

Presentation for the Application of: A Historic Heritage Overlay at Paper Beach

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On behalf of: Bruce and Mary Trappes, Stuart Phillips and Frances Graham, Harry and Nicholas Tatsi, and Cheryl Swan.

Good afternoon Delegates

My name is Peter Stoops. I have degrees in Commerce (Property Economics), Law and Urban Planning. I obtained my Planning Degree from RMIT with Distinction, in Melbourne. I am a resident of West Tamar and have a personal interest in the application of a 'Local Historic Heritage Code' Paper Beach, Swan Point. I also have the privilege of speaking for Bruce and Mary Trappes, Stuart Phillips and Frances Graham, Harry and Nicholas Tatsi, and Cheryl Swan.

I will base my presentation on a number of questions, which I will answer in order.

Why the request for a ‘Local Historic Heritage Code’ over the interface between the Esplanade and the Beaches of Paper Beach?

Paper Beach is a very special place. It has arguable the best beaches on the Tamar that are close to Launceston. The beaches made Paper Beach a very popular excursion spot from the turn of last century. This will be shown below.

Paper Beach is still a popular excursion place. The vast majority of people who reside along the ‘Esplanade’ value the same features that made Paper Beach so popular and have embraced the river excursion environment by orientating their houses to the rear of their properties so they can overlook the ‘Esplanade’ and the Tamar River and have quick access to the beaches at Paper Beach. They have also have generous setbacks and low or transparent fence so they can take advantage of the views. These low fences also allow them to interact with the people who have made an excursion to the area. This interface between the residents and visitors, along the ‘Esplanade’, is an important feature of the ‘Esplanade’ itself. Without the constraints asked for in the ‘Local Historic Heritage Code’ these very important historic cultural values of the area, developed over the past century, will be severely diminished and eventually lost over a period of time and the local area of West Tamar will be diminished as a result. This is the reason for the request for a ‘Local Historic Heritage Code’ over the interface between the Esplanade and the dwellings along it at Paper Beach.

It should be noted that before the introduction of the SPP at a minimum, the maximum fence requirement for a property adjoining the ‘Esplanade’ was 1.2m and the majority of houses on that interface have at least a 10m setback. The houses along the ‘Esplanade’ are an eclectic group designs that are normal in a holiday environment and the people I represent do not want to constrain the development of different housing styles in the area. What the residents I represent want is the features that support the historic cultural values of the area and they are a 10m setback from the ‘Esplanade’ and a maximum 1.2 fence height on the Esplanade.

Despite Ms Reiley's comments¹, the vast majority of residents Paper Beach will not be burdened by additional regulatory requirements, other than the requirement to have a 10m setback from the 'Esplanade' and a maximum 1.2m fence to the 'Esplanade', which is part of the existing amenity at present.

Am I a Heritage Professional?

In my Property Economics degree, I successfully studied the economic factors that have caused patterns of development in our western societies over history. In my Law degree, which is essentially a history degree, I wrote my Honours paper on what the meaning of a 'house' in the context of the definition of a 'messuage'. That study went back to a precedent dated 1557. Of course, as a urban planner, I learnt that historic features of housing and the natural environment, should be considered as an elements of amenity of an area.

The definition of *Heritage Professional* in E13 states:

Means a person with tertiary qualifications in a recognised field of direct relevance to the matter under consideration.

I am asserting my three tertiary qualifications are of '... direct relevance to this matter under consideration'. Therefore, I should be considered as a *Heritage Professional* as defined in E13.

What is a Conservation Plan?

As stated in Kerr² stated

'At its simplest, a conservation plan is a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development.'

¹ Reily, M. West Tamar Draft Local Provisions Schedule, Section 35F Report, West Tamar Council, 2021.

² Kerr, J.S. Conservation Plan: A Guide To The Preparation Of Conservation Plans For Places Of European Cultural Significance. The Seventh Edition. 2013. Page 1

This is the style of conservation plan I will provide.

Therefore, this presentation complies with the Local Historic Heritage Code as it is:

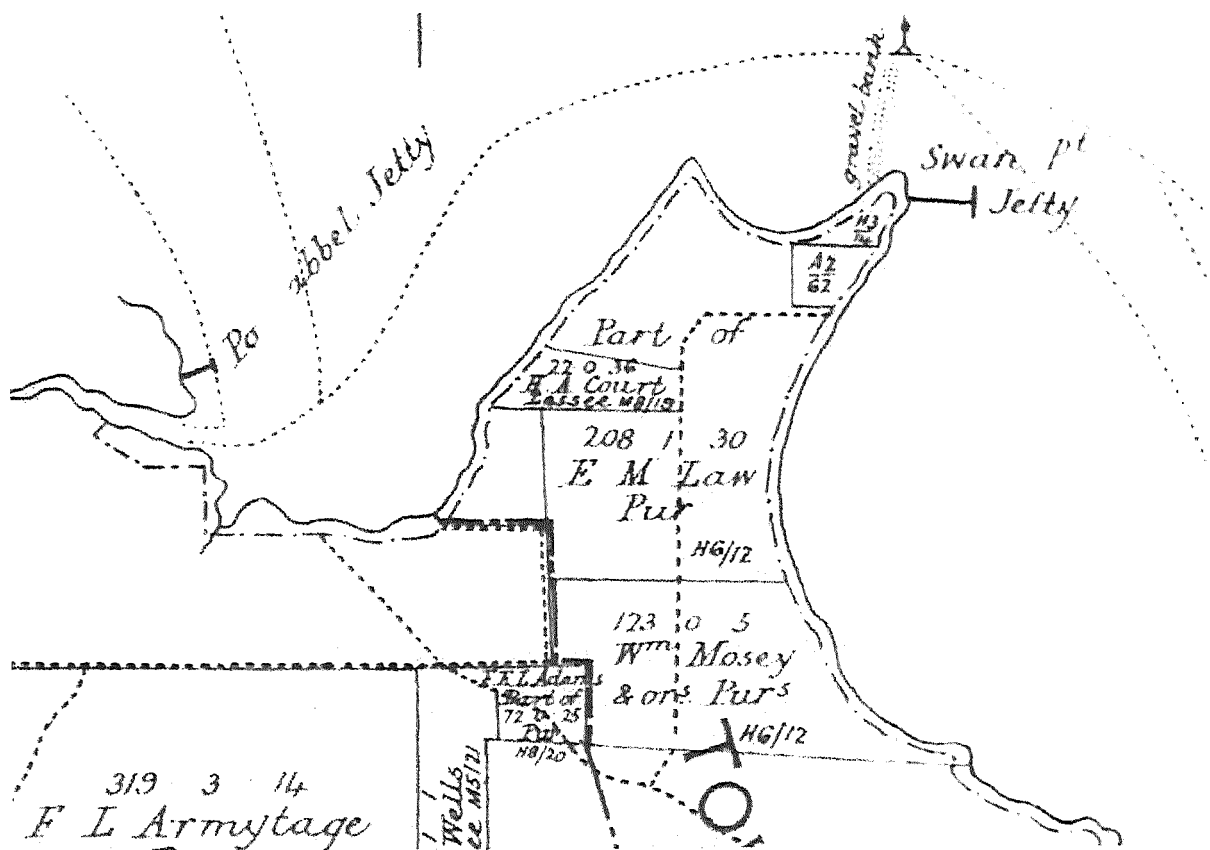
‘... a plan prepared by a heritage professional in accordance with: Kerr, J. S. & National Trust of Australia (New South Wales) 1990, *The conservation plan: a guide to the preparation of conservation plans for places of European cultural significance* / James Semple Kerr, National Trust New South Wales, Sydney.’

What is Historically Significant about Paper Beach, Swan Point?

There are a number of significant features about Paper Beach, Swan Point, including:

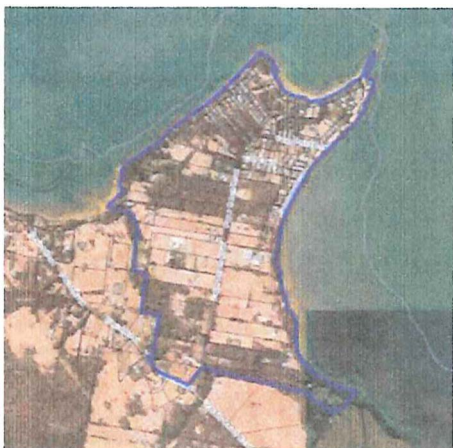
1. The large area of Sandy Beaches in the area, which is rare on the Tamar so close to Launceston; and
2. The Northerly orientation of Paper Beach; and
3. The 800ft jetty from Swan Point, developed in 1910 and subsequently removed; and
4. The development of the popular Paper Beach Hamlet despite not having the benefits of being in close proximity to Launceston in ‘time and/or cost’; and
5. The wide area of land, described as the ‘Esplanade’, between the beaches on the Tamar and the houses at Paper Beach. (The Esplanade is about 20m wide from riverbank to dwellings.); and
6. The popularity of Paper beach as a tourist destination in the first half of the 20th Century; and
7. The development and popularity of motor vehicles at the same time as the popularity of Paper Beach increased; and

8. The decline of the popularity of Paper Beach that coincided with air transport and the commissioning of the RORO ship the 'Princess of Tasmania' in 1959.
9. Perhaps, most importantly, the vast majority of people who live along the 'Esplanade', or intend to, when their house is completed, have accepted the excursion environment developed at the turn of last century and want to perpetuate that environment today and into the future.

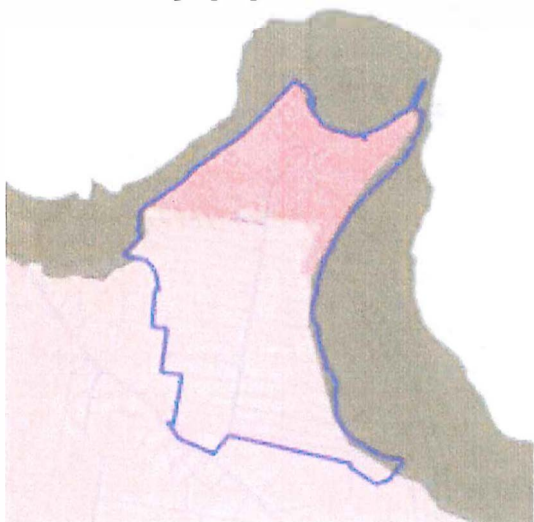


Map 1 An early map of Swan Point. Paper Beach is on the Northwest of the Spit. Note the reserve of land between the Tamar and private land, which is delineated by the dotted line. This is the area known as 'The Esplanade'.

What were the Map and Aerial Photograph Provided by the WTC?



Aerial Photograph provided in West Tamar Council Response.



Map 2 Provided in West Tamar Council Response.

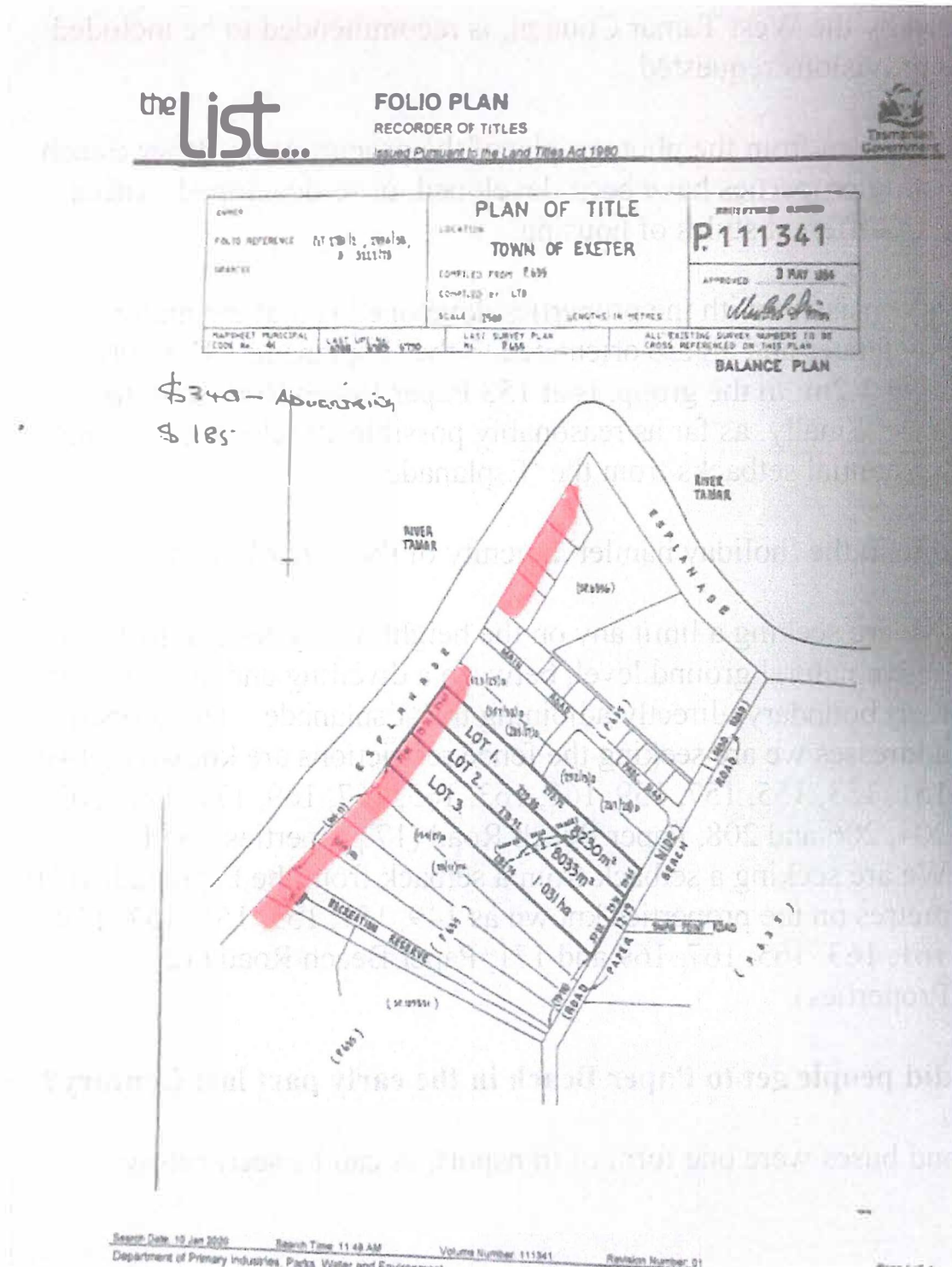
It should be noted that the site location was a dramatically overestimation of the area proposed for the proposed application of the 'Local Historic Heritage Code'.

Is there a Map that shows the area proposed for the coverage of the 'Local Historic Overlay'?

The map below indicates the area to which the proposed 'Local Historic Overlay' should be applied. It is only an indication due to my lack of computer skills to obtain a better map.

The area of the proposed 'Local Historic Heritage Code' extends past the lots shown on the map below. Lot 3 is the property known as 167

Paper Beach Road. It is submitted that another eight properties be covered by the 'Local Historic Heritage Code' from 167 Paper Beach Rd in a Westerly direction, including the properties shown on the map below.



Map 3. Approximate are of the proposed Local Historic Heritage Code

What policies and areas, for Paper Beach are appropriate to enable its significance to be retained in its future use and development?

Only the top left of Swan Point, in the map and aerial photograph, provided by the West Tamar Council, is recommended to be included for the provisions requested.

As can be seen from the photographs of the properties on Paper Beach the existing properties have been developed, or re-developed, with a variety of different styles of housing.

What is consistent with the properties developed is that the majority have low fences and all are orientated to the 'Esplanade'. The only fence over 1.2m, in the group, is at 153 Paper Beach Road and that is a wire fence. Finally, as far as reasonably possible all relevant dwellings have substantial setbacks from the 'Esplanade'.

To maintain the 'holiday hamlet' amenity of the Paper Beach:

1. We are seeking a limit any on the height of any fences, to 1.2m above natural ground level, between a dwelling and any front or rear, boundary, directly adjoining the 'Esplanade'. The property addresses we are seeking the fence restrictions are known as 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 191, 202, 204, 206 and 208, Paper Beach Road (17 properties); and
2. We are seeking a setback from a setback from the Esplanade of 10 metres on the properties known as 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169 and 171, Paper Beach Road (12 Properties).

How did people get to Paper Beach in the early part last Century?

Cars and buses were one form of transport, as can be seen below:



The carpark at Paper Beach, 1935.
A Charlie Burrows photograph.

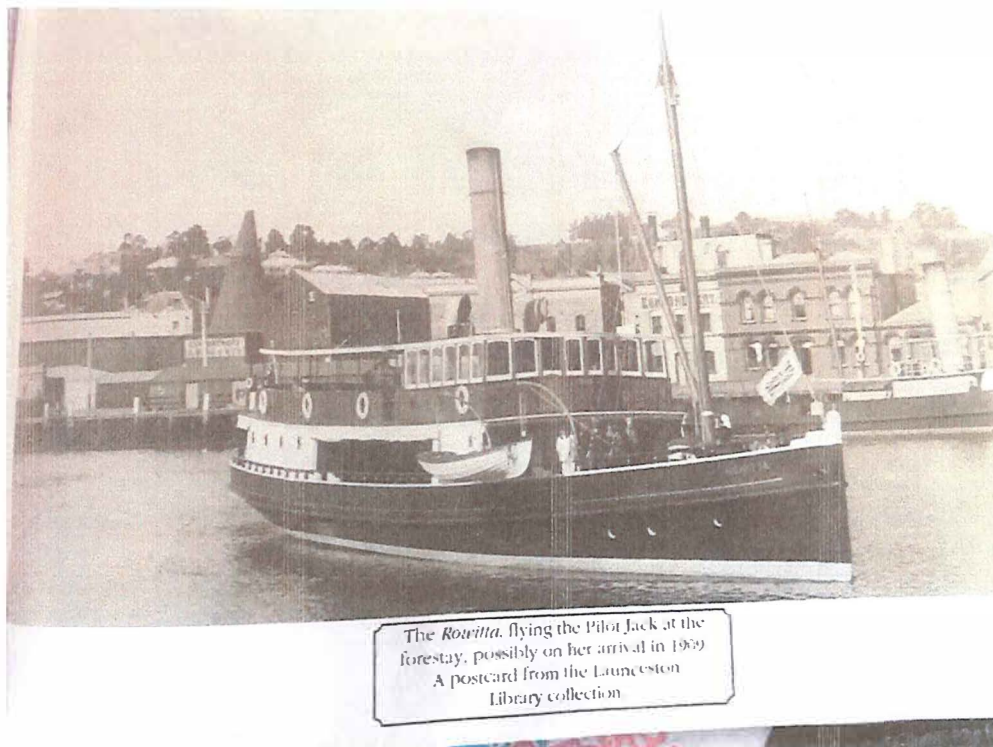
Photo 1 Carpark at Paper Beach 1935. Note the number of cars and buses, showing the popularity of the area to tourists. Also, note the holiday shacks in the background.



Photo 2: Another Photograph at the Paper Beach carpark. The shacks in the background are clearly visible.

Note the lack of any high fences around the shacks.

Ferries were also an option for travelling to Paper Beach.



Examiner (Launceston, Tas. : 1900 - 1954), Saturday 8 January 1910, page 6

A.N.A. Excursion.-The Centenary Day excursion to the famous Paper Beach at Swan Point promises to be the chief attraction for the holiday which falls on Monday, January 31. The Australian Natives' Association has chartered the s. *Rowitta* to leave the wharf at 9 a.m., making a through trip to Beauty Point and George Town, landing excursionists at the **new Jetty at Swan Point** where a grand water gymkhana and aquatic carnival is to be held. The Tamar Yacht Club will hold its test race to pick a representative to represent the North in the challenge cup. The Tamar Motor Boat Club are also arranging a race which will be of more than ordinary interest. Many other novel attractions will be advertised later. The comforts of families are to be specially catered for, as the committee are providing an ample supply of hot and fresh water free of charge. Full particulars re prices, etc., appear in our advertisement columns.

‘Jetties played an important role in river traffic, as there was no continuous vehicular road near either shore. The *Rowitta* carried passengers to George Town with a brass band playing Sundays.’³

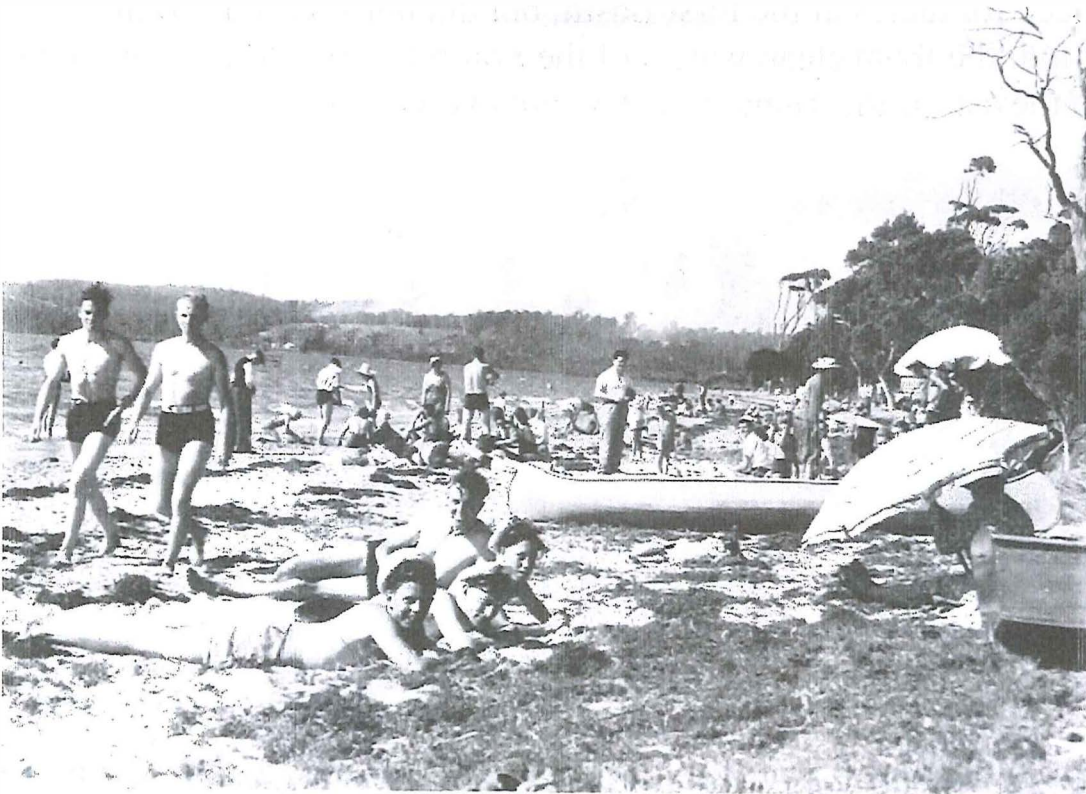
³ Harris, R. Some Tamar Memories. On the Tide. Launceston Library 2001.

How Popular was Paper Beach?



1-5 TAMAR VALLEY RESORT, WHICH PROMISES TO BECOME
VERY POPULAR IN THE WATER AT SWAN POINT.
H. J. VANDYCK PHOTOGRAPHY, 1914.

Photo 3 'A Tamar Valley resort, which promises to become very popular – In the water at Swan Point. Harold Andrew (Vandyck Studio), photo.'



Paper Beach, 1947. A Burrows photograph,
from the Launceston Library collection.
Members of the Jinks family and the canoe
Elfin are in the foreground.

Photo 4 Note in Photo 3 the men kept their upper torsos covered, while in the 1947 (photo 4) the men did not. It would appear that photo 3 was of an earlier period than photo 4.

From the article in the Daily Telegraph, in 1914, Paper Beach was becoming a popular tourist area from this time.

Daily Telegraph (Launceston, Tas. : 1883 - 1928), Thursday 26 February 1914, page 7

The cult of mixed bathing has many votaries on the Tamar during the present hot weather. Paper Beach, at Swan Point, has been 'discovered,' and each week-end trips are arranged to this rendezvous, which is about twenty miles from Launceston, and these have been largely patronised. Dressing tents are erected on the beach, and 'tis said that permanent structures will be built in the near future. Of the pleasures of beach bathing this writer has had no experience, but many people seem to enjoy it, notwithstanding the discomforts of preparing for a dip, and dressing afterwards with a sand accompaniment. Some years ago an alderman tried very hard to get the Council to make a bathing place for ladies at the First Basin, but did not succeed. To my mind, the fresh clean waters of the South Esk would be preferable to the salt of the Tamar any day, but everyone to his taste.



Photo 3 Examiner (Launceston, Tas. : 1900 - 1954), Saturday 23 January 1954, page 4

This Was The Best Place

THESE youngsters knew the best place to go yesterday to keep cool. Pictured splashing through the water at Paper Beach are (from left) Janice Fleming, Judy Anderson, Marylyn Burrows, Telfie Johnson, Helen Oliver, Elizabeth Oliver and Jocelyn Saltmarsh.

The photographs and articles, above show that Paper Beach was a very popular holiday, or excursion spot on the Tamar for the first half of last

century, at the very least it is a popular holiday spot today, but not as popular as in the past.

From the criteria for inclusion on the Historic Register, which DPIPWE states are the same criteria to be used for inclusion in local historic codes, what criteria are relevant for the inclusion of Paper Beach and the Esplanade in a 'Local Historic Heritage Code?

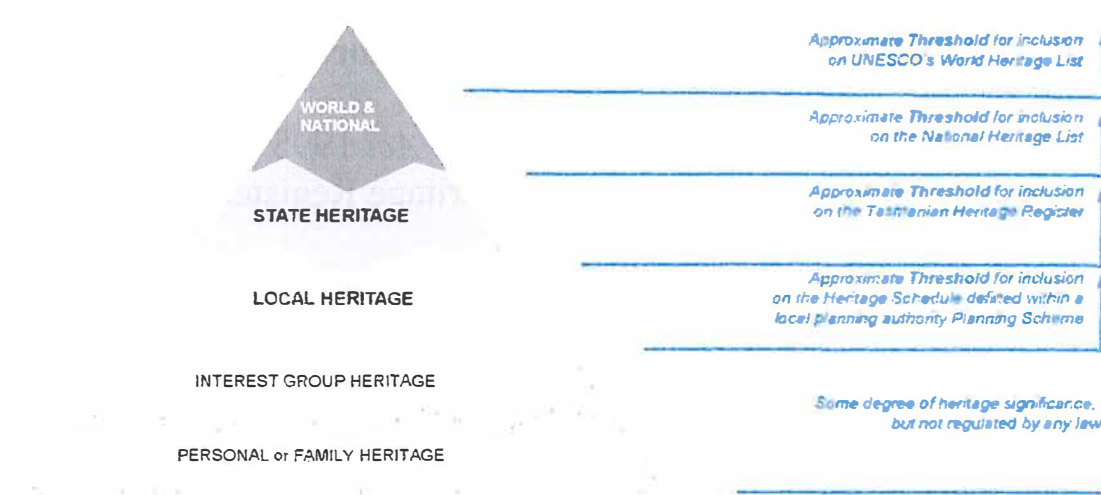
Section 16(2) of the *Historic Cultural Heritage Act* 1995 gives the criteria for inclusion of places in the State Heritage Register.

What are the Requirements for entry on Heritage Register?

(2) For the purposes of [subsection \(1\)](#), the Heritage Council may determine that a place has historic cultural heritage significance if it is satisfied that the place meets one or more of the following criteria:

- (a) the place is important to the course or pattern of Tasmania's history;
- (b) the place possesses uncommon or rare aspects of Tasmania's history;
- (c) the place has the potential to yield information that will contribute to an understanding of Tasmania's history;
- (d) the place is important in demonstrating the principal characteristics of a class of place in Tasmania's history;
- (e) the place is important in demonstrating a high degree of creative or technical achievement;
- ✕(f) the place has a strong or special association with a particular community or cultural group for social or spiritual reasons;
- (g) the place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history;
- (h) the place is important in exhibiting particular aesthetic characteristics.

The DPIPE publication ‘Assessing Historic Significance’⁴ does show that there are different levels of statutory management afforded to areas on the basis of their historic significance. These levels are shown in the diagram below.



Heritage Significance: Relationship between significance and statutory management afforded⁵

From the diagram above the threshold for the application of a ‘Local Historic Heritage Code’ is if it is above ‘Interest Group Heritage’ and the Esplanade and the Beaches at Paper Beach definitely exceed that level.

The area of historic significance is the Esplanade and the sandy beaches at Paper Beach. The fences and setbacks of the properties directly adjoining the Esplanade and beaches have a direct impact on the integrity of the value of these areas.

The ‘Esplanade’ is a Public Reserve under the *Crown Lands Act 1976* and Council has a Licence for ‘recreation and amusement’ purposes over this land.

The *Crown Land Act 1976* s.8 states:

⁴ DPIPE. Assessing Historic Significance. (Version 5). October, 2011.

⁵ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 6.

8. Public purposes for which land may be reserved

- (1) The Minister may, by order, reserve any Crown land to the Crown as a public reserve –
- (a) if the land possesses any of the values specified in Column 2 of [Schedule 5](#) ; and
 - (b) for any of the purposes specified in Column 3 of [Schedule 5](#) .

Following from the definition of ‘public reserve’, Schedule 5 of the *Crown Land Act* 1976 provides a table which states:

	Column 1 Reserve	Column 2 Values of land	Column 3 Purposes of reservation
1.	Public reserve	An area of Crown land that contains biophysical, natural, cultural or economic values.	<p>The protection and maintenance of any natural, cultural or economic values of the area of land.</p> <p>The conservation of the natural biological diversity or geological diversity of the area of land, or both.</p> <p>Public recreation, education, scientific research and tourism consistent with conserving the values of the area of land.</p> <p>The sustainable development and use of the natural resources of that area of land while protecting and maintaining the values of that area of land.</p> <p>The creation and use of public roads or streets, or other internal communications, whether by land or water.</p>

The Minister has recognised and protected the values of the Esplanade, under s.8 of the *Crown Law Act* 1976, by declaring it as a Public Reserve under law.

By accepting a licence over the Esplanade and the beaches at Paper beach, the West Tamar Council accepted the responsibility of maintaining the values of the area as Public Reserve. As stated in the *Crown Law Act* 1976 the values of these areas include biophysical, natural, cultural or economic values.

Returning to the criteria for inclusion on the Historic register, which DPIPWE states are the same criteria to be used for inclusion in local historic codes, what criteria are relevant for the inclusion of Paper Beach and the Esplanade in a 'Local Historic Heritage Code'?

What are the Relevant Criteria for the Local Historic Heritage Code?

The DPIPWE publication states for inclusion on a heritage schedule of a local planning scheme as:

‘A place is of historic heritage significance at a LOCAL level as being important to a region or local community and eligible for listing in a heritage schedule of a local planning scheme.’⁶

The DPIPWE publication provides thresholds values for heritage protection on both the State and Local levels.

It is submitted that the criteria relevant for the application of a 'Local Historic Heritage Code' over the Esplanade and Beaches and adjoining properties, at Paper Beach, is criteria F being:

‘Criterion (f): It has strong or special meaning for any group or community because of social, cultural or spiritual associations’⁷

The expanded definition of this criteria is taken as:

‘A place has a strong or special meaning with a particular community or cultural group for social, cultural or spiritual association if that place has an acknowledged meaning or symbolic, spiritual or moral value that is important to a particular community or cultural group and which generates a strong sense of attachment. The place can be where people gather for spiritual reasons (such as churches) or places of recreation and resort (such

⁶ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 2

⁷ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 5

as sports fields and swimming pools). They can be places associated with community commemoration (such as war memorials) or annual community events (eg agricultural shows).’

On the basis of the DPIPWE publication⁸ the significant indicators and the inclusion factors for Local recognition are under Criterion F:

It should be noted ‘One or more of the following significance indicators and thresholds must be satisfied.’⁹

‘Significance indicator

F1 Important to the community as a key landmark (built feature, landscape or streetscape) within the physical environment of Tasmania.

Indicative local threshold

‘A landmark that is visually prominent and possesses picturesque attributes or aesthetic qualities acknowledged by the local community.’¹⁰

Comment

Paper Beach has especially unique beaches on the banks of the Tamar River. It was the quality of these beaches that made it such a popular excursion spot for the Launceston community at the beginning to middle, of last century, as shown by the photographs above.

‘Significance indicator

F3 Important as a place of symbolic meaning and community identity.

⁸ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 31

⁹ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 32

¹⁰ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 32

Indicative local threshold

A place that symbolically represents some aspect of the past that a local community or cultural group feels contributes to the local identity.’¹¹

Comment

There was very little reason, other than the social agglomeration features of the Esplanade and the Beaches, for the hamlet of Paper Beach to exist. The identity of Paper Beach is as an excursion destination, where a few people are lucky enough to permanently reside. The local group I represent appreciate these beaches and the Esplanade and acknowledge that they strongly contribute to the local identity.

‘Significance indicator

F4 Important as a place of public socialisation.

Indicative local threshold

A place in which a local community or cultural group regularly gathers for social or recreational interaction.’¹²

Comment

I love going to Paper Beach. I can park my car and I can walk down the Esplanade. If Stuart and Frances are home you will find them busy around the house or Stuart may be relaxing with a book and a beer at the seats at the front of their house. You will always get a response if you say hello over their fence. Cheryl is always willing to offer me a coffee.

¹¹ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 32

¹² Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 32

The point is that the people in Paper Beach have shaped their life-styles around the fact that Paper beach was and still is an excursion spot to escape suburbia. The locals talk to the dog walkers who walk their dogs along the Esplanade and the beaches. Don, a neighbour of mine in Kayena, packs his dogs in his ute and takes them for a walk on the Esplanade at least once a week and often speaks to the locals over their low fences. It's the community spirit that adds to the neighbourhood character that has continued from past times.

I don't know if I have been able to express how special the Esplanade and the beaches at Paper beach are but take my word for it, they are special. They are in a way unique because property owners have generally not built high fences to the esplanade but have built low fences so they can interact with the visitors to the area. This social interaction is an important feature of the area which will be lost if future owners believe or are able, to build high fences to the Esplanade or build homes that tower over the Esplanade which could limit social interaction with visitors to the area.

Final Comment

Instead of just one *indicative local thresholds* having been met, as suggested by the DPIPWE publication *Assessing Historic Heritage Significance*, it is submitted that the above shows that at least three *indicative local thresholds* have been reached. As the more than one *indicative local threshold* has been met it would seem appropriate that a 'Local Historical Heritage Code' be placed over the properties we have recommended.

How can supporting the application of a 'Local Historic Heritage Code' make residents and visitors to Paper Beach be made safer?

A bonus for the TPC supporting the application of a 'Local Historic Heritage Code' is it will make residents and visitors, to Paper Beach, safer. Under the heading 'Miscellaneous Exemptions', the TPS states:

4.6.4 fences not within 4.5m of a frontage

Fences not within 4.5m of a frontage, if located in:

...

a ..., **Low Density Residential Zone**, ... or

(b) any other zone and it is

(i) not more than a height of 1.8m above existing ground level if adjoining public land; or ...

So, the rear fences to the Esplanade will be able to have a maximum height of 1.8m, well over eye height of a six-foot person, under the TPS.

Why are high solid fences between private property and public open space dangerous not only for the users of the public open space but also the residents of the private property?

The answer is contained within the principles of Crime Prevention Through Environment Design (CPTED).

So what is CPTED? Wikipedia describes the basis of CPTED strategies as:

‘CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. Research into criminal behavior shows that the decision to offend or not to offend is more influenced by cues to the perceived risk of being caught than by cues to reward or ease of entry. Certainty of being caught is the main deterrence for criminals not the severity of the punishment so by raising the certainty of being captured, criminal actions will decrease. Consistent with this research, CPTED based strategies emphasise enhancing the perceived risk of detection and apprehension.’¹³

A principle of a feature of CPTED is ‘natural surveillance’. A feature to be used for ‘natural surveillance’ is to:

¹³ https://en.wikipedia.org/wiki/Crime_prevention_through_environmental_design#Natural_surveillance

‘Use the shortest, least sight-limiting fence appropriate for the situation.’¹⁴

It is asserted the shortest, least sight-limiting fence appropriate for the Esplanade is, coincidentally, also 1.2m.



This photo shows the graffiti on the outside of the unlawful fence and adjoining power pole, at 167 Paper Beach Road on the boundary bordering The Esplanade.

When the unlawful fence, with a height over 2.1m, at 167 Paper Beach was erected, unlawful activity was shown by the graffiti painted on the fence and the light pole. As no evidence of graffiti was reported by owners of low fences on properties bordering the Esplanade then it can be presumed that the high fences attracted criminal behaviour to 167 Paper Beach Road, because of the high fence. Though graffiti is a minor offence it does indicate the safety of users of the Esplanade will be reduced if 1.8m fences are allowed in the future. This will occur if a ‘Local Historic Heritage Code’ is not applied to properties adjoining the Esplanade, which limits their fence heights on the boundary of the Esplanade to 1.2 metres.

¹⁴ https://en.wikipedia.org/wiki/Crime_prevention_through_environmental_design#Natural_surveillance

Conclusion who why what when, where and how

The beach at Paper Beach is very special and rare, in the West Tamar region. It is reasonable to state it is the best beach on the Tamar within such close proximity to Launceston and arguably the best beach on the Tamar, full stop.

It is asserted that the premium qualities of the beach are the reason that the beach at Paper Beach gained such popularity, especially in the first half of last century. It is also submitted that the popularity of the beach was the reason the immediate agricultural pursuits in the area were displaced for the establishment of the holiday hamlet of Paper Beach itself. There is a synergy with the beach and the holiday hamlet of Paper Beach.

It is not only important to protect the beach at Paper Beach but it is also important to protect the interface between the beach and the dwellings adjoining the beach. Low fences and reasonable setbacks for dwellings on the properties adjoining the 'Esplanade' have complimented the holiday hamlet environment of Paper Beach and these qualities need to be embedded in the requirements of the Local Planning Provisions of the West Tamar Planning Scheme.

The means to embed the valued qualities of Paper Beach being a holiday hamlet, the West Tamar Planning Scheme should place a 'Local Historic Heritage Code' (Code) over the properties adjoining the Esplanade at Paper Beach. The Code should limit the height of fences to 1.2m where reasonably possible and where reasonably possible require a setback from the 'Esplanade' of 10m. The total number of properties affected is only 17 properties and the vast majority already comply with the proposed Code's requirements (See Photos provided separately.)

By placing the Code on the properties suggested it will acknowledge that Paper Beach is valued, which it is, as:

- ‘A landmark that is visually prominent and possesses picturesque attributes or aesthetic qualities acknowledged by the local community.’¹⁵; and
- ‘A place that symbolically represents some aspect of the past that a local community or cultural group feels contributes to the local identity.’¹⁶ ; and
- ‘A place in which a local community or cultural group regularly gathers for social or recreational interaction.’¹⁷.

There is a further bonus to applying the Code on the properties as suggested and that the Esplanade is it complies with the principles of CPTED, thus making the users of the ‘Esplanade’ and residents safer.

From the above reasons, it is requested that the delegates recommend the inclusion of a ‘Local Historic Heritage Code’ in the West Tamar Local Planning Provisions and that the Code apply over the 17 properties suggested above.

¹⁵ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 32

¹⁶ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 32

¹⁷ Department of Primary Industries, Parks, Water and Environment. Assessing Historic Heritage Significance. Version 5, October 2015. Page 32

