Road	232212/1	St David's Park	*Fraxinus sylvatica* and *Tilia cordata*	European beech and small-leaved lime	4
HOB-C6.5.200	Hobart	20	Sandy Bay Road	232212/1	St David's Park	*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.114	Battery Point	53	Sandy Bay Road	160940/2, 211943/1	One tree is inside the property, one is in the road reservation in front of it	*Quercus robur*	English oak	2
HOB-C6.5.115	Battery Point	53	Sandy Bay Road	160940/2		*Arbutus unedo*	Irish strawberry tree	1
HOB-C6.5.116	Battery Point	53	Sandy Bay Road	160940/2		*Magnolia grandiflora*	Magnolia	2

DRAFT

HOB-C6.5.117	Battery Point		Sandy Bay Road	134325/11	Road reservation adjacent to 55A Sandy Bay Road	*Quercus robur*	English oak	1
HOB-C6.5.118	Battery Point	74	Sandy Bay Road	108428/0		*Ulmus procera*	English elm	3
HOB-C6.5.119	Battery Point		Sandy Bay Road	133640/10, 133640/11	Public open space adjacent to 82 Sandy Bay Road	*Ulmus procera*	English elm	4
HOB-C6.5.120	Battery Point		Sandy Bay Road	133640/10	Public open space adjacent to 82 Sandy Bay Road	*Cupressus torulosa*	Bhutan cypress	1
HOB-C6.5.201	Sandy Bay	117	Sandy Bay Road	58614/0	1 tree at corner of Sandy Bay Road and Byron Street	*Eucalyptus viminalis*	White gum	1

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HOB-C6.5.121	Sandy Bay	410	Sandy Bay Road	252493/1	South of the entrance gates of c1928-30	*Sequoiadendron giganteum*	giant sequoia	2
HOB-C6.5.202	Sandy Bay		Sandy Bay Road	Not Applicable	Side of Sandy Bay Road, between Derwentwater Avenue and Waimea Avenue	*Platanus x acerifolia*	London plane tree	12
HOB-C6.5.122	Sandy Bay	469	Sandy Bay Road	60175/3		*Phoenix canariensis*	Canary Island palm	1
HOB-C6.5.123	Sandy Bay	480	Sandy Bay Road	249341/1	Maning Avenue Reserve	*Ulmus procera*	English elm	1
HOB-C6.5.124	Sandy Bay	564	Sandy Bay Road	40659/1		*Fagus sylvatica 'Purpurea'*	European copper beech	1
HOB-C6.5.125	Sandy Bay	564	Sandy Bay Road	PID 7573901		*Pyrus communis*	Common pear	1
HOB-C6.5.126	Sandy Bay	609	Sandy Bay Road	231292/1		*Phoenix canariensis*	Canary Island palm	1

DRAFT

HOB-C6.5.203	Sandy Bay	629-663	Sandy Bay Road	232695/1	Alexandra Battery Park (Churchill Avenue frontage)	*Eucalyptus viminalis*	White gum	1
HOB-C6.5.204	Sandy Bay	646A	Sandy Bay Road	232814/1; 157661/1000		*Eucalyptus globulus*	Tasmanian blue gum	2
HOB-C6.5.205	Sandy Bay	706	Sandy Bay Road	252510/1		*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.206	Sandy Bay	892	Sandy Bay Road	136597/1		*Eucalyptus globulus*	Tasmanian blue gum	2
HOB-C6.5.207	Sandy Bay	908	Sandy Bay Road	73315/1	The Grange picnic area	*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.127	New Town		St Johns Avenue	Not applicable	St Johns Park	*Quercus robur*	English oak	24
HOB-C6.5.128	New Town	9	St Johns Avenue	223265/16		*Ulmus procera*	English elm	1
HOB-C6.5.129	New Town	12	St Johns Avenue	PID 3259384	St Johns Park, near Creek Road frontage	*Aesculus hippocastanum*	Horse chestnut	1

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HOB-C6.5.130	New Town	12	St Johns Avenue	PID 3259384	At eastern side of number 14 St Johns Avenue, either side of church entrance	*Quercus robur*	English oak	2
HOB-C6.5.131	South Hobart		Strickland Avenue	133259/2	Council land adjacent to 207a Strickland Avenue	*Eucalyptus viminalis*	White gum	1
HOB-C6.5.132	West Hobart	9	Summerhill Road	59855/3		*Acer palmatum*	Japanese maple	1
HOB-C6.5.133	Fern Tree	64	Summerleas Road	204811/1		*Eucalyptus pulchella*	White peppermint	2
HOB-C6.5.208	Lenah Valley		Suncrest Avenue	Not Applicablle	Nature strip adjacent to 5 Suncrest Avenue	*Chamaecyparis lawsoniana*	Lawson cypress	2
HOB-C6.5.209	New Town	120	Swanston Street	156324/1		*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.210	New Town	29	Tower Road	246217/1		*Phoenix dactylifera*	Date palm	1

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HOB-C6.5.211	Sandy Bay	36	View Street	55178/230		*Fagus sylvatica 'Purpurea'*	Copper beech	1
HOB-C6.5.212	West Hobart	168	Warwick Street	116126/3		*Pyrus communis*	Pear tree	1
HOB-C6.5.213	West Hobart	224	Warwick Street	112760/1		*Pyrus communis*	Pear tree	1
HOB-C6.5.134	Dynnyrne	40	Waterworks Road	122770/1		*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.135	Dynnyrne	46	Waterworks Road	11846/3		*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.136	South Hobart	4	Weld Street	131611/1		*Cupressus species*	Cypress species	1
HOB-C6.5.137	South Hobart	4	Weld Street	131611/1		*Sophora microphylla*	Kowhai	1
HOB-C6.5.214	South Hobart	58	Wentworth Street	205336/1		*Ulmus minor 'Variegata'*	Silver elm	1
HOB-C6.5.138	South Hobart		Wentworth Street	Not applicable	Road reservation adjacent to 98	*Eucalyptus globulus*	Tasmanian blue gum	1

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					Wentworth Street			
HOB-C6.5.139	Sandy Bay	26	Willowdene Avenue	60787/13		*Salix babylonica*	Weeping willow	1
HOB-C6.5.215	Tolmans Hill		Woodcutters Road	174041/1		*Eucalyptus globulus*	Tasmanian blue gum	1
HOB-C6.5.216	Tolmans Hill	17	Woodcutters Road	145331/16		*Eucalyptus globulus*	Tasmanian blue gum	1

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HOB-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in this Local provisions Schedule.				

HOB-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local provisions Schedule.			

HOB-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
This table is not used in this Local Provisions Schedule.				

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HOB-Applied, Adopted or Incorporated Documents

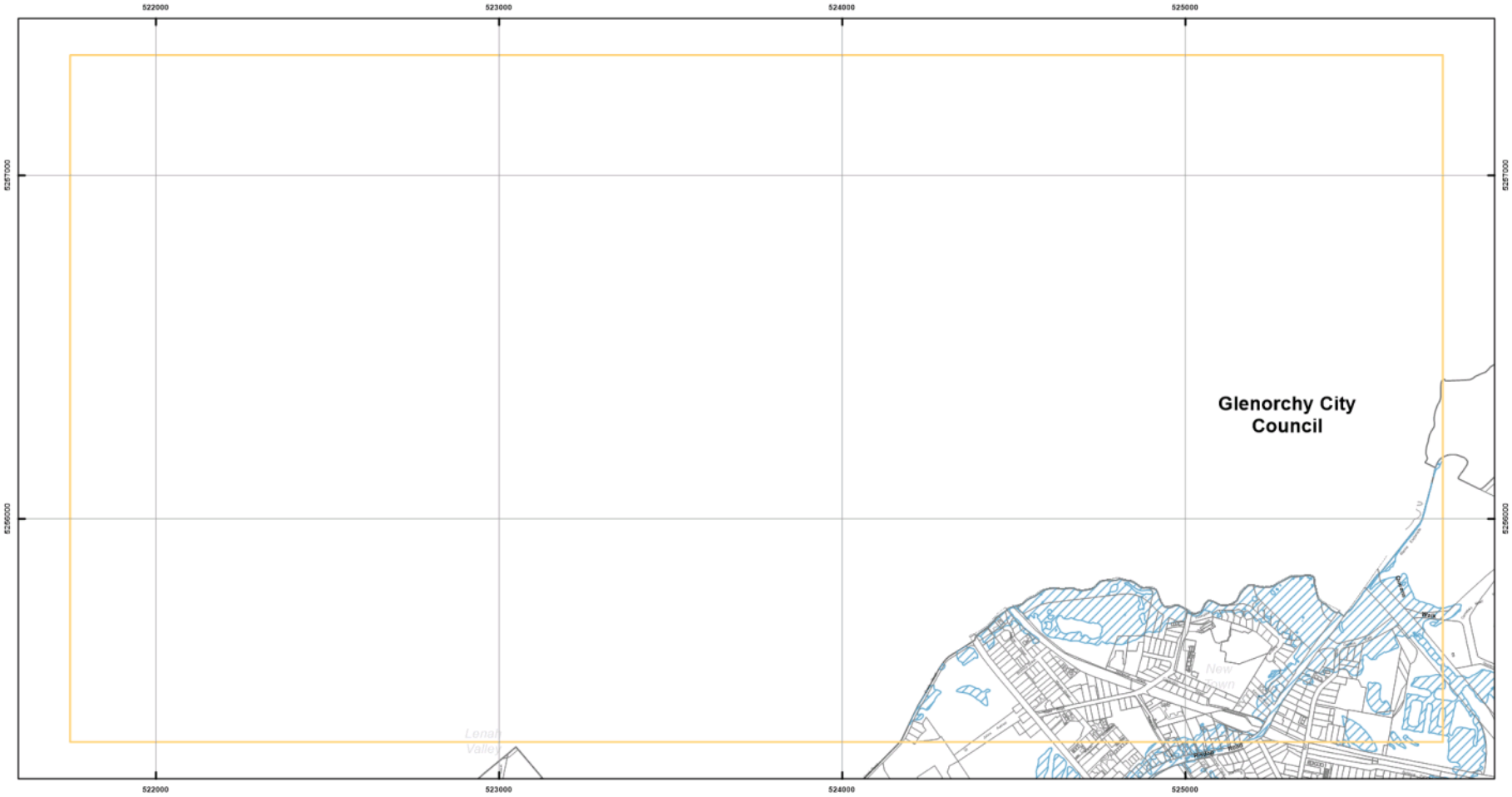
Document Title	Publication Details	Relevant Clause in the LPS
Battery Point Slipyards Conservation Management Plan	HLCD Pty Ltd, April 2008	HOB-P5.4 Use Table
National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 16 May 2013.		HOB-P11.3 Definition of Terms
Australian Standard AS 3671:1989 – *Road traffic noise intrusion (building siting and construction)*		HOB-S4.7.4 Residential and Visitor Accommodation amenity HOB-S6.7.2 Residential and Visitor Accommodation amenity HOB-P11.5.2 Residential and Visitor Accommodation uses HOB-P11.6.1 Impacts from the working port
Australian/New Zealand Standard AS 2107:2016 – *Acoustics (Recommended design sound levels and reverberation times for building interiors)*		HOB-S4.7.4 Residential and Visitor Accommodation amenity HOB-S6.7.2 Residential and Visitor Accommodation amenity HOB-P11.5.2 Residential and Visitor Accommodation uses HOB-P11.6.1 Impacts from the working port
Australian/New Zealand Standard AS 1158:2020 – *Lighting for roads and public spaces*		HOB-P8.5.2 External lighting
Australian/New Zealand Standard AS 4282:2019 – *Control of the obtrusive effects of outdoor lighting*		HOB-P8.5.2 External lighting
Australian/New Zealand Standard AS 2890.2:2018: *Parking facilities – off-street commercial vehicle facilities*		HOB-S6.7.3 Waste storage and collection HOB-S6.7.5 Waste storage and collection
Macquarie Point Reset Masterplan 2017-2030	Macquarie Point Development Corporation, 2019	HOB-P11.6.10 Pedestrian links
City of Hobart Local Heritage Precincts – Description, Statement of Local Historic Heritage Significance	City of Hobart, Hobart, January 2019	HOB-Table C6.2 Local Heritage Precincts

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and Design Criteria / Conservation Policy		
Sullivans Cove Archaeological Zoning Plan	Parham, D. and Scripps L., Austral Archaeology Pty Ltd for the City of Hobart and Tasmanian Heritage Council, Hobart, 2003	HOB-Table C6.4 Places or Precincts of Archaeological Potential
Central Area Heritage Review	Bennett, K. for the City of Hobart, 2003	HOB-Table C6.1 Local Heritage Places
Central Hobart – A Thematic History	Scripps, L. for the City of Hobart, 1991	HOB-Table C6.4 Places or Precincts of Archaeological Potential
City of Hobart Significant Tree Register	City of Hobart, Hobart, August 2022	HOB-Table C6.5 Significant Trees
Queens Domain Cultural Heritage Management Plan	Austral Archaeology Pty Ltd for the City of Hobart, 2002	HOB-P12.3 Definition of Terms

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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels
LPS Boundary
Flood-prone areas

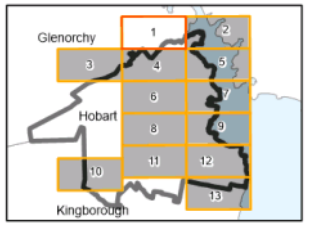
C12.0 Flood-prone Hazard Areas Code
Map 1 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land title information current as at 22/03/2023

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Print Date: 21/02/2024



Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels | LPS Boundary | Flood-prone areas

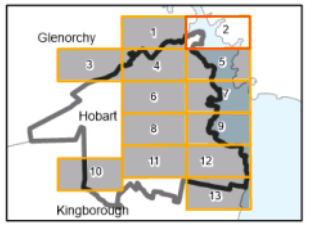
C12.0 Flood-prone Hazard Areas Code
Map 2 of 15

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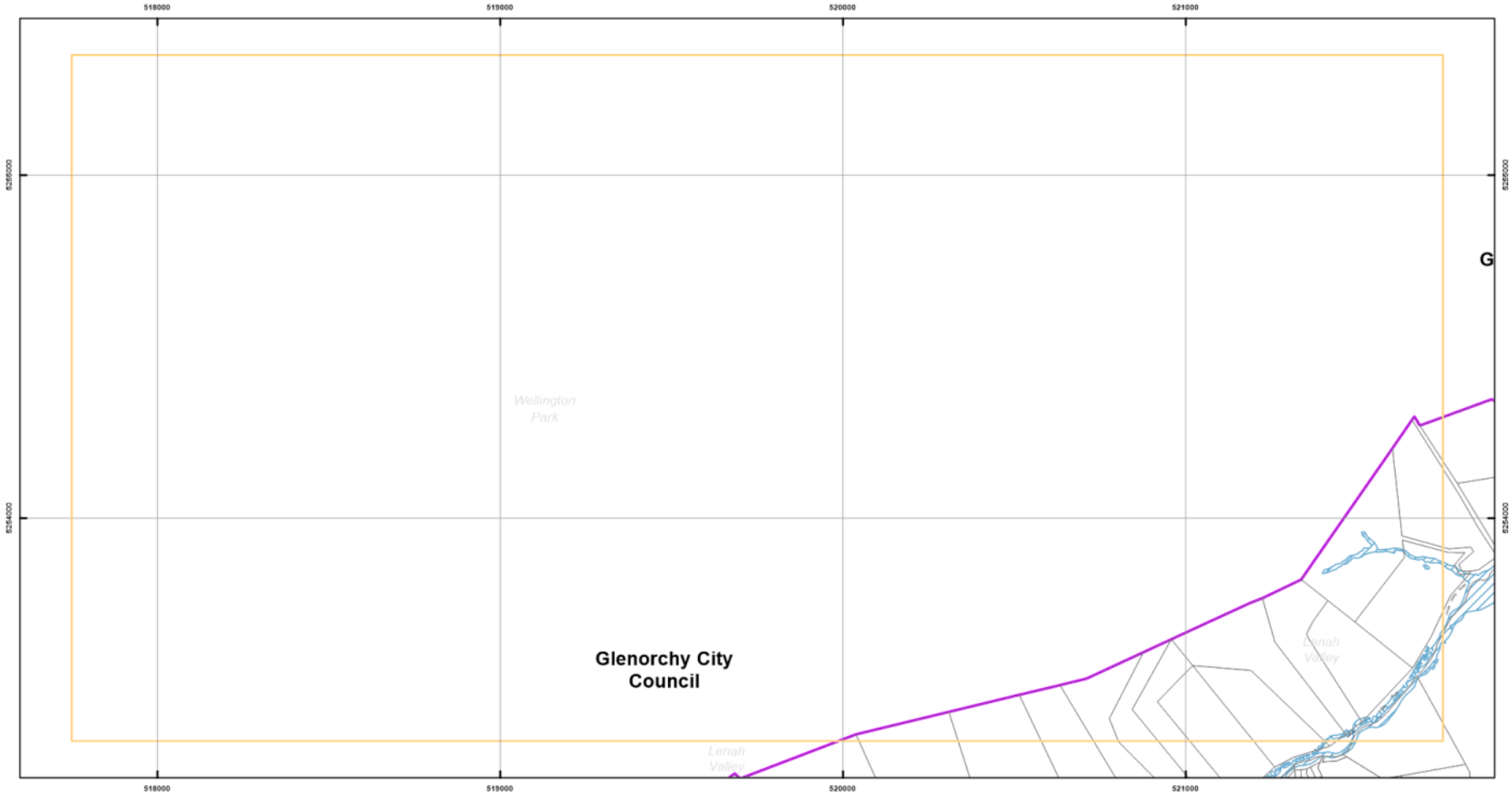
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels | LPS Boundary | Flood-prone areas

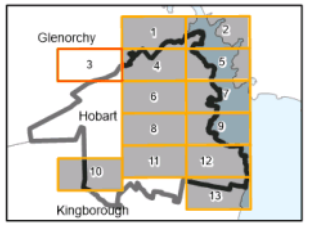
C12.0 Flood-prone Hazard Areas Code
Map 3 of 15

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Metres
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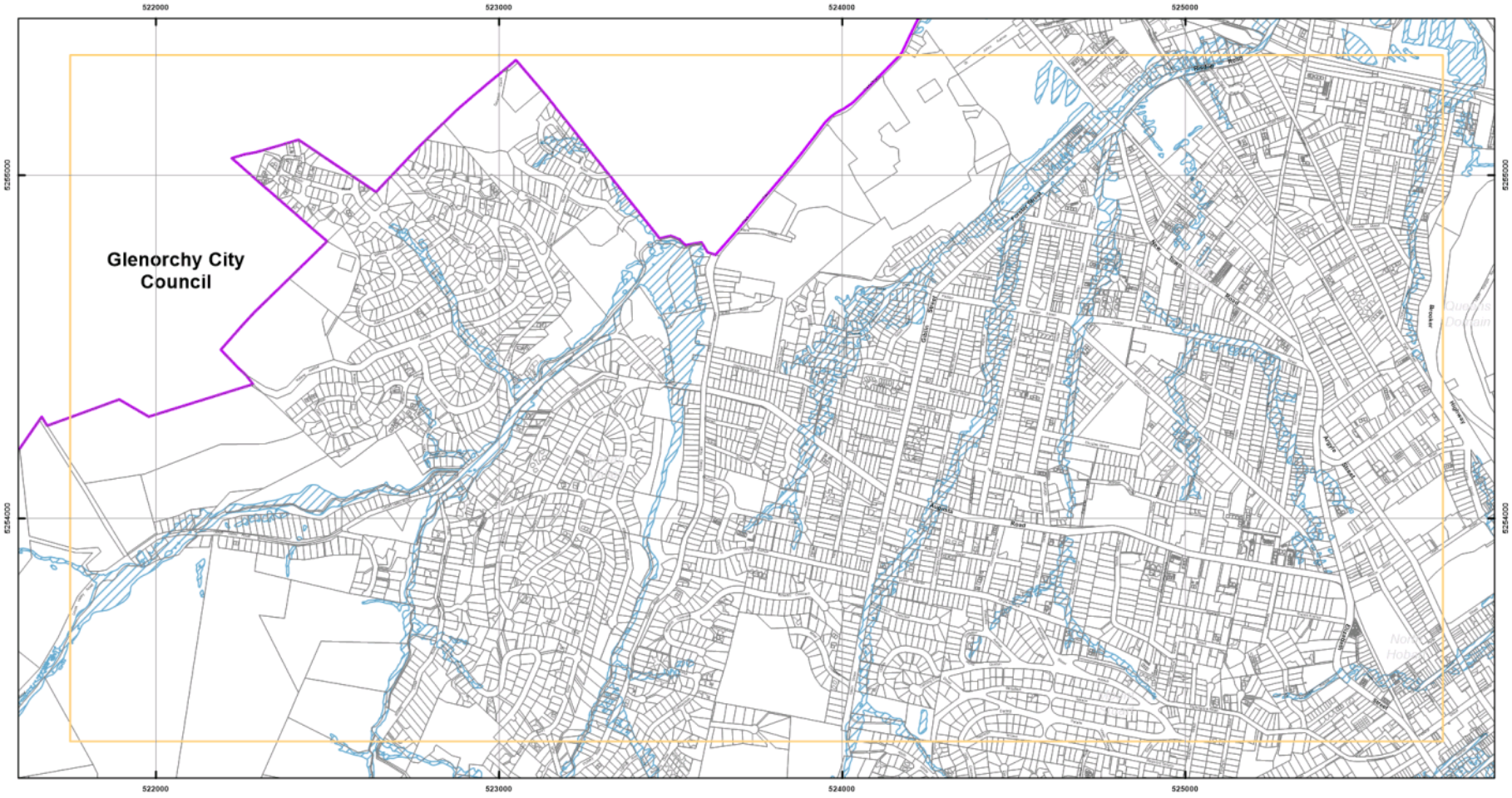
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels | LPS Boundary | Flood-prone areas

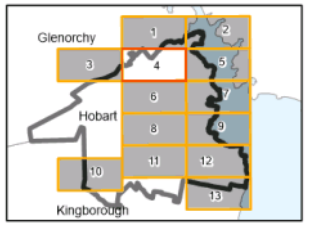
C12.0 Flood-prone Hazard Areas Code
Map 4 of 15

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Metres
Coordinate System: GDA 94 MGA Zone 55

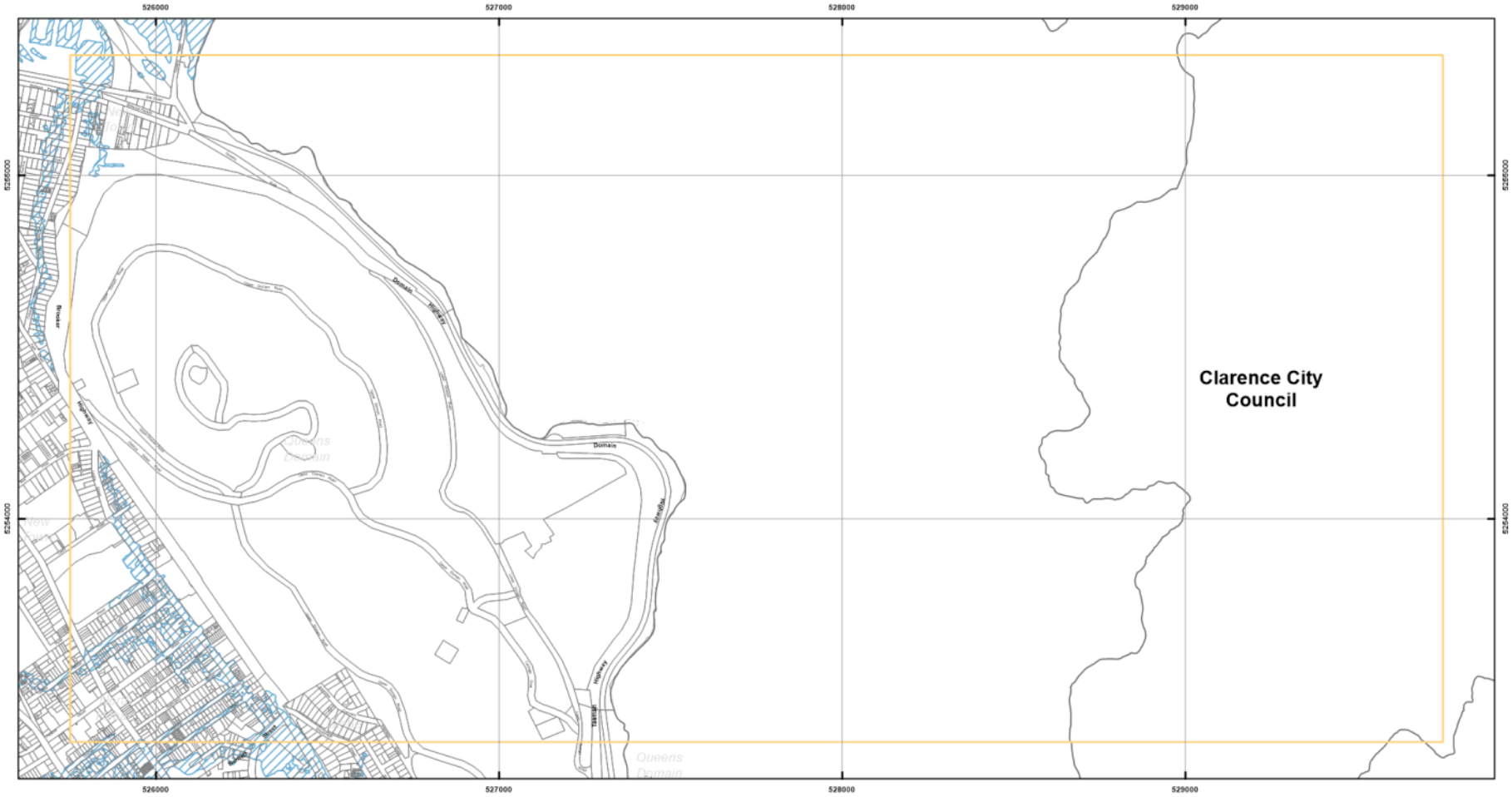
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels | LPS Boundary | Flood-prone areas

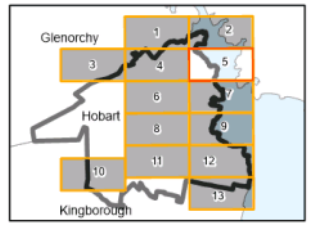
C12.0 Flood-prone Hazard Areas Code
Map 5 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

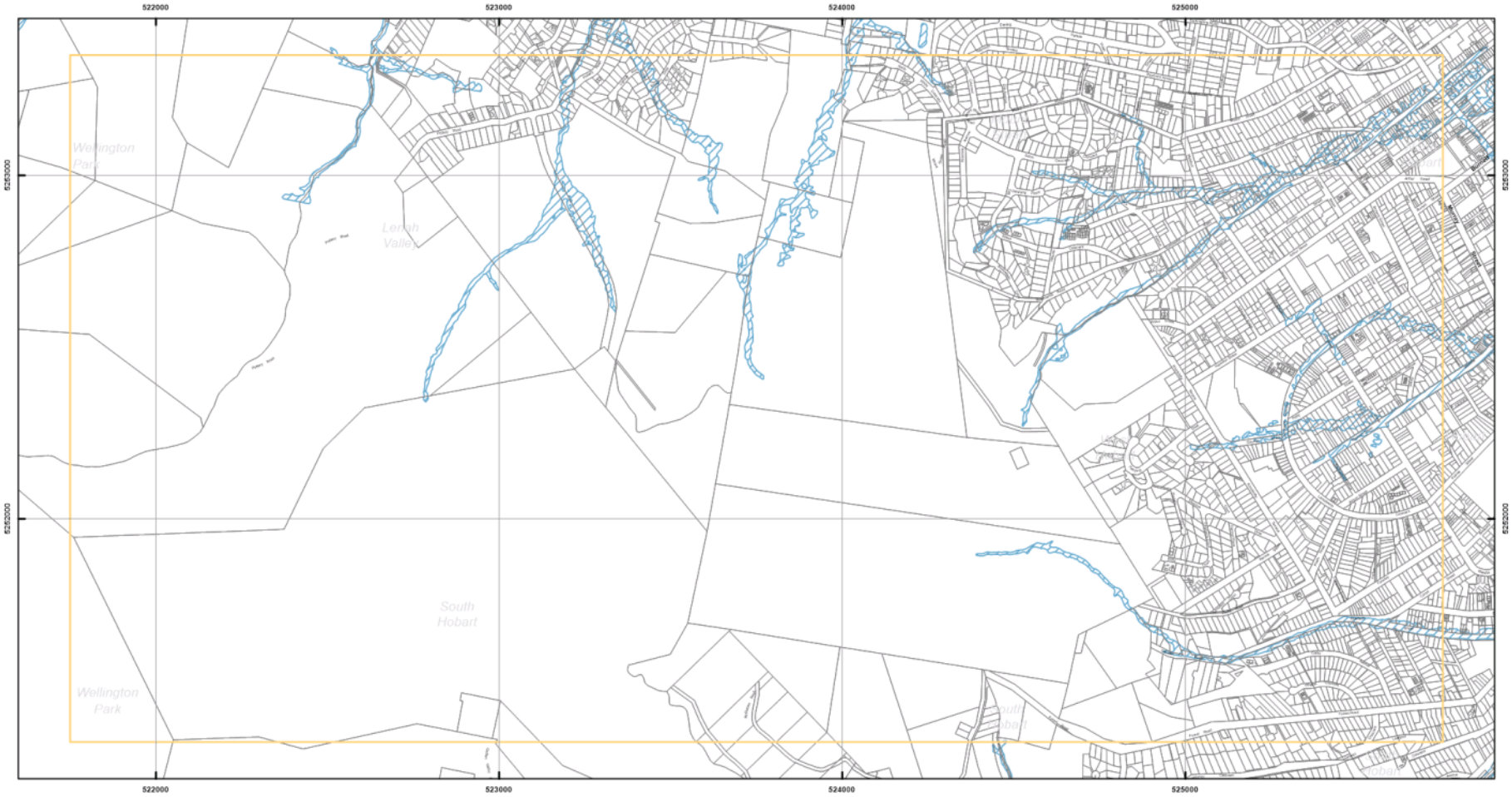
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land title information current as at 22/03/2023

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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels

LPS Boundary

Flood-prone areas

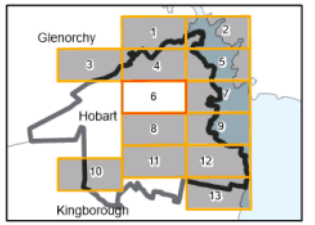
C12.0 Flood-prone Hazard Areas Code
Map 6 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels

LPS Boundary

Flood-prone areas

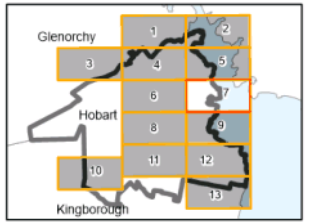
C12.0 Flood-prone Hazard Areas Code
Map 7 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

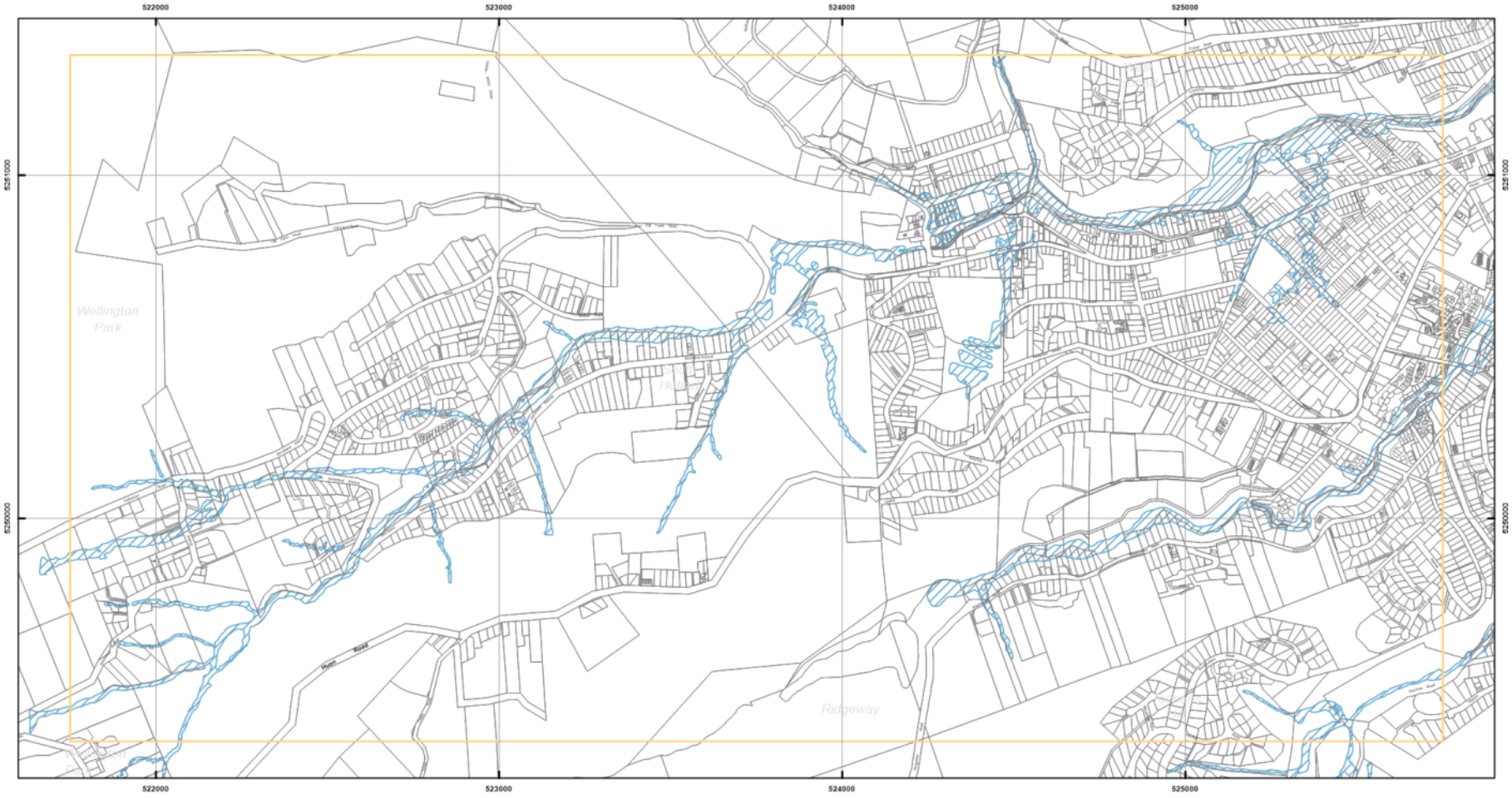
Overlay data from Hobart City Council
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels

LPS Boundary

Flood-prone areas

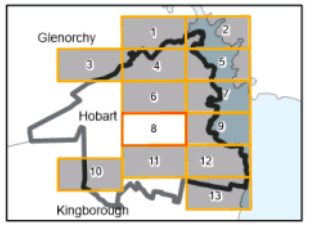
C12.0 Flood-prone Hazard Areas Code
Map 8 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

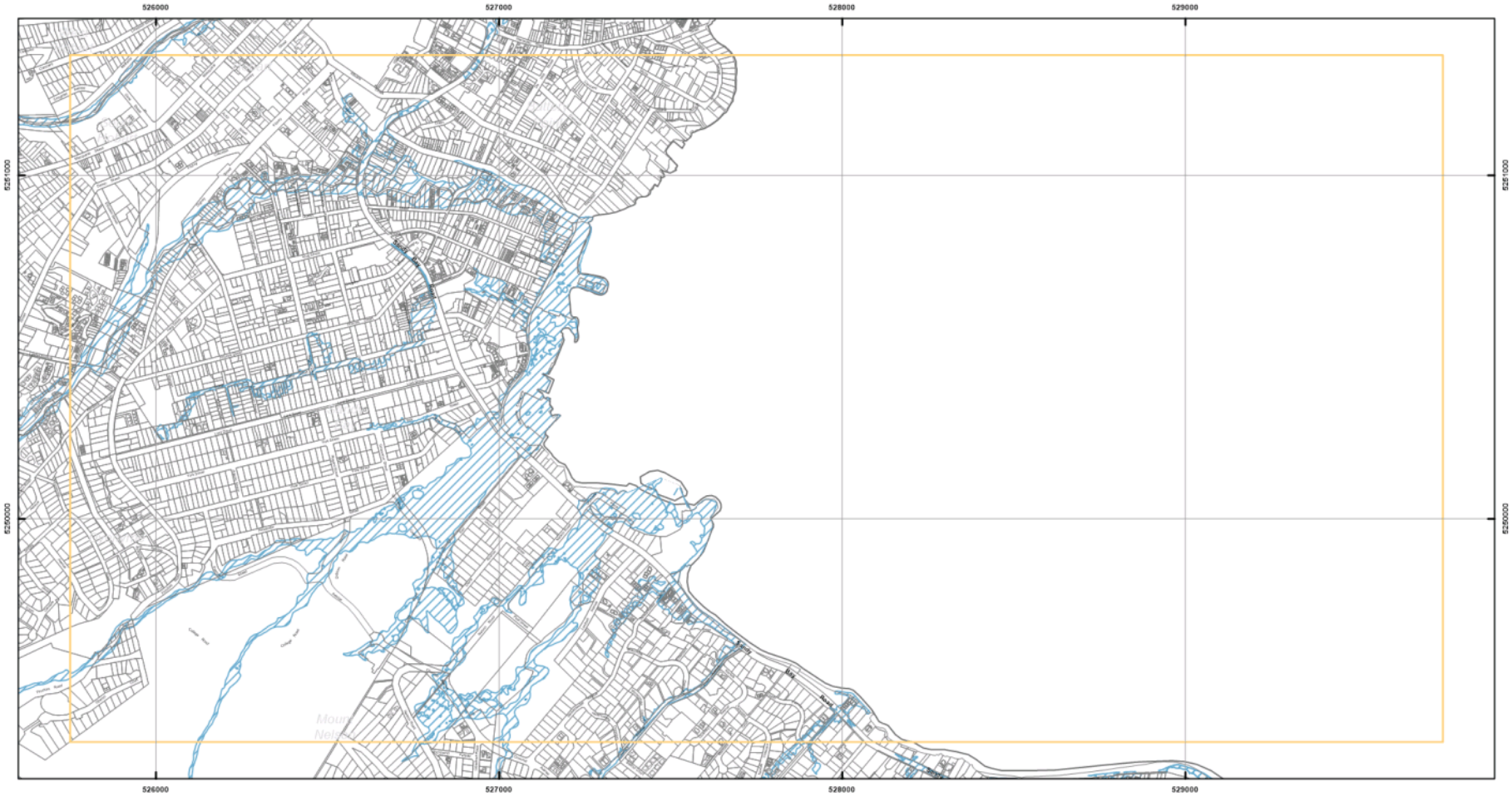
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels

LPS Boundary

Flood-prone areas

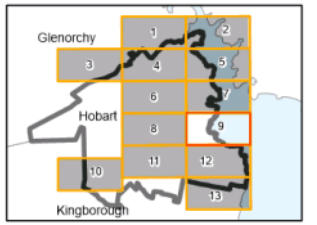
C12.0 Flood-prone Hazard Areas Code
Map 9 of 15

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Metres
Coordinate System: GDA 94 MGA Zone 55

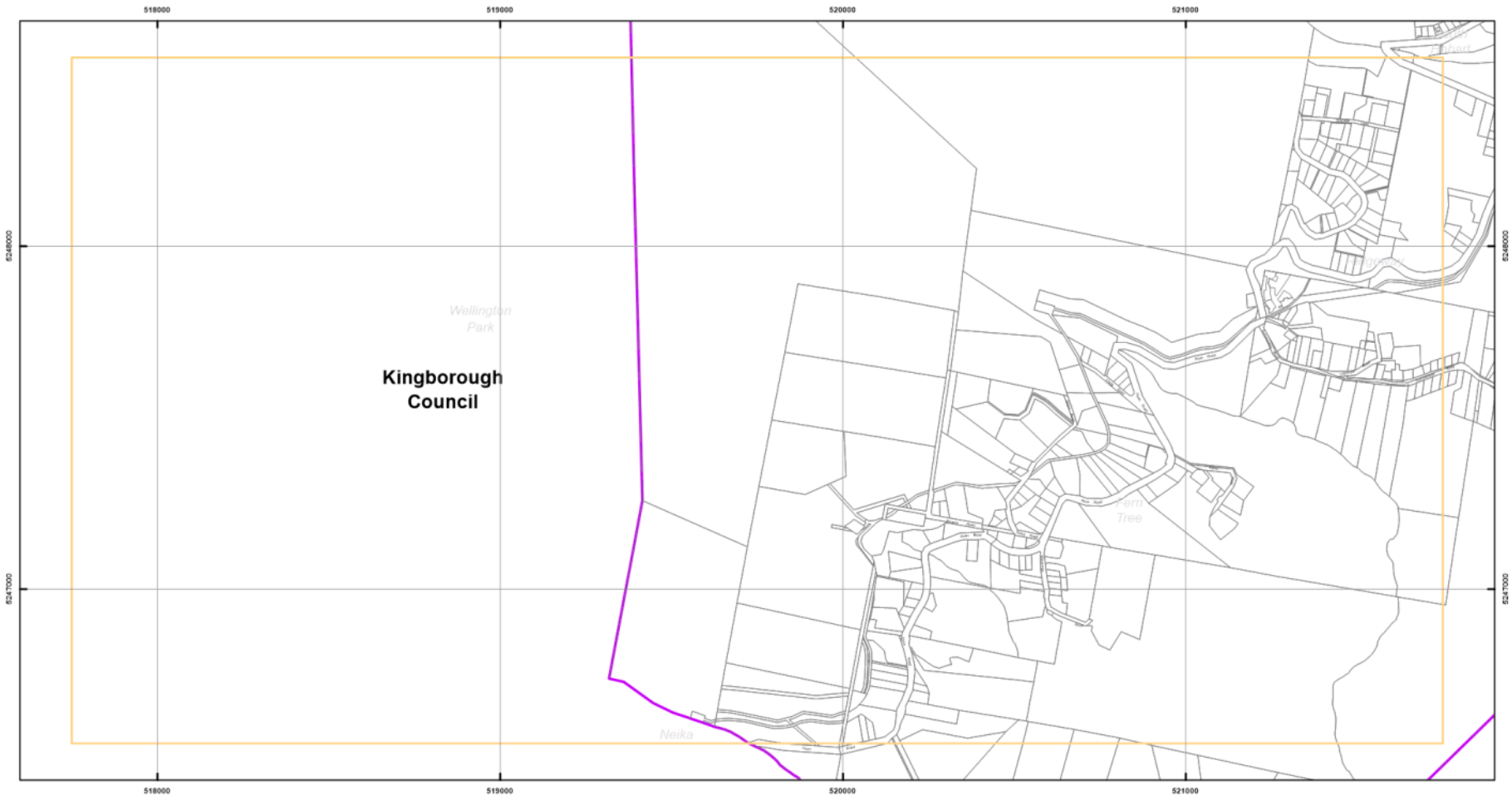
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels | LPS Boundary | Flood-prone areas

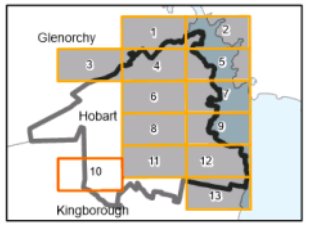
C12.0 Flood-prone Hazard Areas Code
Map 10 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

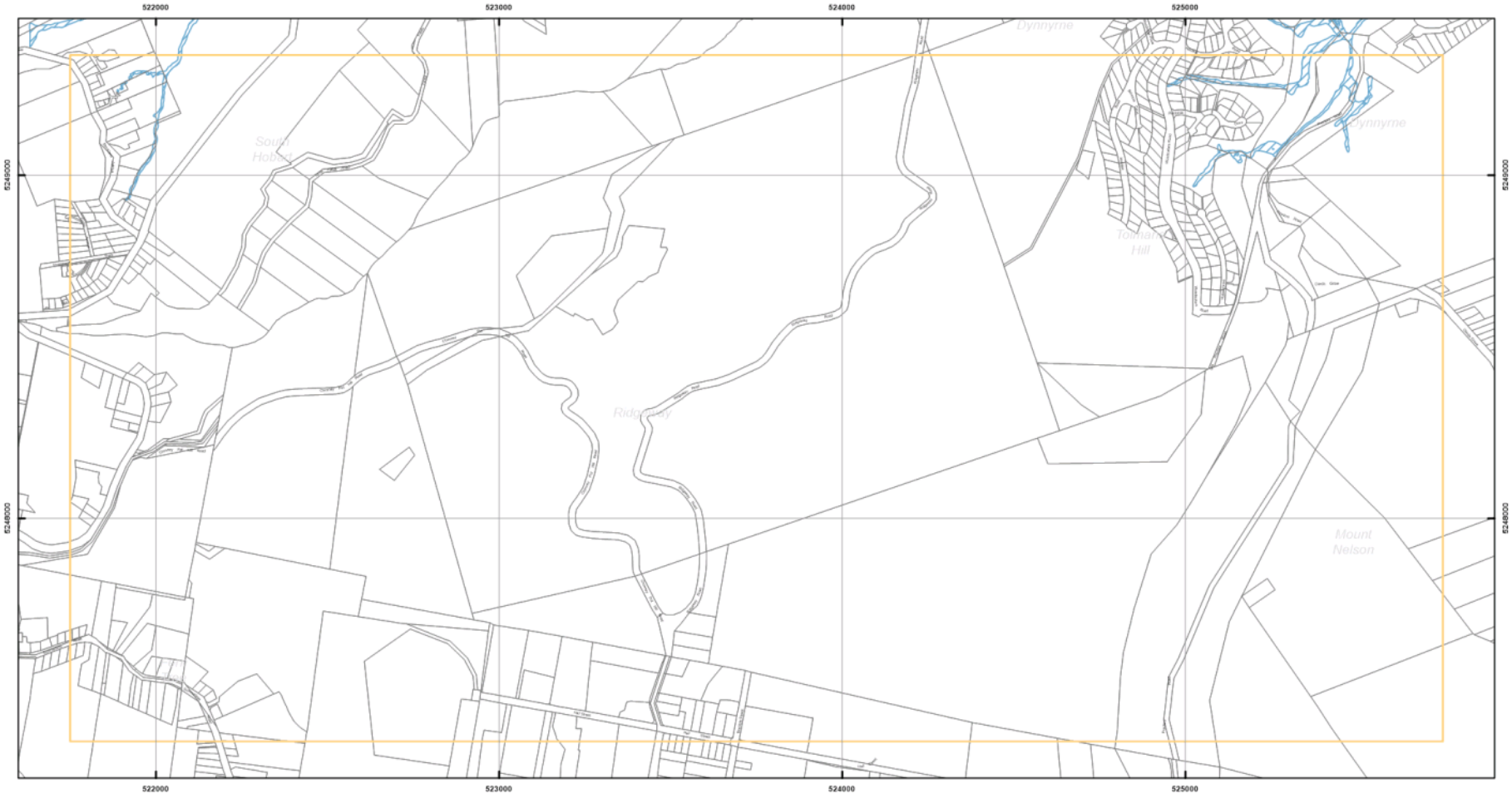
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels | LPS Boundary | Flood-prone areas

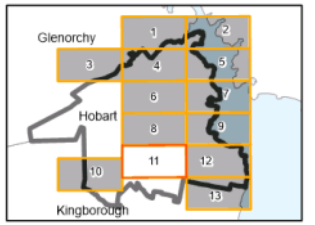
C12.0 Flood-prone Hazard Areas Code
Map 11 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

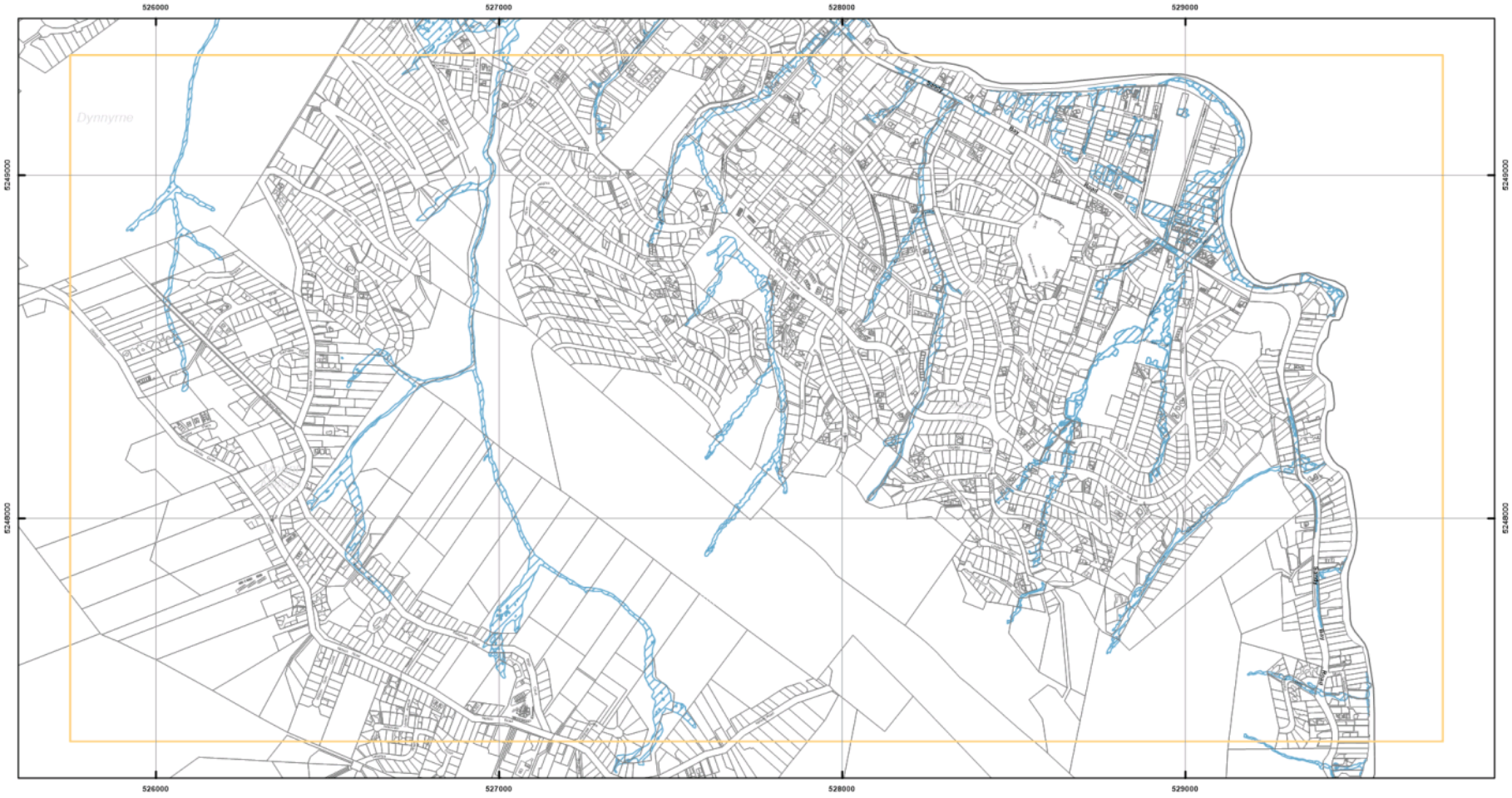
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
Land title information current as at 22/03/2023

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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels

LPS Boundary

Flood-prone areas

N

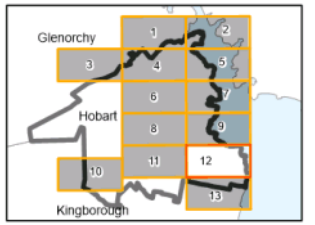
C12.0 Flood-prone Hazard Areas Code
Map 12 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels | LPS Boundary | Flood-prone areas

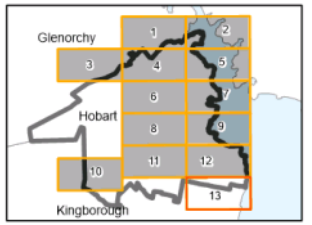
C12.0 Flood-prone Hazard Areas Code
Map 13 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

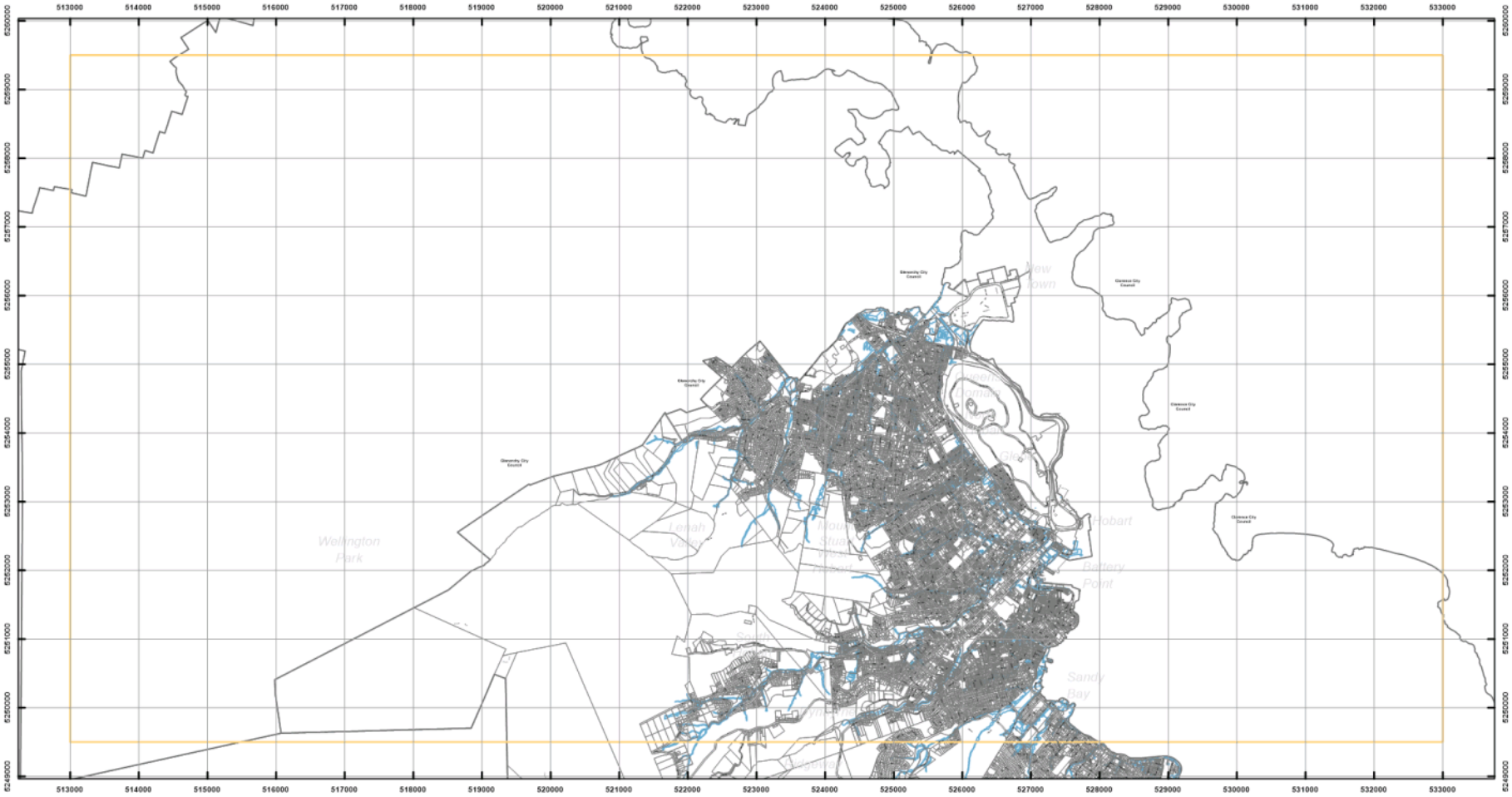
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels

LPS Boundary

Flood-prone areas

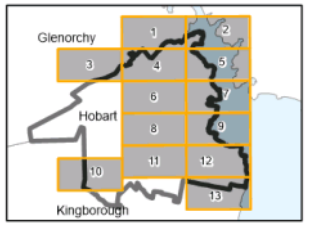
C12.0 Flood-prone Hazard Areas Code
Map 14 of 15

0 500 1,000 1,500 2,000 2,500
Metres
Coordinate System: GDA 94 MGA Zone 55

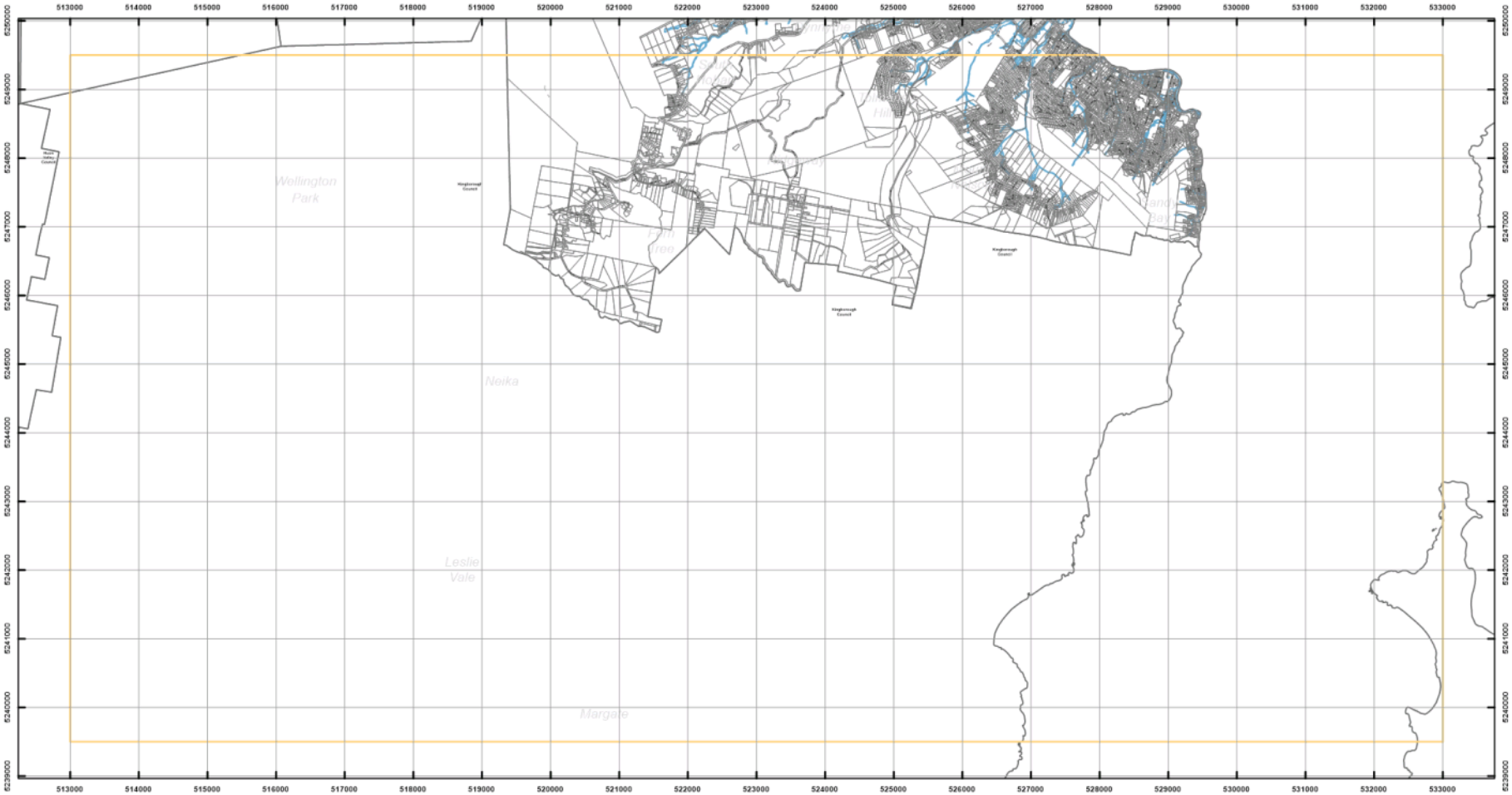
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Tasmanian Planning Scheme - Overlays Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

Property Parcels

LPS Boundary

Flood-prone areas

C12.0 Flood-prone Hazard Areas Code
Map 15 of 15

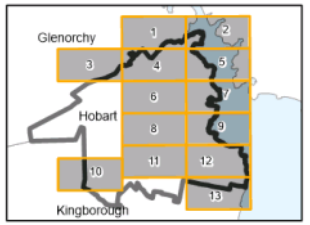
0 500 1,000 1,500 2,000 2,500

Metres
Coordinate System: GDA 94 MGA Zone 55

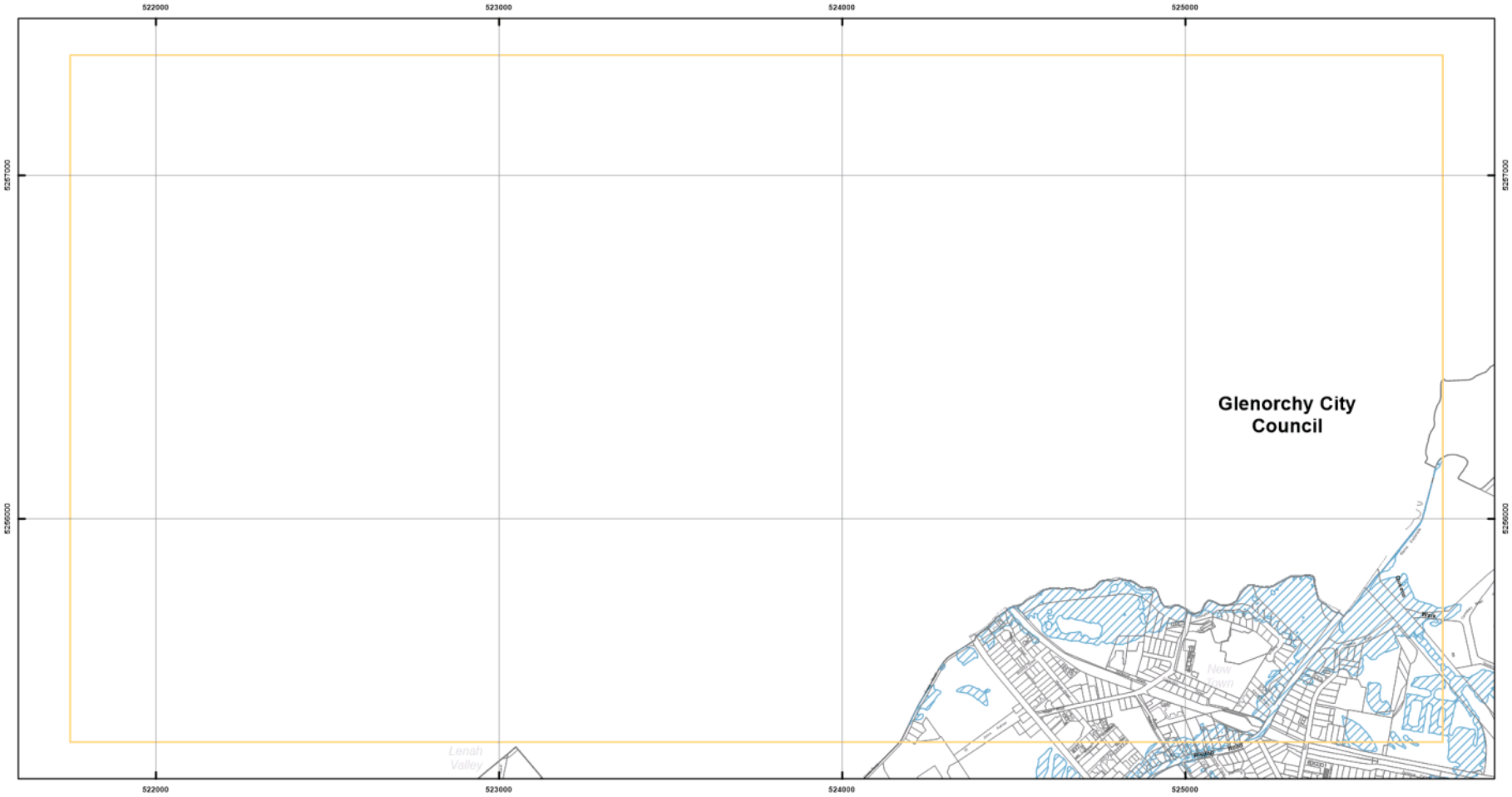
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Tasmanian Planning Scheme - Overlays Comparison - Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
- Flood-prone areas

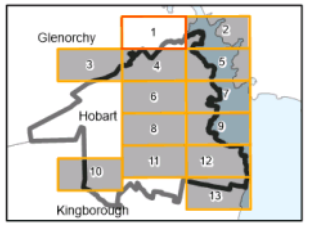
C12.0 Flood-prone Hazard Areas Code
Map 1 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
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C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
- Flood-prone areas

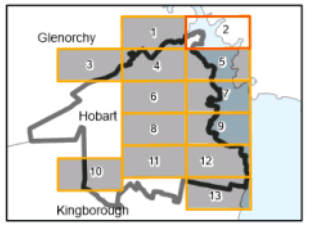
C12.0 Flood-prone Hazard Areas Code
Map 2 of 15

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Metres
Coordinate System: GDA 94 MGA Zone 55

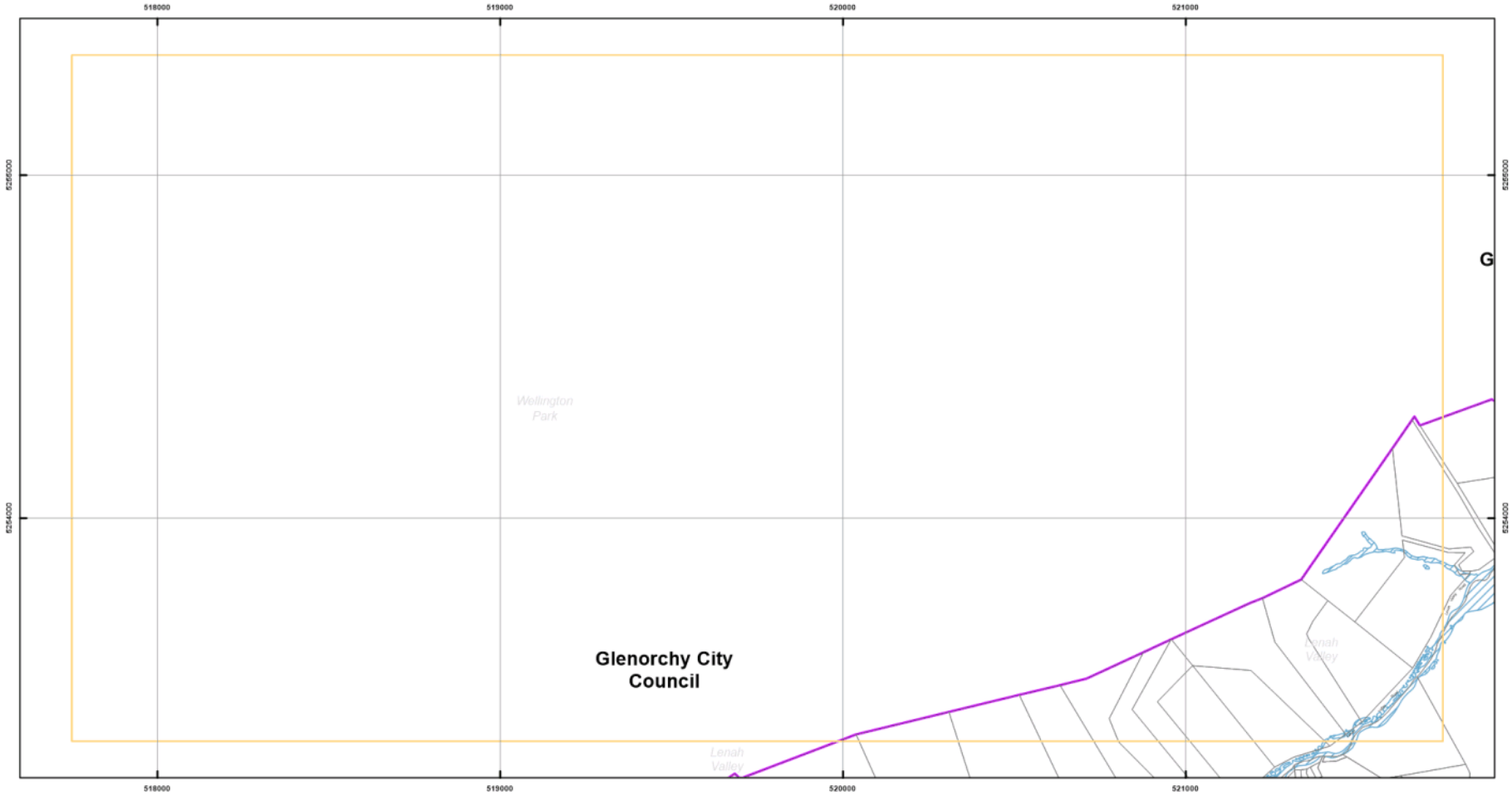
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C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
- Flood-prone areas

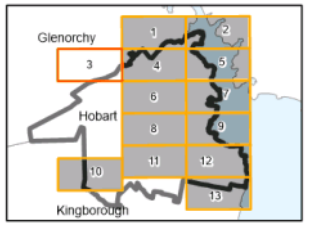
C12.0 Flood-prone Hazard Areas Code
Map 3 of 15

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Metres
Coordinate System: GDA 94 MGA Zone 55

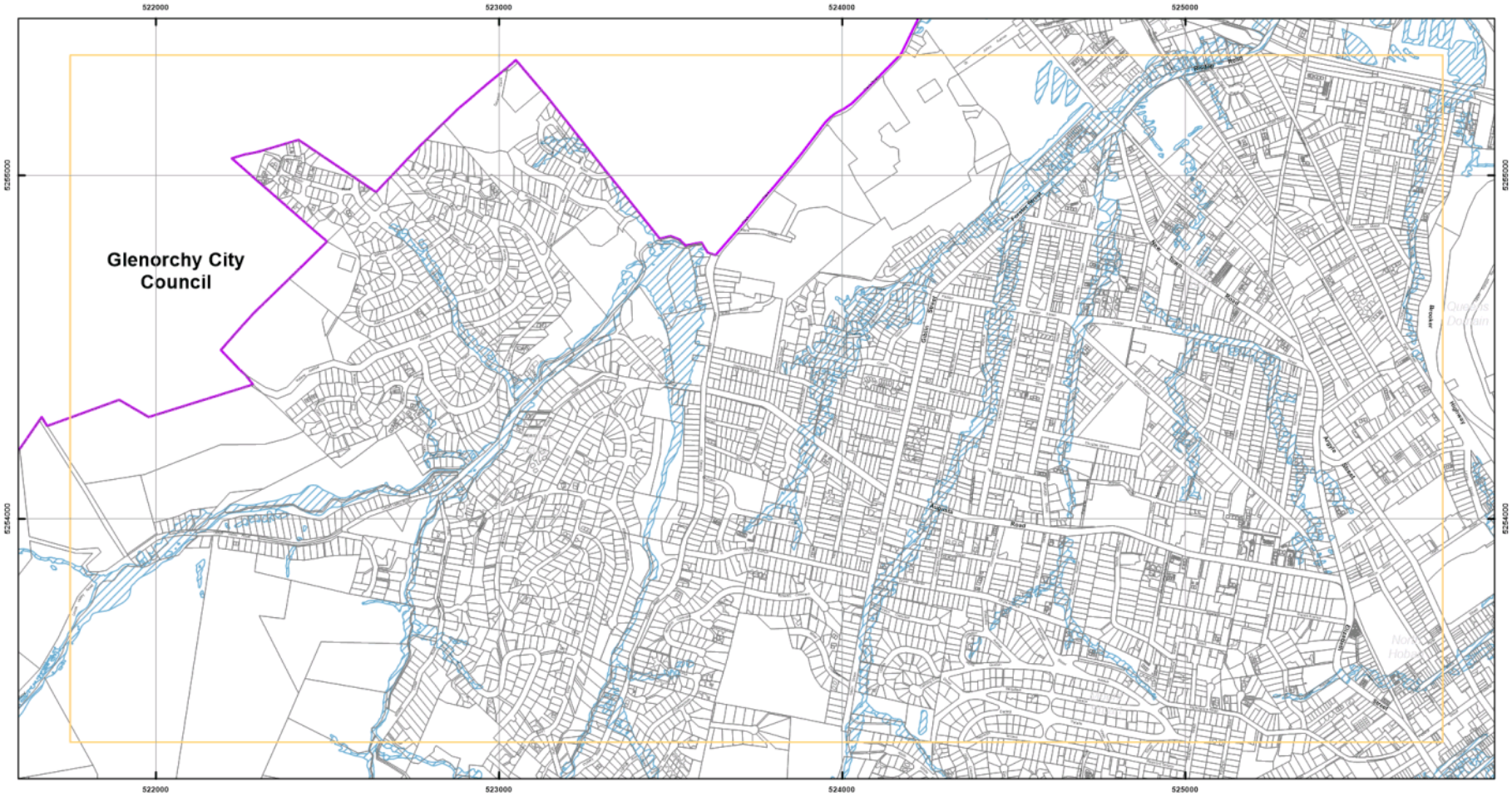
Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
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C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
- Flood-prone areas

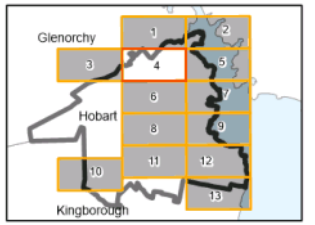
C12.0 Flood-prone Hazard Areas Code
Map 4 of 15

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Metres
Coordinate System: GDA 94 MGA Zone 55

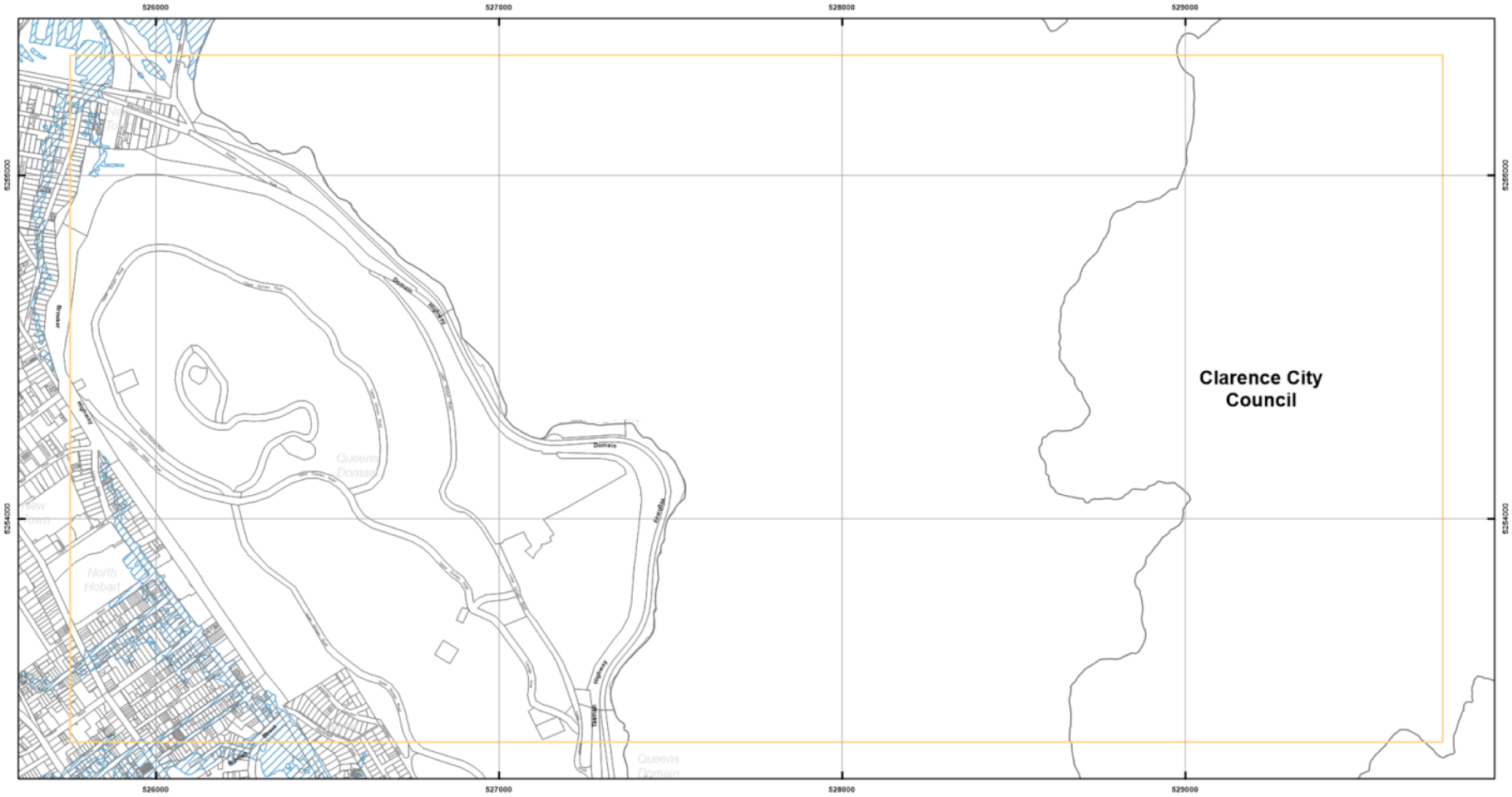
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Tasmanian Planning Scheme - Overlays Comparison - Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
- Flood-prone areas

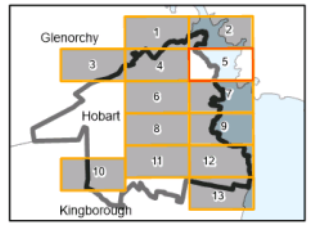
C12.0 Flood-prone Hazard Areas Code
Map 5 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

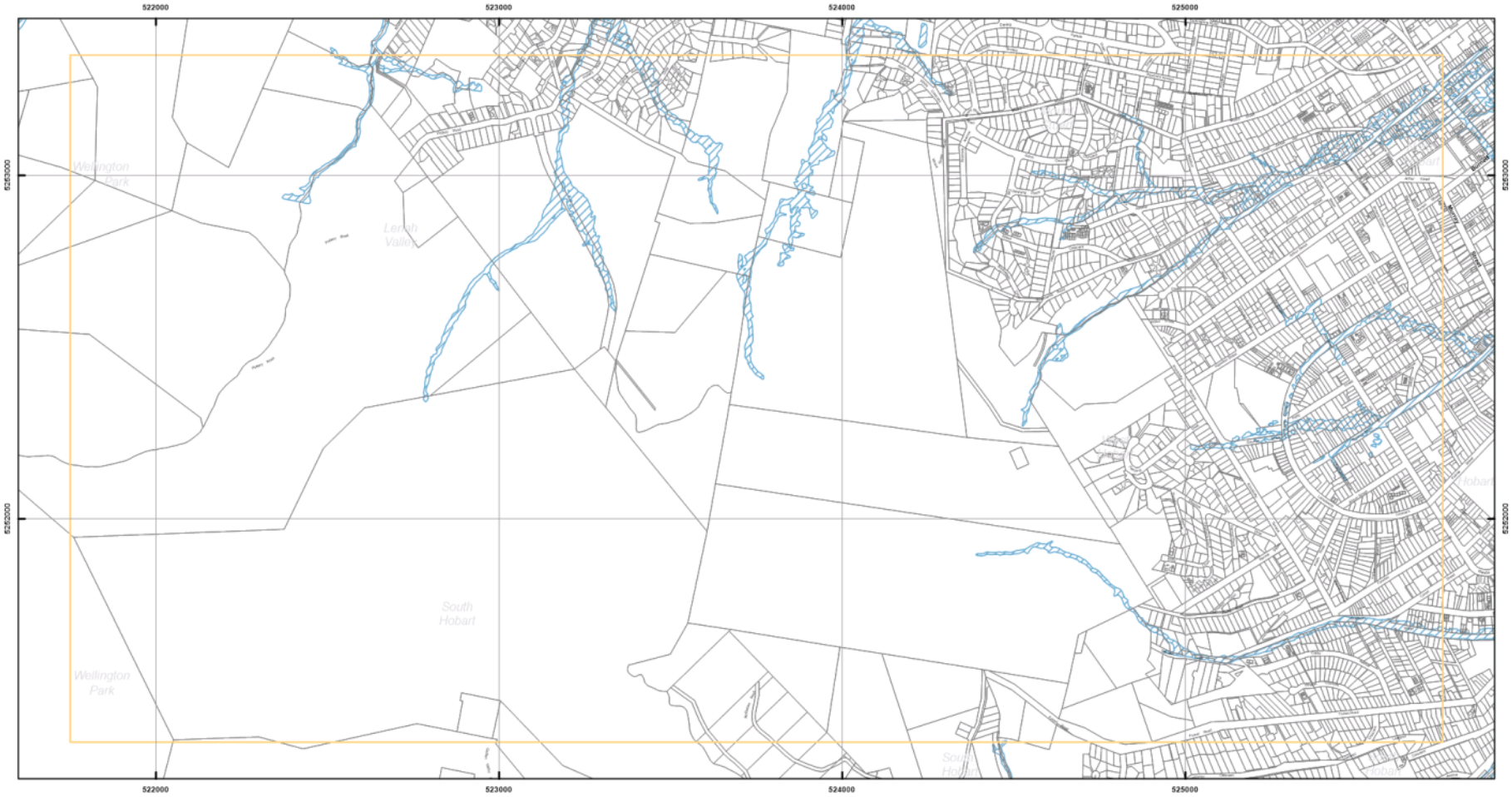
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C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
- Flood-prone areas

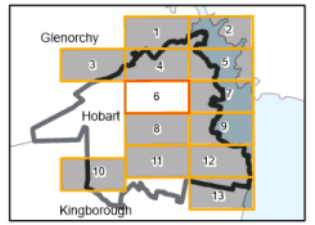
C12.0 Flood-prone Hazard Areas Code
Map 6 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

Overlay data from Hobart City Council
Base topographic data from the LIST © State of Tasmania
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C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
- Flood-prone areas

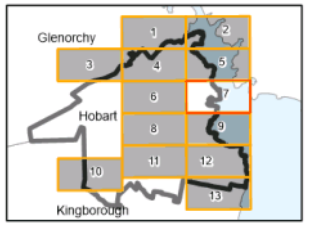
C12.0 Flood-prone Hazard Areas Code
Map 7 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

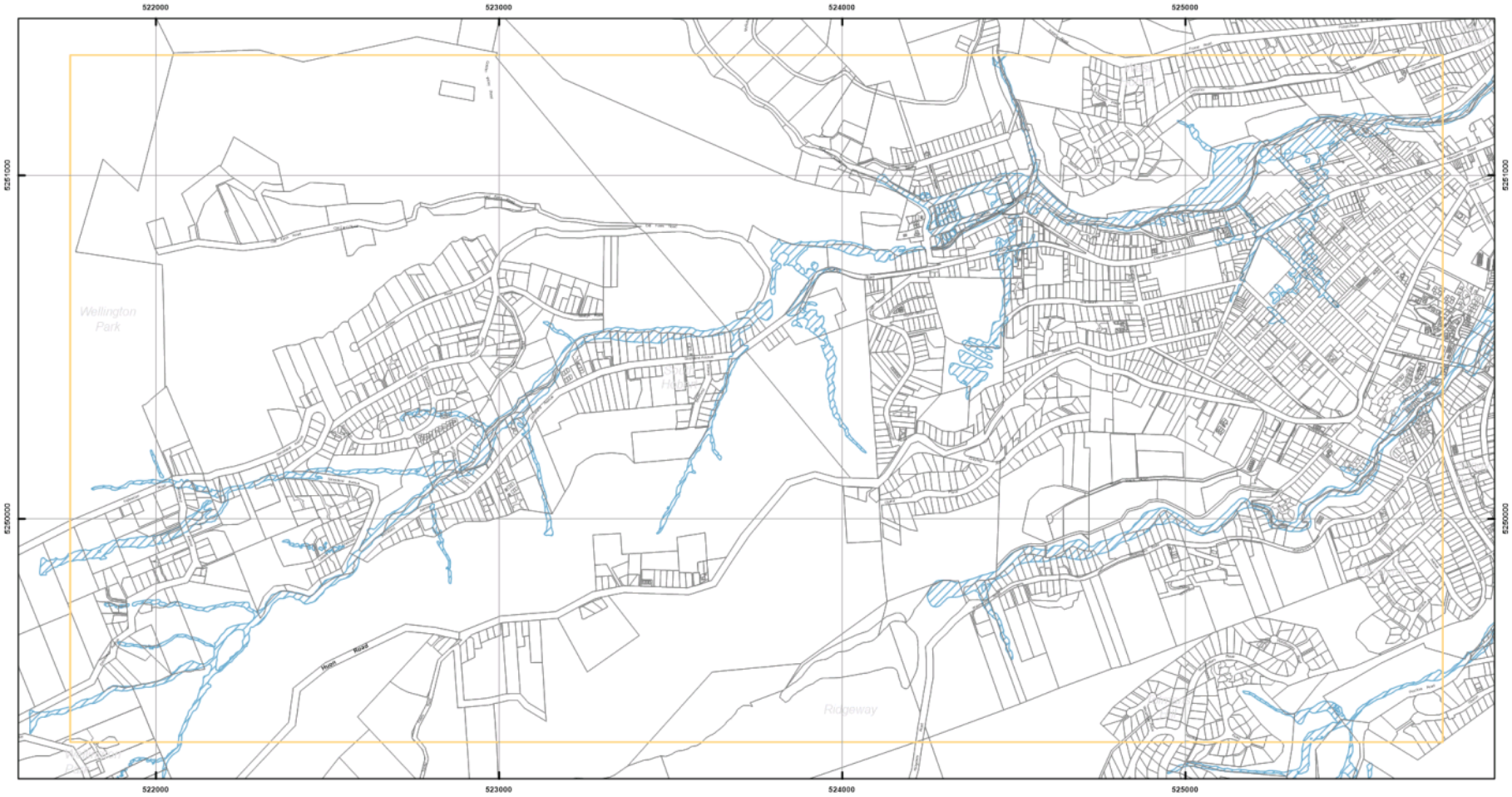
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C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
- Flood-prone areas

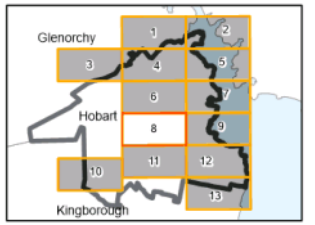
C12.0 Flood-prone Hazard Areas Code
Map 8 of 15

0 100 200 300 400 500
Metres
Coordinate System: GDA 94 MGA Zone 55

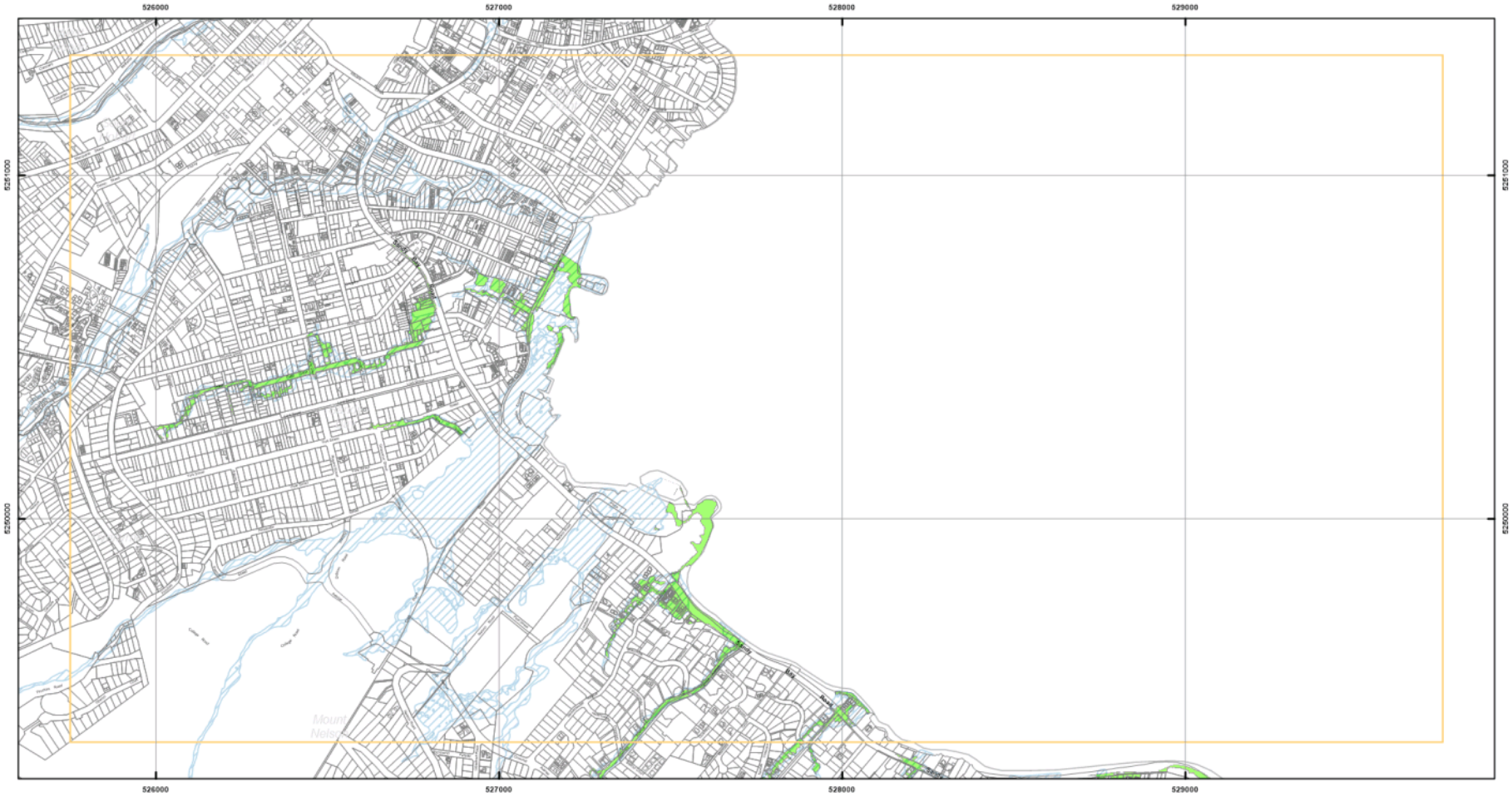
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Tasmanian Planning Scheme - Overlays Comparison - Hobart Local Provisions Schedule
C12.0 Flood-prone Hazard Areas Code



C12.0 Flood-prone Hazard Areas Code Legend

- Property Parcels
- LPS Boundary
- Flood Prone Updates
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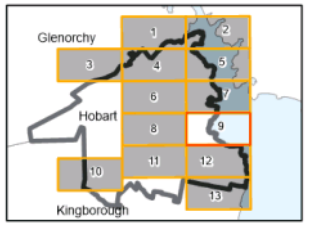
C12.0 Flood-prone Hazard Areas Code
Map 9 of 15

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Coordinate System: GDA 94 MGA Zone 55

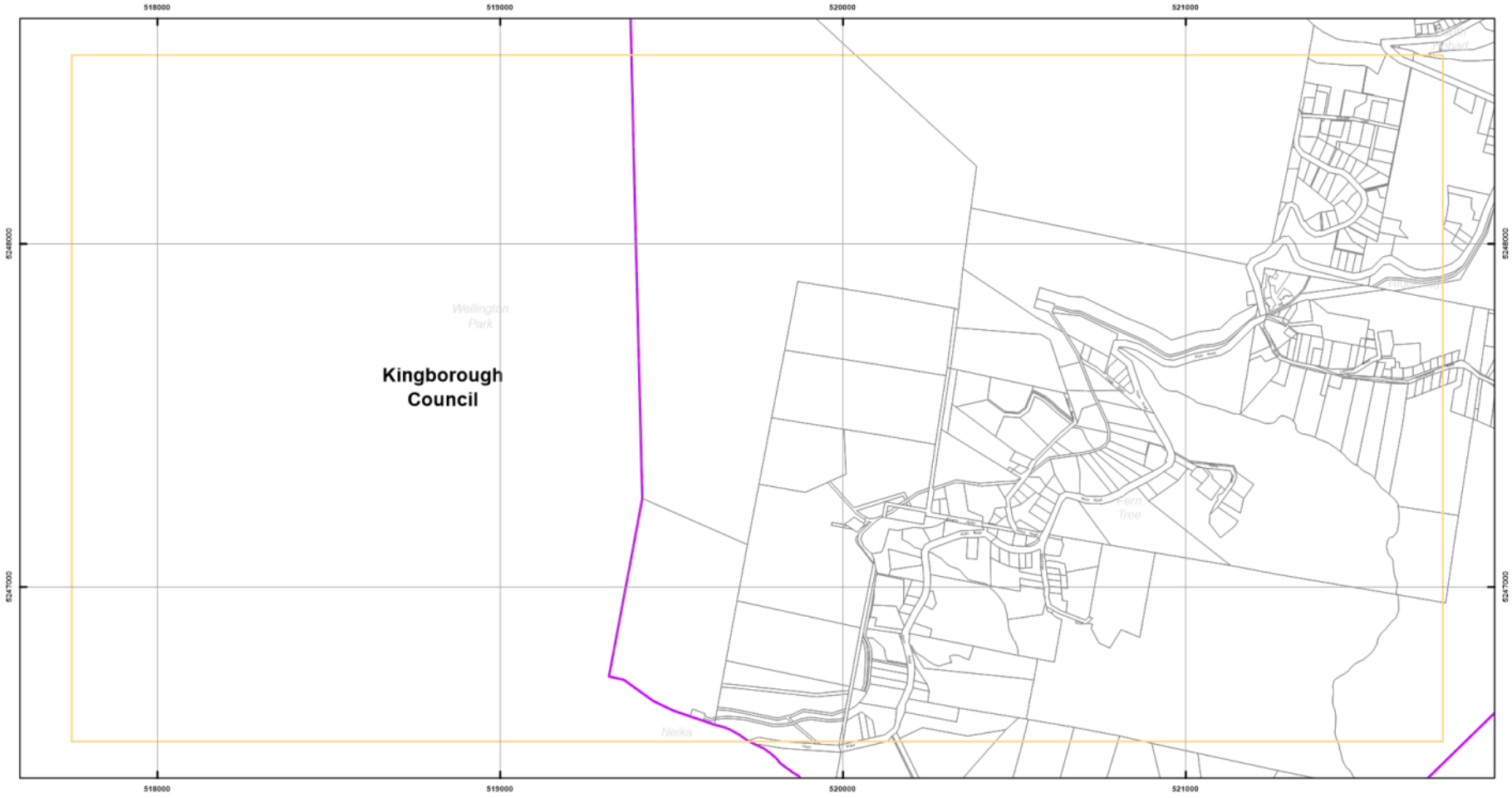
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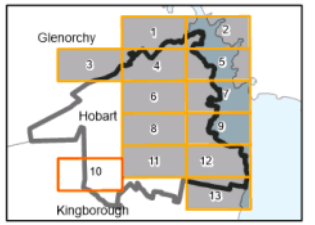
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Map 10 of 15

0 100 200 300 400 500
Metres
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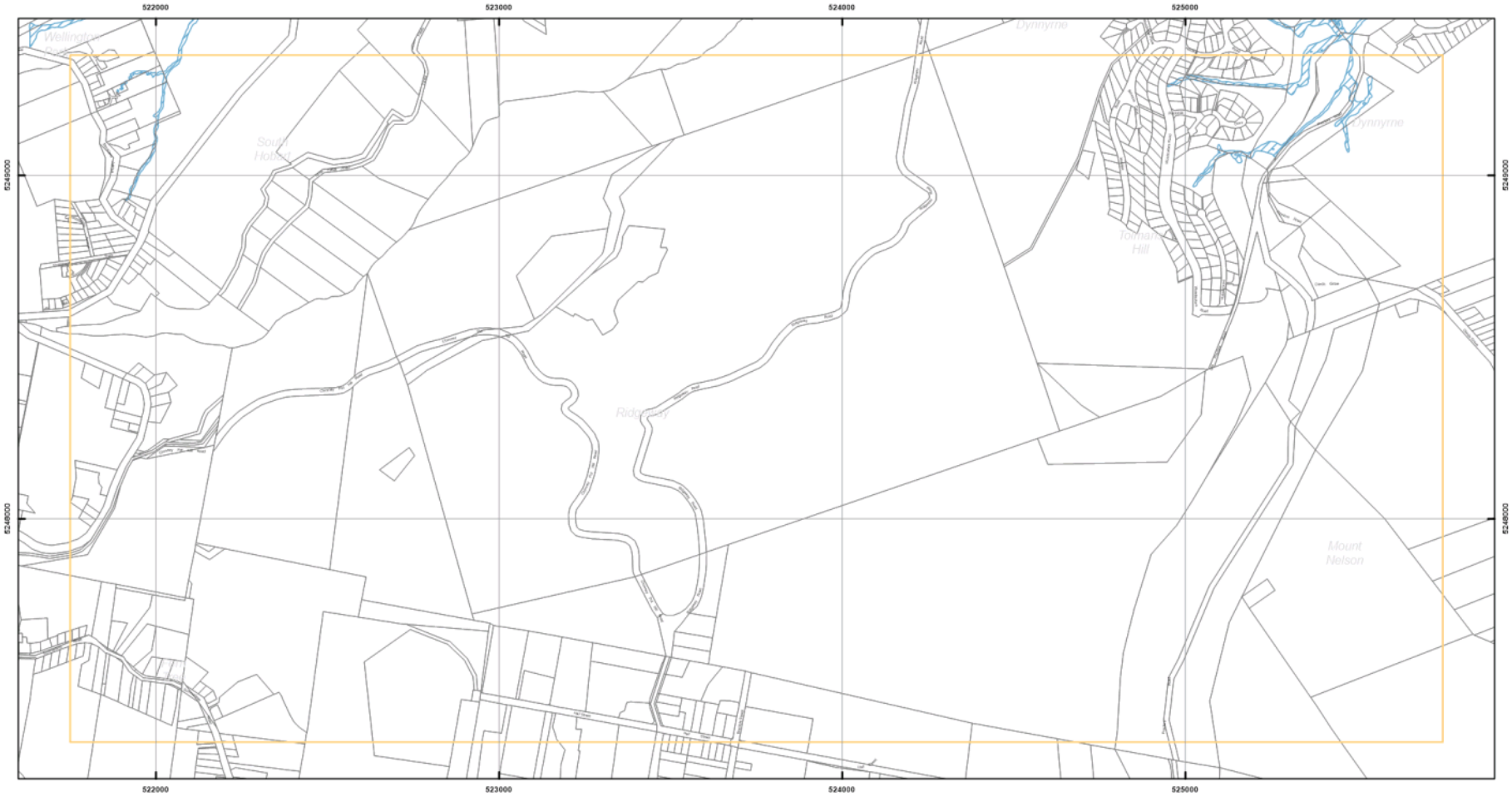
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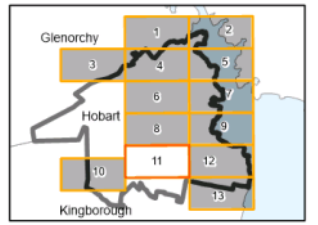
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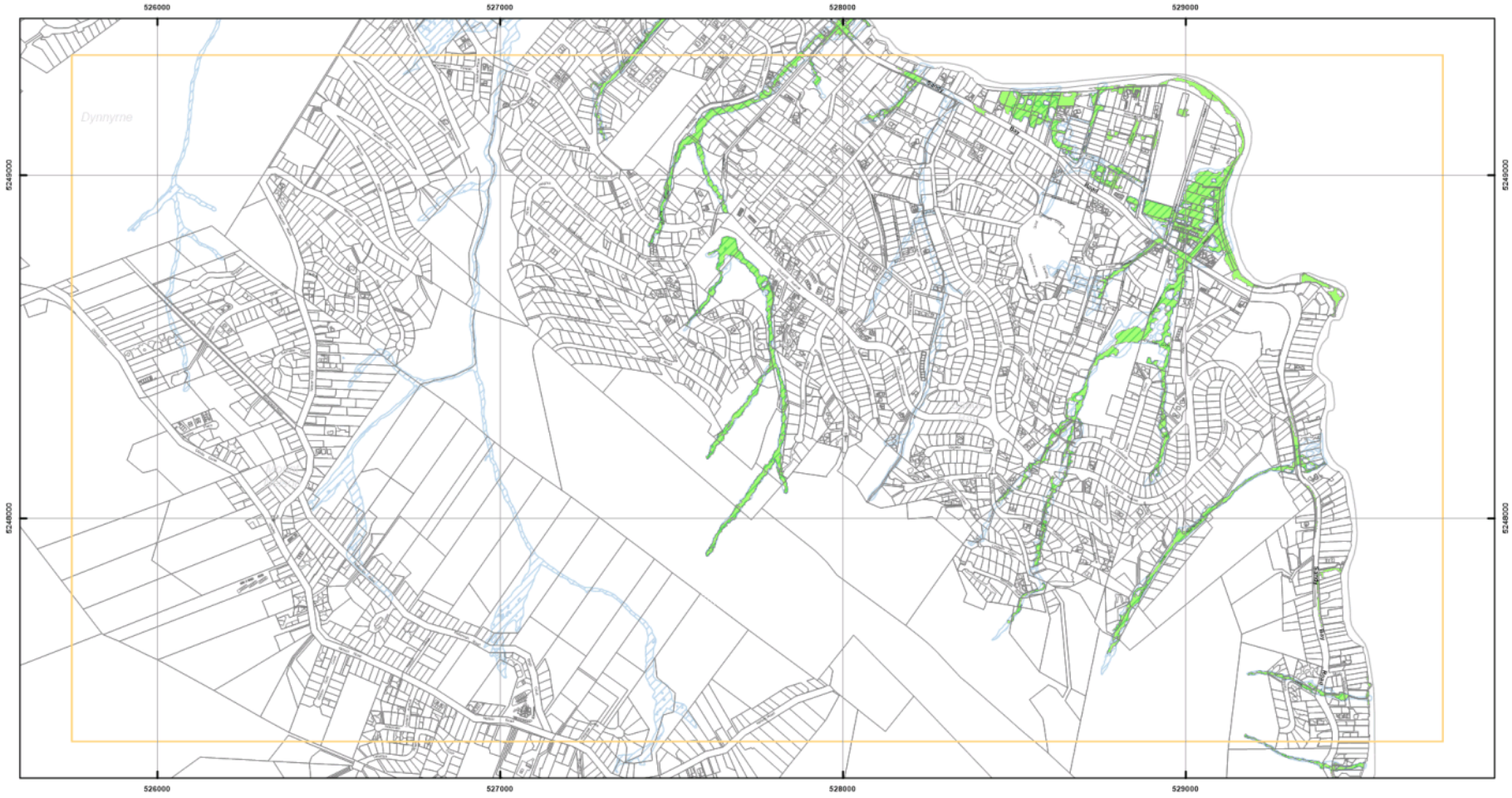
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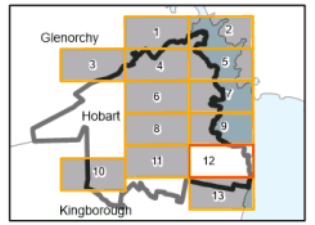
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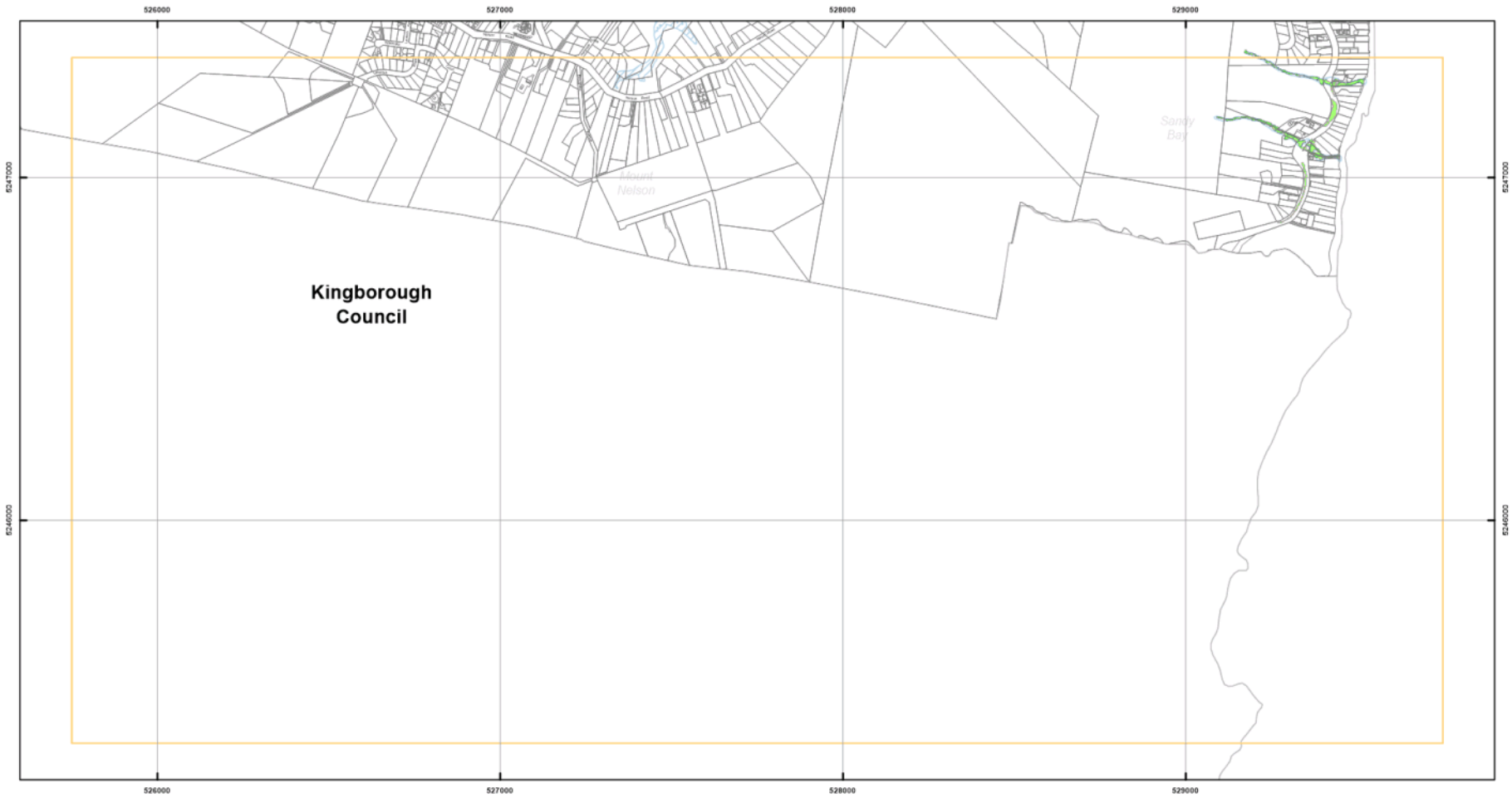
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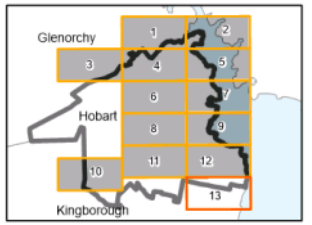
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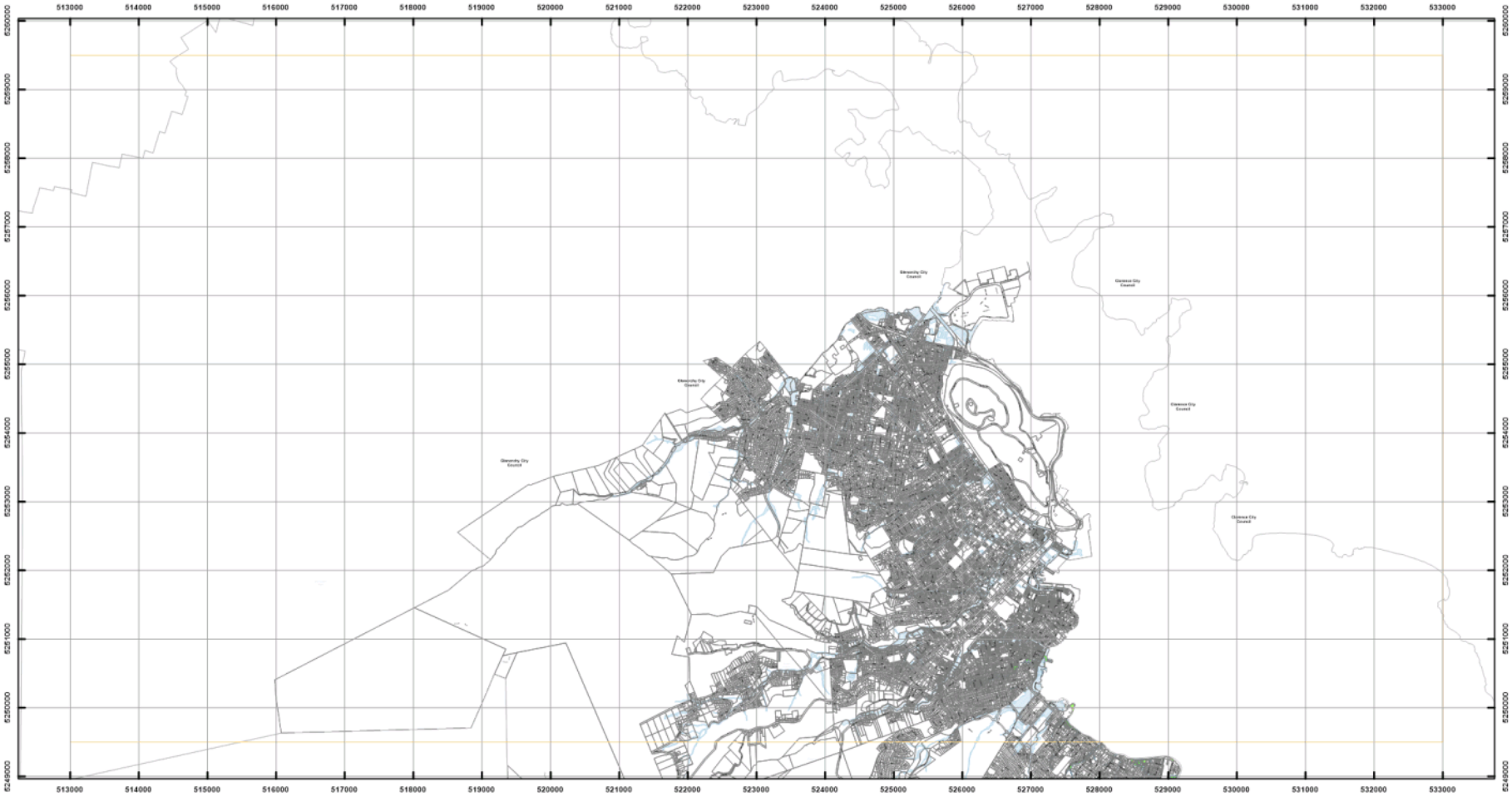
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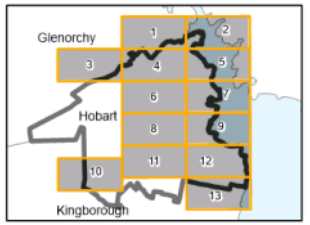
C12.0 Flood-prone Hazard Areas Code
Map 14 of 15

0 500 1,000 1,500 2,000 2,500
Metres
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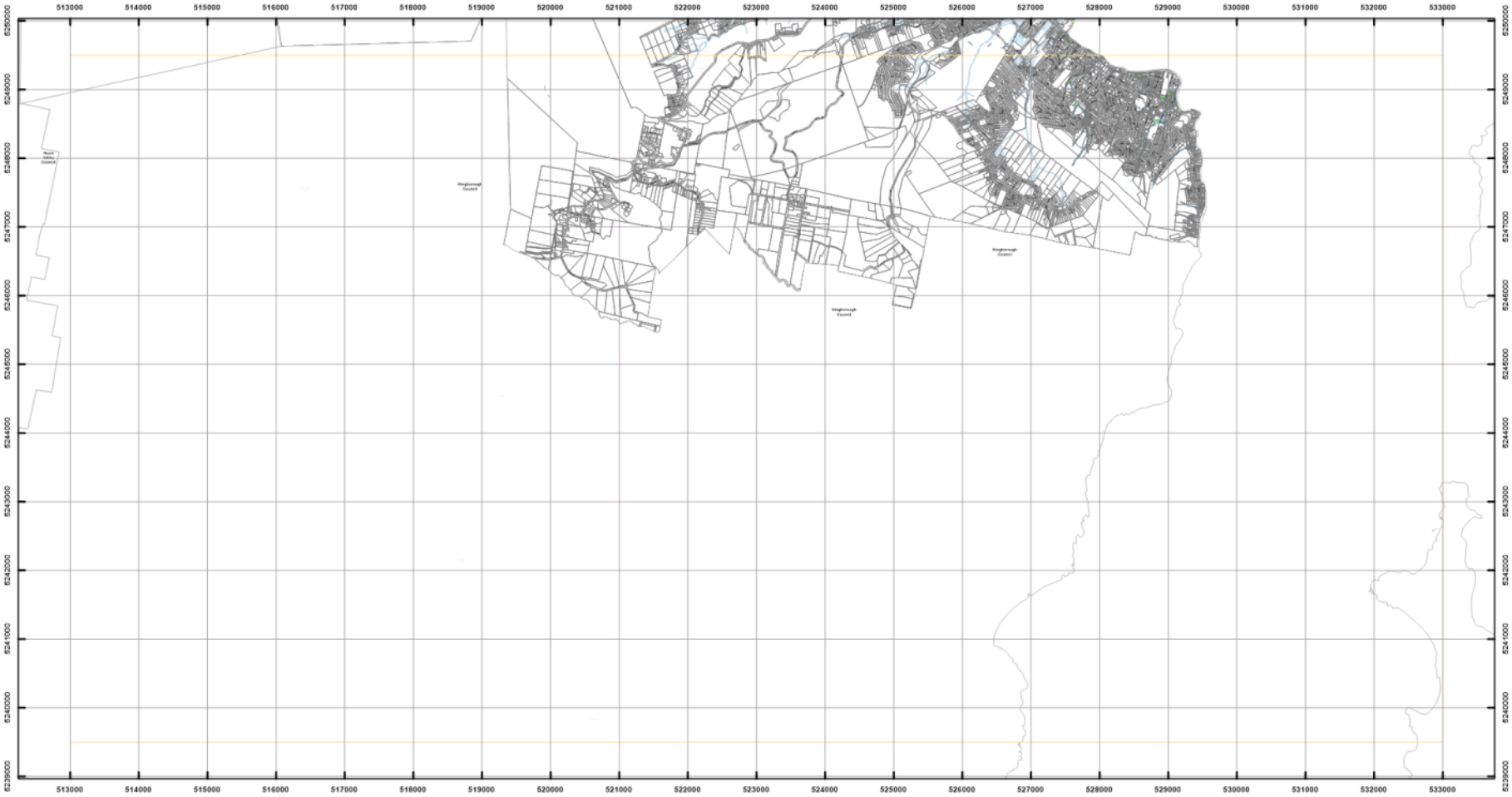
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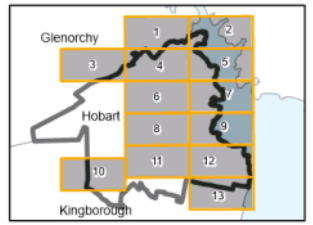
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10. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion

The following items were discussed: -

Item No. 1	Minutes of the last meeting of the Closed Portion of the Committee Meeting
Item No. 2	Consideration of supplementary items to the agenda
Item No. 3	Indications of pecuniary and conflicts of interest
Item No. 4	Planning Authority Items – Consideration of Items with Deputations

CITY OF HOBART

ATTACHMENT UNDER SEPARATE COVER

PLANNING COMMITTEE MEETING

OPEN PORTION OF THE MEETING

WEDNESDAY, 28 FEBRUARY 2024
AT 5.00 PM
VENUE: COUNCIL CHAMBER, TOWN HALL

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377	Anne Windsor		Building heights in CBD
378	Owen Baker	410 Argyle Street	Heritage precinct HOB-C6.2.23

377 - Anne Windsor – Hobart Not Highrise

I ask that the draft LPS (Local Planning Scheme) *INCLUDE* appropriate absolute maximum height limits as per the Woolley reports. Having them in the Precinct Plan is not enough. I believe they should also be in the LPS.

Woolley's recommendations, using viewlines of the mountain, river, and cenotaph, frame a sustainable city, have been included in the LPS. I support this.

The views and vistas of Hobart are part of its heritage and should be protected. I contend that maximum building heights, and clear rules on built form, provide certainty for developers and the community, and make the task for planning authorities much easier.

I support the heritage aspects of the draft LPS, the new zoning provisions, and the encouragement of further residential development close to the CBD.

I strongly support inclusion of public spaces between buildings, and as part of new developments, to allow for easy interaction with the city. Safe, inclusive, and universally accessible public spaces are crucial to retaining Hobart's attractive character.

Representation No 208 to 320 inclusive and 377: Hobart not Highrise

Petition	This representation was a petition which was signed by a number of individuals, the majority of which signed the representation and provided no further commentary (representation numbers 208-320). Some signed the representation but also provided additional notes. Those that provided additional notes will be assessed individually below.
Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 378: Owen Baker, 410 Argyle Street

29/06/2023

HOB-C6.2.23

To whom it may concern,

I am writing to you today to submit my representation opposing the draft local provisioning schedule for the North

Hobart Heritage Precinct HOB-C6.2.23, whereby the boundary will be adjusted to include 410 and 412 Argyle Street.

I believe that both of these houses have been sufficiently altered from their original state to not merit a Heritage

listing.

- The frontage on both houses have been altered from their original 1920's design with enclosed front verandas that were not part of the building's original character.
- 410 Argyle Street includes a rear extension, balcony, and deck that was built well after 1926, again significantly altering the design.
- The three houses (408, 410, & 412 Argyle Street) all exhibit significant alterations from their original design that detract from the cohesiveness of the three houses. Outwardly all three homes appear different.

For these reasons I believe the local provisions schedule HOB-C6.2.23 should not proceed as drafted.

Representation No 378: Owen Baker, 410 Argyle Street

Matters raised in representation	The representor raises concern with the application of the Heritage Precinct HOB-C6.2.23 to his property at 410 Argyle Street and the adjoining property at 412 Argyle Street. In his view the houses have been altered to such a degree that they no longer retain part of the buildings original character. The three houses, 408, 410 and 412 are all significantly altered and appear different. For those reasons the heritage precinct should not apply.
Planning Authority response	North Hobart Heritage Precinct HOB-C6.2.23 is currently known as North Hobart 2 Heritage Precinct. It is proposed in the LPS documentation that the boundary will be adjusted to include 410 and 412 Argyle Street. By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that 408, 410, and 412 formed a cohesive group of speculative housing from the 1920s. It should be noted that 408 Argyle Street that forms part of the grouping of 408-412 is already located within the North Hobart 2 Heritage Precinct. Once research and mapping had been undertaken, the exhibited precinct boundary adjustment document was prepared. Following the receiving of a representation the properties were reviewed again internally by Council's staff and it was concluded that this heritage precinct adjustment to include the properties raised by the representor, do provide a contribution to the streetscape in terms of consistency of architectural style and

	construction period, scale, form, and materials. These characteristics indicate the houses qualify for inclusion into the local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that the extension to the local heritage precinct has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

CITY OF HOBART

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PLANNING COMMITTEE MEETING

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Petition	This representation was a petition which was signed by a number of individuals, the majority of which signed the representation and provided no further commentary (representation numbers 208-320). Some signed the representation but also provided additional notes. Those that provided additional notes will be assessed individually below.
Matters raised in representation	This representor asks that the maximum height limits found within Leigh Woolley's report be incorporated within the Hobart draft LPS, not just the Central Hobart Plan. Maintaining views and vistas is part of Hobart's heritage and are important to be retained. Clear rules provide certainty for developers and make decision making easier. The representation supports the heritage aspects of the LPS and encourages further residential development in proximity to the City. They support the inclusion of public spaces between buildings in the CBD to allow for easy interactions within the City.
Planning Authority response	There is broad support for the Building Heights Standard Review completed by Leigh Woolley. The Central Hobart Plan is a project that has been worked on by the City of Hobart over a number of years. The plan was finalised in April 2023. A key recommendation of this plan is that this work be reflected in the planning scheme. There are also other recommendations around apartment standards, urban design guidelines, open space requirements and heritage guidelines. There is broad support for this plan from sectors of the community, however the timing of this project is such that it has been unable to be incorporated within the Hobart draft LPS and exhibited accordingly. Any inclusion of the findings of the Plan would represent a strategic change to the planning scheme and should be progressed through a separate planning scheme amendment to enable appropriate consideration of the way in which the recommendations are incorporating into the LPS (i.e. Particular Purpose Zone, Specific Area Plan or a combination of approaches). Support of heritage controls and inclusion of public spaces is noted.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

Representation No 378: Owen Baker, 410 Argyle Street

29/06/2023

HOB-C6.2.23

To whom it may concern,

I am writing to you today to submit my representation opposing the draft local provisioning schedule for the North

Hobart Heritage Precinct HOB-C6.2.23, whereby the boundary will be adjusted to include 410 and 412 Argyle Street.

I believe that both of these houses have been sufficiently altered from their original state to not merit a Heritage

listing.

- The frontage on both houses have been altered from their original 1920's design with enclosed front verandas that were not part of the building's original character.
- 410 Argyle Street includes a rear extension, balcony, and deck that was built well after 1926, again significantly altering the design.
- The three houses (408, 410, & 412 Argyle Street) all exhibit significant alterations from their original design that detract from the cohesiveness of the three houses. Outwardly all three homes appear different.

For these reasons I believe the local provisions schedule HOB-C6.2.23 should not proceed as drafted.

Representation No 378: Owen Baker, 410 Argyle Street

Matters raised in representation	The representor raises concern with the application of the Heritage Precinct HOB-C6.2.23 to his property at 410 Argyle Street and the adjoining property at 412 Argyle Street. In his view the houses have been altered to such a degree that they no longer retain part of the buildings original character. The three houses, 408, 410 and 412 are all significantly altered and appear different. For those reasons the heritage precinct should not apply.
Planning Authority response	North Hobart Heritage Precinct HOB-C6.2.23 is currently known as North Hobart 2 Heritage Precinct. It is proposed in the LPS documentation that the boundary will be adjusted to include 410 and 412 Argyle Street. By way of background, Council commenced a review of all existing heritage precincts in November 2016. The review identified that 408, 410, and 412 formed a cohesive group of speculative housing from the 1920s. It should be noted that 408 Argyle Street that forms part of the grouping of 408-412 is already located within the North Hobart 2 Heritage Precinct. Once research and mapping had been undertaken, the exhibited precinct boundary adjustment document was prepared. Following the receiving of a representation the properties were reviewed again internally by Council's staff and it was concluded that this heritage precinct adjustment to include the properties raised by the representor, do provide a contribution to the streetscape in terms of consistency of architectural style and

	construction period, scale, form, and materials. These characteristics indicate the houses qualify for inclusion into the local heritage precinct. In terms of the definition of a heritage precinct under the LPS, it is considered that the extension to the local heritage precinct has been thoroughly evaluated and meets the definition of a local heritage precinct and has heritage significance because of the collective heritage values of individual properties as a group for their streetscape or townscape values.
Recommended action	No further action.
Effect of recommendation on Hobart draft LPS	No impact on the Hobart draft LPS.

CITY OF HOBART

MINUTES

PLANNING COMMITTEE MEETING

OPEN PORTION

WEDNESDAY, 28 FEBRUARY 2024 AT 5.16 PM

DRAFT

City of HOBART

[redacted]

7. REPORTS

7.1 Hobart Draft Local Provisions Schedule
File Ref: F24/18156

BURNET

That the recommendation contained in the report of the Strategic Planner | Urban Futures and the Director City Futures of 23 February 2024, be adopted, as amended by the addition of the words *"Attachment F"* after the words "Attachment A" in clause 1(a) and after the words "Attachment E" in clause 1(c).

AMENDMENT
LORD MAYOR REYNOLDS

That an additional clause 1(e) and clause 2 be added to the recommendation.

1.(e) That in response to representations 181 and 376

1- To be consistent with the application of the Scenic Protection Code that applies to an adjacent municipal area of Glenorchy City Council and Kingborough Council as required by section 34(2)(g) of the Act it is recommended that the Scenic Protection Code be applied to the face of kunanyi/Mount Wellington within Wellington Park under the Hobart LPS and

2- the Council supports the exploration of the Historic Landscape Precinct being applied through a future local provision schedule amendment to

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the eastern face kunanyi/Mount Wellington and

3- the Planning Authority response in Attachment A be modified accordingly.

2. The Council invites an application at the appropriate time for landlord consent from the Enshrine community initiative (listthemountain.org) for the amendment to the Local Provisions Schedule consistent with 1 E (2) above and agrees to waive the Council fees for the amendment.

AMENDMENT CARRIED

VOTING RECORD

AYES	NOES
Dutta	Zucco
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Sherlock	
Kelly	
Posselt	
Lohberger	

MOTION CARRIED

VOTING RECORD

AYES	NOES
Dutta	
Lord Mayor Reynolds	
Deputy Lord Mayor Burnet	
Zucco	
Sherlock	
Kelly	
Posselt	
Lohberger	

COMMITTEE RESOLUTION:

That:

1. That Council in its role as a Planning Authority, and in accordance with Section 35F of the *Land Use Planning and Approvals Act 1993*, endorse and submit to the Tasmanian Planning Commission this report about the exhibition of the draft Hobart Local Provisions Schedule, which includes the following particulars:

   (a) As set out in Attachment A and Attachment F, to item 7.1 of

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the Open Planning Committee Agenda of 28 February 2024 the Planning Authority's consideration of the received representations including opinions as to the merit of each representation and any subsequent recommendation for modification to the draft LPS;

(b) As set out in Attachment A, to item 7.1 of the Open Planning Committee Agenda of 28 February 2024 the Planning Authority's recommended modifications to the draft LPS following the exhibition period made in accordance with Section 35F(2)(c) and 35F(2)(e) of the *Land Use Planning and Approvals Act 1993*;

(c) A copy of each representation received during the public exhibition period (Attachment E and Attachment F); to item 7.1 of the Open Planning Committee Agenda of 28 February 2024 and

(d) Determination that the draft LPS (including any recommendations) satisfies the local provisions schedule criteria set out under section 34(2) of the *Land Use Planning and Approvals Act 1993*.

(e) That in response to representations 181 and 376
1- To be consistent with the application of the Scenic Protection Code that applies to an adjacent municipal area of Glenorchy City Council and Kingborough Council as required by section 34(2)(g) of the Act it is recommended that the Scenic Protection Code be applied to the face of kunanyi/Mount Wellington within Wellington Park under the Hobart LPS and
2- the Council supports the exploration of the Historic Landscape Precinct being applied through a future local provision schedule amendment to the eastern face kunanyi/Mount Wellington and
3- the Planning Authority response in Attachment A be modified accordingly.

2. The Council invites an application at the appropriate time for landlord consent from the Enshrine community initiative (listthemountain.org) for the amendment to the Local Provisions Schedule consistent with 1 E (2) above and agrees to waive the Council fees for the amendment.

Delegation: Committee

Item 6.1.2 was then taken.

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