



City of Hobart
Planning Scheme
1982

**This consolidated edition incorporates all approved
amendments up until the 10th March 2015.**

This Planning Scheme was approved by the Commissioner
for Town and Country Planning in accordance with
Section 730 of the Local Government Act 1962
and came into effect on the 9th of December, 1991.

This consolidated edition incorporates all approved amendments up until the **10th March 2015**. Any amendments made to the planning scheme after this date will be inserted inside the front cover in loose leaf format. It is intended that a consolidated version of the scheme incorporating any amendments approved since production of the previous printed version, will be printed every six months.

PART A

STATE POLICY CONSIDERATIONS

A.1 IMPLEMENTATION OF STATE COASTAL POLICY

Where the planning authority determines that a proposed use or development would be inconsistent with the State Coastal Policy, that use or development is, unless prohibited by this scheme and notwithstanding any other provision of the scheme, a use or development which the planning authority has a discretion to refuse or permit.

A.2 IMPLEMENTATION OF THE STATE POLICY ON WATER QUALITY MANAGEMENT

An application for a permit for the use or development of land shall be accompanied by sufficient information to demonstrate that it will **not** result in the transport of sediments into surface water such that environmental harm might be caused either during the carrying out of works, or the subsequent use of the land.

Council shall consider the information supplied with the application and determine whether,

- a) the capability of the land is sufficient to support the use or development without giving rise to sediment transport and
- b) if there is a risk of sediment transport into surface waters, the measures proposed to reduce such risk are adequate

Council may impose conditions on any permit to minimise the potential for erosion or water quality degradation.

For the purpose of this clause,

"surface waters" means all waters on the land surface, including both fresh and marine waters e.g. streams, lakes, estuaries and coastal waters. (State Policy on Water Quality Management 1997).

"environmental harm" means any adverse effect on the environment (of whatever degree or duration) and includes an environmental nuisance. (Environmental Management and Pollution Control Act 1994).

"capability of the land" means the capability of the land as determined by the geological stability and slope of the land, erodibility of the soil and extent and type of vegetation cover, to sustain use or development.

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1. PART 1 - PRELIMINARY

1.1 THE PLANNING SCHEME

1.1.1 This Planning Scheme may be cited as the “City of Hobart Planning Scheme 1982”, herein called the Planning Scheme. The Planning Scheme came into operation on 9 December 1991 which day is herein called the Specified Date.

1.1.2 The Planning Scheme consists of:-

- (a) the Plan, which is the set of maps titled City of Hobart Planning Scheme;
- (b) the Scheme, which is this document.

1.2 RESPONSIBLE AUTHORITY

1.2.1 The responsible authority empowered to implement and enforce the Planning Scheme is the Lord Mayor, Alderman and citizens of the City of Hobart herein called the Council.

1.3 DELEGATION

1.3.1 Subject to the Local Government Act 1993 and Section 6 of the Act, the Council, may by special resolution, delegate to members or officers of the Council such powers as it determines necessary for the administration of the Planning Scheme.

1.4 THE PLANNING AREA

1.4.1 The Planning Scheme shall apply to the Planning Area which comprises all of the land within the boundaries of the City of Hobart as described in Section 16 of the Local Government Act 1993, excepting thereout the areas defined as the District in the Battery Point Planning Scheme 1979 and all land and water shown in Schedule 1 of the Sullivans Cove Planning Act 1995, and as circumscribed on the Plan by a thick black line.

1.5 APPROVAL REQUIRED

1.5.1 No person shall carry out any development within the Planning Area without first obtaining the written approval of the Council issued in accordance with the provisions of Part 2 of the Planning Scheme.

1.5.2 Any use or development of land accreted, whether naturally or unnaturally, from the sea to which a zone does not apply requires a permit under s.57 of the Land Use and Planning Approvals Act 1993. Subject to s.20 (10) this provision shall apply also to structures and use and development of the type referred to in s.7(c) and s.7(d) of that Act.

1.6 EXEMPTIONS

1.6.1 Notwithstanding the provisions of Section 1.5.1 (above), planning approval shall not be required for the following development:-

- (a) The erection, construction or placement within the rear curtilage of a “house” of any minor domestic building or structures including garden sheds, glasshouses, rubbish receptacles or other such minor structures for the domestic needs of the occupants provided that:
 - (i) The floor area of the building or structure does not exceed 9 square metres,
 - (ii) No part of the building or structure is higher than 2.1 metres above natural ground level,
 - (iii) Each side is no longer than 3 metres,,
 - (iv) No building or place described in Schedule F is affected by the work;
- (b)^(a) The construction or erection of a domestic garage, roofed garden structure or shelter, workshop or car port within the curtilage of a “house”, provided that:
 - (i) The floor area of the building or structure does not exceed 30 square metres,
 - (ii) The building or structure is sited and designed in compliance with Schedules B, C, D, and the Acceptable Solutions of Schedule K and Schedule Q.
 - (iii) No building or place described in Schedule F is affected by the work,
 - (iv) No “significant tree or vegetation listed in Appendix 1 to Schedule I” is required to be removed to accommodate the building or structure;
- (c)^(a) The construction of a single “house” on a vacant lot in conformity with the provisions of the Planning Scheme and its Schedules and specifically the Acceptable Solutions of Schedule K and Schedule Q;

- (d)^(a) The extension or addition to a single “house” on a lot including its part demolition and replacement provided that:
 - (i) The use is a permitted use as set out in Schedule A,
 - (ii) The density limitations set out in the Acceptable Solutions of Schedule K or Table B.1, Schedule B (whichever is applicable) are not exceeded,
 - (iii) The extension or addition is sited and designed in compliance with Schedules C, D, E, and the Acceptable Solutions of Schedule K and Schedule Q.
 - (iv) No building or place described in Schedule F is affected by the work,
 - (v) No “significant tree or vegetation listed in Appendix 1 to Schedule I” is required to be removed to accommodate the building or structure,
 - (vi) Any deck has a floor level not greater than 1m in height;
- (e) Pergolas, garden arches, trellises, and frames for vines and climbing plants, and similar structures, if the frame is covered, apart from the vegetation, only by trellis work, wire netting, or similar open work;
- (f) Party fences and party walls, other than those fronting onto “a way”, if they are not more than 2.1 metres high provided that the Council or other statutory authority can retain the access to and/or the protection of its service easements;
- (g) Front fences not greater than 1m in height provided that no building or place described in Schedule F is affected by the work;
- (h)^(a) The location, formation, layout and construction of a driveway in compliance with the requirements of the City Engineer and, in cases where access to a State Classified Road is sought, the requirements of the Department of Infrastructure Energy and Resources;
- (i)^(a) The formation, layout and construction of a vehicle hardstanding area behind the building line provided that in a Residential Zone or a Rural Zone the area of “usable

landscaped space” is not reduced to less than 30% of the area of the lot;

- (j) The painting or cladding of any building or work other than for the purposes of advertisement or announcement provided that:
 - (i) No building or place described in Schedule F is affected,
 - (ii) Property identification letters or numbers do not exceed 0.25 metres in height;
- (k) The carrying out of building or other work, internal or external, for the alteration, maintenance or repair of any building provided that:
 - (i) The requirements of any relevant Schedules are complied with,
 - (ii) The building or other work does not involve and/or facilitate a change of use which requires planning permission under the provisions of the Planning Scheme,
 - (iii) No building or place described in Schedule F is affected by the building or other work,
 - (iv) No “significant tree or vegetation listed in Appendix 1 to Schedule I” is required to be removed to carry out the building or other work;
- (l) The carrying out by any public authority or utility of authorised development reasonably required for maintenance and repair purposes, including repairing or reconstructing any roads or footpaths, and other works or operations on a “reservation” not requiring approval pursuant to the Building Regulations 2004 and which are incidental to the use of that reservation;
- (m) The extension of or addition to any building occupied by a use within Use Groups IV - XVII, including part demolition or replacement so long as:
 - (i) The use is not located within Precincts 1, 2, 3 or 4,

- (ii) The use so accommodated is a use indicated by the sign “P” under the relevant Zone in Table A.1 of Schedule A,
 - (iii) The floor area of the building is not increased by more than 10% of the original building or 50 square metres, whichever is the lesser,
 - (iv) The provisions of any relevant Schedules are complied with,
 - (v) No building or place described in Schedule F is affected;
- (n) The erection or construction of temporary buildings or works, plant or machinery to facilitate development for which planning approval has been given.

Notes

- (a) The exemptions from planning approval provided in Clauses 1.6.1(b), (c), (d), (h) and (i) do not apply in Precincts 24A, 43A, 43B, 43C, 43D, 43E, 43F, 43G, 43H, 43I, 44A and 44B.

1.7 INTERPRETATION

1.7.1 In this Planning Scheme, unless inconsistent with the text or subject matter:

- | | |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| “Act” | means the Land Use Planning and Approvals Act 1993 as amended. |
| “City” | means the Planning Area. |
| “Code” | means an elaboration or enlargement of the provisions of the Planning Scheme introduced pursuant to Section 2.5 of the Planning Scheme. |
| “Commission” | means the means the Resource Planning and Development Commission. |
| “Development” | means <ul style="list-style-type: none"> (a) the construction or exterior alteration of a building; (b) the exterior decoration of a building listed within the Heritage Register as described within Schedule F; |

- (c) the demolition or removal of a building or works;
- (d) the construction or carrying out of works;
- (e) the clearing, subdivision or consolidation of land;
- (f) the placing or relocation of a building or works on land;
- (g) the construction or putting up for display of signs or hoardings to be read from off the site; and
- (h) the making of any material change in the use of the land or any buildings or works thereon.

“drainage line” means a natural depression without defined banks carrying intermittent flows of surface water.

“floor area” means the total area of each floor of a building (including mezzanines) measured at its greatest points of internal dimension from external walls and inclusive of lift shafts and stairwells, but excluding:

- (a) rooms or areas set aside for the accommodation of mechanical and electrical plant; and
- (b) open balconies or verandahs; and
- (c) areas for the parking, garaging, loading, unloading and circulation of motor vehicles (excepting where a development includes car parking which is additional to that car parking which is required pursuant to Schedule E of this Scheme).

“height” means:

- (i) in respect of buildings, that maximum vertical distance measured between the natural surface level and topmost habitable floor level of a building at any point of any part of a building;
- (ii) in respect of a balcony, verandah or other open or partially open living space not classified as a habitable room pursuant to the Building Regulations 2004, that maximum vertical distance measured between the natural surface level and its floor level at any point;

	(iii) in respect of structures, that maximum vertical distance between the natural surface level and the highest point of the structure.
“land”	means “land” as defined by the Land Titles Act 1980 and includes any building or part of a building erected thereon.
“lot”	means a piece or parcel of land in one title only.
“natural ground level”	means the natural level of a site at any point or if the context requires existing ground level of a site at any point.
“overall height”	means the maximum vertical distance measured between the natural surface level and the highest point of the building.
“parent allotment”	means the land contained in a Certificate of Title or conveyance registered in the office of the Recorder of Titles or the Registry of Deeds.
“plot ratio”	means the ratio between the floor area or areas of a building or buildings and the site area upon which such development is to take place.
“Precinct”	means a part of a Zone defined and described in Part 3 of the Planning Scheme.
“Principles”	means the Principles of Development Control with which all development within the Planning Area shall comply, and which are more particularly described in Part 4 of the Planning Scheme.
“reservation”	means an area to be acquired, set aside or already owned or occupied for public purposes.
“sign”	means any graphic, pictorial or written display greater than 0.2 square metres in area.
“site area”	means the total area of a lot or, at the discretion of the Council, more than one lot which is the subject of the same development.
“site development plan”	means a plan which outlines the framework for the future use or development of one or more lots.”

“usable landscaped space”	means outdoor areas developed for enjoyment by individuals including verandahs, uncovered decks, patios, balconies (but not roofs) and excludes areas set aside for services appurtenant to residential development or for the means of access, manoeuvring, parking or garaging of motor vehicles.
“wall height”	means the vertical distance between the natural ground level at the base of the wall and (a) the point at which the outer wall intersects the plane of the top roof covering, or (b) the top of the parapet, which ever is the higher.
“watercourse”	means a river, creek or stream in which water flows permanently or intermittently and includes the beds and banks of a river, creek or stream, and elements of a river creek or stream that may confine or contain water. A river, creek or stream is a ‘watercourse’ even if the water flows in an artificially improved channel or in an artificial channel that has changed the path of a river, creek or stream.
“Works”	includes: Any change to the natural or existing condition or topography of land including the removal, destruction or burning of trees and the removal of vegetation and soil.

2. PART 2 - ADMINISTRATION

2.1 APPLICATIONS FOR APPROVAL

- 2.1.1 Any person wishing to undertake a development (including use) within the Planning Area shall lodge an application in a form prescribed by the Council.
- 2.1.2 The Council may require the applicant to provide such information in addition to that prescribed as it considers necessary to determine an application, and the Council shall not be obliged to proceed further with that application until all such information is received.

2.2 BATTERY POINT ADVISORY COMMITTEE

- 2.2.1 In respect of ‘permitted and discretionary applications’ on land within Precinct 28 of the City of Hobart Planning Scheme 1982 that abuts land within Zone 1 - Residential of the Battery Point Planning Scheme 1979 Council shall refer them for comment to the Battery Point Advisory Committee as constituted under that Planning Scheme.

2.3 DETERMINATION

- 2.3.1 Subject to Section 2.3.2 (below), after consideration of the proposed development the Council shall:
- (a) approve the development unconditionally; or,
 - (b) approve the development subject to conditions; or,
 - (c) refuse the development.
- 2.3.2 Before granting or refusing approval for any development or imposing conditions in respect of any development the Council shall have regard to:
- (a) the Principles;
 - (b) the Desired Future Character of the Precinct in which the development is situated;
 - (c) the provisions of any relevant Schedule and/or Code;
 - (d) any valid representation received in relation to an application for which Section 57 of the Act applies;
 - (e) furthering the objectives of Schedule One of the Act;
 - (f) the Zone Objectives;

- (g) any Site Development Plan; and
- (h) any comments received from the Battery Point Advisory Committee on applications referred to it under section 2.2.

2.3.3 The Council may require the provision of approved security to ensure compliance with the requirements of the Planning Scheme or of a particular planning approval.

2.4 APPROVALS

2.4.1 Having determined an application for development the Council shall either:

- (a) issue a written approval specifying the conditions (if any) imposed upon the development; or,
- (b) issue a written refusal of the development stating the grounds of the refusal.

2.4.2 Approval Date - any approval granted under Section A.6 or A.7 of Schedule A shall not be effective or acted upon until the expiration of the period for appeal as determined by the provisions of the Act or if an appeal has been instituted until the determination of that appeal.

2.4.3 Any approval issued pursuant to Section 2.4.1 (above) shall lapse after a period of two years from the date of issue unless the development has been substantially commenced or an extension of time has already been granted by the Council at its absolute discretion.

2.5 CODES

2.5.1 Pursuant to Section 20 subsection 2(g) of the Act, the Council may, by resolution adopt the provisions of any relevant Codes to which it shall have regard to in the determination of any development.

2.6 PROCLAIMED WHARF AREA

2.6.1 Nothing in this planning scheme prohibits or requires a discretionary permit for the use or development of a proclaimed wharf area for port or shipping purposes.

2.7 SITE DEVELOPMENT PLANS

- 2.7.1 Where the Statement of Desired Future Character for a Precinct requires the preparation of a “site development plan”, that plan shall be dealt with by Council as an application for a discretionary permit in accordance with Section 57 of the “Act”.

2.8 APPLICATION REQUIREMENTS IN THE LANDSCAPE AND SKYLINE CONSERVATION ZONE

An application to use or develop land in the Landscape and Skyline Conservation Zone must be accompanied by a Development and Environmental Management Plan, prepared by suitably qualified persons and showing:

- (a) a botanical survey of the land including:
 - (i) assessment and report on the condition and long-term viability of any critical, urgent and important conservation priority vegetation communities; and,
 - (ii) the location of any present threatened species of flora and fauna.
- (b) if in a bushfire prone area, identified by Council’s bushfire prone area mapping, an assessment of bushfire threat on the land, and a plan showing any mitigation and/or management prescriptions to minimise the threat to acceptable levels and to the satisfaction of the Tasmania Fire Service.
- (c) all proposals for development or use, including buildings, infrastructure and other works, and a land disturbance plan showing all ground disturbance and vegetation to be retained, removed or modified.
- (d) the existing or proposed zone boundaries over the land;
- (e) an assessment of the landscape (cultural and visual) values and any impacts on those values arising from the proposed development. Such assessment should include:
 - (i) a description of the proposed development.
 - (ii) a description of the existing landscape and its values.
 - (iii) any proposals for the ongoing management of the land or its surroundings, with particular reference to actions that will prevent or mitigate adverse environmental or visual impacts.
 - (iv) identification of all potential impacts, prediction of their magnitude, and assessment of their significance, in relation to baseline conditions, the stability and resilience of the landscape to accommodate the proposed change.
- (f) any proposals for monitoring and reporting of environmental changes on the land; and,
- (g) any proposals for public pedestrian access to or through the land.

2.9 IMPLEMENTATION OF PLANNING DIRECTIVE – STANDARDS FOR SINGLE DWELLINGS IN CURRENT PLANNING SCHEMES

If a development to which Planning Directive – Standards for Single Dwellings in Current Planning Schemes applies does not meet, in relation to a matter that could affect, or be affected by, the development, an Acceptable Solution specified in relation to that matter in the planning directive, the Council, acting as a planning authority, has the discretion to refuse the development if it is satisfied that the Performance Criteria specified in the planning directive in relation to the matter are not satisfied by the development.

3. PART 3 - ZONES AND PRECINCTS

For the purposes of the Planning Scheme the Planning Area has been divided into Zones, and subdivided into Precincts as indicated on the Plan and described hereunder.

3.1 THE CENTRAL RETAIL ZONE

The Central Retail Precinct - No. 1

3.2 THE CENTRAL COMMERCIAL AND ADMINISTRATIVE ZONE

The Central Commercial Precinct - No. 2

The Central Administrative Precinct - No. 3

The West Central Precinct - No. 4

The Lower Brooker Precinct - No. 5A

The Elizabeth Street Precinct - No. 8A

The Macquarie-Davey Precinct - No. 11A

3.3 THE CENTRAL SERVICE ZONE

The Argyle Precincts - Nos 6A and 6B

The Murray Precinct - No. 9

The Liverpool Precinct - No. 10

3.4 THE COMMERCIAL AND RESIDENTIAL ZONE

The Elizabeth Street Precinct - No. 8B

The Macquarie-Davey Precinct - No. 11B

The Barracks Precincts - Nos 12A and 12B

The Elizabeth Street North Precinct - No. 16B

The New Town Precinct - No. 18

3.5 THE LOCAL SERVICE ZONE

The Elizabeth Street North Precinct - No. 16A

The Sandy Bay Village Precinct - No. 28

The Sandy Bay Point Precinct - No. 32

The Mount Nelson Precinct - No. 37B

The Fern Tree Precinct – No. 43G

3.6 THE RESIDENTIAL 1 ZONE

The Trinity Hill Precinct - No. 7

The East New Town Precinct - No. 17

The West New Town Precincts - Nos. 19A and 19B

The Lenah Valley Precinct - No. 21A

The Inner West Hobart Precincts - Nos. 25A, 25B, 25C, 25D

The South Hobart Precincts - Nos. 26A and 26B

The Sandy Bay/Dynnyrne Precincts - 27A and 27B

The Lower Sandy Bay Precinct - No. 30A

The Stainforth Precinct – No. 46

3.7 **THE RESIDENTIAL 2 ZONE**

- The Lenah Valley Precinct - No. 21B
- The Upper Lenah Valley Precinct - No. 22
- The Lenah Valley Heights Precinct - No. 22A
- The Mount Stuart Precinct - No. 23
- The West Hobart Precinct - No. 24
- The West Hobart Precinct - No. 24A
- The South Hobart Precinct - No. 26C.
- The Sandy Bay/Dynnyrne Precinct - No. 27C
- The Lower Sandy Bay Precinct - No. 30B
- The Riverview Precinct - No. 33
- The Cascades Precinct - No. 34A
- The Waterworks Precincts - Nos. 35A, 35B and 35C
- The Mount Nelson Bends Precinct - No. 36
- The Mount Nelson Precinct – Nos. 37C and 37D
- The Porter Hill Precinct – No. 39

3.8 **THE RESIDENTIAL 3 ZONE**

- The North Hobart Precinct - No. 15A

3.9 **THE RESIDENTIAL 4 ZONE**

- The Glebe Precinct - No. 14

3.10 **THE RURAL 'A' ZONE**

3.11 **THE RURAL 'B' ZONE**

- The Old Farm Road Precinct - No. 41

3.12 **THE RURAL 'C' ZONE**

- The Brushy Creek Precinct - No. 40
- The Albion Heights Precinct – No. 45

3.13 **THE RECREATION ZONE**

3.14 **SPECIAL USE ZONE 1**

- The St. John's Park Precinct - No. 20

3.15 **SPECIAL USE ZONE 2**

The University Precinct - No. 29
The College Precinct - No. 38

3.16 **SPECIAL USE ZONE 3**

The Wrest Point Precinct - No. 31

3.17 **SPECIAL USE ZONE 4**

The Lower Brooker Precinct - No. 5B

3.18 **SPECIAL USE ZONE 5**

The Cascades Precinct - No. 34B

3.19 **SPECIAL USE ZONE 6**

The Turnip Field Precinct - No. 42

3.20 **SPECIAL USE ZONE 7**

The Calvary Hospital Precinct - No. 46

3.21 **THE HILLS FACE ZONE**

3.22 **THE SERVICE AND LIGHT INDUSTRY ZONE**

The North Hobart Precincts - Nos. 15B and 15C

3.23 **LOW DENSITY RESIDENTIAL ZONE**

The Fern Tree Precincts – Nos. 43A, 43B, 43C, 43E and 43F
The Ridgeway Precinct – No. 44A

3.24 **LANDSCAPE AND SKYLINE CONSERVATION ZONE**

The Fern Tree Precincts – Nos. 43D, 43H and 43I
The Ridgeway Precinct – No. 44B

PART 4 - PRINCIPLES OF DEVELOPMENT CONTROL

The following Principles of Development Control shall apply to development within the Planning Area:

Use

P.1 The use and development of land throughout the Planning Area shall be controlled by mandatory provisions of the Parts and Schedules that constitute the Planning Scheme, and may be further or differently controlled by the exercise of the Council's discretion to refuse or permit development in accordance with the relevant Objectives and Desired Future Character relating to particular Zones and Precincts respectively.

P.2 Nothing in these Principles shall be construed as preventing the continued use of land for the purposes for which the land was being lawfully used on the day this Planning Scheme came into operation.

(i) Continuance of Existing Use

Without a planning approval for an alteration, modification or extension issued in accordance with the provisions of the Planning Scheme, the continuance of an existing use shall be restricted to the particular purpose of the use and to the particular building, works or areas of land in which the activities of such use were conducted on the coming into operation of this Planning Scheme (or on a date to be specified).

P.3 Notwithstanding the provisions of any Part of or Schedule of this Planning Scheme, the Council has a discretion to:

(a) permit an existing use to change to any use more in conformity with the Desired Future Character of the relevant Precinct; or

(b) permit an existing building to be used for a use that is prohibited under Schedule A where the building cannot be economically adapted for a use that is permitted or discretionary, provided that the new use is more in conformity with the Desired Future Character of the Precinct than the use for which the building was last used.

P.4 Council has a discretion to permit:

- (a) the expansion of an existing use;
- (b) the extension of an existing building and/or;
- (c) the change of use of any land or building;

for the purposes of facilitating:

- (i) the preservation of the character of land and/or building or works of heritage significance, or
- (ii) the continuance of a lawful activity.

provided it can be demonstrated by the proponent that the proposed use or development is compatible with the Objectives in Schedule 1 of the Land Use Planning and Approvals Act 1993

Demolition

P.5 The demolition of any building shall not be permitted until a further or replacement development, which may include temporary landscaping of that land, has been approved unless such demolition is required by statutory order.

Subdivision

P.6 Within the Residential and Rural Zones, the subdivision of land, other than minor boundary adjustments, shall not be permitted unless it is in conformity with the desired future character of its Precinct and it can be demonstrated that such subdivision will either:

- (a) lead to an increase in population density whose needs can be met by existing community and physical services without deleterious effect on the environment; or
- (b) ensure the orderly, proper and incremental expansion of the existing residential area of the City, and provide adequate physical and community service facilities and amenities for such an extension.

Density

- P.7 Basic plot ratio has been established having regard to the desired future character of the relevant Precincts. However, provided that all other aspects of the development are in conformity with the Principles, any existing building not subject to any legislation requiring its conservation shall be permitted to be replaced by a new building having not more than the same floor area.
- P.8 Bonus plot ratio may be awarded in respect of development which provides specific uses, facilities and features approved or required for the benefit of the city in particular precincts.

such uses, facilities and features may include:

- (a) Residential uses in appropriate non-residential Precincts.
 - (b) Approved or required public facilities, such as plazas, terraces, through-site pedestrian links, pedestrian links over or under streets, child care centres, community centres, public toilets, ramps for prams and wheelchairs.
 - (c) The provision of sculptures, fountains or other works of art visible from public spaces.
 - (d) The conservation and maintenance of items deemed to be of heritage significance.
 - (e) The use of special materials or design features to respect, conserve and enhance the surrounding environment.
- P.9 Within the Planning Area the subdivision of new allotments shall be controlled by the establishment of minimum lot areas, frontages and inscribed circle dimensions, having regard to the desired future character of the relevant Precincts.
- P.10 The density of residential development shall also be controlled by the establishment of minimum site areas per dwelling unit appropriate to the objective of the zone and the desired future character of the relevant Precincts.

HEIGHT

- P.11 Permitted height limits have been established for the various Precincts, having regard to the nature of preferred development for the Precinct in question. Within these limits the height of any building or structure may be further controlled having regard to the relevant Zone Objective, the desired future character of the relevant Precinct, and considerations of streetscape, townscape and amenity. A relaxation of these limits will only be considered where the relevant Zone Objective and desired future character of the Precinct are not compromised.

LANDSCAPING

- P.12 Requirements regarding any matter affecting the appearance of land or buildings in the context of the desired future character of the relevant Precinct, including the provision and maintenance of landscaping and planting, may be imposed as conditions of approval of any new or changed use or development of land or buildings.
- P.13 Persons and organisations receiving approval for development may be required to provide approved security to the Council to ensure that usable landscaped space is provided in accordance with approved plans.

TRAFFIC, ACCESS AND PARKING

- P.14 Development will only be permitted provided it will facilitate the mutual compatibility of public and private transport and it can demonstrate that it will not create traffic flows and movements that are detrimental to safety or amenity, and can make adequate provision for the direction, access, turning and parking of all vehicular traffic, as well as provision for pedestrian movement, in accordance with Council requirements.
- P.15 Persons and organisations receiving approval for development may be required to provide approved security to the Council to ensure that car parking areas are constructed in accordance with approved plans.

TOWNSCAPE, AMENITY AND ENVIRONMENT

- P.16 New building work shall not be permitted to obtain a lesser setback from the street alignment than that prevailing in the vicinity, or such a dimension as the Council may determine having regard to the desired future character of its Precinct.
- P.17 Requirements regarding any matter affecting probable effects upon energy consumption, microclimate, or the prevention of environmental pollution by waste matter or noise, may be imposed as conditions for approval of any new or changed use or development of land and buildings.

- P.18 In new subdivisions, the developer shall provide for the undergrounding of all services and for street lighting, both to be to the satisfaction of the Council, and may be required to provide approved security to ensure the carrying out of those works.
- P.19 Control over new development shall be exercised having regard to the possible effects of any proposed development on the convenience, comfort, safety and shelter of pedestrian movement.

HERITAGE

- P.20 The Council shall list parts of the Planning Area and specific buildings and sites to be of special significance; and control of development through the Planning Area shall be exercised to require conservation and enhancement of the significant characteristics of such areas, buildings and sites to the maximum degree the Council considers practicable.

LOCAL AREA PLANNING

- P.21 Local Area Plans guide, regulate and prohibit use and development within the area prescribed by those plans. The provisions of a Local Area Plan shall take precedence over a standard or other requirement in this scheme to the extent of any inconsistency.

APPROVED LOCAL AREA PLANS:

Gregory Street Local Area Plan, Schedule H
Pinnacle Local Area Plan, Schedule M
Precinct 16A Local Area Plan, Schedule N
The Springs Local Area Plan, Schedule P

SITE SUITABILITY

- P.22 Development shall be assessed as to whether any part of the site is subject to the risk of landslip, soil instability, soil erosion, excessive slope, ponding or flooding, bushfire hazard, soil contamination or environmental or safety hazard or constraints. Conditions on a permit may impose requirements regarding measures to be taken to ensure the risk of any hazard or constraint is reduced to an acceptable level.
- P.23 A proposed development shall demonstrate the adequacy and capacity of existing infrastructure and services including roads, footpaths, water, sewerage and power to cater for the proposed development.

CRIME PREVENTION

P.24 In its consideration of all applications for use or development the Council must be satisfied that the use or development:

- (i) reduces opportunities for crime to occur;
- (ii) provides safe, well designed and maintained buildings, facilities and public spaces;
- (iii) minimises the potential for vandalism and anti-social behaviour; and
- (iv) promotes safety on neighbouring public and private land.

Conditions on a permit may impose requirements regarding measures to be taken to further the achievement of this crime prevention principle.

PART 5 - ZONE OBJECTIVES AND STATEMENTS OF DESIRED FUTURE CHARACTER

5.1 PREAMBLE

- 5.1.1 The Objective of the Zone and Precinct Structure is to provide a basis for managing and co-ordinating the process of change from the existing situation towards a desired state which is expressed in the Objectives for each Zone and the Desired Future Character for its constituent Precincts.
- 5.1.2 Where development is in close proximity to the boundary between two dissimilar Precincts, consideration may be given to adjusting relevant controls to create a gradual transition of use and building form from one Precinct to the other. However, such development must still not detract from the attainment of the Desired Future Character of either Precinct.

5.2 THE CENTRAL RETAIL ZONE

(Use Schedule A - Zone Reference 1)

The Objective of the Central Retail Zone is to maintain and strengthen the primary shopping centre of Metropolitan Hobart, in which major retailers and speciality shops and services are supported by convenience shops, restaurants, take-away food shops and hotels to serve the work force and visitors, all with convenient and safe access to public transport.

The Central Retail Precinct - No. 1

- 5.2.1 The overall townscape should be primarily determined by intense activity at pedestrian levels. A network of malls, arcades and through-site links should be characterised by bright shop windows, displays and activities.

The streets should be characterised by continuous facades. While large plazas and tower blocks are inappropriate, the occasional setting back of frontages should be encouraged to provide intimate spaces with high quality furniture and finishes where people can relax.

Above awning level, the design of buildings should reinforce the existing character of ornate and intricate 'walls' to the street, and generally reflect or complement the window-patterns and proportions of adjacent buildings.

5.3 THE CENTRAL COMMERCIAL AND ADMINISTRATIVE ZONE

(Use Schedule A - Zone Reference 2)

The Objective of the Central Commercial and Administrative Zone is to provide for the administrative, commercial, financial and professional headquarters of the State, for intensive generators of employment, and for cultural and community activities and supporting uses associated with those functions.

The Central Commercial Precinct - No. 2

- 5.3.1 The Precinct should be characterised by closely linked activities at high densities. The current stock of vacant or under-utilised sites and derelict buildings should be progressively redeveloped. Offices and institutions should be supported by shops, services and eating and entertainment establishments for the benefit of the workforce and visitors.

A network of public spaces should link major generators of pedestrian traffic and vary from compact urban spaces adjacent to the Central Retail Precinct to larger landscaped terraces, plazas and pocket parks to the north-east.

Development throughout the Precinct should have a high level of vehicular accessibility for deliveries and business communications. Parking stations should be developed as necessary to serve both its own demand and that of the Central Retail Precinct.

The Central Administrative Precinct - No. 3

- 5.3.2 The Precinct should continue to evolve as the focus of the State's civic and administrative functions, with financial, professional and commercial activities here and in adjacent Precincts reinforced by retail facilities on Collins Street, and supportive small shops, services, eating and entertainment establishments through the Precinct.

On the Macquarie Street ridge south of the Lands Building well designed and sited tall buildings may be permitted but elsewhere heritage considerations require that new development reflect traditional building form and siting.

The West Central Precinct - No. 4

- 5.3.3 The Precinct should continue to redevelop and intensify with a diversity of administrative, commercial, retail and community activities appropriate to the central area. Areas of vacant land should be progressively eliminated.

While diversity in individual building heights and scale is appropriate, the overall townscape should express the transition between the highly intense development of the Central Retail Precinct and the lower heights and densities of other nearby Precincts.

The Lower Brooker Precinct - No. 5A

(For 5B see also Sections 5.9 and 5.9.1)

- 5.3.4 The Precinct should continue to consolidate its education, administrative and public utility functions. New development should reflect the scale and form of the existing fabric.

The Elizabeth Street Precinct - No. 8A

(For 8B see also Section 5.5 and 5.5.1)

- 5.3.5 The Elizabeth Street Precinct should maintain its function as a retail, wholesale and office area, with residential use being an important subsidiary activity.

New development should maintain the linear image of Elizabeth Street which is a dominant feature of the overall character of the Precinct.

The Macquarie-Davey Precinct - No. 11A

(For 11B see also Sections 5.5 and 5.5.2)

- 5.3.6 The Precinct should continue to function predominantly as an area for professional offices and medical activities together with the protection of associated residential usage. Individual offices, shops, restaurants, clubs and hotels of a small size will also continue to be appropriate to the Precinct.

The intensity of activity should be transitional from the central area, reducing towards the boundary with Precinct 11B. Buildings on the west side of Davey Street should be a maximum of three to four storeys.

5.4 THE CENTRAL SERVICE ZONE

(Use Schedule A - Zone Reference 3)

The Objective of the Central Service Zone is to provide for a changing diversity of general non-residential uses reflecting the transition between other Central Zones, the waterfront, and inner residential areas.

The Argyle Precincts - Nos. 6A and 6B

- 5.4.1 These Precincts should serve as an area for the consolidation of activities servicing the central area and also as a location for activities inappropriate to the central Precincts but nevertheless requiring or benefiting from a central metropolitan location. As such, it should continue to develop with a mixture of medium density activities such as small offices, retailing, wholesaling, light industry and automotive uses. The present excess of vacant and under-utilised land should be progressively reduced. A higher density of development is encouraged in Precinct 6A in comparison to Precinct 6B.

The present blighted image of these Precincts should be progressively upgraded, not only by improvements to the public environment but also by new development and the recycling of existing buildings with provision of high quality landscaped open space on individual lots.

The Murray Precinct - No.9

- 5.4.2 The Murray Precinct should contain a diversity of uses such as wholesaling, light industry and automotive businesses. These activities should be encouraged to intensify while not detracting from the amenity of existing residential development.

The Council's programme of environmental improvement on public land should be reinforced by on-site landscaping where possible. The height and scale of new development should lessen in areas adjacent to residential development.

The Liverpool Precinct - No. 10

- 5.4.3 The Liverpool Precinct should contain activities which reflect its position as a transitional link between the City Centre and Residential Precincts. Low intensity and speciality shops, entertainment and community services and wholesaling should continue to locate within the Precinct.

5.5 THE COMMERCIAL AND RESIDENTIAL ZONE

(Use Schedule A - Zone Reference 4)

The Objective of the Commercial and Residential Zone is to provide for a diversity of commercial and professional uses and some important associated residential uses at densities responsive to the character of historic areas and buildings and/or adjacent Precincts.

The Elizabeth Street Precinct - No. 8B

(For 8A see Sections 5.3 and 5.3.5)

The Precinct should evolve as a retail and community service area between adjacent residential Precincts. New development should be of lesser density than that to the south and blend with nearby residential areas.

The Macquarie-Davey Precinct - No. 11B

(For 11A see Sections 5.3 and 5.3.6)

- 5.5.2 The Precinct should continue to function as an area for offices and institutions together with the protection of residential uses and the encouragement of its further development.

The overall townscape of the Precinct derives its character from Georgian and Victorian town houses and cottages. New development should respect this existing streetscape character.

The Barracks Precincts - Nos. 12A and 12B

- 5.5.3 The Barracks Precincts should continue to be dominated by the Barracks complex, surrounded by an inner city mixed use area with the main uses being commercial and administrative. The present diversity of activities should be sustained; uses not presently established in the Precincts should be excluded.

On Hampden Road and within the Anglesea Barracks (Precinct 12A) any new building work should reinforce the predominant character of existing 19th Century buildings.

Development in Precinct 12B should reinforce the existing character of the residential scale buildings surrounded by extensive landscaped open space; the visual prominence of the historic wall and chimney in Sandy Bay Road should not be diminished.

The Elizabeth Street North Precinct - No. 16B

(For 16A see Sections 5.6 and 5.6.1)

- 5.5.4 Precinct 16B (north of Federal Street) should continue as a mixture of residential and business use with existing buildings converted to flats or office use. Local services and community uses will also be appropriate.

Buildings should be set back from the street to allow a landscaped frontage and to preserve the character of existing and historic buildings. New development should not exceed two storeys and should be of a scale and design which is sympathetic to the existing development.

The New Town Road Precinct - No. 18

- 5.5.5 The Precinct should continue to be an appropriate location for local shopping facilities and major road commercial uses as well as for residential flat development. Sub-regional shopping facilities and industrial development should be restricted generally to existing establishments.

Increased provision of seating and shelter for pedestrians is desirable, as is an improvement to the quality of the townscape by the landscaping of street frontages.

5.6 THE LOCAL SERVICE ZONE

(Use Schedule A - Zone Reference 5)

The Objective of the Local Service Zone is to provide for local social, community and shopping facilities for nearby residential Precincts, with predominant retail and service functions supported by local offices and small scale places of entertainment.

The Elizabeth Street North Precinct - No. 16A

(For 16B see Sections 5.5 and 5.5.4)

- 5.6.1 Central North Hobart should continue to function as a day-time local shopping area and night-time restaurant destination. These functions should exist equally, with neither becoming predominate.

New development should continue the traditional height and rectangular building form parallel to Elizabeth Street where buildings are either one or two storeys.

New development should not be permitted to intrude into important views, either views to, from, or across;

- (a) Holy Trinity Church (Church Street),
- (b) The high ground of the Queens Domain,
- (c) Knocklofty Reserve, or
- (d) Mount Wellington.

All new development should be built to the street edge and should improve pedestrian amenity and convenience. Protection from the elements for the pedestrian should be provided, primarily by the retention and/or introduction of awnings.

The historic streetscape and particularly the 'red brick' character of many individual buildings are highly valuable and should be retained. Painting of intact brickwork on the Elizabeth Street frontage is prohibited.

The diversity and intactness of shop fronts is essential to the character of central North Hobart, the retention of the physical fabric of shop fronts is critical to the preservation of character.

Development should provide detail and architectural interest at various levels of the streetscape, inset doorways and associated detailing are desirable as they contribute to the diverse pattern of the existing streetscape.

Development should encourage laneways to extend the network of informal public spaces. Development should not 'build in' laneways. Commercial use of buildings fronting laneways is appropriate. Development should reinforce the existing hierarchy of public spaces.

Integrated artwork/s are entirely appropriate and contribute to the cultural and artistic focus that has developed in North Hobart.”

The Sandy Bay Village Precinct - No. 28

- 5.6.2 The Sandy Bay Village Precinct should continue to function as the main shopping and commercial focus for the southern suburbs of the city. Any expansion of the major supermarkets likely to generate additional trade or additional vehicular traffic would need to demonstrate that the resultant development would result in an enhanced physical environment, no increase detriment in the management and impact of traffic on pedestrian safety and amenity and no adverse effects on the amenity of the residential streets immediately surrounding the centre.

Shopping outlets such as 'adult only' bookshops and 'sex shops', which preclude access by minors will not be approved. 'Tote' outlets are not precluded.

The Centre's predominantly retail and associated service functions should be reinforced by local offices and other activities providing services to the community it serves, ideally above ground floor level. Residential use above ground floor level of buildings fronting onto public streets or at the rear of sites and abutting other residential uses and zones is encouraged. Changes of use to 'service industry', 'showrooms' or other similar uses or the extension of those that may be existing uses will only be approved having regard to the quantum of floorspace and outdoor storage and where pedestrian, shopper and residential amenity will not be affected and where there will be no adverse impact on the operation of uses permitted in the Centre.

New 'hotels' or other late night entertainment uses are generally not considered appropriate. Any expansion of the floor area of existing hotels should preferably be linked to ancillary facilities, such as storage, and additional accommodation. The expansion and further development of existing hotel uses will only be approved where they respect the character and ambience of the shopping centre and the amenity of surrounding residential development .

Restaurants, cafes and take - away food shops will continue to be appropriate, preferably interspersed with shops along or close to Sandy Bay Road.

The current environmental image of the centre, derived from continuous development of generally two storey or equivalent height along Sandy Bay Road with no or minimal front setbacks should be reinforced. On the streets leading from Sandy Bay Road the height, layout and design of any new development should be more reflective of their transition to the adjacent residential areas and with an emphasis on adaptation of formerly residential buildings.

Where appropriate, development should seek to upgrade the pedestrian amenity and amenities of the precinct, through the creation of passive recreation spaces and further improvements to pedestrian network of the sort now surrounding the Bay Village. The civic works associated with the Gregory Street Local Area Plan should be complimented by works on private land when the opportunity arises. Elsewhere in the Centre, street furniture and hard and soft landscaping should be co-ordinated to give cohesion and identity to the Precinct.

Signs and graphics should be bright but generally located at below awning level. Free standing uses with their own vehicular accesses and customer car parking may be expected to provide other low key signs to identify their presence appropriate to the desired image of the centre.

Generally, small extensions or changes of use will not be required to provide on-site parking. Proposals for on-site parking and servicing, not in accordance with the Council's standards for layout and dimensions and which accordingly are likely to generate vehicular traffic that will create traffic management or parking problems, or conflict with pedestrian movement will not be approved.

Any development on the site of the Dr Syntax Hotel car park must not involve the use of Queen Street for vehicular ingress or egress. Access from or onto Jersey Street from new or expanded uses or development in the Precinct is considered inappropriate.

The Sandy Bay Point Precinct - No. 32

- 5.6.3 The Sandy Bay Point Precinct should continue to develop as a small, vibrant shopping centre contained within a setting of parklands and nearby beaches. Activities such as local shops, food outlets, newsagents, chemists, doctors, restaurants and hotels should locate within the existing commercial area while the remainder of the Precinct should continue to be developed for recreational purposes.

The Mount Nelson Precinct - No. 37B

(For 37C and 37D see Sections 5.8 and 5.8.12)

- 5.6.4 The Precinct should develop as a small centre for local shopping and community services. Activities such as local shops, medical and education related services should locate here.

The character of the Precinct is dominated by the surrounding bush. The importance of the tree lined slopes and the preservation of the skyline reserve should be given major consideration in any new developments, and extensive revegetation should be an integral component of any new subdivision on the south side of the Mount Nelson ridge.

The Fern Tree Precinct – No 43G

- 5.6.5 The Precinct should continue to develop as a small village centre for commercial and community facilities which cater for the needs of residents and visitors to Fern Tree.

The Precinct has a well developed sense of place because of its position on a ridge surrounded by steep forested gullies and because it occupies a sudden opening in an area of winding bush covered road corridors with confined view fields.

The importance of the sense of place and the character of the village centre should be given major consideration in any new developments. The design of development should be sympathetic to the setting and compatible with the village character of the area in terms of building scale, height and density.

The development of roads, footpaths and car parking areas should utilise materials traditionally used in the area.

5.7 THE RESIDENTIAL 1 ZONE

(Use Schedule A - Zone Reference 6)

The Objective of the Residential 1 Zone is to sustain and enhance the character and amenity of established residential areas with diverse dwelling-types with minimal intrusion or further development of non-residential uses not necessary to serve local residents.

The Trinity Hill Precinct - No.7

- 5.7.1 The Precinct should maintain its traditional role as an inner urban residential area. The character of the Precinct, dominated by its location on high ground with Holy Trinity Church at its knoll, and reinforced by grand and lesser houses seeking to maximise views, should be conserved and enhanced.

The presence of the church in the Precinct has generated complementary community services which should continue.

Any further development should reflect and accentuate the hillside character of the Precinct, acknowledging the townscape dominance of the Church and its view corridors.

Rear site access from Church Street and Paternoster Row to Argyle and Elizabeth Streets should be severely restricted.

The East New Town Precinct - No. 17

- 5.7.2 The Precinct should continue as an inner urban residential area consisting principally of single detached houses set mainly on small to standard size allotments. Changes of use of existing buildings to flats and accommodation hostels may be permitted in appropriate locations close to institutional uses and Risdon Road and New Town Road. Commercial activities will generally be restricted to existing non-conforming uses or be allowed on the scale of a domestic business. However, local shops may be permitted in conjunction with an existing residential use where there is a lack of such facility in the vicinity.

The properties shown on Map A1 may be used for a variety of commercial uses in accordance with Schedule A primarily to facilitate the reuse of the existing institutional buildings. Any development on these properties shall ensure that the amenity of the surrounding residential area is maintained. The properties should not be used solely for office purposes or to accommodate a major office development that would be more appropriately located in Zones 1, 2 or 3. Any application for development likely to significantly increase traffic volumes will be required to be accompanied by a traffic impact assessment.

The West New Town Precincts - Nos. 19A and 19B

- 5.7.3 These Precincts should continue as an inner residential suburb supported by local shopping and community facilities. The development of further commercial facilities should generally be prohibited. A slightly higher density of development is encouraged in Precinct 19A in comparison to Precinct 19B.

Some outdoor furniture in the form of seating and play equipment is desirable in open space areas accessible to the public.

The Lenah Valley Precinct - No. 21A

(For 21B see Sections 5.8 and 5.8.1)

- 5.7.4 The Precinct should continue to be characterised by predominantly single housing of one or two storeys and medium density residential development, particularly in the vicinity of Augusta Road.

Supporting activities, including local shops and businesses along Augusta Road should be confined to their existing locations, with only minor expansion allowable.

The Inner West Hobart Precincts - Nos. 25A, 25B, 25C and 25D

- 5.7.5 These Precincts should be conserved and reinforced as an inner city residential area of major heritage and overall townscape importance. Because of their location, Precincts 25A and 25B should continue to contain their significant education institutions. A gradual decrease in density of development is encouraged from Precinct 25A through 25B and 25D to 25C.

The height of new development or extensions to existing buildings on the southern side of Lower Jordan Hill Road, in particular, must have regard to the potential impact on both the streetscape and the townscape of the wider Providence Valley area, taking into account the gradient of the land.

Similarly, the built form and materials proposed as part of any development in that part of the Precinct must be sympathetic with the existing older development in the vicinity.

The further encroachment of commercial and retail activities should be resisted in order to maximise availability of inner city housing and maintain this at a high standard.

Pedestrian access to the Hobart Rivulet should be progressively increased.

The South Hobart Precincts - Nos. 26A and 26B

(For 26C see also Sections 5.8 and 5.8.5)

- 5.7.6 These Precincts should enhance their primarily residential function along the ridge slopes of the valley formed by the Hobart Rivulet, Macquarie Street, and to a lesser extent Davey Street, should continue to accommodate local services and already established community activities. Non-conforming uses on the Rivulet side of Macquarie Street will generally be restricted to their present land and buildings. A slightly higher density of development is encouraged in Precinct 26A in comparison to Precinct 26B.

The important vista to the central area and the Derwent should be preserved particularly between Macquarie Street and the Rivulet.

The Sandy Bay/Dynnyrne Precincts - Nos. 27A and 27B

(For 27C see also Sections 5.8 and 5.8.6)

- 5.7.7 These Precincts should continue to function as an inner residential area with a range of accommodation types from large family houses to smaller houses and flats, and accommodation for students. A slightly higher density of development is encouraged in Precinct 27A in comparison to Precinct 27B.

The Lower Sandy Bay Precinct - No. 30A

(For 30B see Sections 5.8 and 5.8.7)

- 5.7.8 The Precinct should continue to function as an area in which medium density housing predominates. New development should be of similar height and bulk to the existing buildings. Non-residential activities should be discouraged from establishing in this Precinct.

The Stainforth Precinct – No.46

- 5.7.9 The Precinct should continue to provide high-density housing, predominately with clusters of multi-storey apartment buildings. New development or redevelopment of existing buildings may be considered where the site layout and building design complements the setting of the adjacent recreational area and adequately ameliorates noise impacts from the Brooker Avenue to habitable rooms.

Any new development of two or more dwellings must be in accordance with a site development plan pursuant to Clause 2.7 of the Scheme. The site development plan must address the issues identified in this Statement of Desired Future Character and the following design considerations where applicable: -

Visual impact
Building height
Parking needs of residents
Access to public transport
Solar access

5.8 THE RESIDENTIAL 2 ZONE

(Use Schedule A - Zone Reference 7)

The Objective of the Residential 2 Zone is to sustain and enhance the character and amenity of areas of predominantly detached houses, with limited development of complementary dwelling-types and minimum intrusion or further development of non-residential uses not necessary to serve local residents.

The Lenah Valley Precinct - No.21B

(For 21A see Sections 5.7 and 5.7.4)

- 5.8.1 The Precinct should continue to be characterised by single detached housing. New building should respect topography, aspect, vegetation and, as far as practicable, existing views from residences. Some minor expansion of local shops and businesses along Augusta Road may be acceptable provided that residential amenity is not threatened.

The existing open space buffer will be maintained between the Brickworks and adjacent uses. Intensification of activity will be permitted if it is environmentally acceptable.

The Upper Lenah Valley Precinct - No.22 and The Lenah Valley Heights Precinct - No 22A

- 5.8.2 The Precinct should continue to evolve with predominantly detached houses designed to take advantage of the bush setting and views. The development of more than one house per lot will only be permitted where specific provision has been made at the subdivision stage. Local shopping and services will only be appropriate to complement those which already exist.

The Mount Stuart Precinct - No. 23

- 5.8.3 The Precinct should continue to serve as an inner residential area with non-residential uses excluded other than local shops and community facilities.

The West Hobart Precinct - No. 24

- 5.8.4 The Precinct should continue its primary residential function and the introduction or extension of non-residential uses which are not strictly local services should be precluded apart from the property at 20 Kirby Court which may be used for a motel, restaurant and function centre provided that the amenity of the surrounding residential properties is maintained.

The height of new development or extensions to existing buildings on the southern side of Lower Jordan Hill Road, in particular, must have regard to the potential impact on both the streetscape and the townscape of the wider Providence Valley area, taking into account the gradient of the land.

Similarly, the built form and materials proposed as part of any development in that part of the Precinct must be sympathetic with the existing older development in the vicinity.

The West Hobart Precinct - No 24A

- 5.8.4A. The Precinct should exemplify, through careful design of service infrastructure, allotments and buildings, a sustainable approach to residential development. At all stages of the development process, attention will be given to minimising environmental impacts and hazards through integrated management of water, soil and vegetation.

Energy conservation should be promoted by requiring developments to provide and protect solar access to living areas and private open spaces and by mitigating the effects of cold winds.

Street design, while accommodating motor vehicles, will also be designed with emphasis on the needs of pedestrians, cyclists, emergency vehicles, service vehicles and public transport providers. Where appropriate development should provide opportunities to facilitate pedestrian linkages between South Hobart and West Hobart.

Any development likely to significantly increase traffic volumes on Forest Road will not be approved until the western end of Forest Road has been upgraded to a

satisfactory standard. Contributions from developers towards the cost of upgrading Forest Road may be required where the proposed development adds to traffic volumes.

The Precinct will be developed primarily for residential purposes, predominantly with detached houses not exceeding two storeys and sited with regard to the views and solar access of neighbouring properties. Clusters of dwellings may be considered on sites where visual impact can be minimised by appropriate landscaping, particularly when viewed from Huon Road and other areas to the south and east.

The visual impact of residential development will be minimised through the use of suitable landscaping and non-reflective finishes on roofing materials. The use of highly reflective external surfaces is to be discouraged. External finishes may be natural or untreated, or where colours are used they should be darker hues.

Non-residential uses will be precluded unless they provide a strictly local service, or complement the bushland, conservation and recreational use of the Knocklofty Reserve, Hobart Rivulet Reserve or Cascade Gardens and are compatible with residential amenity.

Development which requires planning approval shall be in accordance with a “site development plan” prepared for the site and approved by Council. The “site development plan” must address the issues identified in this Statement of Desired Future Character and the following design considerations where applicable:

- lot boundaries;
- site coverage;
- building height;
- building setbacks;
- building envelopes;
- solar access;
- stormwater management;
- traffic management;
- land stability;
- management of open space and natural values; and
- landscaping.

The South Hobart Precinct - No. 26C

(For 26A and 26B see Sections 5.7 and 5.7.6)

- 5.8.5 The Precinct should continue its function as a residential area of predominantly detached dwellings. Two storeys should generally be the maximum, although on the higher slopes three storeys may also be appropriate. The siting and design of new development should preserve the important vista to the central area of the

Derwent. The reserved residential area shall be reserved for residential subdivision pending the availability of services.

The Sandy Bay/Dynnyrne Precinct - No. 27C

(For 27A and 27B see Sections 5.7 and 5.7.7)

- 5.8.6 The Precinct should continue to be an area of detached single dwellings, with densities lower than those found in Precincts 27A and 27B.

The existing street network militates against its use as access to the higher developable areas of Tolmans Hill and the intensification of existing uses.

The Lower Sandy Bay Precinct - No. 30B

(For 30A see Sections 5.7 and 5.7.8)

- 5.8.7 The Precinct should continue to be characterised by predominantly single family detached houses supported by a limited number of medium density housing developments and a range of small local shops. Further development of offices and non-local shops should be discouraged.

The environmental character of the Precinct should be derived from the existing high quality of development and the mature gardens of the many early residences.

The beaches and waterfront between Sandy Bay Point and Wrest Point should be accessible to the Public.

The Riverview Precinct - No. 33

- 5.8.8 Development in the Precinct should be confined to residential activities and should acknowledge the fine river views and vistas afforded to residents and motorists alike.

The Cascades Precinct - No. 34A

(For 34B see Sections 5.20 and 5.20.1)

- 5.8.9 The Precinct should continue to develop as a low density residential area set in bushland. Non-residential uses other than local services and community facilities should be excluded.

New residential development should be in the form of single dwellings or single dwellings with an ancillary flat, or reflect that form or openness.

The Waterworks Precinct - Nos. 35A, 35B and 35C

- 5.8.10 The Precinct should continue to function as an area for progressive residential expansion. New development should cater for primarily low density detached housing, with slightly higher densities permitted in Precinct 35A. Supporting local services and facilities should be encouraged as the area evolves. Precinct 35C is reserved for residential subdivision pending the availability of services.

New development should avoid undue disturbance of the local topography and generally rural environment segregated from urban areas.

The Mount Nelson Precincts - Nos. 37C and 37D

(For 37B see Sections 5.6 and 5.6.4)

- 5.8.11 These Precincts should continue to develop primarily with detached housing in a bushland setting. The use of materials that blend with the colours and textures of the natural vegetation should be encouraged. Two storey houses will be allowed where they do not interfere with the skyline. Precinct 37D is reserved for residential subdivisions pending the availability of services.

The Mount Nelson Bends Precinct - No. 36

- 5.8.12 The Precinct should continue to develop its residential function at low densities with predominantly detached dwellings to permit substantial retention of natural vegetation and landscaped open space. Other uses should be excluded.

The Porter Hill Precinct - No. 39

- 5.8.13 The Precinct should evolve as a residential area with associated compatible activities. The overall townscape image of landscaped hillside housing should continue with particular attention being paid to minimising impact on the skyline. Vehicular access should be only from Sandy Bay Road or Churchill Avenue in accordance with a satisfactory overall road system for the Precinct.

5.9 THE RESIDENTIAL 3 ZONE

(Use Schedule A - Zone Reference 8)

The North Hobart Precinct - No. 15A

(For 15B and 15C see also Sections 5.24 and 5.24.1)

- 5.9.1 The Precinct should be rehabilitated as an inner city residential area with particular emphasis on the protection and extension of the stock of low cost housing. There should be minimal intrusion or further development of non-residential uses not necessary to serve local residents. Throughout the Precinct, any modification or expansion of any existing non-residential use will not be approved unless it can be demonstrated that it will neither displace nor adversely affect any residential uses and will be compatible in scale and character with a residential environment.

However existing educational establishments may be permitted to intensify or expand provided the function and character of the Precinct is not compromised.

The future use and development of the property at 393 Argyle Street and specifically defined within 'The Rydges Master Plan' shall accord with the provisions of that plan. Otherwise commercial and industrial uses should be discouraged from expansion and encouraged to phase out to be replaced by infill housing.

The environmental image of the Precinct should evolve from the rehabilitation of its existing housing stock, together with new medium density housing development compatible with the scale, form, height and siting of these buildings.

5.10 THE RESIDENTIAL 4 ZONE

(Use Schedule A - Zone Reference 9)

The Glebe Precinct - No.14

- 5.10.1 The Glebe Precinct should be conserved as an inner city residential Precinct of unique historic and aesthetic character. There should be minimal intrusion or further development of non-residential uses not necessary to serve local residents

There should be no further development of commercial activities along the Brooker Highway.

5.11 THE RURAL A ZONE

(Use Schedule A - Zone Reference 10)

The Objective of the Rural A Zone is to maintain the character of an independent small community in a rural setting generally within the present boundaries of its village clusters of residential lots and supporting non-residential development.

5.12 THE RURAL B ZONE

(Use Schedule A - Zone Reference 11)

The Objective of the Rural B Zone is to provide for uses suited to broad-acre subdivision consistent with the character of the natural and rural landscape and the proper management of rural enterprises and public utility services.

The Old Farm Road Precinct - No.41

- 5.12.1 The Precinct should continue as a semi-rural area. Broad-acre subdivision, development of a single house on an existing lot and development associated with the maintenance of the existing rural environment will be appropriate.

Development on lots with existing tree cover shall be designed and sited to minimise the need for tree clearing and soil disturbance. Any building shall be sited so as not to intrude above the skyline when viewed from any property other than the lot on which it stands, or any public place. New structures shall be designed to blend, rather than contrast, with the existing rural environment. The use of reflective external finishes is to be discouraged. The design and siting of dwellings shall be have regard to the need to protect houses from bush fire hazards.

5.13 THE RURAL C ZONE

(Use Schedule A - Zone Reference 12)

The Objective of the Rural C Zone is to retain an area of natural bushland beyond the fringe of urban development, generally with one detached house only per broad-acre allotment.

The Brushy Creek Precinct No. 40

- 5.13.1 The Precinct should be protected as a largely natural area. More intensive subdivision should be discouraged.

The Albion Heights Precinct No.45

- 5.13.2 The Precinct should remain as a natural area in which recreational activities such as bushwalking and horse riding are appropriate. Broad-acre subdivisions will only be allowed if adequate sewerage and drainage can be provided. Any new buildings should be sited and designed to blend with the natural setting.

5.14 THE RECREATION ZONE

(Use Schedule A - Zone Reference 13)

The Objective of the Recreation Zone is to continue to provide areas of natural bushland and facilities for the passive and visual recreation and enjoyment of residents, workforce and visitors to Hobart, and to accommodate various utility services where necessary, by eventual public ownership.

5.15 THE SPECIAL USE ZONES

The Objective of the Special Use Zones is to make provision for groups of uses and development unique to their respective Precincts under conditions unlikely to be appropriate elsewhere in the Planning Area.

5.16 SPECIAL USE ZONE 1

(For Zone Objective see Section 5.15)

The St. John's Park Precinct - No. 20

(Use Schedule A - Zone Reference 14)

- 5.16.1 The Precinct should be maintained as a major centre for health, welfare and community facilities serving metropolitan Hobart. This primary function should be supported by education, recreation, scientific and public utility activities. Private residential development should be confined to on-site housing for hospital personnel.

5.17 SPECIAL USE ZONE 2

(For Zone Objective see Section 5.15)

The University Precinct - No. 29

(Use Schedule A - Zone Reference 15)

- 5.17.1 The Precinct should continue to develop as a major tertiary education centre of the State. The Precinct should contain a diversity of activities primarily catering for the education, recreation and entertainment of its student population while also encouraging a closer integration with the community.

The College Precinct - No. 38

(Use Schedule A - Zone Reference 15)

- 5.17.2 The Precinct should continue to develop as a centre of higher learning supported by cultural, community and recreational uses, or alternatively be adapted for other public functions. Further development should attempt to mellow the institutional image of the complex. Extensive landscaping should be provided through the Precinct particularly around large car parking areas to soften their environmental impact.

5.18 SPECIAL USE ZONE 3

(For Zone Objective see Section 5.15)

The Wrest Point Precinct - No. 31

(Use Schedule A - Zone Reference 16)

- 5.18.1 The Precinct should continue to function as a self-contained tourist and entertainment complex. Development should be confined to accommodation and related activities.

Upgrading of open space is to be encouraged, particularly the landscaping of car parks and the development of a public pedestrian promenade around the foreshore.

5.19 SPECIAL USE ZONE 4

(For Zone Objective see Section 5.15)

The Lower Brooker Precinct - No. 5B

(Use Schedule A - Zone Reference 17)

(For 5A see Section 5.3 and 5.3.4)

5.19.1 The Precinct should continue to serve its education functions, but major extensions or large new development should be discouraged. Historic buildings should be conserved.

5.20 SPECIAL USE ZONE 5

(For Zone Objective and Heritage Area see Section 3.14)

The Cascade Precinct - No 34B

(Use Schedule A - Zone Reference 18)

(For 34A see Sections 5.8 and 5.8.9)

5.20.1 The Precinct is set aside to allow the continued economic use of the Cascade Brewery complex and its conservation and enhancement as an historic complex of both local and national significance.

5.21 SPECIAL USE ZONE 6

(For Zone Objective see Sections 5.15)

The Turnip Field Precinct No. 42

(Use Schedule A - Zone Reference 19)

5.21.1 The Precinct forms an important part of the water supply area of the City. Consequently development that may affect water quality should not be permitted. Due to adverse site conditions many parts of the Precinct may prove unsuitable for residential development. In such areas the creation of new lots will generally not be permitted.

5.22 SPECIAL USE ZONE 7

(For Zone Objective see Clause 5.15)

The Calvary Hospital Precinct - No 46

(Use Schedule A - Zone reference 20)

5.22.1 The Precinct should continue to primarily accommodate a hospital and other health services. Further development of buildings and other works for those

purposes must only occur in accordance with the permit numbered PLN-14-00428-01 dated 10 March 2015.

The mix of uses and activities and the floor areas occupied for those purposes may be varied within existing and approved buildings provided that an application for a permit must be made where there is proposed to be a change from one Use Group to another as defined in Schedule A, Table A2 or where there is proposed to be an increase in the numbers of hospital beds, doctors or employees that generates a net additional car parking requirement under Table E1. At all times there must be compliance with the car parking requirements of Table E1 for hospitals and consulting rooms as applicable.

Residential use and development may be undertaken in accordance with the residential provisions for the adjacent Precinct 21A.

5.23 THE HILLS FACE ZONE

(Use Schedule A - Zone Reference 21)

The Objective of the Hills Face Zone is to minimise the potential for development in sensitive landscape areas which also possess severe constraints in the provision of access and reticulated services, or land identified as being topographically difficult to develop.

5.24 THE SERVICE AND LIGHT INDUSTRY ZONE

(Use Schedule A - Zone Reference 22)

The Object of the Service and Light Industry Zone is to retain established areas suitable for the convenient location of principally service and light industries.

The North Hobart Precincts - Nos. 15B and 15C

(For 15A see Sections 5.9 ad 5.9.1)

- 5.24.1 These Precincts permit the continuation of existing and introduction of principally service and light industrial activities. Any development should provide sufficient setback and/or landscape buffers to maintain the residential amenity of existing residences and adjacent residential areas. Heavy traffic generating activities should only be located on major street frontages.

5.25 LOW DENSITY RESIDENTIAL ZONE

(Use Schedule A -Zone Reference 23)

The objective of the Low Density Residential Zone is to retain areas of bushland, managed for the conservation of critical, urgent and important priority forest communities and threatened species, along the fringe of urban development while allowing for development of single houses at a low average density.

Clustering of houses may be an acceptable way of providing services and improving fire protection at the bushland/development interface.

The Fern Tree Precincts – Nos 43A, 43B, 43C, 43E and 43F

- 5.25.1 These Precincts should continue to provide for low density residential development set within the natural bushland or semi-rural environment. The Precincts should continue to be characterized by a tree dominated landscape with houses set in relatively large gardens often containing exotic species of vegetation.

Development should respect the vegetated character and the use of muted subdued colours in building finishes will be required. Buildings should be unobtrusively sited and not detract from the landscape values of the area.

Non-residential use will not be approved unless it can be demonstrated that it will not adversely affect the quiet living environment where noise transmission is a particular issue due to the topography and relatively low background noise levels. It should also be compatible in scale and character with a low density residential environment.

The Ridgeway Precinct – No. 44A

- 5.25.2 This Precinct should continue to provide for low density residential development set within the natural bushland or semi-rural environment and continue to be characterized by a semi-rural landscape.

Development should respect the bushland or semi-rural character and use of colours in building finishes that blend in with the landscape setting will be required. Buildings should be unobtrusively sited and not detract from the landscape values of the area. Vegetation clearance for new development should be kept to the minimum area required to allow the development to proceed.

Non-residential use will not be approved unless it can be demonstrated that it will not significantly increase traffic volumes or adversely affect the quiet living environment where noise transmission is a particular issue due to the topography and relatively low background noise levels. It should also be compatible in scale and character with a low density residential environment.

Vehicular access should not be provided between Ridgeway and the Southern Outlet except for emergency purposes.

5.26 LANDSCAPE AND SKYLINE CONSERVATION ZONE

(USE SCHEDULE A -ZONE REFERENCE 24)

The objective of the Landscape and Skyline Conservation Zone is to ensure that areas of significant landscape and conservation value are protected from inappropriate development. Residential development will be limited and subject to sensitive land management controls sufficient to ensure that Precincts retain their bushland and landscape values. Where appropriate provision should be made for walking tracks and bridle ways (horse trails) that link in with those existing or feasible in the Recreation Zone, or public road reservations.

The Fern Tree Precincts - Nos 43D, 43H and 43I

- 5.26.1 These Precincts should continue to be dominated by the natural bushland environment. Development should respect the bushland character and the use of muted subdued colours in building finishes will be required. Buildings should be unobtrusively sited and not detract from the significant landscape values of the area.

Non-residential use will not be approved unless it can be demonstrated that it will not adversely affect the quiet living environment where noise transmission is a particular issue due to the topography and relatively low background noise levels. It should also be compatible in scale and character with the natural bushland or rural environment.

The Ridgeway Precinct – No. 44B

- 5.26.2 This Precinct should continue to be dominated by the natural bushland environment. Development should respect the bushland character and the use of colours in building finishes that blend in with the landscape setting will be required. Buildings should be unobtrusively sited and not detract from the significant landscape values of the area. Vegetation clearance for new development should be kept to the minimum area required to allow the development to proceed.

Non-residential use will not be approved unless it can be demonstrated that it will not significantly increase traffic volumes or adversely affect the quiet living environment where noise transmissions is a particular issue due to the topography and relatively low background noise levels. It should also be compatible in scale and character with the natural bushland or rural environment.

Vehicular access should not be provided between Ridgeway and the Southern Outlet except for emergency purposes.

PRECINCT REFERENCES TO SCHEDULES A AND B

PRECINCT NUMBER	SCHEDULE A ZONE	SCHEDULE B DENSITY RATING REFERENCE NUMBER
1	Central Retail	1
2	Central Commercial and Administrative	2
3	Central Commercial and Administrative	2
4	Central Commercial and Administrative	2
5A	Central Commercial and Administrative	4
5B	Special Use 4	20
6A	Central Service	4
6B	Central Service	6
7	Residential 1	12
8A	Central Commercial and Administrative	3
8B	Commercial and Residential	9
9	Central Service	5
10	Central Service	5
11A	Central Commercial and Administrative	3
11B	Commercial and Residential	9
12A	Commercial and Residential	5
12B	Commercial and Residential	9
14	Residential 4	12
15A	Residential 3	12
15B	Service and Light Industry	8
15C	Service and Light Industry	11
16A	Local Service	7
16B	Commercial and Residential	10
17	Residential 1	13
18	Commercial and Residential	9
19A	Residential 1	12
19B	Residential 1	13
20	Special Use 1	21
21A	Residential 1	13
21B	Residential 2	14
22	Residential 2	14
22A	Residential 2	26
23	Residential 2	14
24	Residential 2	14
24A	Residential 2	16
25A	Residential 1	12
25B	Residential 1	13
25C	Residential 1	14
25D	Residential 1	13
26A	Residential 1	12

26B	Residential 1	13
26C	Residential 2	14
27A	Residential 1	12
27B	Residential 1	13
27C	Residential 2	14
28	Local Service	7
29	Special Use 2	21
30A	Residential 1	13
30B	Residential 2	14
31	Special Use 3	9
32	Local Service	7
33	Residential 2	14
34A	Residential 2	14
34B	Special Use 5	21
35A	Residential 2	15
35B	Residential 2	15
35C	Residential 2 (Reserved)	16
36	Residential 2	26
37B	Local Service	15A
37C	Residential 2	26
37D	Residential 2 (Reserved)	26
38	Special Use 2	21
39	Residential 2	16
40	Rural C	19
41	Rural B	19
42	Special Use 6	21
43A	Low Density Residential	23
43B	Low Density Residential	23
43C	Low Density Residential	23
43D	Landscape and Skyline Conservation	24
43E	Landscape and Skyline Conservation	24
43F	Low Density Residential	23
43G	Local Service	15
43H	Landscape and Skyline Conservation	24
43I	Landscape and Skyline Conservation	24
44A	Low Density Residential	18
44B	Landscape and Skyline Conservation	25
44C	Rural C	19
45	Rural C	19
46	Residential 1	12

A. USE SCHEDULE

A.1 Definitions

A.1.1 In this Schedule the following meanings apply:

'active recreation'	includes a billiard saloon, bowling alley, dance hall, exhibition hall, funfair, golf course, skating rink, squash court, stadium, tennis court or any other similar sporting or recreation facility, but does not include an amusement machine centre, health studio or community centre.
'backpacker accommodation'	means a building (or part of a building not shared with any permanent resident other than on-site management and staff), providing low-cost accommodation for travellers which is not used as their principal place of residence, and which has communal self catering food preparation areas and may include dormitory-style sleeping rooms.”
'amusement machine centre'	means a “place of assembly” as licensed under the Public Health Act 1997 containing four or more machines or devices operated by coin or token for amusement or gain.
'ancillary flat'	means not more than one flat being part of an existing 'house' or extension to it, comprising not more than 30% of the total floor area of the building and being designed so as to avoid the creation of separate external stairs to an upper or lower storey as the only access for, either the flat or the 'house' itself.
'bank'	means the public areas of trading and savings banks, building societies, finance companies and similar financial institutions and includes the work areas of personnel having frequent direct access to the public and the area occupied for the administration of accounts for that branch or office only.
'bed and breakfast accommodation'	means a house or flat used by its permanent residents to provide accommodation for persons away from their normal place of residence.
'car hire premises'	means any premises used or intended for use of the hiring out of motor vehicles including, when conducted on the same site, the storage and cleaning of motor vehicles which are available for hire.
'club'	means a club licensed to sell liquor under the Liquor Licensing Act 1990.
'community centre'	means a club room, assembly hall, games room, reading room or canteen, or other building designed or adapted

primarily to provide facilities for social, sporting or cultural organisations, including a child care centre and a creche, but does not include any premises in respect of which a licence is held under the Liquor Licensing Act 1990.

'consulting rooms'

means a building or part of a building (not being a hospital) used in the practice of his/her profession by a medical, veterinary or dental practitioner, or by a registered practitioner of any therapeutic art or science.

'development'

shall have the meaning defined in Section 1.7.1 of the Planning Scheme.

'discotheque'

means the use of land for the conduct of dances where music is provided by musicians present at the dance, or by any recorded means whatsoever, and includes the use of land in respect of which there is in force a general or an on licence under the provisions of the Liquor Licensing Act 1990.

'domestic business'

means any business activity (except consulting rooms in the Residential 1, 2, 3 and 4 Zones) on land used for the purpose of a dwelling unit which:

- (a) complies with the provisions of the Planning Scheme;
- (b) occupies not more than 30 square metres of total floor area;
- (c) does not affect the residential character or appearance of the dwelling unit or cause any impairment to residential amenity in its vicinity;
- (d) does not require the expansion or extension of any service main;
- (e) does not entail the full-time employment on the premises of more than one non-resident;
- (f) makes adequate on-site provision for the loading and unloading of goods;
- (g) does not display goods for sale visible from any public place;
- (h) does not display more than one means of identification indicating only the name and nature of the business and not greater in area than 0.2 square metres, and displays no other sign or advertising.

'drive-through take-away'

means a premise wholly or partly used for the consumption of prepared meals or snacks off the premises, with a point of sale for people in a vehicle including situations where taking delivery of prepared meals or snacks can be done without the necessity for anyone to leave the vehicle.

'dwelling unit'	means a building or part of a building which is used or intended, adapted or designed for use as a self-contained unit for cooking, eating, sleeping and living purposes.
'educational establishment'	means a primary or secondary school, a tertiary institution or university, art gallery or museum, but does not include a welfare institution.
'elderly persons unit'	means a dwelling unit containing not more than two bedrooms and a floor area of not more than 75 square metres, which is designed and intended for occupation by retired persons.
'flat'	means a dwelling unit, (which may be situated vertically above or below other uses) and does not provide adequate private open space to be defined as a 'house', but excludes self contained visitor accommodation.
'health studio'	includes a sauna, gymnasium, and premises used for the application of body massage by a person other than a registered practitioner of any therapeutic art or science.
'home occupation'	means an activity carried out on land used for the purpose of a dwelling unit which: <ul style="list-style-type: none"> a) complies with the provisions of the Planning Scheme; b) occupies not more than 30 square metres of total floor area; c) does not affect the residential character or appearance of the dwelling unit or cause any impairment to residential amenity in its vicinity; d) does not employ any mechanical power greater than one Kilowatt electric motor; e) does not employ any other person; f) does not display any more than one means of identification indicating only the name and nature of the home occupation and not greater than 0.2 square metres, and displays no other sign or advertising.
'hotel'	means premises used primarily to sell liquor for consumption on and off the premises. Additionally it may include accommodation, food for consumption on the premises, entertainment, amusement machines and gambling, but does not include a 'club' or a 'discotheque'.

- 'house' means a dwelling unit or one dwelling unit and ancillary flat within the same building envelope, the dwelling unit or dwelling unit and ancillary flat having private open space such that if a vertical line was extended in either direction from any point of the dwelling unit, its ancillary flat (if one exists) or the private open space, that vertical line would not pass through any other dwelling unit, ancillary flat or private open space provided always that the private open space of a house shall:
- a) be private to, adjoin and serve only the dwelling unit;
 - b) be directly accessible from the dwelling unit;
 - c) have a minimum area of 35 square metres and a minimum horizontal dimensions of 3.5 metres;
 - d) be ordinarily provided in its entirety at ground level;
 - e) be not located primarily between the front of the house and the street.
- 'industry' means the carrying on in the course of a trade or business of any process for, or incidental to:
- a) the making or manufacture of goods;
 - b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolishing of goods;
 - c) the dressing or treatment of materials.
- 'light industry' means an industry which does not:
- a) cause “environmental harm” as defined in s.5 of the Environmental Management and Pollution Control Act 1994,
 - b) require for its purposes the storage of goods, materials or waste other than for retail sale, nor which are visible other than from within the development;
 - c) create a noise or smoke nuisance;
 - d) entail the delivery or removal from the development of goods or materials aggregating fifty tonnes weight in any twenty four hour period;
 - e) entail the manufacture or storage in bulk of explosive, flammable or other dangerous materials.
- 'local shop' means a building or part of a building with unrestricted access to the general public (including minors) during trading hours, used primarily for the retailing of food and convenience goods for the residents of its neighbourhood, the total floor area of which does not exceed 250 square metres.

'motel'	means a building complex used to provide accommodation in serviced rooms for persons away from their normal place of residence, and where provision is made for parking guests' vehicles convenient to the rooms but excludes 'bed and breakfast accommodation', 'self contained visitor accommodation' or 'multiple dwelling'.
'multiple dwelling'	means a building intended, adapted or designed solely for use as the permanent residence of two or more households sharing in common the use of parts of the accommodation and includes a boarding house, a hostel, a lodging house, a residential college, but excludes bed and breakfast accommodation, a house, a flat, a hotel, a motel or self contained visitor accommodation.
'office'	means any building or part of a building in which no materials or goods intended for display, manufacture or sale are stored and which is used for the conduct of public or business administration or the practice of a profession, but excludes home occupation, domestic business, or consulting rooms.
'passive recreation'	means the use of land for a park, garden, playground or reserve for leisure activities but does not include 'active recreation'.
'place of public worship'	means a building used, intended, adapted or designed for the purpose of public worship or prayer.
'private open space'	means an area of usable landscaped space appurtenant to a dwelling unit intended for the exclusive use of, and giving privacy to, the occupants of the dwelling unit.
'restaurant'	means a cafe, tea rooms, coffee house or other establishment where meals and refreshments are sold to the public for consumption on the premises.
'saleyard'	means an area for the open air display and sale of goods including motor vehicles.
'self contained visitor accommodation'	means a dwelling unit intended, adapted or designed as accommodation for persons away from their normal place of residence.
'service industry'	means the use of land, a building or part of a building for processes directed towards the servicing of goods or land/building and used as a depot for necessary goods to be serviced and which in no way affects the amenity of other activities in the locality.

'sexually explicit adult entertainment'	<p>means the use of land for the purpose of:</p> <p>(a) providing nude or semi-nude dancing or performances, erotic dancing, strip-tease acts, lap-dancing, table-top dancing, private dancing of a sexually explicit nature, performances of a sexually explicit nature, peep shows, nude or semi-nude bar/waiting staff; or</p> <p>(b) selling, showing, exhibiting, displaying or otherwise rendering accessible or available to the public sexually explicit restricted material (such as adult book shops and novelty stores); or</p> <p>(c) providing all other forms of sexually explicit entertainment for adults only, and may include provision of food and drink.</p> <p>(‘Semi-nude’ means that the breast/s and/or buttock/s and/or genital area are exposed.)</p>
'shop'	<p>means a building or part of a building with unrestricted access to the general public (including minors) during trading hours, in which goods or personal services, including a retail or self service laundry, are offered for sale, but does not include any use specifically defined elsewhere in this Schedule.</p>
'showroom'	<p>means public display space intended for the display of samples of goods for sale.</p>
'supermarket'	<p>means a building or part of a building with unrestricted access to the general public (including minors) during trading hours, used primarily for the retailing of food and convenience goods, the total floor area of which is 350 square metres or more.</p>
'take-away food shop'	<p>means a building or part of a building whose principle use is the sale of prepared meals or snacks offered for sale for consumption exclusively or primarily off the premises.</p>
'timber yard'	<p>means land used primarily for the storage and sale of timber, excluding the breaking down of logs and baulks, but including any ancillary shop on the premises selling materials, tools and equipment used in the building trade.</p>
'transport depot'	<p>means the use of land primarily for the bulk handling of goods to be transported, whether or not such land is also used for:</p> <p>a) the loading and unloading of vehicles used to transport such goods;</p>

	b) the parking, service or repair of vehicles used to transport such goods.
'usable landscaped space'	shall have the meaning defined in Section 1.7.1 of the Planning Scheme.
'Use Group'	means the several categories of use of land set forth in Table A.2 of this Schedule.
'warehouse'	means a building or place intended, adapted or designed for the storage and breaking of bulk or packing of goods, merchandise or materials, pending their sale or distribution elsewhere.
'welfare institution'	means an institution for the care and maintenance of children, the disadvantaged, the aged or the infirm, or a benevolent institution, but does not include a hospital, or a reformatory or penal institution.

'Zone' means a part of the Planning Area created pursuant to Part 3 of the Planning Scheme.

A.2 Zones

A.2.1 For the purposes of this Schedule there are hereby created Zones and Precincts within the Planning Area.

A.2.2 Each Zone and Precinct so created is depicted on 'the Plan' and therein and thereby given its designation, boundary and position.

A.3 Use Group

A.3.1 For the purposes of this Schedule the several categories of the use of land are divided into the numbered Use Groups forming Table A.2 of Schedule hereto.

A.4 The Use of Land

A.4.1 Subject to the provisions of the Planning Scheme, the development of land is hereby restricted to a use approved by the Council.

A.5 Permitted Uses ('P')

A.5.1 Where the sign P appears in respect of a Use Group, the development of land for such uses shall hereby be approved in respect of use.

A.6 Prohibited Uses ('X')

A.6.1 Where the sign X appears in respect of a Use Group, the development of land for such uses shall hereby be prohibited.

A.6.2 Notwithstanding the provisions of subsection A.6.1 of this Schedule, and under the circumstances referred to in Principle 3 or Principle 4 of the Planning Scheme, the Council may, at its discretion, refuse or permit the use of land for a prohibited use.

A.7 Discretionary Uses ('d')

- A.7.1 Subject to the provisions of the Planning Scheme, the Council may use its discretion to refuse or permit the development and use of land unconditionally or subject to conditions:
- a) for a use which is neither permitted nor prohibited pursuant to Table A.1, including any use in a Use Group indicated by the sign 'd' opposite the relevant Zone reference; or
 - b) for a use considered not to be listed within a Use Group pursuant to Section A.3.1; or
 - c) for any use of land not within a Zone depicted in Table A.1.

A.8 Special Use Zone 5

- A.8.1 On the land on the southern side of Cascade Road behind the existing cordial factory plant, the expansion of production capacity will be permitted provided a minimum landscaped buffer of 30 metres is retained within the Zone boundary where it abuts Huon Road and the rear or side boundaries of residential properties fronting Hillborough Road and Smithurst Avenue. Additional buffer zoning and specific landscape works, including mounding, will also be required for any development, if considered necessary for environmental reasons and in particular residential amenity and streetscape enhancement.
- A.8.2 In addition to the use of the land for brewing and bottling, (including the preparation of cordials and fruit juices), approval will be given for the additional floor space required for the following activities associated therewith; the preparation of food and beverages, packaging and the manufacture of all materials etc. used in the packaging of food and beverage products, warehousing and storage of all such products, recycling of any such products or by-products or any materials used in the preparation of products, by-products or any materials used in the preparation of products, by-products, or packaging and the bulk sale of all products and by-products.
- A.8.3 Any approval will also be conditional upon the development in question being able to satisfy the requirements of other environmental legislation and any government agency responsible for such legislation.

- A.8.4 On the northern side of Cascade Road, any additional limited development for such activity will be restricted to the immediate environs of the existing brewery complex on the eastern side of Old Farm Road and should not encroach onto the banks of the Rivulet along the northern boundary of the Zone. The land to the west of Old Farm Road is to be retained exclusively for buffer zone purposes unless otherwise approved by the Council following notification under Section 2.2 of the Scheme.
- A.8.5 Any development of land adjacent to the existing silos should either be screened or enhanced by landscaping.

A.9 Drive-Through Take -Aways

- A.9.1 Applications for ‘drive thru take away facilities’, will be determined on the basis of a range of impacts including those on:
- (a) vehicular and pedestrian movement and safety, especially through vehicles turning into and out of the proposed development site;
 - (b) traffic and parking generation in streets that are otherwise solely or mainly residential;
 - (c) pedestrian amenity and convenience;
 - (d) residential amenity, by reason of traffic and other noise or disturbance to the quiet enjoyment of residential property in Residential zones;
 - (e) the continuity of streetscape and traditional retail frontages; and
 - (f) the amount of signage and other advertising proposed.
- A.9.2 As well as using its general powers under the Act and Clause 2.3 of the Planning Scheme to impose conditions on any planning approval, Council may require applicants to enter into agreements under Part 5 of the Act to ensure the considerations listed in Clause A.9.1 are satisfactorily addressed in the operation of the facility.

A.10 Bed and Breakfast Accommodation

Council must apply the following standards when determining applications for ‘bed and breakfast accommodation’:

- (a) The total area allocated and used for the ‘bed and breakfast accommodation’:
 - (i) should not generally occupy more than 40m² or 25% of the floor area of the dwelling; and

- (ii) must not compromise the primary use of the dwelling as a private permanent residence.
- (b) Any sign must only indicate the name and nature of the business and not impact on the amenity or character of the area and should not be greater in area than 0.2m².
- (c) Car parking is to maintain a domestic residential appearance that is in keeping with surrounding development, the streetscape and the character of the area.

A.11 Self Contained Visitor Accommodation

Council must apply the following standards when determining applications for 'self contained visitor accommodation' in the Residential 1, 2, 3, and 4, the Rural A, B, and C, Landscape and Skyline Conservation and Low Density Residential zones:

- (a) The size and scale of any 'self contained visitor accommodation' unit:
 - (i) must not adversely impact on the amenity of the surrounding area; and
 - (ii) should not generally occupy a floor area greater than 160m².
- (b) Any 'self contained visitor accommodation' unit in a dwelling complex:
 - (i) must not adversely impact on the amenity of the permanent residents; and
 - (ii) should occupy floor area primarily or wholly at ground floor level unless in a building used for commercial purposes.
- (c) Any sign must only indicate the name and nature of the business and not impact on the amenity or character of the area and should not be greater in area than 0.2m².

A.12 Sexually Explicit Adult Entertainment

A.12.1 Council must apply the following standards when determining applications for 'sexually explicit adult entertainment':

- A.12.2 A.12.2.1 The title boundary of the land on which the use is to occur must be at least 200 metres (in a straight line distance) from a Residential 1, 2, 3, or 4 Zone or the title boundary of land on which there is a use for:
- (a) a use within Use Groups I, II, III, or IV; or
 - (b) a primary school; or
 - (c) a secondary school; or
 - (d) a child care centre; or
 - (e) a crèche; or
 - (f) a place of worship; or
 - (g) bed and breakfast accommodation; or
 - (h) a playground; or
 - (i) an unlisted use if it is regularly frequented by children for recreational or cultural purposes.

- A.12.2.2 Notwithstanding subsection A.12.2.1 of this Schedule, the distance may be decreased where it can be demonstrated that the use will not have a detrimental effect upon the amenity of the Residential Zones or the activities of those uses through, in particular:
- (a) noise and disturbance generated:
 - (i) from within the entertainment venue itself, or
 - (ii) by patrons arriving at or departing from the venue, or
 - (iii) prospective patrons outside the venue,
 having regard to the potential conflict between the hours of operation of the venue and the and the hours of operation of the surrounding uses and the retention of residential amenity for the time of day and night;
 - (b) the impact on pedestrian activity and volumes generated by the venue on the patterns, safety, convenience and comfort of pedestrian movement associated with both those uses or the function, role and user characteristics (in particular minors) of the footpaths around the site as pedestrian routes.
- A.12.3 the use must not occupy a room or space having ground floor frontage onto a street or be directly visible from the street.
- A.12.4 No form of public address or sound amplification should be audible from outside the building.
- A.12.5 Any sign must only indicate the name of the business using text. No graphics or images are to be used.

A.13 Consulting Rooms in the Residential 1, 2, 3 and 4 Zones

Council must apply the following standards when determining applications for ‘consulting rooms’ in the Residential 1, 2, 3 and 4 Zones:

- A.13.1 The lot must have frontage or a side boundary onto:
- (a) a major arterial road or a collector street, or
 - (b) a public access street and be adjacent to a property used for non residential purposes that shares a boundary with a major arterial road or a collector street.
- (the terms “major arterial road”, “collector street” and “public access street” have the same meaning as defined in Schedule K, Clause K3.5 AS5.1.)
- A.13.2 The use must be in a building currently lawfully used, wholly or partly, for a non-residential use (not including a building being used for a home occupation or domestic business) and must not displace an existing residential use.

- A.13.3 Existing landscaped or lawn areas must not be converted into, or used for, car parking spaces.
- A.13.4 The lot must have sufficient existing off-street parking to satisfy the requirements of Schedule E clause E4 and clause E.6.3 or it must be demonstrated by the applicant that the use is of such a scale that its parking needs, which cannot be met on site can be accommodated on-street without loss of amenity or convenience to nearby residents or other users through increased competition for parking space and the associated vehicular movements.
- A.13.5 If the application is for the use of part of a practitioner's residence, clauses A.13.1 and A.13.2 do not apply and the following standards must be satisfied:
- (a) there must be a minimum of 30 minutes between each client appointment; and
 - (b) not more than 1 non-resident employee must work on the premises at any one time; and
 - (c) the property is or will be, prior to the commencement of the consulting room use, the principle place of residence of the practitioner(s); and
 - (d) clients only visit the premises during the following hours:
 - (i) 8am to 6pm Monday to Friday; and
 - (ii) 8am to 12 noon on Saturday; and
 - (e) the use occupies not more than 30 square metres of total floor area; and
 - (f) the use does not affect the residential character or appearance of the dwelling unit or cause any impairment to residential amenity in its vicinity; and
 - (g) the use does not display more than one means of identification indicating only the name and nature of the business and not greater in area than 0.2 square metres, and displays no other sign or advertising.

**SCHEDULE A
TABLE A1 - ZONES AND USE GROUPS
USE GROUP REFERENCE**

P = approved, d = discretionary, X = prohibited

	Zone	Precincts	I	II	III	IV	V(i)	VI	VII	VIII	IX	X	XI	XII	XIII	XIV	XV	XVI	XVII	XVIII
Z1	Central Retail (a)	1	d	d	d	D	D	X	d	P(b)	P(x)	P(z) (ah) (ai)	d	d	P(k)	d	X	P	P	d
Z2	Central Commercial and Administrative (a)	2,3,4,5A,8A,11A	P	P	P	D	P	d	d	P(b)	P(x)	P(z) (ah) (ai)	d	d	P(k)	d	X	P	P	d
Z3	Central Service	6A,6B,9,10	d	d	d	D	D	d	d	d	d	d	d	d	P	P	d	d	P	d
Z4	Commercial & Residential	8B,11B,12A,12B,16B(q),18	P	P	d	D	P	d	d	P	P(h)(x)	d	d	d	P(h)(k)	X	X	P(h)	P	X
Z5	Local Service	16A,28,32,37B,43G	d	d	d	d(o)	P(o)	d	d	d	P(n)(w)(x)	d(n)(y)	d	d(n)	d(n)	X	X	P(w)	P	X
Z6	Residential 1	7,17(r)(aa),19A,19B,21A,25A(s),25B,25C,25D,26A,26B,27A,27B,30A,46	P	d	d	d(o)	D(o)	d	d	X(l)(m)	X	X(j)(l)(u)(v)(ag)	d	X	X	X	X	d	P	X
Z7	Residential 2	21B,22,22A,23,24,24A,26C,27C,30B,33,34A,35A,35B,35C,36,37C,37D,39	P	d(ae)	X	D	D	d	d	X	X	X(j)(u)(v)(af)	d	X	X	X	X(d)	d	P	X
Z8	Residential 3	15A	P	d	d	D	d	X	d	X	X	X(j)(p)(u)(v)	X	X	X	X	X	d	P	X
Z9	Residential 4	14	P	d	d	D	D	X	d	X	X	X(j)(t)(u)(v)	X	X	X	X	X	d	P	X
Z10	Rural A		P	X	X	D	X	X	d	X	X	X(j)(u)(v)	d	X	X	X	X	d	P	X
Z11	Rural B	41	P	X	X	D	X	X	X	X	X	X(j)(u)(v)	X	X	X	d	X	X	P	X
Z12	Rural C	40,44C,45	P	X	X	D	X	X	X	X	X	X(j)(u)(v)	X	X	X	X	X	X	P	X
Z13	Recreation(ad)		X	X	X	X	X(aj)	X	X	X	d	d	d	d	X	d	d	d	P	X
Z14	Special Use 1	20	P	d	d	D	D	P	d	d	d	X	d	X	X	X	X	d	P	X
Z15	Special Use 2	29,38	d	d	d	D	P	d	P	d	d	X	d	X	X	X	X	d	P	X
Z16	Special Use 3	31	d	d	d	D	X	X	d	d	d	P	d	X	X	X	X	d	P	d
Z17	Special Use 4	5B	P	d	d	D	D	d	d	d	d	d	d	X	X	X	X	d	P	X
Z18	Special Use 5	34B	d	d	d	D	D	X	d	d	d	d	d	d	d	P	P(c)	d	P	X
Z19	Special Use 6	42	d	X	X	D	X	X	X	X	X	X	d	X	X	X	X	X	P	X
Z20	Special Use 7	46	P	P	d	D	P	P	d	X	d	X	X	X	X	X	X	X	P	X
Z21	Hill Face (e)		d	X	X	D	X	X	X	X	X	X	d	X	X	X	X	X	P	X
Z22	Service and Light Industry	15B,15C	d	d	d	D	D	X	d	d	d	d	d	d	P	P	d	d	P	X
Z23	Low Density Residential	43A, 43B, 43C, 43E, 43F, 44A	P	X	X	D	X	X	X	X	X(ac)	X(j)(u)(v)	X	X	X	X	X	X	P	X
Z24	Landscape and Skyline Conservation	43D, 43H, 43I, 44B	D	X	X	D	X	X	X	X	X(ac)	X(j)(u)(v)	X	X	X	X	X	X	P	X

(Notes for Table 1A are located on the next page)

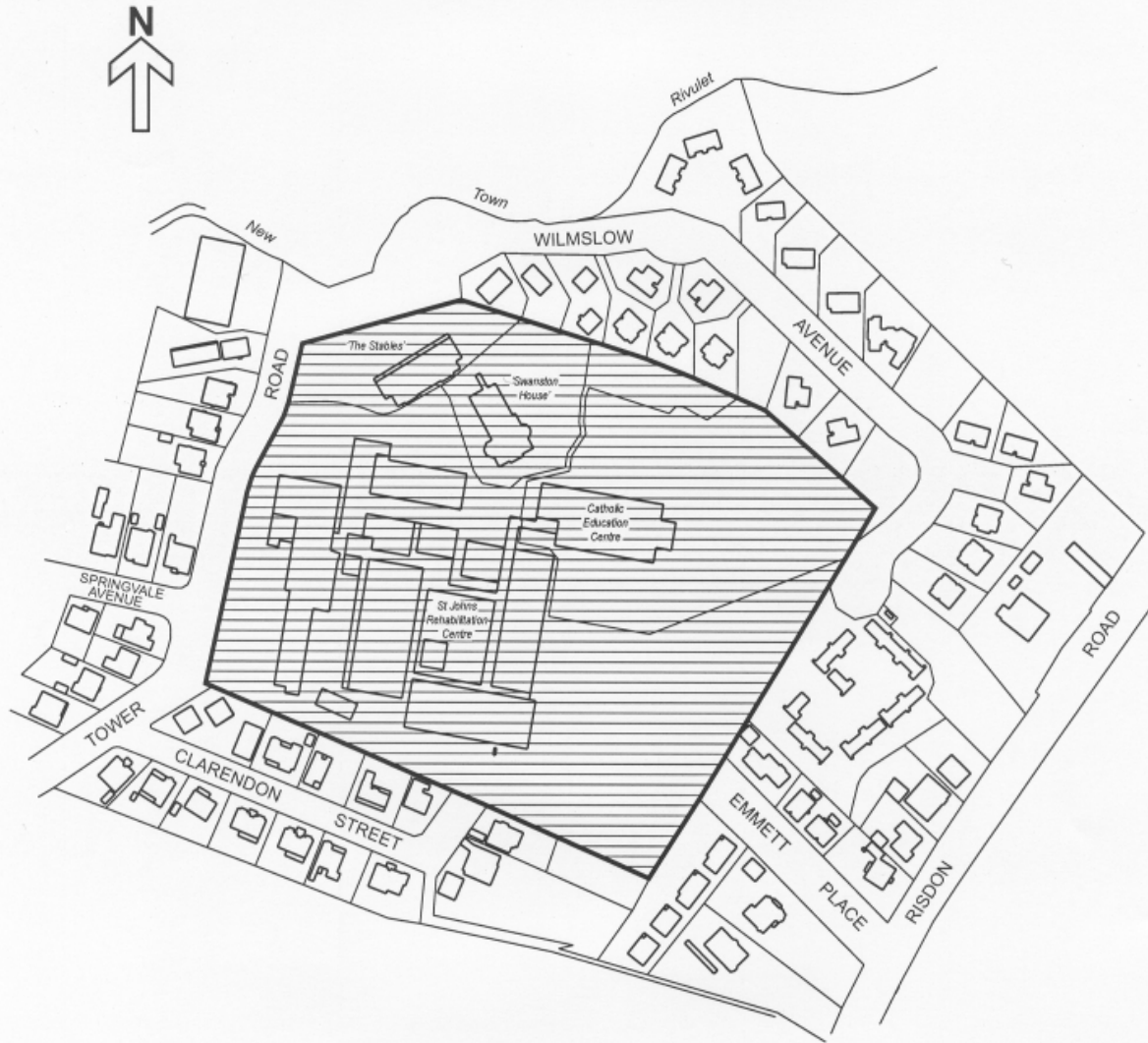
NOTE:

- (a) All development within Precincts 1, 2, 3 and 4 requires the approval of the Council, notwithstanding Section 1.6 (Exemptions)
- (b) Subject to a maximum ground floor frontage of 6m.
- (c) Brewing and bottling only, and associated uses as elaborated in Section A.8. All other uses in Use Group XV 'd'
- (d) The existing Brickworks is permitted to expand in accordance with the Desired Future Character of Precinct 21B.
- (e) The controls for this Zone also apply to those parts of Precincts 35C and 37D designated Reserved Residential until reticulated services become available and the uses of the parent Precinct apply.
- (h) For properties 95-115/117 and 98 to 146 New Town Road, Use Groups IX and XIII shall be prohibited and Use Group XVI shall be discretionary (This Note does not apply to uses in buildings existing on 22nd November 1999 specifically designed and built for commercial purposes)
- (i) The development of land for use Group V within 200 metres of the boundary of Precinct 46 shall be prohibited (A1 - 13/11/92)
- (j) Except for 'bed and breakfast accommodation' which is 'd'
- (k) Except for 'car hire premises' which is 'd'
- (l) Except for properties bordered by Wheatsheaf Lane, Southern Outlet, Davey Street and Macquarie Street, where Use Group VIII and 'self contained visitor accommodation' are discretionary
- (m) For properties 82 and 86 Queen Street, Use Group VIII shall be discretionary.
- (n) For properties 59-65 Queen Street, Use Groups IX, X (with the exception of 'self contained visitor accommodation'), XII, and XIII shall be prohibited.
- (o) For properties 17, 19, 21 and 23 to 28 Gregory Street, and 18, 20, 22 and 22a Princes Street, Use Group IV 'Domestic Business' and Use Group V 'Consulting Rooms' shall be prohibited.
- (p) For the property at 393 Argyle Street which is subject to the provisions of 'The Rydes Master Plan', Use Group X shall be permitted providing the use and development accords with the provisions of the Plan. Variations to the landscape design in the Master Plan will be dealt with as discretionary development.
- (q) The future use and development of the properties at 2 Thomas Street and 77 and 81 Federal Street, North Hobart and specifically defined within "The Australian- Italian Club Development Plan" shall accord with the provisions of that plan dated 2nd October 2003.
- (r) For 259 New Town Road, consulting rooms, office, holiday unit or bed and breakfast accommodation shall be permitted in respect of the floor area existing at 1 August 1999, otherwise these uses are discretionary.
- (s) For 174 Bathurst Street, Hobart, light industry, showroom and shop shall be discretionary use or development in respect of the floor areas approved by Permit No. 04-01306.
- (t) Except that use or development of 149 Brooker Avenue, Glebe for the purpose of Holiday Units (Serviced Apartments) shall be permitted in accordance with the Trinity House Serviced Apartments Master plan, 14th October 1998.
- (u) Except for 'self contained visitor accommodation' which is 'd'.
- (v) Except for 'backpacker accommodation' which is 'd' where the floor area does not exceed 160m².
- (w) In Precinct 28 a change of use to, and development not involving any increase in 'floor area' of, 'a shop' or 'local shop' shall be exempt from requiring planning approval. In respect of 267-275 Sandy Bay Road, firstly, a 'shop' shall only be permitted where it is ancillary to or in association with the community and fund raising activities of the Church at 275 Sandy Bay Road ; second a 'bank', a 'take away food shop' and a 'local shop' shall be discretionary.
- (x) A 'supermarket' shall be discretionary
- (y) Except in Precinct 28 where 'restaurant' is 'P'.
- (z) A drive-through take away shall be discretionary.
- (aa) For the properties shown hatched on Map A1 office, showroom, service industry and health studio shall be discretionary use and development.
- (ac) Except for a shop used to display and sell works of art or craft, such as handicrafts, paintings and sculptures which is 'd'.
- (ad) Use Groups IX, X, XI, XII, XIV, XV and XVI are prohibited in the Recreation Zone within 500m of Precincts 43A, 43B, 43C, 43D, 43E, 43F, 43G, 43H, 43I and within all of the area zoned Recreation between Valley Street and Mount Stuart Road.
- (ae) For the property at 1-7 Tennyson Court, use group II shall be a permitted use.
- (af) For the land at 20 Kirby Court, West Hobart, a motel, restaurant and function centre shall be a discretionary use.
- (ag) For 361A Macquarie Street, restaurant shall be permitted at the ground floor level in accordance with the floor area shown in Permit Number PLN-07-00351-01.
- (ah) A 'discotheque' is discretionary in the Central Retail and Central Commercial and Administrative Zones.
- (ai) A 'hotel' is discretionary in the Central Retail and Central Commercial and Administrative Zones if it operates anytime between the hours of 12 midnight and 7am.
- (aj) Except for 'community centre' which is 'd'.

TABLE A2 - USE GROUPS

Use Group I	- the development of land for a house, ancillary flat, home occupation.
Use Group II	- the development of land for a flat, elderly persons unit.
Use Group III	- the development of land for a multiple dwelling.
Use Group IV	- the development of land for a domestic business
Use Group V	- the development of land for consulting rooms, a community centre, place of worship.
Use Group VI	- the development of land for a hospital, a welfare institution.
Use Group VII	- the development of land for an educational establishment.
Use Group VIII	- the development of land for an office.
Use Group IX	- the development of land for a shop, supermarket, take-away food shop, a bank.
Use Group X	- the development of land for self contained visitor accommodation, a hotel, a motel, a club, a cinema, a theatre, a restaurant, drive-through take-away, a discotheque, bed and breakfast accommodation, backpacker accommodation.
Use Group XI	- the development of land for active recreation.
Use Group XII	- the development of land for an amusement machine centre, a health studio.
Use Group XIII	- the development of land for a service industry, a showroom, car hire premises.
Use Group XIV	- the development of land for a light industry, a warehouse, a saleyard.
Use Group XV	- the development of land for a transport depot, a timber yard, an industry.
Use Group XVI	- the development of land for a local shop.
Use Group XVII	- the development of land for passive recreation.
Use Group XVIII	- the development of land for sexually explicit adult entertainment.
NOTE: (i)	A change of use to another use within the same Use Group e.g. shop to take away food shop, constitutes 'development' under Scheme and an application will be required.

AREA TO WHICH NOTE '(aa)' APPLIES



Area to which Note '(aa)' applies



MAP A1

B. DENSITY SCHEDULE

B.1 Definitions

B.1.1 In this Schedule the following meanings apply:

'basic plot ratio'	means the plot ratio which no development may exceed without the consent of the Council as specified in Section B.4.1.
'density rating'	means a part of the Planning Area created pursuant to Section B.2.1.
'dwelling unit'	shall have the meaning defined in Section A.1.1. of the Use Schedule.
'dwelling unit factor'	means the value by which the site area is divided in order to calculate the maximum number of dwelling units permitted in accordance with Section B.7.1.
'floor area'	shall have the meaning defined in Section 1.7.1 of the Planning Scheme.
'lot'	shall have the meaning defined in Section 1.7.1 of the Planning Scheme.
'maximum plot ratio'	means the plot ratio which no development may exceed, including any bonuses conferred under Section B.4 of the Density Schedule, without the consent of Council as specified in Section B.4 or B.5.
'minimum inscribed circle'	means the minimum diameter of a circle than can be drawn within the boundaries of the lot so that its centre is not more than its diameter from the frontage of that lot.
'parent allotment'	shall have the meaning defined in Section 1.7.1 of the Planning Scheme.
'plot ratio'	shall have the meaning defined in Section 1.7.1 of the Planning Scheme.
'site area'	shall have the meaning defined in Section 1.7.1. of the Planning Scheme.

B.2 Density Rating Reference Numbers

- B.2.1. For the purposes of this Schedule there are hereby created Density Rating Reference Numbers for each Precinct within the Planning Area as set out in Table B.1.
- B.2.2 Each Precinct is depicted on 'the Plan' and therein and thereby given its designation, boundary and position.

B.3 Density of Development

- B.3.1 Basic Plot Ratio, Maximum Plot Ratio, Dwelling Unit Factor, Minimum Lot Area, Minimum Frontage and Minimum Inscribed Circle are defined for development including subdivisions within each Precinct as having the values shown in Table B.1 opposite the relevant Density Rating reference for the Precinct.

B.4 Floor Areas and Limitations

- B.4.1 Without the consent of the Council, the floor area of any development shall not exceed the figure determined by multiplying the site area by the Basic Plot Ratio for the relevant Density Rating given by Table B.1
- B.4.2 The Council may at its discretion, in respect of a development providing uses, facilities or features referred to in (or contemplated by) Principle 8 therein, approve a floor area in excess of that permitted pursuant to Section B.4.1 of this Schedule, provided that such a floor area does not exceed that permissible by application of the relevant maximum Plot Ratio in Table B.1.

B.5 Floor Areas – Exceptions

- B.5.1 Notwithstanding Section B.4.1 and B.4.2, for any site within any zone where the plot ratio applicable to the site prevents an existing building or buildings from being extended, the Council may permit:
- a) an extension that is necessary solely to provide access, toilet or other facilities for people with disabilities; or
 - b) an extension that is necessary to provide facilities required by other legislation or regulation; or
 - c) any other extension so long as the development:

- (i) has no greater impact on the amenity of adjacent properties in terms of:
 - overlooking;
 - overshadowing;
 - audio disturbance; and
 - visual intrusion or obstruction,than a development not exceeding the plot ratio applicable to the site;

- (ii) does not adversely impact on the streetscape character in terms of:
 - height;
 - form and bulk;
 - siting and boundary setbacks;
 - the retention or provision of landscaping and fencing;
 - façade treatment; and
 - materials; and

- (iii) has no greater impact on the amenity of the area in terms of:
 - traffic generation and movement; and
 - car parking;than a development not exceeding the plot ratio applicable to the site.

B.6 Plot Ratio and Subdivisions

- B.6.1 Notwithstanding Principle 8, where the subdivision of land containing existing buildings is proposed, and the plot ratio of any one lot (or "balance" land) to be created by that subdivision, is in excess of that permitted by that allowable in Table B.1, the subdivision may be approved provided the following conditions, where applicable, are met:
- the subdivision is a minor boundary adjustment proposed to reflect site conditions
 - no additional development potential is created
 - the relevant Zone Objective, the desired future character for the relevant Precinct and the development standards set out in the Planning Scheme and the Schedules are not further diminished or the opportunity to implement them is not foregone.

B.7 Number of Dwelling Units

- B.7.1 Subject to the provisions of the Planning Scheme, the maximum number of dwelling units permitted in any development is the lowest whole number determined by dividing the site area by the relevant Dwelling Unit Factor prescribed in Table B.1
- B.7.2 The provisions of Section B.7.1 shall not apply to the creation of separate ownership interests in existing residential buildings and appurtenant land, provided that no dwelling unit or floor space is created.
- B.7.3 Notwithstanding the provisions of Section B.7.1 above:
- a) the Council shall not refuse, solely on the basis of non-compliance with the relevant Dwelling Unit Factor:
 - (i) the development of a single 'house' on any vacant lot existing prior to the Specified Date;
 - (ii) the development of a single 'house' on any lot, that is, one dwelling unit or one dwelling unit and ancillary flat.
 - b) subject to the provisions of the Planning Scheme, the Council may approve any number of elderly persons units on a site.

B.8 Lot Areas and Dimensions Bound to be Approved

- B.8.1 The minimum lot size and frontage and inscribed circle dimension for any lot created by development shall be that for the Density Rating Reference number applying to the Precinct in which the development is located.
- B.8.2 Pursuant to Section 81(2) of the Local Government (Building and Miscellaneous Provisions) Act 1993, and where sections 84 and 85 of the Act do not apply then, any lot created by development complying with the provisions of this schedule is bound to be approved in accordance with Section 58 of the Land Use Planning and Approvals Act 1993, provided that all other provisions of this Scheme are satisfied.
- B.8.3 Notwithstanding the minimum requirements for lots prescribed in Table B.1, the following lots shall be deemed to have the qualities of a minimum lot:
- (i) if it complies with the requirements prescribed in Table B.1 except in respect of frontage, that lot either:
 - (a) has a frontage to a road of not less than 3.6 metres, over which frontage no other land has a right of way as its sole or principal means of access; or
 - (b) has access to a road by a right of way at least 3.6 metres wide over land not required as the sole or principal means of access to any other land and not required to give the lot, if any, of which it is part the qualities of a minimum lot.
 - (ii) if it has not the frontage or minimum inscribed circle or both, as prescribed in Table B.1, but has the area therein required, or being occupied by a dwelling, has an area of not less than 370 square metres and a frontage of not less than 9 metres, excepting in those precincts where the minimum lot area required exceeds 550 square metres, or in those precincts where the provisions of Schedule B state 'as determined by the Council' in respect of minimum lot area.

B.9 Flexilot

- B.9.1 Notwithstanding the provisions of Section B.5, B.6, B.7 and B.8 and of Table B.1 the Council may approve the development of a building estate containing lots of less size than the minimum lot area prescribed in Table B.1 provided that:

- a) the average lot size for that estate upon completion will satisfy that minimum;
- b) no lot size is less in area than required to satisfy the relevant dwelling unit factor, prescribed in Table B.1; and
- c) the number of dwelling units permissible upon any lot in such an estate shall be restricted to a single 'house'.

B.10 Reserved Residential Land

- B.10.1 The several areas shown on 'the Plan' with the notation 'Reserved Residential' shall not be further subdivided into lots until provision has been made for vehicular access and the supply of reticulated services to the satisfaction of the Council.

B.11 Variations from the Provisions of Table B1

- B.11.1 Having regard to the Planning Scheme overall, including Principle 8, Council has a discretion to refuse or permit any use or development not complying with the quantitative provisions of Table B1 and any variation proposed under B4 to B9 of Schedule B.
- B.11.2 In the Residential 1 to 4 Zones any development which exceeds the Basic Plot Ratio, shall only be approved where Council is satisfied that the criteria in Schedule K - PC 1.5 are met.

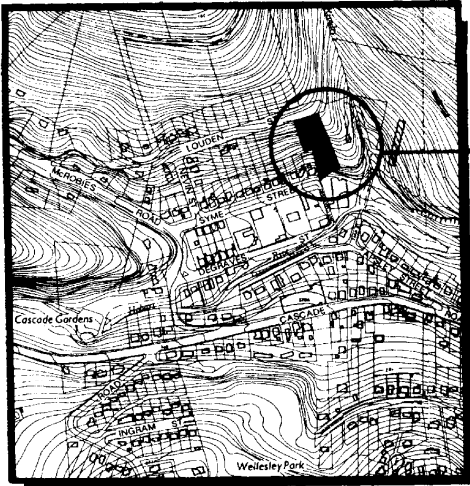
SCHEDULE B
TABLE B1 - PRECINCTS AND DENSITY CONTROLS

This Table does not apply to development for Use Groups I-IV within the Residential 1 – 4 Zones. (Refer to Schedule K for provisions related to these Use Groups in the Residential 1 – 4 Zones.)

DENSITY RATING REFERENCE NUMBER	PRECINCT NUMBERS	BASIC PLOT RATIO	MAXIMUM PLOT RATIO	DWELLING UNIT FACTOR	MINIMUM LOT AREA (m ²)	MINIMUM FRONTAGE (m)	MINIMUM INSCRIBED CIRCLE (m)
1.	1(o)	4.0	5.0	none	45	4.5	4.5
2.	2 3 4	5.25	7.0	none	60	4.5	4.5
3.	8A 11A(i)(k)	2.25	3.0	none	120	6	6
4.	5A 6A	2.25	3.0	none	360	10	10
5.	9 10 12A	2.25	3.0	120	360	10	10
6.	6B	1.2	1.6	120	360	10	10
7.	16A 32	0.9	1.2	120	270	9	9
7a	28	1.0	1.5	120	270	9	9
8.	15B	0.9	1.2	120	360	10	10
9.	8B 11B 12B 31	0.9	1.2	120	480	15	15
10.	16B	0.9	1.2	160	480	15	15
11.	15C	0.6	0.8	160	360	10	10
12.	7 14 15A(e) 19A 25A 26A 27A 46	0.5	None	160	480	6	15
13.	17(d) 19B 21A 25B 25D 26B 27B 30A	0.4	None	240	480	6	15
14.	21B 22 23 24 25C 26C(c) 27C 30B 33 34A	0.4	None	360	550	6	18
15.	35A 35B 43G	0.4	None	550	550	6	18
15A.	37B	0.4	0.4	550	550	6	18
16.	24A 35C(a) 39	0.3	None	550	750	6	24
17.		None	none	10000	10000	6	18
18.	44A	0.25(h)	0.25(h)	20000	5000(g)	6	24
19.	40 41 44C 45	None	none	40000	40000	6	18
20.	5B	0.5	0.5	(as determined by Council)			
21	20 29 34B 38 42	(as determined by Council)					
22	18	0.5	0.5	120	480	15	15
23	43A, 43B, 43C, 43E, 43F	0.25 (h)	0.25 (h)	10000	1000(g)	6	24
24(b)	43D, 43H, 43I	0.25(h)	0.25(h)	100000	1000(g)	6	24
25	44B	0.25(h)	0.25(h)	100000	5000(g)	6	24
26	22A, 36, 37C, 37D(a)	0.3	0.3	1500	1000 (j)	6	24

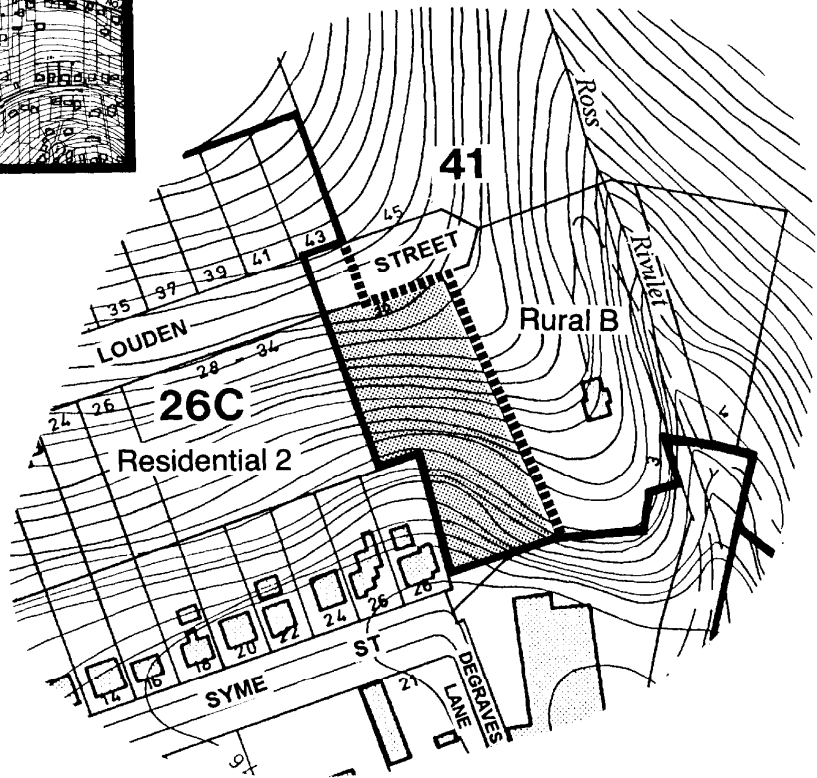
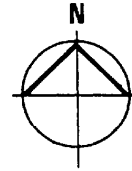
Notes:

- (a) Reserved Residential Precincts (see Section B.10)
- (b) Includes Hills Face Zone
- (c) For Reserved Residential area of Precinct 26C see Section B.10 and Map B1.
- (d) For the property 51-53 Pirie Street New Town and for Use Group VI only the basic plot ratio shall be 0.55 - see Map B3.
- (e) For the property at 393 Argyle Street which is subject to the provisions of 'The Rydges Master Plan', the maximum plot ratio shall be in accordance with the provisions of the Plan.
- (g) The maximum density of lots shall be equivalent to the corresponding Dwelling Unit Factor for the relevant Precinct. The maximum density shall be based on the total area contained within the parent allotment or allotments as at 29 November 2001.
- (h) The maximum permitted floor area for any lot with an area greater than 1500m² is 375m². Any proposal for floor area in excess of 375m² is discretionary.
- (i) For the property at 188 Collins Street the maximum plot ratio shall be 4.47 only to accommodate the development approved in permit 06-00537-01.
- (j) The maximum density of lots shall be equivalent to the corresponding Dwelling Unit Factor for the relevant Precinct. The maximum density shall be based on the total area contained within the parent allotment or allotments as at 26 April 2005.
- (k) For the property at 167 Macquarie Street, the maximum plot ratio shall be 6.04 only to accommodate the development approved in Permit 05-00044.
- (l) For the property at 176 to 178 Sandy Bay Road, the maximum plot ratio shall be 2.0 only to accommodate the development approved in Permit 05-00669.
- (m) For the property at 111 Macquarie Street, the maximum plot ratio shall be 9.30 only to accommodate the development approved in permit 06-00380.
- (o) For the property at 38 Elizabeth Street, the maximum plot ratio shall be 6.30 only to accommodate the development approved in permit 07-00806.



LOCATION PLAN

SEE ENLARGEMENT



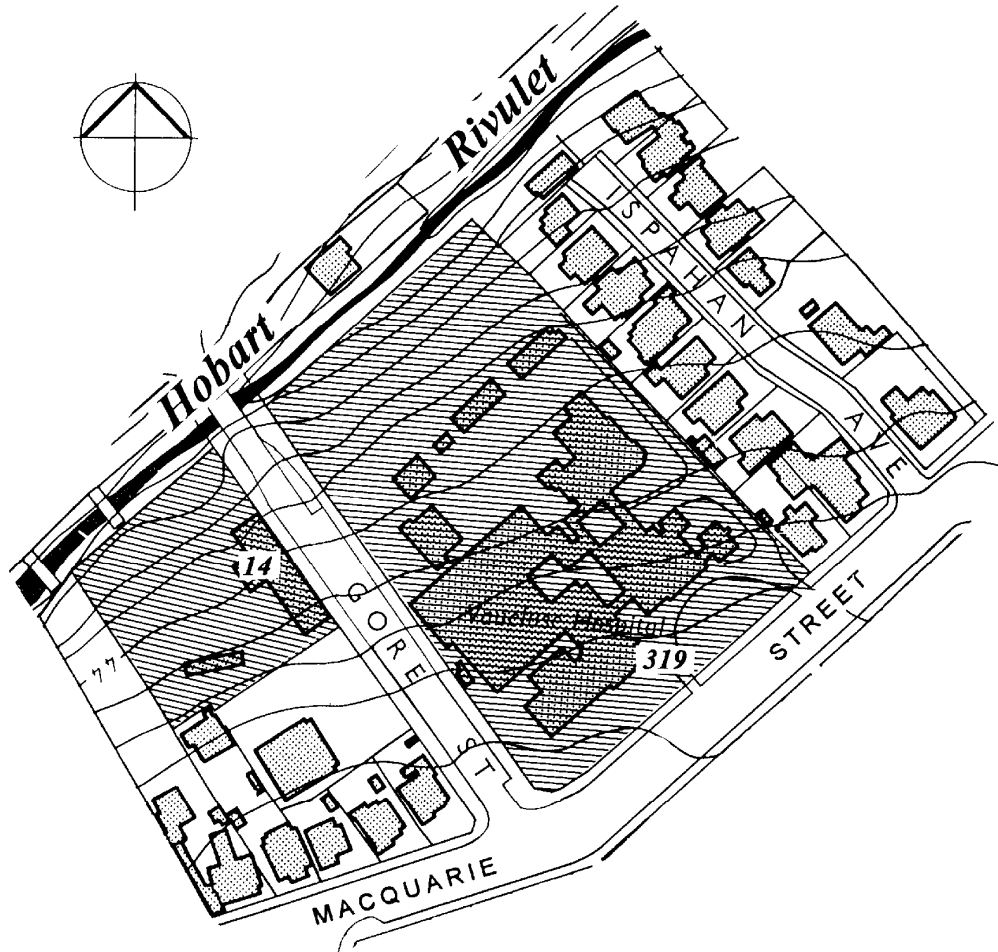
ENLARGEMENT

Reserved Residential Area



**MAP
B1**

AREA OF PRECINCT 26B TO WHICH A MAXIMUM PLOT RATIO OF 0.7 IS APPLICABLE AS DEFINED IN NOTES (d) & (e) OF SCHEDULE B TABLE B1

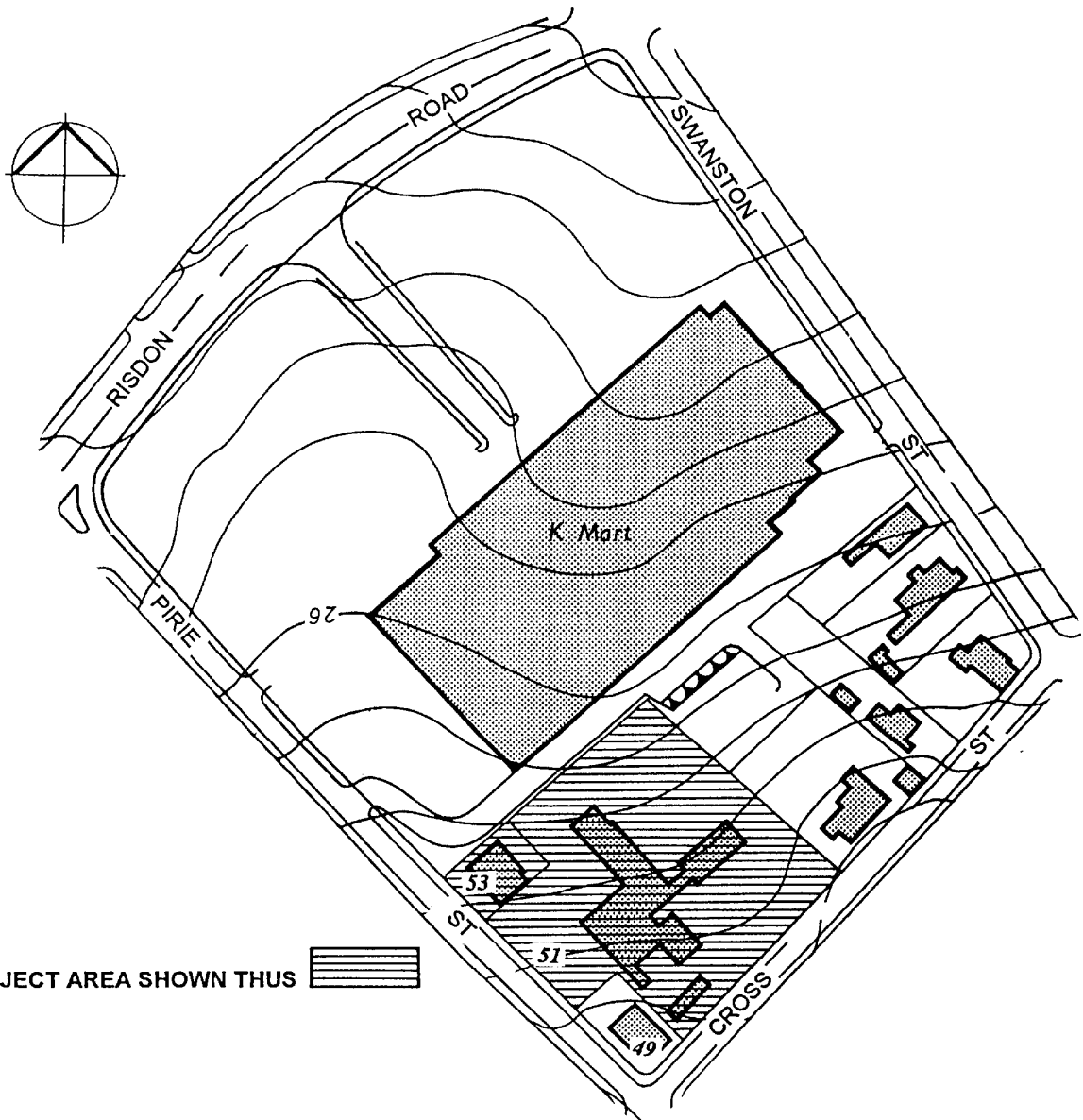


AREA SUBJECT TO MAXIMUM PLOT RATIO OF 0.7
(see notes (d) & (e))



MAP
B2

AREA OF PRECINCT 17
TO WHICH A BASIC & MAXIMUM PLOT RATIO OF 0.55 IS APPLICABLE
AS DEFINED IN NOTE (f) OF SCHEDULE B TABLE B1



SUBJECT AREA SHOWN THUS 

MAP
B3

C. HEIGHT SCHEDULE

Note: This Schedule does not apply to development for Use Groups I-IV within the Residential 1 – 4 Zones. (Refer to Schedule K for provisions related to these Use Groups in the Residential 1 – 4 Zones).

C.1 Definitions

C.1.1 In this Schedule the following meanings apply:

'height' shall have the meaning defined in Section 1.7.1 of the Planning Scheme except as provided for in Table C1 Note (b)

'structure' shall include a silo bin, chimney or chimney shaft, tank, hopper, conveyor, crane or lifting machinery, mast, aerials antenna, satellite dish, and any other construction, erection or building not built for nor intended for the purpose of providing an office, workplace, residence or place or abode of any kind, or other environment for a person or persons either for the purposes of his or their employment, home, shelter or otherwise.

C.2 Standards

C.2.1 Having regard to the Planning Scheme overall, in particular Principle 11, Council has a discretion to refuse or permit a proposed development that exceeds the permitted height for the relevant Precinct shown in Table C.1 below.

C.2.2 Having regard to the Planning Scheme overall, in particular Principle 11, Council has a discretion to refuse or permit a proposed development that would result in a new structure which exceeds the following height:

- (i) for structures other than buildings which are not in a building or on a building - 6 metres; provided that in that part of Precinct 34B located on the northern side of Cascade Road, the maximum height of any new structure shall not exceed that of the existing silos.
- (ii) for masts, flag poles, chimney shafts or radio antennae projecting above the roof of a building, (other than one covered by Schedule F of this Planning Scheme) in:
 - a) Precincts 1, 2, 3, 4, 5A, 6A, 6B, 8A, 8B, 9, 10, 11A, 11B, 12A and 12B - 6 metres above the roof of the building;

- b) All other Precincts - 2 metres above the roof of the building.
- iii) for structures to which Schedule F of this Planning Scheme applies - as determined by the Council.

TABLE C1 PERMITTED HEIGHT OF NEW BUILDING

Precinct/Block	Height (metres)
1, 2, 3 and 4	42
5A, 6A, 8A, 9, 10 and 11A	12
6B, 8B, 11B, 12A and 12B	9
All other Precincts(a), Recreation and Hills Face Zones	4.8

Notes

- (a) for the property at 393 Argyle Street which is subject to the provisions of ‘The Rydges Master Plan’, the maximum height shall be in accordance with the provisions of the Plan.
- (b) for properties within Precinct 24A, 43A, 43B, 43C, 43D, 43E, 43F, 43G, 43H, 43I, 44A, 44B overall height will be restricted to a maximum of 7.5 metres where ‘*overall height*’ is defined as the maximum vertical distance measured between the natural surface level and the highest point of the building.

D. SITING AND LANDSCAPING SCHEDULE

Note: With the exception of clause D.6 this Schedule does not apply to development for Use Groups I-IV within the Residential 1 – 4 Zones. (Refer to Schedule K for provisions related to these Use Groups in the Residential 1 – 4 Zones)

D.1 Interpretation

D.1.1 For the purposes of Section D.3.3. and D.3.4 **only** “height of the wall” shall have the meaning defined in section 1.7.1

D.1.2 Walls with staggered setbacks shall generally be treated as a single continuous wall.

D.1.3 An open sided car port or a trellis shall not be treated as a wall.

D.2 Administration

D.2.1 In considering the siting and layout of building work the standards set out in this schedule shall be accepted as those adequate to:

- (i) provide exemption from planning approval under the relevant provisions of Section 1.6.1 of the Planning Scheme; or
- (ii) satisfy the relevant provisions of Parts 4 (Principles) and 5 (Zone Objectives and Statements of Desired Future Character etc.) of the Planning Scheme, where planning approval is required.

D.3 Standards

D.3.1 Central Retail Zone and Central Commercial and Administrative Zone

D.3.1.1 In these zones no specific boundary setbacks are required other than to satisfy Principle 16 or the Statements of Desired Future Character for individual Precincts in respect of front boundary setbacks.

D.3.1.2 However, development in Precinct 8A (the Elizabeth Street Precinct) will be required to be setback from residential developments within Use Groups I - III located in Precinct 7 (Trinity Hill) in accordance with the standards set out in D.3.4 below.

D.3.2 Central Service Zone, Commercial and Residential Zone, Local Service Zone and Special Use Zones

D.3.2.1 In these zones no specific boundary setbacks are required other than to satisfy Principle 16 or the Statement of Desired Future

Character for individual Precincts in respect of front boundary setbacks.

D.3.2.2 However, the provision in respect of boundaries between Precincts as referred to in Section 5.1.2 of the Planning Scheme are particularly important where these Zones meet the Residential Zones. To protect residential or visual amenity the standards set out in D.3.4 below will be applied to those developments which abut a residential site in an adjoining Residential Zone, and buffer landscaping will be required.

D.3.2.3 In addition, in the Commercial and Residential Zone where new development abuts an existing residential development within Use Groups I to III boundary setbacks will be required as though the land in question were located in a Residential Zone and buffer landscaping will be required.

D.3.3 Service and Light Industry Zone

D.3.3.1 In this Zone no specific boundary setbacks are required. However to protect the amenity of:

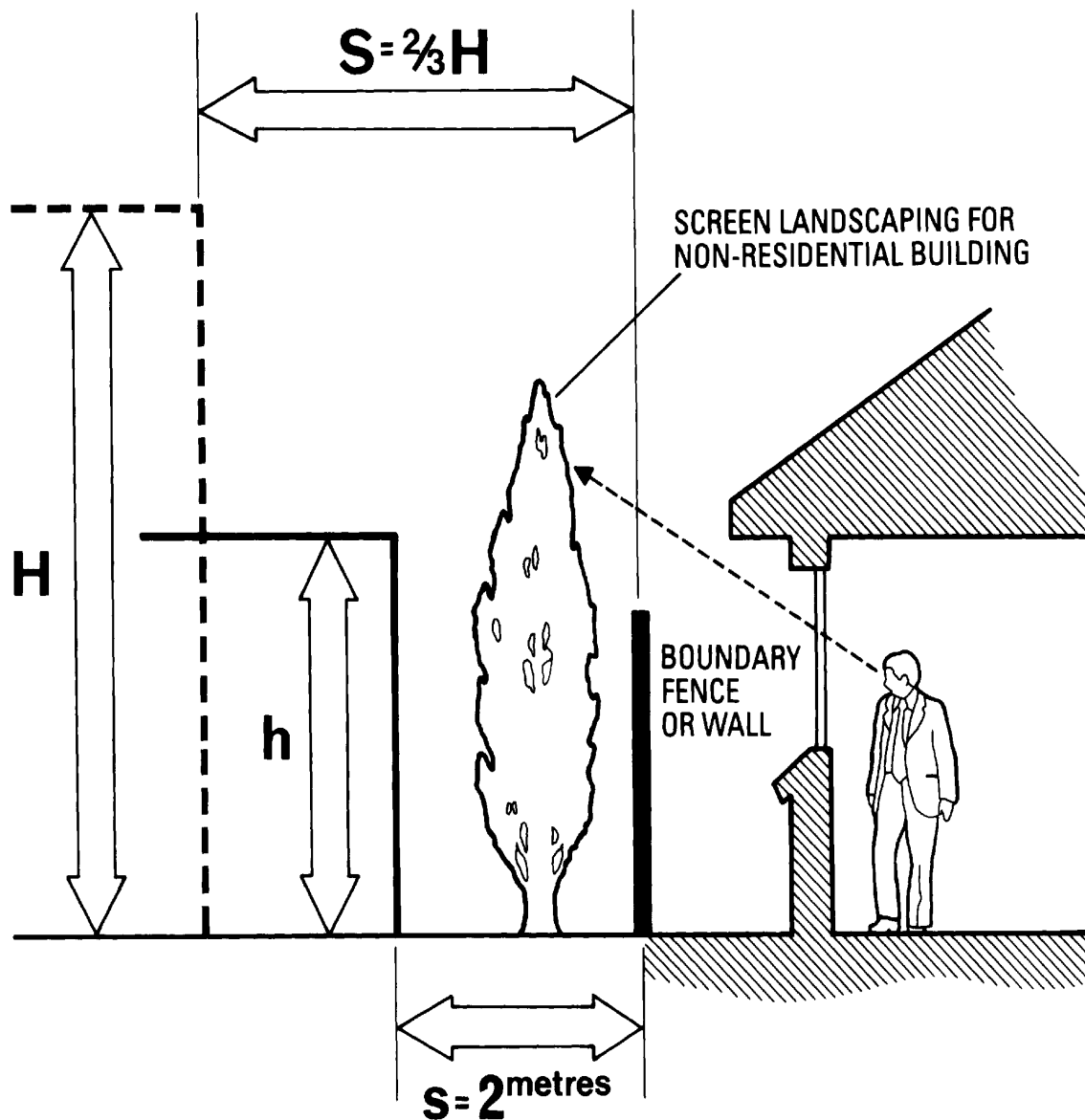
- (i) existing residential development within Use Groups I or II on circumjacent sites within the Zone or the adjacent Elizabeth Street North Precinct (16A), and/or
- (ii) sites within the adjacent Residential 3 Zone,




boundary setbacks will be required on the basis of a minimum of 2.0 metres or two-thirds the height of the relevant wall whichever is the greater (see Diagram 1).

D.3.3.2 The area between any wall of a non-residential building and the relevant rear or side boundary will be required to be screen landscaped and used for no other purpose unless approved as part of a car park or services area.

D.3.3.3 No specific front boundary setback will be required other than to satisfy Principle 16 and provided adequate on site provision is made for the loading, unloading and turning of all vehicles.

D.3.3.4 Landscaping of the frontage of any new development (including a change in use) will normally be required to enhance the streetscape.



Proposed development up to a maximum of 3 metres in height	
Proposed development over 3 metres in height	
Adjoining site development	
Height of wall up to a maximum of 3 metres in height	h
Setback for walls up to a maximum of 3 metres in height	s
Height of wall if over 3 metres in height	H
Setback for walls over 3 metres in height	S

*Siting and Landscape Schedule - Diagram 1
Setbacks in Service and Light Industry Zone*

D.3.4 Residential and Rural Zones (excepting the Low Density Residential Zone)

D.3.4.1 Front Boundaries

In these zones no specific front boundary setbacks will be required other than to satisfy Principle 16 or the Statement of Desired Future Character for the relevant Precinct.

D.3.4.2 Side and Rear Boundaries

Except as provided in Clause D.3.4.3 setbacks from side and rear boundaries shall be not less than the applicable distances shown in the following table:

MINIMUM SETBACKS FROM SIDE AND REAR BOUNDARIES

	Walls up to 9m in length	Walls exceeding 9m in length
Exempt under Clause 1.6.1	2m or half the height of the wall *	3m or 2/3 the height of the wall *
Subject to planning approval with conditions where necessary to ensure that the intent of Parts 4 and 5 of the Planning Scheme is met	1.5m or half the height of the wall *	3m or 55% the height of the wall *

* whichever is the greater in each case

Notwithstanding the above:

- (a) The wall of a building may be setback from the centre line of a right of way or access strip (which is greater than 3 metres in width) as though the centre line were the boundary of the property being developed, and
- (b) Walls inclined at an angle of greater than 30 degrees to a side or rear boundary shall have a minimum setback of 1m.

D.3.4.2A Decks with a floor level greater than 1m in height shall be setback a minimum of 2m or ½ the height of the deck whichever is greater from side or rear boundaries.

D.3.4.3 Walls on or within 1.5m of a Side or Rear Boundary.

Walls of not more than 3m in height may be erected on or within 1.5m of the side or rear boundary to an aggregate length as shown by the following table:

MAXIMUM LENGTH OF WALL ON OR WITHIN 1.5M OF SIDE OR REAR BOUNDARY

	On a lot of 550m ² or more	On a lot of less than 550m ²
Exempt under Clause 1.6.1	9m provided the aggregate length of walling resulting is not more than 1/3 length of the boundary.	9m provided the aggregate length of walling resulting is not more than 40% the length of the boundary.
Subject to planning approval with conditions where necessary to ensure that the intent of Parts 4 and 5 of the Planning Scheme is met	12m provided the aggregate length of walling resulting is not more than 1/3 the length of the boundary	12m provided the aggregate length of walling resulting is not more than 45% of the length of the boundary

D.3.5 Recreation Zone, Landscape and Skyline Conservation Zone, Low Density Residential Zone and Hills Face Zone

D.3.5.1 In these Zones no specific setbacks are required except that the standards set out in D.3.4 above may be imposed where appropriate.

D.4 Variations

D.4.1 The Council after giving consideration to:

- (i) the particular shape, contours or slope of the land,
- (ii) the adjoining land uses and/or use zoning,
- (iii) the existing setbacks of the immediate area,

may in its discretion refuse or permit any development which departs from these standards so long as the development is in conformity with the intent of Parts 4 (Principles) and 5 (Zone Objectives and Statements of Desired Future Character) of the Planning Scheme, and having regard in particular to the degree of acceptability of the impact on the amenity of adjacent properties in terms of:

- overlooking,
- overshadowing,
- audio disturbance,
- visual intrusion or obtrusion,

and the compatibility of the proposed building form with the amenity of the area.

D.5 Landscaping

D.5.1 In accordance with principle 12 the council may require for any development, the submission of a landscaping plan which shall indicate the existing and proposed landscape features of the site.

D.5.2 Within the residential zones, rural 'a' zone, special use 1, 2 and 4 zones, sites containing or proposing residential development shall retain and develop not less than 30% of the site area as usable landscaped space as defined in section 1.7.1., excepting for 'a flat' on the same site as a use falling within use groups ix and xvi, where the requirement shall be 15%.

D.6 Watercourses or Drainage Lines

D.6.1 Development shall be required to be set back as follows:

- (a) a minimum of 10 metres from the top of the bank of any open watercourse or drainage line.
- (b) a minimum of 3 metres from the centre of any piped watercourse.

D.6.2 Council may exercise its discretion to refuse or permit any development which departs from the setbacks specified in D.6.1. Council will only approve a reduction in the specified setback where it can be demonstrated that:

- a) there will be minimum adverse impact upon the environment,
- b) no compromising of recreational opportunities,
- c) there will be no increased risk of any hazard such as flooding, erosion or land instability level, and
- d) there will be no constraint on access to a Council or other utility service.

E. TRAFFIC, ACCESS AND PARKING SCHEDULE

E.1 In considering the traffic and parking provision requirements and implications of development pursuant to Principles 14 and 15 and the intent of the Planning Scheme, the following shall apply.

E.2 Traffic Generation

E.2.1 Where development (including subdivision) will result in a material increase in the volume of vehicular or pedestrian traffic entering or leaving a public road, provision shall be made to accommodate such additional vehicles or pedestrians and their movement to the satisfaction of the Council, having regard to traffic safety or amenity as appropriate.

E.2.2 The location and form of any proposed access to an existing public road shall ensure that adequate sight distance in relation to the speed of through traffic is available.

E.2.3 The Council may require certain measures to be carried out at the developer's expense in order to accommodate additional vehicles or pedestrians resulting from an approved development.

E.2.4 All access, parking and traffic management works shall be constructed to the Council's current standards and in accordance with plans approved by the Council.

E.3 Access Requirements

E.3.1 Unless existing buildings, topography, heritage considerations or Schedule K dictate otherwise access to a street shall be constructed in accordance with the minimum widths set out below:

<u>Number of Parking Spaces to be provided on site</u>	<u>Minimum Requirement</u>
1 - 5 inclusive	One 3.0m lane + one 0.6m footway
6 - 20 inclusive	Two 2.5m lanes + one 1.0m footway
21 and over	Two 3.0m lanes + two 1.5m footways

E.3.2 The Council, however, in pursuance of the intent of the Planning Scheme, may limit the number or dimensions of access widths proposed for any development.

E.3.3 With the exception of development under Use Group I, or unless otherwise determined by the Council, access and parking areas shall be designed and constructed to enable vehicles to enter and leave the site in a forward direction.

E.4 Parking Standards

E.4.1 For any development, the minimum number of parking spaces to be provided on-site shall be in accordance with the requirements set out in the table below.

E.4.2 The number of parking spaces which can be accommodated in a car parking area and the aisle widths within it, shall comply with the relevant Australian Standard, unless otherwise determined by the Council having regard to the impact on the site and its environs.

E.4.3 Where a development involves only a change of use of land or alterations and additions to existing buildings, the additional parking requirements shall be assessed as the difference between the parking requirements of the proposed use of the land and the parking requirements of the existing use of land.

E.4.4 Where a development involves uses of land contained in more than one Use Group, the parking requirements shall be the sum of the requirements for each of those uses.

TABLE E1 - CAR PARKING REQUIREMENTS

Use Group I	
house	Car Parking Requirements outlined within Schedule K - Rescode apply
ancillary flat	1 additional space
home occupation	no additional requirement
Use Group II	
flat	Car Parking Requirements outlined within Schedule K - Rescode apply
elderly persons unit	1 space per unit
Use Group III (see also Section E.5)	
multiple dwellings	2 spaces per 3 bedrooms
Use Group IV	
domestic business	1 space per vehicle used in whole or in part by the domestic business
Use Group V	
consulting rooms	1 space per 30 square metres floor area
community centre	1 space per 13 square metres floor area
place of public worship	1 space per 10 seats

Use Group VI	
hospital	1 space per 2 beds + 1 space per 2 employees + 1 space per doctor
hospital out-patient facilities	As determined by the Council
welfare institution	1 space per 200 square metres floor area
Use Group VII	
primary school or secondary school	1 space per 2 staff members + 4 spaces for visitors + 1 bus space
matriculation college	1 space per 2 staff members + 1 space per 20 students
university or tertiary institutions	1 space per 2 staff members + 1 space per 10 students
galleries, museums or libraries	1 space per 80 square metres floor area
Use Group VIII	
Office	1 space per 80 square metres floor area
Use Group IX	
shop, local shop, bank	1 space per 45 square metres floor area
takeaway food shop supermarket	1 space per 15 square metres floor
Use Group X	
backpacker accommodation	1 space per double or family room + 1 space per 5 beds in larger or dormitory style rooms + 1 space per 2 staff; or as determined by the Council based on evidence supplied by the applicant based on a current traffic and parking survey carried out by a suitably qualified person, to the satisfaction of Council, and taking into account the amenity of the adjoining land uses, nature and scale of the proposed development, the proximity to public transport services and the expected change in the nature of traffic generation.
bed and breakfast accommodation	1 space for the permanent residents + 1 space per bedroom used for visitors.

self contained visitor accommodation, motel	1 space per unit + 1 space per 2 employees
hotel	2 spaces per 3 bedrooms + one space per 2m ² of bar floor area + 1 space per 2 employees; or as determined by the Council based on evidence supplied by the applicant based on a current traffic and parking survey, carried out by a suitably qualified person, to the satisfaction of the Council, and taking into account the amenity of the adjoining land uses, nature of the proposed development, and the expected change in the nature of traffic generation.
club, cinema, theatre or restaurant	1 space per 5 seats
Use Group XI active recreation	as determined by the Council after consideration of the likely intensity of use.
Use Group XII amusement machine centre, health studio	1 space per 45 square metres floor area
Use Group XIII service industry or showroom	1 space per 100 square metres floor area or 1 space per 2 employees whichever is greater
Use Group XIV light industry	1 space per 200 square metres floor area or 1 space per 2 employees whichever is greater
warehouse or saleyard	1 car space per 200 square metres floor area or 1 space per 2 employees, whichever is greater plus 1 semi-trailer space
Use Group XV transport depot, timber yard or industry	1 space per 2 employees
Any use not listed above	As determined by the Council

E.5 Visitor Parking

E.5.1. For development falling within Use Group III, the minimum number of spaces to be provided shall be calculated on the basis of the requirement set out in Table E1 plus one additional space for every 160 square metres of floor area or part thereof which may be required wholly or in part to be set aside for visitor parking in accordance with Section E.6.2.

E.6 Nature of Parking

E.6.1 The Council may require the parking spaces to be provided as part of any development to be of a particular size, type, proportion and location to be suited to the likely nature of demand including turnover of use, type of use and user or visitor vehicles to be accommodated, and servicing needs. This will be determined by the Council after taking into consideration matters such as:

- (i) location of the site,
- (ii) the nature of the site,
- (iii) the nature of the surrounding area,
- (iv) existing traffic and parking patterns,
- (v) the nature of the operation and future growth plans or opportunities,
- (vi) existing on street restrictions,
- (vii) future on street or off street parking and proposals by public authorities.

E.6.2 The Council may require specific parking spaces to be reserved for exclusive use by certain classes of persons, such as for visitors to the development or for handicapped persons.

E.6.3 The location of car parking spaces shall be appropriate to the character and appearance of development in the vicinity and/or with the Desired Future Character of the relevant Precinct. For Use Groups I-IV within the Residential 1 - 4 Zones, siting of parking spaces between the building line and the street boundary line shall only be permitted in accordance with Schedule K - Rescode. For Use Groups I - IV outside the residential 1 - 4 Zones, and all other use groups the siting of parking spaces between the building line and the street boundary line shall generally only be permitted where topographical constraints dictate this as the only practical solution.

E.7 Exceptions and Variations From Parking Requirements

E.7.1 Notwithstanding Section E.4.1 of this Schedule there shall be no minimum requirement for the number of parking spaces to be provided in the Central Retail Zone (Precinct 1) and Precincts 2, 3 and 4 of the Central Commercial and Administrative Zone.

E.7.2 In a Residential, Landscape and Skyline Conservation Zone, Low Density Residential Zone, or Rural Zone, the Recreation Zone or the Hills Face Zone the Council may vary, limit, reduce or waive the number of parking spaces required under Section E.4 if :

- (i) the provision of the total number of spaces required would be detrimental to residential amenity, the environment, the streetscape or traffic/pedestrian safety;
- (ii) the use by its nature and location can be serviced by on street or other existing off site car parking capacity, without detriment to traffic/pedestrian safety or the convenience and amenity of nearby residents.

E.7.3 The Council may vary, limit, reduce or waive the total number of parking spaces to be provided on the site if the provision of the total number of required parking spaces would be detrimental to the cultural significance of a Heritage Area defined in Schedule F or would be detrimental to the cultural significance of a "place" listed in Appendix 1 of Schedule F.

E.7.4 Notwithstanding Section E.4.1 of this Schedule, in Precinct 28 on site car parking will only be required for use or development:

- (i) for alterations or extensions related to an increase in 'floor area' of more than 50 square metres or 20%, whichever is the greater,
- or
- (ii) as part of a site redevelopment plan, provided that no adverse traffic and pedestrian amenity impact can be demonstrated.

E.8 Cash-In-Lieu

E.8.1 In respect of any development in Use Group IV - XVI inclusive, the Council for environmental, streetscape or safety reasons, may require or accept a cash payment in lieu of the on-site provision of any or all of the required number of parking spaces, but shall not be obliged to accept such payment where in the opinion of the Council it is practicable and desirable to provide the required number of parking spaces on the site.

E.8.2 The Council may define Zones or Precincts wholly or in part within which cash in lieu payments may be accepted and shall determine the cash-in-lieu value of car parking spaces in those areas. (See Appendix 1).

E.8.3 The number of required parking spaces for any development, as determined by the Council in accordance with Section E.4.1, shall be used as the basis for the calculation of cash-in-lieu payment for required parking spaces not provided by the development. Cash in lieu payments shall be used for the provision of parking spaces in the vicinity of the development.

NOTE

The Council's up to date requirements in respect of those parts of the Planning Area for accepting cash-in-lieu payments and the requisite amounts pursuant to Section E.8.2 are available on request.

E.9 Traffic, Access And Parking Policies For Each Zone (Note – Zone references are the same as those used in Table A1.)

E.9.1 The development policy objectives for traffic, access and parking in each Zone are as set out below.

Zone 1 Central Retail Zone

E.9.2 Within the Central Retail Zone vehicles will be encouraged to park on the street for only limited periods. The frequency of vehicle crossovers should be minimised to enable a free flowing and safe pedestrian environment.

Zone 2 Central Commercial and Administrative Zone

E.9.3 Within this Zone the duration of on-street parking will be short term. The use of public car parking facilities will be supported except in Precinct 5A. Public transport, services and facilities including ferries, which serve Metropolitan Hobart are appropriate in this Zone. Pedestrian safety is an important consideration in the location and design of access.

Zone 3 Central Service Zone

E.9.4 The Zone is characterised by high volumes of private and public transport. Public car parking facilities are appropriate in Precinct 10. Pedestrian safety is an important consideration.

Zone 4 Commercial and Residential Zone

E.9.5 High volumes of traffic pass through Precincts 18 and 11B and its smooth flow should be maintained. All day non-resident on-street parking is to be discouraged especially in Precincts 11B, 12A and 12B.

Zone 5 Local Service Zone

E.9.6 Traffic volumes are high along the major arterial route of Sandy Bay Road. Road design should achieve a smooth transition to those parts of the zone intended for slower moving traffic adjacent to commercial and recreation areas. Landscaped off-street parking for cars and bicycles is encouraged in Precinct 28. Additional vehicular access points to property shall be discouraged along Sandy Bay Road, except as part of a rationalisation of traffic management arrangements that can demonstrate a direct improvement to pedestrian convenience and amenity.

In the Fern Tree Precinct 43G all access and vehicle parking must be sealed or finished in an all weather surface. Disturbance of the natural features shall be minimised and the environmental quality of the local area protected. Development within the road reserve and car parking areas should utilise materials traditionally used in the area.

Zone 6 Residential 1 Zone

E.9.7 A large number of major through streets cross the Zone, carrying public and private commuter traffic. On-street parking by commuters should be discouraged in this Zone. Precinct 7 and minor streets in other parts of the Zone should be restricted to local and service traffic only. Pedestrian or cycle paths should be developed in Precincts 19A, 19B, 21A, 27A and 27B.

Zone 7 Residential 2 Zone

E.9.8 Within this Zone through traffic should be restricted to major arterial routes such as Augusta Road, Cascade Road, Sandy Bay Road and Churchill Avenue. Local roads should accommodate only local and service traffic. Networks of pedestrian paths and cycleways should be established in Precincts 21B, 22, 22A, 30B, 33 and 34A.

Zone 8 Residential 3 Zone

E.9.9. A pedestrian network should evolve in the Precinct linking schools, shops and public transport routes. Through vehicular traffic should be limited to the major roads of Elizabeth, Argyle, Letitia, Federal and Burnett Streets and measures taken to limit minor streets to local access and service. Parking should be provided on-site where possible, and all day on-street parking restricted to residents.

Zone 9 Residential 4 Zone

E.9.10 Traffic in the Precinct should be restricted to local access and service. On-site parking should only be provided where it does not detract from the cohesion of the streetscape, and commuter parking should continue to be restricted.

Zone 10 Rural A Zone

E.9.11 Only new local roads need to be established in this Zone and these may be separated from pedestrian networks connecting residential and commercial areas. Parking should be generally on site.

Zone 11 Rural B Zone

E.9.12 Vehicular movement in this Zone should be restricted to that required to gain access to properties and fire trails.

Zone 12 Rural C Zone

E.9.13 Vehicular movement should be restricted to those few existing roads within the Zone, unless it can be demonstrated that any new roads will be at safe grades and achieve satisfactory engineering and environmental standards. Separation of vehicular movement from recreational activities is desirable.

Zone 13 Recreation Zone

E.9.14 In those parts of the Zone used predominantly for pedestrian and recreational activities, vehicular movement considerations should be subordinate to the safety of pedestrians. Car parking should be discreet and landscaped to blend with the natural environment.

Zone 14 Special Use 1 Zone

E.9.15 Through traffic should be restricted to Creek Road on the periphery of this Zone. Within the Zone emphasis should be placed on pedestrian safety and the separation of vehicles and car parks from pedestrian routes.

Zone 15 Special Use 2 Zone

E.9.16 The Zone should be further developed by the landscaping of car parks and the provision of facilities for bicycles.

Zone 16 Special Use 3 Zone

E.9.17 This Zone should be further developed by the landscaping of car parks and the provision of pedestrian access to and along the foreshore.

Zone 17 Special Use 4 Zone

E.9.18 The Zone requires a high level of accessibility for private and public vehicles. The extension of car parking should be limited to that associated with development within the Precinct.

Zone 18 Special Use 5 Zone

E.9.19 Traffic management and parking provisions should be sympathetic to the heritage values of the Precinct and reflect the requirements of Section A.8.1 of Schedule A.

Zone 19 Special Use 6 Zone

E.9.20 Traffic should be limited to existing roads in order to protect the water catchment and other environmental values of this Precinct.

Zone 21 Hills Face Zone

E.9.21 Vehicular movement should be restricted to those few roads or fire trails already existing, unless it can be demonstrated that any new roads or trails will be of safe grades and achieve satisfactory engineering and environmental standards.

Zone 22 Service and Light Industry Zone

E.9.22 In accordance with the desired future character for this Zone vehicular access will generally only be permitted from streets within the Zone. Services access and parking provision will be expected to be provided as so to minimise conflict with traffic flows or the environment and amenity of the adjacent Residential 3 Zone.

Zone 23 Low Density Residential Zone

E.9.23 All access and vehicle parking must be sealed or finished in an all weather surface, minimise disturbance of the natural features and require specific management controls to maintain the environmental quality of the local area.

Zone 24 Landscape and Skyline Conservation Zone

E.9.24 Parking and access will be required to demonstrate that minimal visual impact will occur for any use or development. The road network, both public and private, will be kept to a minimum. Pavement widths should be no greater than needed to provide adequate access. Steep or exposed road alignments are to be avoided whilst edge surfaces are to be rehabilitated with vegetation cover.

E.10 Significant Development

E.10.1 Applications for uses or development (including subdivisions) which are significant traffic generators, development which concentrates traffic or which could require the creation of new traffic routes shall be referred to the Department of Infrastructure Energy and Resources. Where such a development abuts a State Highway the views of the Department shall be taken into consideration prior to a determination being made.

E.11 Variations

E.11.1 Having regard to the Planning Scheme overall, particularly Principles 14 and 15, Council has a discretion to refuse or permit any proposed use or development which does not comply with the quantitative standards imposed by this Schedule.

APPENDIX 1

ZONES AND PRECINCTS WHERE CASH-IN-LIEU MAY BE TAKEN

For the purpose of Section E.8.2 of this Schedule Cash-in-lieu may be accepted in any of the following Zones/Precincts.

<u>ZONE</u>	<u>PRECINCT</u>
Central Commercial & Administrative	5A, 8A, 11A
Central Service	6A, 6B, 9, 10
Commercial and Residential	8B, 11B, 12A, 12B, 16B, 18
Local Service	16A, 32, 37B

F. HERITAGE SCHEDULE

F.1 Definitions

F.1.1 For the purposes of this Schedule:

‘adaptation’	means modifying a place by essential changes which are substantially reversible, have minimum impact or involve no change to the culturally significant fabric of a place in order to enable the place to be occupied by compatible uses.
‘adjacent’	in relation to proposed development means sites alongside, behind, diagonally behind or directly opposite on the other side of the road from a place listed on the Heritage Register or in a Heritage Area.
‘conservation’	means all the processes of looking after a place so as to retain its cultural significance and may include maintenance, preservation, restoration, reconstruction or adaptation.
‘cultural significance’	means aesthetic, historic, scientific or social value for past, present or future generations.
‘fabric’	means all the physical material of the place
‘heritage area’	means a part of the Planning Area of special significance pursuant to Principle 20.
‘place’	means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
‘preservation’	means the protection, maintenance where necessary, and the stabilisation of the existing fabric of a place but without distortion of its cultural significance.
‘restoration’	means the reassembly of displaced components, or the removal of later additions to reveal the culturally significant aspect of a place, without the introduction of new material.
‘reconstruction’	means returning a place as nearly as possible to an earlier state which is known from physical and/or documentary evidence, by the introduction of materials (new or old) into the fabric.

‘Statement of Historical Archaeological Potential’

means a statement prepared by a qualified historical archaeologist or other suitably qualified professional that may be required to be submitted as part of any application to undertake development, and which includes the following:

- (i) an illustrated site and disturbance history;
- (ii) an evaluation of historical archaeological potential;
- (iii) a statement of historical archaeological significance; and
- (iv) recommended actions.

F.2 General

F.2.1 This Schedule identifies those parts of the “Planning Area” and specific buildings and sites (‘places’) of special significance and the framework of control of development affecting such areas and places pursuant to Principle 20.

F.2.2 In its consideration of applications for development the Council shall have regard to the definitions, conservation principles, processes and practices set down in the Burra Charter as adopted on 23rd April, 1988.

F.3 Heritage Areas

F.3.1 Pursuant to Principle 20, those parts of the Planning Area shown as Heritage Areas on maps F2 - F12 of this Schedule shall be conserved.

F.3.2 Pursuant to Principle 20, any existing building, or structure within a Heritage Area shall be retained except where:

- (i) it clearly detracts from the cultural significance of the Area, or
- (ii) there are overriding environmental, economic or practical reasons for its removal either wholly or in part.

F.3.3 Any new development within or adjacent to a Heritage Area shall be in keeping with and shall not detract from those characteristics of the Area which contribute to its cultural significance.

F.3.4 Within any Heritage Area new development shall be in harmony with the height, bulk, setbacks, materials, colours and finishes of existing buildings but should not distort the cultural significance of the Area by attempting to imitate existing buildings or structures.

F.4 Places Listed on the Heritage Register

F.4.1 The Council may adopt in whole or in part, listings of places on the Register of the National Estate or compiled by the National Trust or other such bodies as the Council considers capable of providing authoritative statements of cultural significance.

F.4.2 Pursuant to Principle 20, those places listed on the Council's Heritage Register as set out in Appendix 1 to this Schedule shall be conserved.

F.4.3 Pursuant to Principle 20 any existing building or structure listed on the Heritage Register shall be retained except where:

- (i) it clearly detracts from the cultural significance of the place, or
- (ii) there are overriding environmental, economic or practical reasons for its removal either wholly or in part.

F.4.4 Any new development within or adjacent to a place listed on the Heritage Register shall be in keeping with and shall not detract from those characteristics of the place which contribute to its cultural significance.

F.5 Places of Historical Archaeological Sensitivity

F.5.1 An application for development which involves the excavation of land in the Central Retail, Central Commercial & Administrative, Central Service and Commercial & Residential (Precincts 11A, 11B, 12A & 12B) Zones, is required to be accompanied by:

- (i) a Statement of Historical Archaeological Potential; or
- (ii) a statement by a qualified archaeologist that either the site has been surveyed previously and found not to be of historical archaeological significance or that the nature of the development will not result in destruction of any aspects of items of historical archaeological significance.

F.5.2 On any land considered likely to be of historical archaeological interest or significance, to which section F.5.1 applies, when imposing conditions in respect of any development Council must take the following criteria into consideration:

- (i) the likelihood of the proposed building or works resulting in the removal or destruction of items of historical archaeological significance;
- (ii) the historical cultural significance of the site;
- (iii) evidence of an adequate archaeological reconnaissance and site sampling prior to the approval or carrying out of works
- (iv) the need to reasonably protect potential historical archaeological significance during the design, and carrying out of works; and
- (v) the need for an archaeological watching brief to be required during the carrying out of works.

F. 6 Discretion

F.6.1 The Council has a discretion to refuse or permit any proposed use or development:-

- (i) within or adjacent to a place listed on the Heritage Register;
- (ii) within or adjacent to a Heritage Area.

For Schedule F Maps please refer to the **CHPS_HERITAGE_MAPS.pdf**

APPENDIX 1 - SCHEDULE F

NUMBER	STREET	OTHER INFORMATION
ABERDEEN STREET		
	ABERDEEN STREET	Domain House (Former High School / University of Tasmania) <i>(Now part of 71 Brooker Avenue)</i>
1	ABERDEEN STREET	
3	ABERDEEN STREET	
4	ABERDEEN STREET	
5	ABERDEEN STREET	
6	ABERDEEN STREET	
7	ABERDEEN STREET	Phyllisdene
8	ABERDEEN STREET	
9	ABERDEEN STREET	
11	ABERDEEN STREET	
12	ABERDEEN STREET	Maffra
13	ABERDEEN STREET	
14	ABERDEEN STREET	Rear of 1 Lillie Street
16	ABERDEEN STREET	
17	ABERDEEN STREET	
18	ABERDEEN STREET	
19	ABERDEEN STREET	
20	ABERDEEN STREET	
21	ABERDEEN STREET	
27	ABERDEEN STREET	
29	ABERDEEN STREET	
ADELAIDE STREET		
21 - 31	ADELAIDE STREET	
22	ADELAIDE STREET	
54	ADELAIDE STREET	
58 - 60	ADELAIDE STREET	
ALBUERA STREET		
3	ALBUERA STREET	
4 - 6	ALBUERA STREET	Former Hobart Ladies Grammar School
5	ALBUERA STREET	
7	ALBUERA STREET	
9	ALBUERA STREET	St Croix (including small shop)
23	ALBUERA STREET	Former State School <i>(Previously known as 11 Albuera Street)</i>
ALLISON STREET		
21	ALLISON STREET	Darlington Cottage
ANDREW STREET		
1	ANDREW STREET	
4	ANDREW STREET	
6	ANDREW STREET	
8	ANDREW STREET	
10	ANDREW STREET	
11	ANDREW STREET	
ANGLESEA STREET		
58	ANGLESEA STREET	Collegiate Prep School <i>(Also includes that part of the address previously known as 465 Macquarie Street (Clonmel))</i>
ANTILL STREET		
4	ANTILL STREET	

	6	ANTILL STREET	
	8	ANTILL STREET	
	10	ANTILL STREET	
		APSLEY STREET	
	3	APSLEY STREET	Heathville
	31	APSLEY STREET	
		ARCHER STREET	
	3	ARCHER STREET	
	9	ARCHER STREET	Rahiri
		ARGYLE STREET	
	42	ARGYLE STREET	<i>(Now part of 60 Liverpool Street)</i>
50A - 52		ARGYLE STREET	Former Carlton Club Hotel <i>(Now part of 50-56 Liverpool Street)</i>
	55	ARGYLE STREET	
	59	ARGYLE STREET	Synagogue
	77 - 79	ARGYLE STREET	Hobart Fire Station <i>(Previously known as 79-87 Argyle Street)</i>
	123	ARGYLE STREET	
	125	ARGYLE STREET	
	127	ARGYLE STREET	
	142	ARGYLE STREET	
	144	ARGYLE STREET	
151 - 153		ARGYLE STREET	
	268	ARGYLE STREET	
	272	ARGYLE STREET	
	274	ARGYLE STREET	
	304	ARGYLE STREET	
319		ARGYLE STREET	Random stone wall only
323		ARGYLE STREET	
	348	ARGYLE STREET	
	350	ARGYLE STREET	
	354	ARGYLE STREET	
	356	ARGYLE STREET	
	358	ARGYLE STREET	
	360	ARGYLE STREET	
	362	ARGYLE STREET	Woodbine
	366	ARGYLE STREET	
	368	ARGYLE STREET	
	376	ARGYLE STREET	
393		ARGYLE STREET	Rydges (Former Blind & Deaf Institute, including "Trust Cottage")
395		ARGYLE STREET	Friends Junior School / Boa Vista gatehouse
	398	ARGYLE STREET	Poimena
405		ARGYLE STREET	Sherbourne
407		ARGYLE STREET	Wharepuke
409		ARGYLE STREET	
411		ARGYLE STREET	Mosely
413		ARGYLE STREET	
415		ARGYLE STREET	
417		ARGYLE STREET	
419		ARGYLE STREET	
		ARGYLE STREET	Public reserve
		ARTHUR STREET	
		ARTHUR STREET	Sandstone kerbing
	2	ARTHUR STREET	
	24	ARTHUR STREET	
27		ARTHUR STREET	Hardcastle

30	ARTHUR STREET	
34	ARTHUR STREET	
107	ARTHUR STREET	
	AUDLEY STREET	
2	AUDLEY STREET	
9	AUDLEY STREET	
13	AUDLEY STREET	Lambourne / Troy Cottage
	AUGUSTA ROAD	
7	AUGUSTA ROAD	Boadicea
27 - 29	AUGUSTA ROAD	Hildern / Former St James' Rectory
34	AUGUSTA ROAD	
36A	AUGUSTA ROAD	Leyton
46	AUGUSTA ROAD	Newlands Lodge
	BARRACK STREET	
1	BARRACK STREET	
4	BARRACK STREET	
5 - 9	BARRACK STREET	
12	BARRACK STREET	Former Saracen's Head (<i>Previously known as 194 Macquarie Street</i>)
15	BARRACK STREET	Duke of Wellington Hotel (<i>Now known as 192 Macquarie Street</i>)
19	BARRACK STREET	Former Christ College (<i>Now part of 181-183 Macquarie Street</i>)
43	BARRACK STREET	
46 - 56	BARRACK STREET	<i>(Previously known as 46 Barrack Street, 52 Barrack Street, 56 Barrack Street, 52 Goulburn Street and 58 Goulburn Street)</i>
47	BARRACK STREET	<i>(Previously known as part of 47-51 Barrack Street)</i>
49	BARRACK STREET	<i>(Previously known as part of 47-51 Barrack Street)</i>
52	BARRACK STREET	<i>(Now part of 46-56 Barrack Street)</i>
55	BARRACK STREET	
56	BARRACK STREET	<i>(Now part of 46-56 Barrack Street)</i>
58	BARRACK STREET	
61	BARRACK STREET	
64	BARRACK STREET	
65	BARRACK STREET	
75	BARRACK STREET	
85	BARRACK STREET	
99	BARRACK STREET	Catholic Presbytery / Former Archbishop's Palace <i>(Part of the heritage listed land title that also includes 102 Patrick Street, 180 Harrington Street, 164 Harrington Street and that part of the address previously known as 162 Harrington Street)</i>
	BARTON AVENUE	
4	BARTON AVENUE	
	BATHURST STREET	
25 - 29	BATHURST STREET	Scots Uniting Church and Hall (old kirk) at rear (formerly St Andrew's Presbyterian Church)
28	BATHURST STREET	Former Hobart Technical College (Cruikshank Building)
81 - 81B	BATHURST STREET	<i>(Now known as 115-115B Elizabeth Street)</i>
87	BATHURST STREET	New Sydney Hotel
102	BATHURST STREET	<i>(Now part of 18-36 Criterion Street – that part of the address previously known as 102 Bathurst Street only)</i>
106	BATHURST STREET	Playhouse Theatre / Former Union Chapel
121 - 123	BATHURST STREET	<i>(Previously known as 121 Bathurst Street)</i>
129 - 131	BATHURST STREET	
153	BATHURST STREET	Alyth
155	BATHURST STREET	Elsmore
157	BATHURST STREET	

159	BATHURST STREET	
163 - 167	BATHURST STREET	
169 - 171	BATHURST STREET	
173	BATHURST STREET	
	176	BATHURST STREET
	180 - 184	BATHURST STREET <i>(Previously known as 180 and 182 Bathurst Street)</i>
181	BATHURST STREET	
183	BATHURST STREET	
185	BATHURST STREET	Incl. stone wall
187	BATHURST STREET	
	188	BATHURST STREET
189	BATHURST STREET	
191	BATHURST STREET	
193	BATHURST STREET	
195	BATHURST STREET	
197	BATHURST STREET	Incl. stone wall
	198	BATHURST STREET
199	BATHURST STREET	
201	BATHURST STREET	Incl. stone wall
	202	BATHURST STREET Kia Lana
203	BATHURST STREET	Woollahra - incl. stone wall and gate
	206	BATHURST STREET
207	BATHURST STREET	Incl. stone wall
	208	BATHURST STREET
209	BATHURST STREET	
	210	BATHURST STREET
211	BATHURST STREET	Incl. stone wall
	212	BATHURST STREET Clemba
213	BATHURST STREET	
	214	BATHURST STREET Kelmscott
215	BATHURST STREET	
	216	BATHURST STREET
217	BATHURST STREET	
	218	BATHURST STREET
219	BATHURST STREET	
	220	BATHURST STREET
221	BATHURST STREET	
223	BATHURST STREET	
225	BATHURST STREET	
227	BATHURST STREET	
	228	BATHURST STREET
229	BATHURST STREET	
	230	BATHURST STREET
231	BATHURST STREET	
	232 - 232A	BATHURST STREET
	234 - 236	BATHURST STREET
	238 - 240	BATHURST STREET
239 - 241	BATHURST STREET	
	246	BATHURST STREET Grenoch
	248	BATHURST STREET Violet Cottage
249	BATHURST STREET	Aquarius Court
	250	BATHURST STREET
	252 - 254	BATHURST STREET
253 - 259	BATHURST STREET	
273	BATHURST STREET	Walters Cottage

278	BATHURST STREET	
290	BATHURST STREET	Lochiel
292 - 294	BATHURST STREET	
296	BATHURST STREET	
302	BATHURST STREET	
304 - 306	BATHURST STREET	
308	BATHURST STREET	
316	BATHURST STREET	
	BAY ROAD	
	4 BAY ROAD	
	26 BAY ROAD	
35	BAY ROAD	Louisville - incl. trees and gates
61	BAY ROAD	Runnymede
	BAYLEY STREET	
1	BAYLEY STREET	
3 - 5	BAYLEY STREET	
	4 BAYLEY STREET	Former Officer College
9	BAYLEY STREET	
11	BAYLEY STREET	
15	BAYLEY STREET	Eddystone
17	BAYLEY STREET	
	18 - 20 BAYLEY STREET	
	22 BAYLEY STREET	Otarama
	BEACH ROAD	
7	BEACH ROAD	Newland
9	BEACH ROAD	Cranleigh
15	BEACH ROAD	<i>(Previously known as 13 Beach Road)</i>
	BEDFORD STREET	
	2 BEDFORD STREET	
11	BEDFORD STREET	Roseville (incl. outbuildings)
	BELTON STREET	
1	BELTON STREET	
	BEREA STREET	
	2 BERA STREET	<i>(Now part of 221 Collins Street)</i>
	BISHOP STREET	
	10 BISHOP STREET	
	BOA VISTA ROAD	
	2 BOA VISTA ROAD	
	10 - 10A BOA VISTA ROAD	
	12 BOA VISTA ROAD	
17	BOA VISTA ROAD	
	BONNINGTON ROAD	
	16 BONNINGTON ROAD	
	BRACKEN LANE	
3	BRACKEN LANE	House and Garden
	6 BRACKEN LANE	
	10 BRACKEN LANE	
	BRISBANE STREET	
3	BRISBANE STREET	Brisbane Hotel
5 - 17	BRISBANE STREET	
	6 BRISBANE STREET	Former Criminal Courts Complex <i>(Now part of 98A Campbell Street)</i>
19	BRISBANE STREET	

21	BRISBANE STREET	
23	BRISBANE STREET	
25 - 27	BRISBANE STREET	
29	BRISBANE STREET	
65	BRISBANE STREET	Sydney Lodge (<i>Previously known as 57 Brisbane Street</i>)
3/71 a	BRISBANE STREET	Hopkins Hall (<i>Previously known as 71 Brisbane Street</i>)
73	BRISBANE STREET	Uniting (Memorial Congregational) Church
126 - 128	BRISBANE STREET	<i>(Previously known as part of 130-136 Brisbane Street)</i>
130	BRISBANE STREET	<i>(Previously known as part of 130-136 Brisbane Street)</i>
132	BRISBANE STREET	<i>(Previously known as part of 130-136 Brisbane Street)</i>
134	BRISBANE STREET	<i>(Previously known as part of 130-136 Brisbane Street)</i>
136	BRISBANE STREET	<i>(Previously known as part of 130-136 Brisbane Street)</i>
	BRISBANE STREET	Walls of former Roman Catholic burial ground
205	BRISBANE STREET	
	BROOKER AVENUE	
71	BROOKER AVENUE	Domain House (Former High School / University of Tasmania)
83 - 85	BROOKER AVENUE	
103 - 111	BROOKER AVENUE	
113 - 143	BROOKER AVENUE	<i>(125 Brooker Avenue also includes that part of the address previously known as 8 Service Street)</i>
149	BROOKER AVENUE	Former Christ College/Hostel (<i>Previously known as 10 Shoobridge Street and 19 Davenport Street (Former Trinity Rectory)</i>)
	BROWNE STREET	
	BROWNE STREET	Sandstone kerbing
1	BROWNE STREET	
	2	BROWNE STREET
3	BROWNE STREET	
	4	BROWNE STREET
5	BROWNE STREET	
	6	BROWNE STREET
7	BROWNE STREET	
	8	BROWNE STREET
9	BROWNE STREET	
	10	BROWNE STREET
		Incl. brick & stone wall (<i>Also includes that part of the address previously known as 12 Browne Street</i>)
	12	BROWNE STREET
		Incl. brick & stone wall (<i>Now part of 10 Browne Street</i>)
13	BROWNE STREET	
15	BROWNE STREET	Bambalorna
	16	BROWNE STREET
19	BROWNE STREET	
	26	BROWNE STREET
	28	BROWNE STREET
29	BROWNE STREET	
	30	BROWNE STREET
31	BROWNE STREET	
	32 - 34	BROWNE STREET
	36	BROWNE STREET
37	BROWNE STREET	
59	BROWNE STREET	
	BURNETT STREET	
35 - 39	BURNETT STREET	
57 - 59	BURNETT STREET	
	60	BURNETT STREET
61 - 67	BURNETT STREET	
	BURNETT STREET	Stone wall behind Empire Hotel -(refer 299 Elizabeth Street)

69	BURNETT STREET	Palfreymans - (refer 340-344 Elizabeth Street)
71 - 75	BURNETT STREET	
81 - 83	BURNETT STREET	
85 - 87	BURNETT STREET	
97 - 99	BURNETT STREET	
100	BURNETT STREET	Crescent Hotel
101	BURNETT STREET	
104	BURNETT STREET	
105	BURNETT STREET	
107	BURNETT STREET	
108	BURNETT STREET	
109	BURNETT STREET	
BYRON STREET		
20	BYRON STREET	Astley Bank
24	BYRON STREET	Former Targett Inn
30	BYRON STREET	Former Bowling Green Hotel
CAMERON STREET		
3 - 5	CAMERON STREET	
CAMPBELL STREET		
46	CAMPBELL STREET	Former Blundstone's Factory (<i>Now part of 19-29 Liverpool Street</i>)
55	CAMPBELL STREET	Hollydene
57	CAMPBELL STREET	Royal Exchange Hotel
93 - 97	CAMPBELL STREET	Waverley Terrace (<i>Previously known as 95-97 Campbell Street</i>)
98A	CAMPBELL STREET	Penitentiary Chapel & Criminal Courts Complex (<i>Previously known as 98 Campbell Street and 6 Brisbane Street</i>)
99	CAMPBELL STREET	Ashburton
100 - 102	CAMPBELL STREET	
99 - 103	CAMPBELL STREET	(<i>Previously known as 103-107 Campbell Street</i>)
104 - 110	CAMPBELL STREET	
142 - 146	CAMPBELL STREET	
145 - 151	CAMPBELL STREET	
157 - 163A	CAMPBELL STREET	Campbell Terrace
163	CAMPBELL STREET	Rubble Barn at rear
165	CAMPBELL STREET	(<i>Now part of 165-167 Campbell Street – that part of the address previously known as 165 Campbell Street only</i>)
169	CAMPBELL STREET	Amalfi (<i>Now part of 169-173 Campbell Street – that part of the address previously known as 169 Campbell Street only</i>)
172	CAMPBELL STREET	Tasmanian Inn
176	CAMPBELL STREET	
186	CAMPBELL STREET	(<i>Now part of 184-186 Campbell Street – that part of the address previously known as 186 Campbell Street only</i>)
187	CAMPBELL STREET	
191	CAMPBELL STREET	
193 - 195	CAMPBELL STREET	
199 - 201	CAMPBELL STREET	(<i>Previously known as 199 Campbell Street</i>)
207	CAMPBELL STREET	
216 - 220	CAMPBELL STREET	
221	CAMPBELL STREET	
229	CAMPBELL STREET	Glenora
231	CAMPBELL STREET	Campbell Street Primary School
CANE STREET		
12	CANE STREET	Wallfield

	CARR STREET	
13	CARR STREET	Including outbuildings
15	CARR STREET	
	CARRIAGE DRIVE	
	CARRIAGE DRIVE	Gunpowder Magazine and Old Guard House
2	CARRIAGE DRIVE	
	CASCADE ROAD	
9 - 19	CASCADE ROAD	
30	CASCADE ROAD	St John's Hospital: Wellington Grange
30	CASCADE ROAD	St John's Hospital: Marathon (Falconer House), Wellington Grange and Sequoia tree <i>(Also includes that part of the address previously known as 44 Cascade Road)</i>
35 - 41	CASCADE ROAD	
44	CASCADE ROAD	<i>(Now part of 30 Cascade Road)</i>
131	CASCADE ROAD	Cascade Brewery
140	CASCADE ROAD	Woodstock
	CAVELL STREET	
11 - 15	CAVELL STREET	
21	CAVELL STREET	
39	CAVELL STREET	Caldew <i>(previously known as 30 Faraday Street)</i>
41	CAVELL STREET	
	CHURCH STREET	
1	CHURCH STREET	
2	CHURCH STREET	
3 - 5	CHURCH STREET	Former Holy Trinity Parish Hall <i>(Previously known as 5 Church Street)</i>
6	CHURCH STREET	Mentone
7 - 11	CHURCH STREET	
8	CHURCH STREET	Craiglie
10	CHURCH STREET	Wendur
12	CHURCH STREET	Hillbro
14 - 16	CHURCH STREET	
17	CHURCH STREET	Holy Trinity Rectory
30	CHURCH STREET	Formerly part of the Trinity Hill School site <i>(Previously known as 30-32 Church Street)</i>
37	CHURCH STREET	
45 - 51	CHURCH STREET	
46	CHURCH STREET	Glenlynn <i>(Now part of 42-46 Church Street – that part of the address previously known as 46 Church Street only)</i>
48	CHURCH STREET	Kallimna
	CHURCHILL AVENUE	
	CHURCHILL AVENUE	Alexandra Battery <i>(Now known as 629-663 Sandy Bay Road)</i>
	CLARE STREET	
14	CLARE STREET	
20	CLARE STREET	
24	CLARE STREET	
34	CLARE STREET	
36	CLARE STREET	
	COLLINS STREET	
53	COLLINS STREET	Former Red Cross House
56	COLLINS STREET	Former Knox Free Church
73	COLLINS STREET	Ship Hotel <i>(Previously known as 75 Collins Street)</i>
77	COLLINS STREET	
117	COLLINS STREET	T & G Building <i>(Previously known as 113-117 Collins Street)</i>
116 - 118	COLLINS STREET	

121 - 123	COLLINS STREET	Former CTA Club (<i>Previously known as 121 Collins Street</i>)
136	COLLINS STREET	Former H. Cook & Son / Piccadilly
138	COLLINS STREET	Former Imperial Hotel / Coffee Palace
151	COLLINS STREET	<i>(Now part of 82 Harrington Street)</i>
153	COLLINS STREET	Airth Castle
155 - 157	COLLINS STREET	
156	COLLINS STREET	Stable at rear (behind 158 Collins Street) <i>(Now part of 154-156 Collins Street – that part of the address previously known as 156 Collins Street only)</i>
158	COLLINS STREET	Former Cascade Co. Offices
184	COLLINS STREET	Former Chapel <i>(Now part of 180-184 Collins Street – that part of the address previously known as 184 Collins Street only)</i>
186	COLLINS STREET	
	COLLINS STREET	Stone walls between 188 & 200 Collins Street (Crowthers Lane)
208	COLLINS STREET	
210	COLLINS STREET	
219	COLLINS STREET	<i>(Now part of 221-223 Collins Street)</i>
221 - 223	COLLINS STREET	<i>(Previously known as 219 Collins Street and 2 Berea Street)</i>
225	COLLINS STREET	

COMMERCIAL ROAD

1 - 3	COMMERCIAL ROAD	
7	COMMERCIAL ROAD	Closeburn
23	COMMERCIAL ROAD	Friends School Precinct (including wall and gates, Hobartville, Pendle Hill (Blair Logie), and Bernard Walker buildings) <i>(Also includes that part of the address previously known as 433 Elizabeth Street)</i>

CORNELIAN BAY ROAD

CORNELIAN BAY ROAD Boat Houses

CRITERION STREET

18 - 36	CRITERION STREET	<i>(That part of the address previously known as 102 Bathurst Street only)</i>
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CROSS STREET

1	CROSS STREET	Sacred Heart Church
21	CROSS STREET	Church Hall (Former Methodist) <i>(Previously known as 162 New Town Road)</i>
38	CROSS STREET	Moncrieff

DARCY STREET

53 - 55	DARCY STREET	
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DAVENPORT STREET

2	DAVENPORT STREET	
4 - 8	DAVENPORT STREET	
7	DAVENPORT STREET	
10	DAVENPORT STREET	
14	DAVENPORT STREET	
16	DAVENPORT STREET	
18	DAVENPORT STREET	
19	DAVENPORT STREET	<i>(Now part of 149 Brooker Avenue)</i>
20	DAVENPORT STREET	

DAVEY PLACE

1 - 3	DAVEY PLACE	<i>(Now known as 328 Davey Place)</i>
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DAVEY STREET

25	DAVEY STREET	
29	DAVEY STREET	Athenaeum Club
41	DAVEY STREET	Family Court of Australia (Former Trades Hall) <i>(Now part of 39-41 Davey Street – that part of the address previously known as 41 Davey Street only)</i>
45	DAVEY STREET	Hobart Tennis Club (Royal Tennis Court and Clubrooms)
47	DAVEY STREET	Former Davey Street Congregational Church & Hall

49	DAVEY STREET	Ranelagh
	DAVEY STREET	St David's Park
51	DAVEY STREET	Kilburn / Buckingham House
53 - 55	DAVEY STREET	
57	DAVEY STREET	Former Del Sarte's Assembly Rooms <i>(Now part of 57-59 Harrington Street)</i>
59 - 61	DAVEY STREET	
65 - 67	DAVEY STREET	<i>(Now part of 186 Macquarie Street)</i>
	70	DAVEY STREET Heathfield
79	DAVEY STREET	Bellkirk <i>(Now known as 188 Macquarie Street)</i>
81	DAVEY STREET	
83	DAVEY STREET	
91 - 93	DAVEY STREET	<i>(Now part of 212-218 Macquarie Street)</i>
	96 - 120	DAVEY STREET Anglesea Barracks
97	DAVEY STREET	<i>(Now part of 186 Macquarie Street)</i>
105	DAVEY STREET	<i>(Now part of 212-218 Macquarie Street)</i>
		DAVEY STREET Brick wall - St Michael's Collegiate School
	2/124	DAVEY STREET Includes walls <i>(Previously known as 10 Molle Street)</i>
125	DAVEY STREET	
127	DAVEY STREET	
129	DAVEY STREET	
	130	DAVEY STREET
	132	DAVEY STREET Talune (incl. stables)
	136	DAVEY STREET
137 - 139	DAVEY STREET	
	142 - 146	DAVEY STREET St Ann's Rest Home / Hawthornden <i>(Previously known as 142 Davey Street)</i>
149 - 151	DAVEY STREET	
153 - 171	DAVEY STREET	
173	DAVEY STREET	
187 - 197	DAVEY STREET	Mill Cottages
	196	DAVEY STREET
205	DAVEY STREET	Mill House
207	DAVEY STREET	<i>(Refer 209-211 Davey Street)</i>
209	DAVEY STREET	St Peter's Lutheran Church <i>(Previously known as 209-211 Davey Street)</i>
	214	DAVEY STREET Ryhope <i>(Previously known as 61 Fitzroy Crescent)</i>
	232	DAVEY STREET <i>(Previously known as 65 Fitzroy Crescent)</i>
229 - 231	DAVEY STREET	
239	DAVEY STREET	
251	DAVEY STREET	The Hermitage
	262	DAVEY STREET Wingfield (incl. garden)
	272	DAVEY STREET Rouseville / Bellona
289	DAVEY STREET	Ashleigh
	294	DAVEY STREET Lebrena
	296	DAVEY STREET
297	DAVEY STREET	
	298	DAVEY STREET
	300	DAVEY STREET Bendena
301	DAVEY STREET	
309	DAVEY STREET	Toogooloowa
313	DAVEY STREET	
	314 - 314A	DAVEY STREET Varuna & adjacent house <i>(Previously known as 314 Davey Street)</i>
321	DAVEY STREET	Islington
325 - 327	DAVEY STREET	Fernleigh
	328	DAVEY STREET The Priory (incl. outbuilding) <i>(Previously known as 1-3 Davey Place)</i>
	336	DAVEY STREET Holebrook (including garden)
337	DAVEY STREET	Stanhope

341	DAVEY STREET	
	344 DAVEY STREET	Moretta
345	DAVEY STREET	Glenbrook
	346 DAVEY STREET	
	348 DAVEY STREET	Ecclesbourne
349	DAVEY STREET	
	350 DAVEY STREET	
	364 DAVEY STREET	<i>(Now known as 364 Huon Road)</i>
	DEGRAVES STREET	
	8 DEGRAVES STREET	<i>(Previously known as 2-8 Degraves Street)</i>
	16 - 18 DEGRAVES STREET	Female Factory Site (refer also Syme Street)
17 - 21	DEGRAVES STREET	
25 - 27	DEGRAVES STREET	
	36 - 44 DEGRAVES STREET	
	DENISON STREET	
5	DENISON STREET	
13	DENISON STREET	
	28 DENISON STREET	
	DEVONSHIRE SQUARE	
5	DEVONSHIRE SQUARE	
	DOMAIN HIGHWAY	
	DOMAIN HIGHWAY	ANM Jetty, Pavilion Point
	DOMAIN ROAD	
	DOMAIN ROAD	REFER LOWER DOMAIN ROAD
	DUKE STREET	
	20 DUKE STREET	
	EARL STREET	
	8 EARL STREET	
	EDWARD STREET	
1 - 3	EDWARD STREET	
	2 EDWARD STREET	Former Philip Smith Education Centre
7	EDWARD STREET	<i>(Now part of 5-7 Edward Street – that part of the address previously known as 7 Edward Street only)</i>
11 - 15	EDWARD STREET	
	ELBODEN STREET	
1	ELBODEN STREET	<i>(Previously known as 85 Upper Fitzroy Crescent or 85 Fitzroy Crescent)</i>
3	ELBODEN STREET	Manilla
	4 ELBODEN STREET	
5	ELBODEN STREET	(Part of 7 Elboden Street)
7	ELBODEN STREET	Waynflete (Includes No. 5 Elboden Street)
	8 ELBODEN STREET	
	16 ELBODEN STREET	
	ELIZABETH STREET	
9	ELIZABETH STREET	GPO
11	ELIZABETH STREET	Former Commonwealth Bank
15 - 19	ELIZABETH STREET	
	18 - 20 ELIZABETH STREET	CML Building <i>(Previously known as 95-99 Macquarie Street)</i>
	22 - 26 ELIZABETH STREET	ANZ Bank (former Commercial Bank of Tasmania) <i>(Previously known as 103 Macquarie Street)</i>
33 - 33A	ELIZABETH STREET	
35	ELIZABETH STREET	
	38 ELIZABETH STREET	Former Bank
57	ELIZABETH STREET	
	92 - 96 ELIZABETH STREET	

93 - 97	ELIZABETH STREET	
	98 - 102 ELIZABETH STREET	<i>(Previously known as 98-102 Elizabeth Street)</i>
103 - 105	ELIZABETH STREET	
	104 - 108 ELIZABETH STREET	
107 - 109	ELIZABETH STREET	
	112 - 116A ELIZABETH STREET	
115 - 115B	ELIZABETH STREET	<i>(Includes that part of the address previously known as 81-81B Bathurst Street)</i>
	132 - 138 ELIZABETH STREET	<i>(Now part of 132-146 Elizabeth Street – that part of the address previously known as 132-138 Elizabeth Street only)</i>
135 - 137	ELIZABETH STREET	
141 - 143	ELIZABETH STREET	
	160 - 162 ELIZABETH STREET	Roxburgh House <i>(Previously known as 160 Elizabeth Street)</i>
163 - 165	ELIZABETH STREET	
171	ELIZABETH STREET	
181	ELIZABETH STREET	Westella
	ELIZABETH STREET	Cottage at rear of 193 Elizabeth St. <i>(Now part of 42-50 Patrick Street)</i>
193 - 195	ELIZABETH STREET	<i>(Previously known as 195 Elizabeth Street)</i>
201 - 203	ELIZABETH STREET	<i>(Now part of 201-205 Elizabeth Street – that part of the address previously known as 201-203 Elizabeth Street only)</i>
	202 - 214 ELIZABETH STREET	
211 - 211A	ELIZABETH STREET	
215	ELIZABETH STREET	
	216 - 218 ELIZABETH STREET	<i>(Previously known as 216 Elizabeth Street)</i>
217 - 219	ELIZABETH STREET	
	242 - 250 ELIZABETH STREET	Kelso Terrace <i>(Previously known as 244-250 Elizabeth Street)</i>
245 - 247	ELIZABETH STREET	Including chimney <i>(Now part of 237-245 Elizabeth Street – that part of the address previously known as 245-247 Elizabeth Street only)</i>
249	ELIZABETH STREET	Warwick House / Melbourne Lodge (including walls)
251 - 253	ELIZABETH STREET	Prospect House
255	ELIZABETH STREET	Former Trinity Hill School <i>(Previously known as 30-32 Church Street)</i>
	256 - 278 ELIZABETH STREET	<i>(That part of the address previously known as 282 Elizabeth Street only)</i>
273	ELIZABETH STREET	
279	ELIZABETH STREET	
	282 ELIZABETH STREET	<i>(Now part of 256-278 Elizabeth Street)</i>
	284 ELIZABETH STREET	Baptist Church <i>(Now part of 284-290 Elizabeth Street – that part of the address previously known as 284 Elizabeth Street only)</i>
295 - 297	ELIZABETH STREET	
299	ELIZABETH STREET	
305	ELIZABETH STREET	Empire Hotel (walls only at rear)
	310 ELIZABETH STREET	
	312 - 318 ELIZABETH STREET	
313	ELIZABETH STREET	Former Dallas Arms Inn / Davis College <i>(Now part of 313-313A Elizabeth Street – that part of the address previously known as 313 Elizabeth Street only)</i>
315	ELIZABETH STREET	
	322 - 324 ELIZABETH STREET	
331 - 335	ELIZABETH STREET	
	336 ELIZABETH STREET	
	340 - 344 ELIZABETH STREET	Palfreyman's Building
349	ELIZABETH STREET	
	366 - 368 ELIZABETH STREET	
367 - 373	ELIZABETH STREET	Former Soundy's Building <i>(Now part of 367-375 Elizabeth Street – that part of the address previously known as 367-373 Elizabeth Street only)</i>
	382 - 384 ELIZABETH STREET	
	400 - 404 ELIZABETH STREET	Queen's Head Hotel <i>(Previously known as 398-402 Elizabeth Street)</i>
	412 - 414 ELIZABETH STREET	North Hobart Post Office <i>(Previously known as 412-414 Elizabeth Street)</i>
	418 - 422 ELIZABETH STREET	

419 - 421	ELIZABETH STREET	
427	ELIZABETH STREET	Manuka
432	ELIZABETH STREET	
433	ELIZABETH STREET	Pendle Hill (Blair Logie) (<i>Now part of 23 Commercial Road</i>)
444	ELIZABETH STREET	
446	ELIZABETH STREET	Mimosa (incl. garden)
448 - 450	ELIZABETH STREET	Lyndhurst (incl. park, trees)
452	ELIZABETH STREET	The Elms
454	ELIZABETH STREET	
462	ELIZABETH STREET	Anglican Church of St James the Apostle and Parish Hall (<i>Previously known as 460-462 Elizabeth Street</i>)
ELPHINSTONE ROAD		
9	ELPHINSTONE ROAD	
44	ELPHINSTONE ROAD	Shalimar
45	ELPHINSTONE ROAD	
EMMETT PLACE		
7	EMMETT PLACE	Swanston House (Former New Town Park) (<i>Previously known as 37 Tower Road</i>)
ERINA PLACE		
1	ERINA PLACE	
2	ERINA PLACE	Erinaville
ETHELMONT STREET		
3	ETHELMONT STREET	Ethelmont
EVELYN CRESCENT		
3	EVELYN CRESCENT	Strawberry Cottage, incl. garden and hedge
FARADAY STREET		
9	FARADAY STREET	
11 - 13	FARADAY STREET	
15	FARADAY STREET	
30	FARADAY STREET	Caldew (<i>Now known as 39 Cavell Street</i>)
FEDERAL STREET		
36 - 38	FEDERAL STREET	
45 - 47	FEDERAL STREET	
51 - 53	FEDERAL STREET	
67 - 69	FEDERAL STREET	Hellenic Club (<i>Previously known as 69 Federal Street</i>)
77	FEDERAL STREET	
80	FEDERAL STREET	(<i>Now part of 76-80 Federal Street – that part of the address previously known as 80 Federal Street only</i>)
81 - 83	FEDERAL STREET	(<i>Previously known as 81 Federal Street</i>)
FELTHAM STREET		
35 - 41	FELTHAM STREET	
57	FELTHAM STREET	
FITZROY CRESCENT		
37	FITZROY CRESCENT	Allerton Cottage
39	FITZROY CRESCENT	
43	FITZROY CRESCENT	
47	FITZROY CRESCENT	
49 - 51	FITZROY CRESCENT	
53	FITZROY CRESCENT	
57	FITZROY CRESCENT	
61	FITZROY CRESCENT	(<i>Now known as 214 Davey Street</i>)
65	FITZROY CRESCENT	(<i>Now known as 232 Davey Street</i>)
85	FITZROY CRESCENT	(<i>Now known as 1 Elboden Street</i>)

FITZROY PLACE

5	FITZROY PLACE	
6	FITZROY PLACE	
10	FITZROY PLACE	Truganini Villa
12	FITZROY PLACE	Moorina Cottage
13	FITZROY PLACE	
15	FITZROY PLACE	Hathaway
18	FITZROY PLACE	
20	FITZROY PLACE	Derwent Court
26	FITZROY PLACE	Bishops court (incl. house, Montgomery Chapel, fences, garden etc.)
31	FITZROY PLACE	Bellevue

FOREST ROAD

4 - 10	FOREST ROAD	
5 - 23	FOREST ROAD	Goulburn Street Primary School (<i>Now known as 126-146 Forest Road</i>)
25 - 27	FOREST ROAD	Reid's Cottages
40 - 42	FOREST ROAD	
41	FOREST ROAD	
45	FOREST ROAD	
48	FOREST ROAD	
54 - 66	FOREST ROAD	
72	FOREST ROAD	Wyuna
106	FOREST ROAD	Wattle Cottage

FORSTER STREET

33	FORSTER STREET	Lissadell
35	FORSTER STREET	
39	FORSTER STREET	
68 - 70	FORSTER STREET	

FRASER STREET

10	FRASER STREET	
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FREDERICK STREET

15	FREDERICK STREET	
18	FREDERICK STREET	
24 - 30	FREDERICK STREET	

GEORGE STREET

9 - 63	GEORGE STREET	
12 - 68	GEORGE STREET	
46 - 56	GEORGE STREET	
55 - 57	GEORGE STREET	(<i>Previously known as 57 George Street</i>)
58	GEORGE STREET	

GLEBE STREET

1	GLEBE STREET	
5	GLEBE STREET	
9 - 15	GLEBE STREET	
10	GLEBE STREET	
16 - 18	GLEBE STREET	
17	GLEBE STREET	Corinda
19	GLEBE STREET	Matlock
20	GLEBE STREET	Addlestone

GORE STREET

2	GORE STREET	
14	GORE STREET	Gore Street Mill (<i>Also includes that part of the address previously known as part of 341-347 Macquarie Street</i>)

GOULBURN STREET

13 - 15	GOULBURN STREET	
	18	GOULBURN STREET
19 - 21	GOULBURN STREET	
	24	GOULBURN STREET
	26	GOULBURN STREET
29	GOULBURN STREET	
	30 - 40	GOULBURN STREET
31	GOULBURN STREET	
33 - 35	GOULBURN STREET	
37	GOULBURN STREET	
	42	GOULBURN STREET
43	GOULBURN STREET	<i>(Previously known as 43-45 Goulburn Street)</i>
	44	GOULBURN STREET
	52	GOULBURN STREET <i>(Now part of 46-56 Barrack Street)</i>
	58	GOULBURN STREET <i>(Now part of 46-56 Barrack Street)</i>
59	GOULBURN STREET	
61	GOULBURN STREET	Incl. stone walls
	66	GOULBURN STREET
77	GOULBURN STREET	
79 - 81	GOULBURN STREET	Incl. stone walls
83	GOULBURN STREET	
	94 - 96	GOULBURN STREET
95 - 99	GOULBURN STREET	
103 - 105	GOULBURN STREET	
	106 - 108	GOULBURN STREET
	114	GOULBURN STREET Arthur Lodge
	116	GOULBURN STREET Walker Cottage
	118A	GOULBURN STREET <i>(Previously known as 118 Goulburn Street)</i>
	120	GOULBURN STREET Former Anglican Church of St John the Baptist
121	GOULBURN STREET	
125 - 127	GOULBURN STREET	
	126 - 146	GOULBURN STREET Goulburn Street Primary School <i>(Previously known as 5-23 Forest Road)</i>
149	GOULBURN STREET	
	150	GOULBURN STREET Peartree Cottage
151 - 153	GOULBURN STREET	Conjoined houses
	152	GOULBURN STREET Former Parish Hall (St John the Baptist)
155	GOULBURN STREET	Former Rectory (St John the Baptist)
157	GOULBURN STREET	
159	GOULBURN STREET	
171	GOULBURN STREET	
175	GOULBURN STREET	
195	GOULBURN STREET	<i>(Previously known as 193-195 Goulburn Street)</i>

GRAYS ROAD

7	GRAYS ROAD	
	8	GRAYS ROAD
	36	GRAYS ROAD

GREENLANDS AVENUE

3 - 5	GREENLANDS AVENUE
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GREGORY STREET

	4 - 10	GREGORY STREET
9 - 23	GREGORY STREET	
	12	GREGORY STREET
	14 - 16	GREGORY STREET

15	GREGORY STREET	
18	GREGORY STREET	
20 - 22	GREGORY STREET	
21 - 23	GREGORY STREET	
24 - 28	GREGORY STREET	
28	GREGORY STREET	
	GROSVENOR STREET	
10 - 12	GROSVENOR STREET	
16	GROSVENOR STREET	
18 - 22	GROSVENOR STREET	
32	GROSVENOR STREET	Natone
36	GROSVENOR STREET	
42	GROSVENOR STREET	Tregothan
43 - 47	GROSVENOR STREET	St Peter's Anglican Church (<i>Previously known as 47-49 Grosvenor Street</i>)
48	GROSVENOR STREET	
	HAMILTON STREET	
5 - 7	HAMILTON STREET	(Refer also 41-51 Lochner Street)
9	HAMILTON STREET	
17	HAMILTON STREET	
30	HAMILTON STREET	
53	HAMILTON STREET	
62 - 64	HAMILTON STREET	
	HAMPDEN ROAD	
104	HAMPDEN ROAD	Araluen
112	HAMPDEN ROAD	Ellerslie
119	HAMPDEN ROAD	Former Tooth's Brewery (incl. stone wall on Sandy Bay Road & chimney) (<i>Previously known as 119-119A Hampden Road</i>)
121 - 123	HAMPDEN ROAD	Stone wall, Sandy Bay Road
135	HAMPDEN ROAD	Stone wall, Sandy Bay Road
137	HAMPDEN ROAD	Wivenhoe (includes stone wall, Sandy Bay Road)
139	HAMPDEN ROAD	Devoren Cottage
141	HAMPDEN ROAD	Melrose
143	HAMPDEN ROAD	Lumeah
	HARRINGTON STREET	
57 - 59	HARRINGTON STREET	Former Del Sarte's Assembly Rooms (<i>Also includes that part of the address previously known as 57 Davey Street</i>)
65	HARRINGTON STREET	St Joseph's Roman Catholic Church (<i>Previously known as 165 Macquarie Street</i>)
73	HARRINGTON STREET	
82	HARRINGTON STREET	(<i>Also includes that part of the address previously known as 151 Collins Street</i>)
88 - 90	HARRINGTON STREET	
92	HARRINGTON STREET	
101	HARRINGTON STREET	
121	HARRINGTON STREET	
146	HARRINGTON STREET	
152	HARRINGTON STREET	
156	HARRINGTON STREET	Sussex House
158	HARRINGTON STREET	
159 - 165	HARRINGTON STREET	
160	HARRINGTON STREET	Elsie Cottage
162	HARRINGTON STREET	St Peter's Hall (<i>Now known as part of the heritage listed land title that includes 102 Patrick Street, 99 Barrack Street, 164 Harrington Street and 180 Harrington Street</i>)
164	HARRINGTON STREET	St Mary's College

		<i>(Part of the heritage listed land title that also includes 102 Patrick Street, 99 Barrack Street, 180 Harrington Street and that part of the address previously known as 162 Harrington Street)</i>
173	HARRINGTON STREET	<i>(Now part of 173-175 Harrington Street – that part of the address previously known as 173 Harrington Street only)</i>
180	HARRINGTON STREET	St Mary's Cathedral <i>(Now part of the heritage listed land title that also includes 102 Patrick Street, 99 Barrack Street, 164 Harrington Street and that part of the address previously known as 162 Harrington Street)</i>
199 - 203	HARRINGTON STREET	<i>(Now part of 222-228 Murray Street)</i>
206	HARRINGTON STREET	
214	HARRINGTON STREET	<i>(Barn only, which is now part of 91-91A Patrick Street)</i>
237 - 239	HARRINGTON STREET	
240 - 242	HARRINGTON STREET	
243	HARRINGTON STREET	
262	HARRINGTON STREET	
	HARVEYS LANE	
	HARVEYS LANE	Manresa <i>(Now known as 461 Sandy Bay Road)</i>
	HENRY STREET	
11	HENRY STREET	
	HILL STREET	
	HILL STREET	Hill Street Receiving House
2	HILL STREET	Sheldon
4	HILL STREET	
15	HILL STREET	
16 - 18	HILL STREET	
22	HILL STREET	Ebenezer Cottage
23	HILL STREET	
24	HILL STREET	
25	HILL STREET	
35	HILL STREET	
37 - 39	HILL STREET	
40	HILL STREET	Caldew Playground
43	HILL STREET	
69	HILL STREET	
92	HILL STREET	
127 - 129	HILL STREET	
	HILLSIDE CRESCENT	
3	HILLSIDE CRESCENT	
	HUON ROAD	
364	HUON ROAD	<i>(Previously known as 364 Davey Street)</i>
649 - 651	HUON ROAD	Garden <i>(Previously known as 651 Huon Road)</i>
661	HUON ROAD	Garden <i>(Previously known as part of 677 Huon Road)</i>
673 - 677	HUON ROAD	<i>(Previously known as part of 677 Huon Road)</i>
757	HUON ROAD	House and garden
761	HUON ROAD	House and garden
814	HUON ROAD	
819	HUON ROAD	
826	HUON ROAD	House and garden
844	HUON ROAD	
856	HUON ROAD	
	HUON ROAD	Horse trough (near junction with Pillinger Drive)
	HUON ROAD	Bus shelter (opposite junction with Chimney Pot Hill Road)
	HUON ROAD	3 Aqueducts in Ridgeway Park
	HUON ROAD	St Raphael's Anglican Church

KING STREET

	60	KING STREET	
71 - 81		KING STREET	
83		KING STREET	
	100	KING STREET	Selborne
113		KING STREET	

KNOCKLOFTY TERRACE

	12	KNOCKLOFTY TERRACE	Highfield
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LANSDOWNE CRESCENT

	8 - 10	LANSDOWNE CRESCENT	
	12 - 18	LANSDOWNE CRESCENT	
	20	LANSDOWNE CRESCENT	
	22	LANSDOWNE CRESCENT	
	24	LANSDOWNE CRESCENT	
	26	LANSDOWNE CRESCENT	
45		LANSDOWNE CRESCENT	<i>(Now part of 45-45A Lansdowne Crescent – that part of the address previously known as 45 Lansdowne Crescent only)</i>
	46	LANSDOWNE CRESCENT	
49 - 55		LANSDOWNE CRESCENT	
65		LANSDOWNE CRESCENT	
81		LANSDOWNE CRESCENT	
117		LANSDOWNE CRESCENT	
119		LANSDOWNE CRESCENT	
125		LANSDOWNE CRESCENT	

LASSWADE AVENUE

	3	LASSWADE AVENUE	Former Florence Nightingale Home
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LEFROY STREET

	2	LEFROY STREET	
11		LEFROY STREET	

LENAH VALLEY ROAD

	268	LENAH VALLEY ROAD	Lady Franklin Museum / Ancanthe
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LETITIA STREET

	7 - 9	LETITIA STREET	
11 - 13		LETITIA STREET	
	71	LETITIA STREET	Former Hobart High School / Matriculation College

LEWIS STREET

	6	LEWIS STREET	Llanfair
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LILLIE STREET

	1	LILLIE STREET	Nubeena
	3	LILLIE STREET	
	5	LILLIE STREET	
	7	LILLIE STREET	Stoke Cottage
11 - 13		LILLIE STREET	
15 - 17		LILLIE STREET	
19		LILLIE STREET	
21		LILLIE STREET	
23		LILLIE STREET	
25 - 27		LILLIE STREET	
29		LILLIE STREET	

LIPSCOMBE AVENUE

	31	LIPSCOMBE AVENUE	Former grounds (incl. driveway) of Lanesend
	33	LIPSCOMBE AVENUE	Lanesend

LITTLE ARTHUR STREET

9 - 19 (21)	LITTLE ARTHUR STREET
27 - 29	LITTLE ARTHUR STREET
33	LITTLE ARTHUR STREET

LIVERPOOL STREET

9 - 11	LIVERPOOL STREET	Plus outhouses
19 - 29	LIVERPOOL STREET	Former Blundstone's Factory (<i>That part of the address previously known as 46 Campbell Street only</i>)
	LIVERPOOL STREET	Temple House / Solomon House (<i>Now known as 55 Argyle Street</i>)
48	LIVERPOOL STREET	Royal Hobart Hospital - 1938 building, sculptures and forecourt
50 - 56	LIVERPOOL STREET	Former Carlton Club Hotel (<i>Also includes that part of the address previously known as 50A-52 Argyle Street</i>)
60	LIVERPOOL STREET	Former AG Webster's Building (<i>Also includes that part of the address previously known as 42 Argyle Street</i>)
71 - 73	LIVERPOOL STREET	
78 - 88	LIVERPOOL STREET	
76	LIVERPOOL STREET	National Bank
109 - 113	LIVERPOOL STREET	Including buildings at rear
125 - 129	LIVERPOOL STREET	
137	LIVERPOOL STREET	(<i>Also includes that part of the address known as 96 Murray Street</i>)
145 - 147	LIVERPOOL STREET	
162 - 166	LIVERPOOL STREET	
194 - 198	LIVERPOOL STREET	
212	LIVERPOOL STREET	Former WT Thorpe's Produce Store
213	LIVERPOOL STREET	Working Men's Club
216 - 218	LIVERPOOL STREET	
220 - 224	LIVERPOOL STREET	(<i>Previously known as 222-226 Liverpool Street</i>)
230	LIVERPOOL STREET	
253 - 259	LIVERPOOL STREET	
308	LIVERPOOL STREET	
314	LIVERPOOL STREET	
313A - 315	LIVERPOOL STREET	(<i>Previously known as 315 Liverpool Street</i>)
316	LIVERPOOL STREET	
318	LIVERPOOL STREET	
319	LIVERPOOL STREET	
322	LIVERPOOL STREET	Airlie
325 - 327	LIVERPOOL STREET	
328	LIVERPOOL STREET	
330	LIVERPOOL STREET	
332	LIVERPOOL STREET	
334	LIVERPOOL STREET	
335	LIVERPOOL STREET	
336 - 344	LIVERPOOL STREET	
337 - 343	LIVERPOOL STREET	
347 - 351	LIVERPOOL STREET	
348	LIVERPOOL STREET	
355	LIVERPOOL STREET	
365 - 367	LIVERPOOL STREET	
371	LIVERPOOL STREET	
403 - 405	LIVERPOOL STREET	

LOCHNER STREET

25	LOCHNER STREET
27	LOCHNER STREET

	30	LOCHNER STREET	
	40 - 50	LOCHNER STREET	
41 - 43		LOCHNER STREET	(Refer also 5-7 Hamilton Street)
45 - 47		LOCHNER STREET	(Refer also 5-7 Hamilton Street)
49 - 51		LOCHNER STREET	(Refer also 5-7 Hamilton Street)
	52	LOCHNER STREET	
57		LOCHNER STREET	
	58 - 60	LOCHNER STREET	
59		LOCHNER STREET	
63 - 67		LOCHNER STREET	
	64	LOCHNER STREET	
	68	LOCHNER STREET	Kendra
	70	LOCHNER STREET	
	LORD STREET		
1 - 15A		LORD STREET	
	8 - 26	LORD STREET	
	38	LORD STREET	
	LOWER DOMAIN ROAD		
		LOWER DOMAIN ROAD	Government House, outbuildings and gardens
		LOWER DOMAIN ROAD	Royal Tasmanian Botanical Gardens (incl. gates and walls)
		LOWER DOMAIN ROAD	Gunpowder Magazine and Old Guard House (refer Carriage Drive)
	MACQUARIE STREET		
89		MACQUARIE STREET	Ingle Hall
95 - 99		MACQUARIE STREET	CML Building <i>Now known as 18-20 Elizabeth Street</i>
103		MACQUARIE STREET	ANZ Bank (former Commercial Bank of Tasmania) <i>(Now known as 22-26 Elizabeth Street)</i>
105		MACQUARIE STREET	Mercantile Mutual Building / Franklin Chambers
119		MACQUARIE STREET	National Mutual Life Building
121		MACQUARIE STREET	Bishop Hay Memorial Centre
125		MACQUARIE STREET	Church Offices (Former Deanery)
127 - 139A		MACQUARIE STREET	Stone Buildings
	128	MACQUARIE STREET	<i>(Now known as 28 Murray Street)</i>
	130	MACQUARIE STREET	Walch's
	132	MACQUARIE STREET	Tasmanian Club (Former Derwent Bank)
	142	MACQUARIE STREET	London Chambers
143 - 145		MACQUARIE STREET	Queen Mary Club (former Bank of Australasia)
151		MACQUARIE STREET	Macquarie House / Birch's House
159		MACQUARIE STREET	Legacy House
161 - 163		MACQUARIE STREET	
	164	MACQUARIE STREET	
165		MACQUARIE STREET	St Joseph's Roman Catholic Church <i>(Now known as 65 Harrington Street)</i>
	166	MACQUARIE STREET	Trevine (formerly The Walford)
	168 - 170	MACQUARIE STREET	
	172	MACQUARIE STREET	Former Royal Automobile Club
	174	MACQUARIE STREET	
	176	MACQUARIE STREET	
	178	MACQUARIE STREET	Huonden
	180	MACQUARIE STREET	<i>(Previously known as 180-182 Macquarie Street)</i>
181 - 183		MACQUARIE STREET	Masonic Club (Former Hutchins School including Christ College Wing) <i>(Also includes that part of the address previously known as 19 Barrack Street)</i>
		MACQUARIE STREET	St Helen's Hospital - original portion
	186	MACQUARIE STREET	<i>(Previously known as 184-186 Macquarie Street, also includes that part of the address previously known as 65-67 Davey Street)</i>
	188	MACQUARIE STREET	St John's Presbyterian Church <i>(Also includes that part of the</i>

		<i>address previously known as 79 Davey Street)</i>
192	MACQUARIE STREET	Duke of Wellington Hotel (<i>Previously known as 15 Barrack Street</i>)
194	MACQUARIE STREET	(<i>Now known as 12 Barrack Street</i>)
197	MACQUARIE STREET	Victoria League House / Hanby Villa
203 - 205	MACQUARIE STREET	
	- 218 MACQUARIE STREET	Stephenville (St Michael's Collegiate School) including wall
212		(<i>Previously known as 218 Macquarie Street, also includes that part of the address previously known as 91-93 Davey Street, 97 Davey Street (Canmore, incl. brick wall) and 105 Davey Street (Jerusalem)</i>)
223	MACQUARIE STREET	
225 - 227	MACQUARIE STREET	
229	MACQUARIE STREET	
231	MACQUARIE STREET	
	234	Moina
235	MACQUARIE STREET	
	236	
237 - 239	MACQUARIE STREET	
	240	Maylands
243 - 247	MACQUARIE STREET	
	242 - 250	
247A - 251	MACQUARIE STREET	(<i>Previously known as 249 Macquarie Street</i>)
253 - 255	MACQUARIE STREET	
	258 - 260	
	262	
	266	Lowena
	274 - 276	
277	MACQUARIE STREET	
	282 - 284	
287	MACQUARIE STREET	
295	MACQUARIE STREET	
301	MACQUARIE STREET	
305	MACQUARIE STREET	
319	MACQUARIE STREET	Former Vaucluse Hospital
	320	
	324	
	330 - 344	
335A - 335B	MACQUARIE STREET	(<i>Previously known as 335 Macquarie Street</i>)
337	MACQUARIE STREET	Brownleigh
339	MACQUARIE STREET	All Saints Anglican Church & Hall (<i>Also includes that part of the address previously known as part of 341-347 Macquarie Street</i>)
341	MACQUARIE STREET	(<i>Previously known as 341-347 Macquarie Street</i>)
	362	(<i>Previously known as 362-364 Macquarie Street</i>)
365	MACQUARIE STREET	(<i>Previously known as 363-365 Macquarie Street</i>)
	368 - 378	
383	MACQUARIE STREET	
	384	
	394	
395	MACQUARIE STREET	
	408	Former Macquarie Street State School (refer 12-14 Weld Street)
	410 - 412	
	414	
	416 - 418	Helene
417	MACQUARIE STREET	
	422 - 426	
	430	
	434	

	436 - 438	MACQUARIE STREET	
	440 - 448	MACQUARIE STREET	
447		MACQUARIE STREET	
	450 - 454	MACQUARIE STREET	
465		MACQUARIE STREET	Clonmel (<i>Now part of 58 Anglesea Street</i>)
471 - 473		MACQUARIE STREET	
475		MACQUARIE STREET	
	MANING AVENUE		
	32	MANING AVENUE	Mount Pleasant / Hillside
	32A	MANING AVENUE	The Ark
	MARSH STREET		
	2	MARSH STREET	
	MARY STREET		
		MARY STREET	Sandstone kerbing
1		MARY STREET	
3		MARY STREET	Including fence
5 - 7		MARY STREET	
	6	MARY STREET	
11		MARY STREET	
	14 - 16	MARY STREET	
17		MARY STREET	
19		MARY STREET	
	20	MARY STREET	
21		MARY STREET	
23		MARY STREET	
25		MARY STREET	
27 - 29		MARY STREET	
33 - 35		MARY STREET	
37 - 39		MARY STREET	
41		MARY STREET	
	MAWHERA AVENUE		
	2	MAWHERA AVENUE	Mawhera
	McKELLAR STREET		
29		McKELLAR STREET	Milton
	MELLIFONT STREET		
17		MELLIFONT STREET	Friends' Burial Ground
	MELROSE COURT		
3		MELROSE COURT	Greystanes
	MELVILLE STREET		
		MELVILLE STREET	Scots Church Hall (<i>Now known as 25-29 Bathurst Street</i>)
23 - 25		MELVILLE STREET	
33		MELVILLE STREET	Pressland House
	44	MELVILLE STREET	
37 - 47		MELVILLE STREET	Former Jolly Hatter's Inn & Brewery
	56	MELVILLE STREET	Wesley (Uniting) Church
	58	MELVILLE STREET	Wesley Hall
83		MELVILLE STREET	Former Crisp & Gunn buildings (<i>Previously known as 79-85 Melville Street</i>)
	158 - 160	MELVILLE STREET	
	166	MELVILLE STREET	
177		MELVILLE STREET	
	182	MELVILLE STREET	
195		MELVILLE STREET	

	196	MELVILLE STREET	Innisfallen
199		MELVILLE STREET	Westknowe
203		MELVILLE STREET	
	206	MELVILLE STREET	
211		MELVILLE STREET	
	216	MELVILLE STREET	
		MOLLE STREET	
	4	MOLLE STREET	The Monastery (includes walls)
	6	MOLLE STREET	Includes walls
	8	MOLLE STREET	Includes walls
	10	MOLLE STREET	<i>(Now known as 2/124 Davey Street)</i>
	14	MOLLE STREET	
	16 - 20	MOLLE STREET	Former St Joseph's School
	40	MOLLE STREET	Including chimney and stone walls over Rivulet
47		MOLLE STREET	
	56	MOLLE STREET	
	64	MOLLE STREET	
97		MOLLE STREET	
103 - 107		MOLLE STREET	Including stone outbuildings at rear
	110 - 112	MOLLE STREET	
121		MOLLE STREET	
		MONTAGU STREET	
	42	MONTAGU STREET	
53		MONTAGU STREET	Jutland House
		MUIR COURT	
5		MUIR COURT	
		MURRAY STREET	
	22	MURRAY STREET	
		MURRAY STREET	St. David's Cathedral
	24	MURRAY STREET	Former Masonic Hall
	24A	MURRAY STREET	<i>(Refer 28 Murray Street)</i>
25 - 27		MURRAY STREET	Cathedral Chambers
	26	MURRAY STREET	Former Hobart Savings Bank
	28	MURRAY STREET	Former Derwent & Tamar Insurance Building (plus iron railings) <i>(Previously known as 128 Macquarie Street)</i>
29		MURRAY STREET	
	30	MURRAY STREET	Victoria Tavern
	32	MURRAY STREET	
	34 - 38	MURRAY STREET	Hadley's Hotel
	48A - 52	MURRAY STREET	
	90 - 92	MURRAY STREET	Incl. shop fittings
	96	MURRAY STREET	<i>(Now part of 137 Liverpool Street)</i>
97		MURRAY STREET	
	118	MURRAY STREET	
	124	MURRAY STREET	
	126	MURRAY STREET	<i>(Previously known as 128 Murray Street)</i>
131 - 133		MURRAY STREET	<i>(Previously known as 131 Murray Street)</i>
143		MURRAY STREET	<i>(Now part of 141-143 Murray Street – that part of the address previously known as 143 Murray Street only)</i>
193		MURRAY STREET	
207		MURRAY STREET	
	220	MURRAY STREET	Former Ebenezer Chapel
	222 - 228	MURRAY STREET	<i>(That part of the address previously known as 199-203 Harrington Street only)</i>
	290A - 292	MURRAY STREET	<i>(Previously known as 290-292 Murray Street)</i>

295	294 - 296	MURRAY STREET MURRAY STREET	
	308	MURRAY STREET	Devonshire House
	310	MURRAY STREET	
	364 - 374	MURRAY STREET	
	380	MURRAY STREET	Gatesheath
		NELSON ROAD	
	8	NELSON ROAD	
		NEVADA STREET	
3		NEVADA STREET	Henley Cottage
		NEW TOWN ROAD	
	38 - 40	NEW TOWN ROAD	Iona
41		NEW TOWN ROAD	
	42 - 44	NEW TOWN ROAD	Mona
57		NEW TOWN ROAD	Barossa
59 - 65		NEW TOWN ROAD	Part only (cottage)
		NEW TOWN ROAD	Public reserve (at junction of Argyle Street)
	80	NEW TOWN ROAD	
107		NEW TOWN ROAD	Cliefden
111		NEW TOWN ROAD	Cambria Cottage
	116	NEW TOWN ROAD	
139		NEW TOWN ROAD	<i>(Previously known as 139-141 New Town Road)</i>
155		NEW TOWN ROAD	Lebrina
157A - 159A		NEW TOWN ROAD	
159B		NEW TOWN ROAD	
	160	NEW TOWN ROAD	Former Parsonage
161		NEW TOWN ROAD	
	162	NEW TOWN ROAD	Uniting (former Methodist) Church <i>(Now part of 21 Cross Street)</i>
163		NEW TOWN ROAD	
165		NEW TOWN ROAD	
167		NEW TOWN ROAD	
169		NEW TOWN ROAD	
171		NEW TOWN ROAD	
173		NEW TOWN ROAD	
	176	NEW TOWN ROAD	Former Post Office
177		NEW TOWN ROAD	
179		NEW TOWN ROAD	
191		NEW TOWN ROAD	Maypole Hotel
	198	NEW TOWN ROAD	
	202	NEW TOWN ROAD	
	206 - 208	NEW TOWN ROAD	<i>(Previously known as 208 New Town Road)</i>
211		NEW TOWN ROAD	Uniting (former Congregational) Church <i>(Previously known as 209-211 New Town Road)</i>
	212	NEW TOWN ROAD	Gloucestershire House
219		NEW TOWN ROAD	Carolside
227		NEW TOWN ROAD	
	224	NEW TOWN ROAD	Ogilvie High School <i>(Also known as 228 New Town Road)</i>
		NEW TOWN ROAD	Watch-houses (corner St Johns Avenue) (refer St Johns Avenue)
		NEWDEGATE STREET	
	6	NEWDEGATE STREET	
	8 - 10	NEWDEGATE STREET	
13		NEWDEGATE STREET	
	18 - 24	NEWDEGATE STREET	
	26	NEWDEGATE STREET	

	28	NEWDEGATE STREET	Coach House
	30 - 32	NEWDEGATE STREET	
33		NEWDEGATE STREET	
	34 - 36	NEWDEGATE STREET	
35		NEWDEGATE STREET	Myrtle Cottage
37		NEWDEGATE STREET	
	38	NEWDEGATE STREET	
	40	NEWDEGATE STREET	
	42	NEWDEGATE STREET	
43		NEWDEGATE STREET	Crarae
	46	NEWDEGATE STREET	
	50	NEWDEGATE STREET	San Souci
	52	NEWDEGATE STREET	Fairlie
	54	NEWDEGATE STREET	
55		NEWDEGATE STREET	Lambeth - incl. remnants of wall from Shoobridge farmhouse
	56	NEWDEGATE STREET	
57		NEWDEGATE STREET	Chelsea
	58	NEWDEGATE STREET	
59		NEWDEGATE STREET	
	60	NEWDEGATE STREET	Lindeville
61		NEWDEGATE STREET	
	62	NEWDEGATE STREET	
	64	NEWDEGATE STREET	
65		NEWDEGATE STREET	
	66	NEWDEGATE STREET	
67		NEWDEGATE STREET	
	68	NEWDEGATE STREET	
69		NEWDEGATE STREET	
	70	NEWDEGATE STREET	
	72	NEWDEGATE STREET	
73		NEWDEGATE STREET	
75		NEWDEGATE STREET	
	76	NEWDEGATE STREET	O'Toole
77		NEWDEGATE STREET	
	78	NEWDEGATE STREET	Lumeah
79		NEWDEGATE STREET	
	80	NEWDEGATE STREET	
81		NEWDEGATE STREET	
	82 - 84	NEWDEGATE STREET	
83		NEWDEGATE STREET	Clonda
	86	NEWDEGATE STREET	
	88	NEWDEGATE STREET	
91		NEWDEGATE STREET	
	92	NEWDEGATE STREET	Melmut
93		NEWDEGATE STREET	Eurobin
	94	NEWDEGATE STREET	
95		NEWDEGATE STREET	
97 - 99		NEWDEGATE STREET	
101		NEWDEGATE STREET	
105		NEWDEGATE STREET	
107		NEWDEGATE STREET	

PAGET STREET

	2 - 4	PAGET STREET
	6	PAGET STREET

	PARK STREET	
343	PARK STREET	Woodlands Lodge / "Tollgate"
	PARLIAMENT STREET	
	38 PARLIAMENT STREET	Roscommon
	PATERNOSTER ROW	
5 - 7	PATERNOSTER ROW	
	8 PATERNOSTER ROW	
9	PATERNOSTER ROW	
	10 PATERNOSTER ROW	Nyallavert
11 - 13	PATERNOSTER ROW	
	12 PATERNOSTER ROW	
	14 PATERNOSTER ROW	
15 - 17	PATERNOSTER ROW	Kurrajong Villas
	16 - 18 PATERNOSTER ROW	
19	PATERNOSTER ROW	
	20 PATERNOSTER ROW	
21	PATERNOSTER ROW	
	PATRICK STREET	
	1 PATRICK STREET	
	30 PATRICK STREET	Roydon / Marclém House
	34 PATRICK STREET	Ingomar
	42 - 50 PATRICK STREET	Cottage at rear only; (behind 193-195 Elizabeth Street, access between 36-38 and 38a Patrick St.)
49	PATRICK STREET	
51 - 51A	PATRICK STREET	
53	PATRICK STREET	
59 - 67A	PATRICK STREET	
91 - 91A	PATRICK STREET	Barn at rear (<i>Previously known as 91 Patrick Street</i>)
109	PATRICK STREET	Jacob's Ladder
111	PATRICK STREET	
	PATRICK STREET	Walls of former Roman Catholic burial ground
151	PATRICK STREET	
157	PATRICK STREET	
	PAVILION POINT	
	PAVILION POINT	(Refer Domain Highway)
	PILLINGER DRIVE	
	1 PILLINGER DRIVE	
17	PILLINGER DRIVE	
19	PILLINGER DRIVE	
21	PILLINGER DRIVE	
	22 PILLINGER DRIVE	
27	PILLINGER DRIVE	House and fence
	28 PILLINGER DRIVE	House and Laurel plantings
35 - 37	PILLINGER DRIVE	Garden
	PINE STREET	
	1 PINE STREET	
	3 PINE STREET	
	5 PINE STREET	
11	PINE STREET	
21	PINE STREET	
23	PINE STREET	
25	PINE STREET	

PIRIE STREET

27	6 - 8	PIRIE STREET	Mayland
		PIRIE STREET	
	34	PIRIE STREET	
	40 - 46	PIRIE STREET	
43		PIRIE STREET	Flint House
51		PIRIE STREET	Mary Ogilvy Home <i>(Now part of 51-53 Pirie Street – that part of the address previously known as 51 Pirie Street only)</i>
	62	PIRIE STREET	
	64	PIRIE STREET	

PITT STREET

5 - 7	2 - 6	PITT STREET
		PITT STREET
	8 - 10	PITT STREET
13		PITT STREET
	14 - 16	PITT STREET
19 - 21		PITT STREET
	20	PITT STREET
37		PITT STREET

PRINCES STREET

22A	PRINCES STREET	Uniting Church
24	PRINCES STREET	Dorawyn / Parsonage (incl. outbuildings)
28	PRINCES STREET	
32	PRINCES STREET	

PROCTORS ROAD

25	PROCTORS ROAD	
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PROSPECT PLACE

4	PROSPECT PLACE	Derwent Cottage
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QUEEN STREET

59 - 65	QUEEN STREET	
67 - 69	QUEEN STREET	
	78 - 100	QUEEN STREET
	86	QUEEN STREET
	88 - 90	QUEEN STREET
	98 - 100	QUEEN STREET
104 - 108	QUEEN STREET	Rowan

QUEENS DOMAIN

QUEENS DOMAIN	REFER ALSO STREET NAMES
QUEENS DOMAIN	Coastal Wireless Station

QUEENS WALK

QUEENS WALK	Cornelian Bay Cemetery: Caretakers Residence
QUEENS WALK	Jewish Cemetery and Mortuary Chapel

QUORN STREET

2	QUORN STREET	Craignish
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RATTLE STREET

2	RATTLE STREET	
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RED CHAPEL AVENUE

2	RED CHAPEL AVENUE	Including garden, hedge etc.
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REGENT STREET

6	REGENT STREET	<i>(Previously known as part of 4-12 Regent Street)</i>
8	REGENT STREET	<i>(Previously known as part of 4-12 Regent Street)</i>
10 - 12	REGENT STREET	<i>(Previously known as part of 4-12 Regent Street)</i>

14	REGENT STREET	<i>(That part of the address previously known as 4 Regent Street only – grounds of former residence)</i>
	RISDON ROAD	
6	RISDON ROAD	
22	RISDON ROAD	
26	RISDON ROAD	
32	RISDON ROAD	
34	RISDON ROAD	
40	RISDON ROAD	
50	RISDON ROAD	
52	RISDON ROAD	Cawarra
56	RISDON ROAD	
68	RISDON ROAD	Poplarville
74	RISDON ROAD	Lauderdale
	ROBERTS STREET	
1	ROBERTS STREET	Plus stone wall
5	ROBERTS STREET	Fairyknowe (incl. walls of Nos. 5-9 Roberts Street)
8	ROBERTS STREET	Antill
9	ROBERTS STREET	Stone barn & walls
	ROMILLY STREET	
6	ROMILLY STREET	Fairmont <i>(Previously known as 2A Romilly Street)</i>
	ROOPE STREET	
28A - 30	ROOPE STREET	<i>(Previously known as 30 Roope Street)</i>
	ROSE COURT	
11	ROSE COURT	Stella Maris – formerly part of Mt St Canice Complex
12	ROSE COURT	Barn – formerly part of Mt St Canice Complex
	RUPERT AVENUE	
8	RUPERT AVENUE	Beaulieu
	RUSSELL CRESCENT	
4 - 4A	RUSSELL CRESCENT	<i>(Previously known as 4 Russell Crescent)</i>
	SALVATOR ROAD	
35A - 37	SALVATOR ROAD	Grounds and trees <i>(Previously known as 37-39 Salvator Road)</i>
41	SALVATOR ROAD	Bartonvale
	SANDY BAY ROAD	
5 - 7	SANDY BAY ROAD	<i>(That part of the address previously known as 9-13 Wilmot Street only)</i>
11	SANDY BAY ROAD	Stone retaining wall <i>(Now part of 12 Wilmot Street)</i>
	SANDY BAY ROAD	Stone retaining wall (refer also 121-123, 135 and 137 Hampden Road)
29	SANDY BAY ROAD	
51 - 53	SANDY BAY ROAD	Gattonside <i>(Previously known as 53 Sandy Bay Road)</i>
119	SANDY BAY ROAD	Ellerslie House
147	SANDY BAY ROAD	Bourna Breena
231	SANDY BAY ROAD	
255	SANDY BAY ROAD	
271	SANDY BAY ROAD	Brick wall adjacent to Police Station
279 - 281	SANDY BAY ROAD	
283	SANDY BAY ROAD	
285	SANDY BAY ROAD	Former St Peter's Rectory
287	SANDY BAY ROAD	
289	SANDY BAY ROAD	
361 - 365	SANDY BAY ROAD	<i>(Previously known as 361 Sandy Bay Road)</i>
394	SANDY BAY ROAD	Travellers Rest Hotel
461	SANDY BAY ROAD	Manresa

463	SANDY BAY ROAD	Marathon
490 - 492	SANDY BAY ROAD	
491	SANDY BAY ROAD	Warinilla
500	SANDY BAY ROAD	Forteviot
501	SANDY BAY ROAD	
521	SANDY BAY ROAD	The Elms
	SANDY BAY ROAD	St Stephen's Anglican Church ("The Red Chapel")
	SANDY BAY ROAD	Former Beach Tavern
544	SANDY BAY ROAD	Alexandra Battery (including searchlights at Blinking Billy Point)
629 - 663	SANDY BAY ROAD	Searchlights at Blinking Billy Point - (refer 629-663 Sandy Bay Road - Alexandra Battery)
	SANDY BAY ROAD	
795	SANDY BAY ROAD	Riverview Inn
827	SANDY BAY ROAD	Kapunda
851	SANDY BAY ROAD	
902	SANDY BAY ROAD	
	SCOTT STREET	
3 - 3A	SCOTT STREET	Former Officer College Principal's Residence
	4	
5 - 7	SCOTT STREET	
	6	
9 - 11	SCOTT STREET	
13 - 15	SCOTT STREET	
16 - 18	SCOTT STREET	
	SERVICE STREET	
3 - 7	SERVICE STREET	
	8	<i>(Now part of 125 Brooker Avenue)</i>
13 - 23	SERVICE STREET	21-23 Service Street - Former Glebe Ladies' College
	SHOOBRIDGE STREET	
1 - 9	SHOOBRIDGE STREET	
	10	Former Christ College/Hostel <i>(Now part of 149 Brooker Avenue)</i>
43	SHOOBRIDGE STREET	
45	SHOOBRIDGE STREET	
	SHORT STREET	
1	SHORT STREET	
5	SHORT STREET	Casa Martin
	SMITH STREET	
	2 - 48	
7 - 67	SMITH STREET	
25	SMITH STREET	
	42	
43 - 53	SMITH STREET	
57	SMITH STREET	
65 - 67	SMITH STREET	
	ST CANICE AVENUE	
1	ST CANICE AVENUE	
15	ST CANICE AVENUE	Mt St Canice Complex - including Magadalen Home (Convent), Memorial Church, Presbytery, gardens, memorials, statues etc. to front and north; Stella Maris, Barn listed under Rose Court <i>(Previously known as 15-17 St Canice Avenue)</i>
	ST JOHNS AVENUE	
	ST JOHNS AVENUE	Watch-houses (corner New Town Road)
	ST JOHNS AVENUE	St John's Anglican Church; St John's Park precinct; including trees, Capt. Forster monument, former orphan school, parsonage

STAR STREET

2 STAR STREET
4 STAR STREET
6 STAR STREET
8 STAR STREET
10 STAR STREET
14 - 16 STAR STREET
18 STAR STREET

STOKE STREET

2 - 2B STOKE STREET The Gables (*Previously known as 2 Stoke Street*)
5 STOKE STREET
9 - 11 STOKE STREET Mayfield
12 STOKE STREET Stoke House
13 STOKE STREET
14 STOKE STREET
15 STOKE STREET
17 STOKE STREET
18 STOKE STREET
20 STOKE STREET
21 STOKE STREET Corinna
23 STOKE STREET Willesden
24 STOKE STREET
26 STOKE STREET
29 STOKE STREET
31 STOKE STREET Thane

SUMMERHILL ROAD

19 SUMMERHILL ROAD

SWAN STREET

2 SWAN STREET Swan Street Uniting Church
3 - 5 SWAN STREET
4 - 14 SWAN STREET
7 SWAN STREET
9 SWAN STREET
9A SWAN STREET
11 SWAN STREET Former Peacock Convalescent Hospital
(*Previously known as 11-13 Swan Street*)
15 - 21 SWAN STREET
16 - 30 SWAN STREET
23 SWAN STREET

SWANSTON STREET

7 SWANSTON STREET Sunnyside
21 SWANSTON STREET
78 SWANSTON STREET
84 SWANSTON STREET
120 SWANSTON STREET (*Also includes that part of the address previously known as 21 Tower Road (Barrington)*)

SYME STREET

SYME STREET Female Factory - (refer also 16-18 Degraeves Street)

TASMA STREET

34 - 38 TASMA STREET
59 - 61 TASMA STREET
69 - 75 TASMA STREET

THOMAS STREET

8 THOMAS STREET
10 THOMAS STREET
12 THOMAS STREET

TOORAK AVENUE

4 TOORAK AVENUE Newlands

TOWER ROAD

1 TOWER ROAD The Towers
21 TOWER ROAD Barrington (*Now part of 120 Swanston Street*)
TOWER ROAD Swanston House (Former New Town Park)
39 TOWER ROAD Stables of Swanston House (Former New Town Park)

TURNER STREET

1 TURNER STREET
2 TURNER STREET

UPPER FITZROY CRESCENT

85 UPPER FITZROY CRESCENT (*Now known as 1 Elboden Street*)

VICTORIA STREET

9 - 11 VICTORIA STREET Victoria Chambers
14 - 16 VICTORIA STREET
15 VICTORIA STREET
57 VICTORIA STREET

VIEW STREET

34 VIEW STREET

WARWICK STREET

21 - 29 WARWICK STREET
32 WARWICK STREET
39 WARWICK STREET
46 WARWICK STREET
48 WARWICK STREET Blendon House
50 WARWICK STREET Holy Trinity Anglican Church
52 WARWICK STREET Mildura
54 WARWICK STREET Milrose
55 WARWICK STREET
56 WARWICK STREET
58 WARWICK STREET
60 - 62 WARWICK STREET
63 WARWICK STREET
64 WARWICK STREET Former Tasmania Brewery (refer 245-247 Elizabeth Street)
65 WARWICK STREET Church Hill
67 WARWICK STREET
68 WARWICK STREET Georgina Cottage
69 WARWICK STREET
71 WARWICK STREET
72 WARWICK STREET Behind 70 Warwick Street
73 WARWICK STREET
80 WARWICK STREET Behind 82-84 Warwick Street
86 - 90 WARWICK STREET
92 WARWICK STREET
113 - 117 WARWICK STREET
118 - 122 WARWICK STREET
119 - 121 WARWICK STREET
124 WARWICK STREET Plus old rear portion

	128 - 130	WARWICK STREET	
		WASHINGTON STREET	
	10 - 20	WASHINGTON STREET	
		WATERWORKS ROAD	
		WATERWORKS ROAD	Waterworks Park
		WELD STREET	
	4	WELD STREET	
	12 - 14	WELD STREET	Former Macquarie Street State School
25		WELD STREET	
		WELLESLEY STREET	
1A		WELLESLEY STREET	Edgecliff
	38	WELLESLEY STREET	
		WELLINGTON STREET	
	8	WELLINGTON STREET	
17		WELLINGTON STREET	
21		WELLINGTON STREET	
37 - 39		WELLINGTON STREET	
	48 - 50	WELLINGTON STREET	
49		WELLINGTON STREET	<i>(Now part of 47-49 Wellington Street – that part of the address previously known as 49 Wellington Street only)</i>
		WENDOVER PLACE	
		WENDOVER PLACE	Wendover - Green including trees in centre of Wendover Place
	8	WENDOVER PLACE	Sequoia tree
9		WENDOVER PLACE	<i>(Previously known as part of 10 Wendover Place)</i>
	10	WENDOVER PLACE	Wendover House
		WENTWORTH STREET	
	4	WENTWORTH STREET	
	8	WENTWORTH STREET	
	50 - 56	WENTWORTH STREET	
		WIGNALL STREET	
9		WIGNALL STREET	Brampton Cottage
		WILLIAM STREET	
	12	WILLIAM STREET	Euroa
	30	WILLIAM STREET	
		WILMOT STREET	
	6	WILMOT STREET	
9 - 13		WILMOT STREET	<i>(Now part of 5-7 Sandy Bay Road)</i>
	10	WILMOT STREET	
	12	WILMOT STREET	Stone retaining wall at Sandy Bay Road frontage <i>(Previously known as 11 Sandy Bay Road)</i>
15		WILMOT STREET	
		WOODLANDS AVENUE	
7		WOODLANDS AVENUE	Woodlands
		YARDLEY STREET	
	4	YARDLEY STREET	
5		YARDLEY STREET	
	6	YARDLEY STREET	
7		YARDLEY STREET	
	8	YARDLEY STREET	
9		YARDLEY STREET	
	10	YARDLEY STREET	

11		YARDLEY STREET
	12	YARDLEY STREET
	16	YARDLEY STREET
	18 - 20	YARDLEY STREET
21		YARDLEY STREET
	22	YARDLEY STREET
23		YARDLEY STREET
	24	YARDLEY STREET
25		YARDLEY STREET
	26	YARDLEY STREET
27		YARDLEY STREET
29		YARDLEY STREET
31		YARDLEY STREET

FERN TREE - PIPELINE TRACK AND STRUCTURES

Pipeline Track	Culverts and linear corridor Halls Saddle to Long Creek		
Halls Saddle	Sluice or Valve House	469395E	654950N*
Sassafras Creek	Stone Aqueduct/Stone troughing	468985E	654645N*
Dunns Creek	Stone Aqueduct/Stone troughing	468815E	654610N*
Dunns Creek	Stone Piers & Abutments	468725E	654645N*
Fern Tree Bower	Archaeological Remains	467975E	654575N*
Silver Falls	Structure and place		
Fork Creek	Wishing well and associated structure	467405E	653930N*
Long Creek	Remains former bridges - stone supports"	466915E	653390N*

* Coordinates based on Hobart City Council Datum – Feature is within 5m of the specified coordinate.

SCHEDULE G - SIGNS INDEX

- G.1 Sign Definitions
- G.2 Applications for Approval
- G.3 Interpretation
- G.4 Exemptions
- G.5 Prohibited Signs
- G.6 Temporary Signs
- G.7 Sign Standards
- G.8 Signs not meeting Standards
- G.9 Zone Requirements and Tables
- G.10 Signs on Listed Buildings and in Heritage Areas
 - G.10.1 Further Information Required
 - G.10.2 General Requirements
 - G.10.3 Assessment
 - G.10.4 Guidelines
- G.11 Policy on Selected Sites

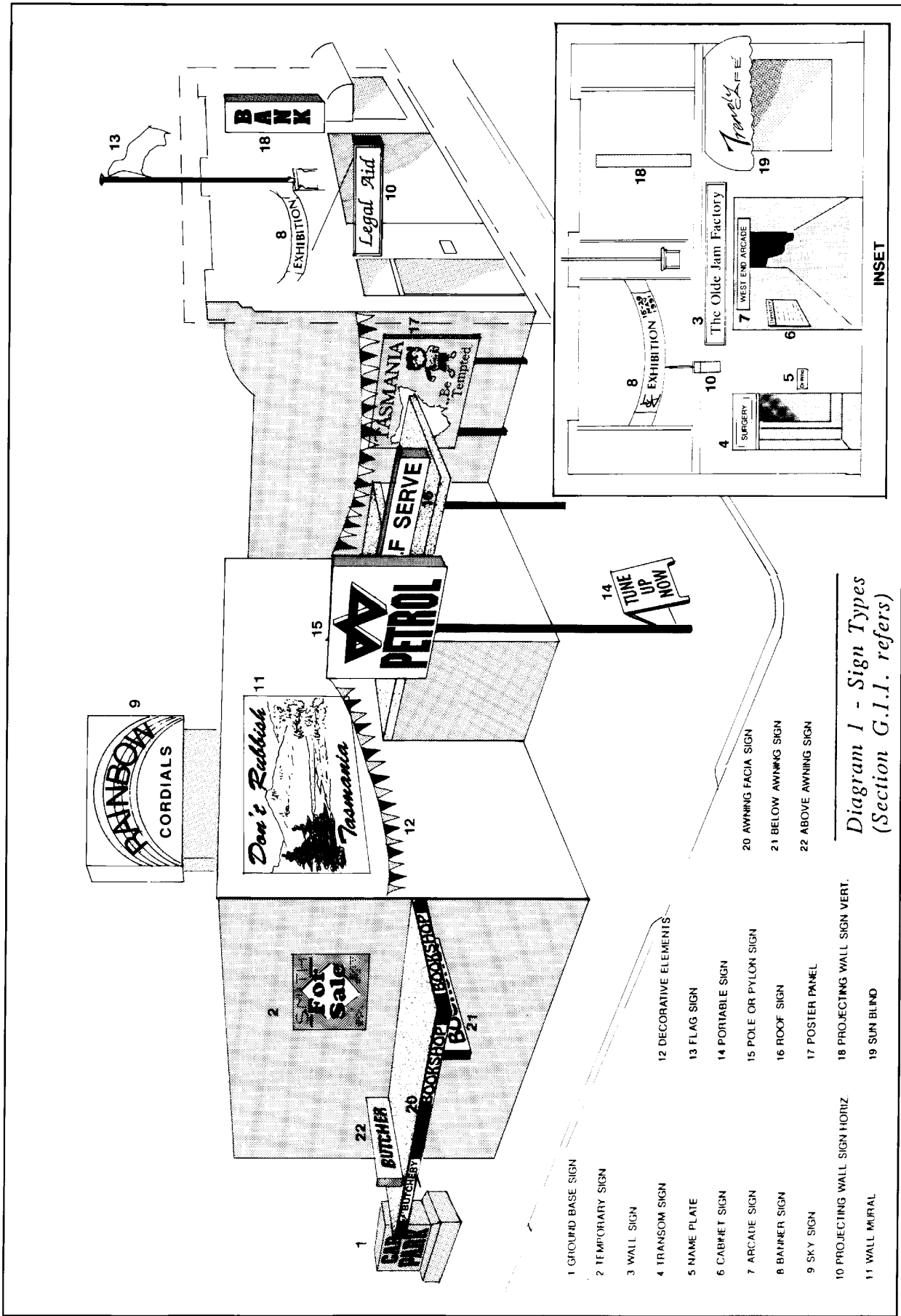
G. SIGNS SCHEDULE

G.1 Sign Definition

G.1.1 For the purpose of this Schedule, the different sign types are illustrated in Diagram 1 and are defined as follows:

‘sign’	shall have the meaning defined in Section 1.7.1 of the Planning Scheme (i.e. means any graphic, pictorial or written display greater than 0.2 square metres in area).
‘arcade sign’	a sign suspended from or attached to the ceiling of an internal public pedestrian area.
‘awning fascia sign’	a sign on the fascia or return ends of cantilever or suspended awnings.
‘above awning sign’	a sign attached to and supported above an awning.
‘below awning sign’	a sign attached to and supported below an awning.
‘banner sign’	a sign composed of light weight non-rigid material, such as cloth, canvas or similar fabric, attached to the wall of a building or other structure.
‘cabinet sign’	a cabinet with a transparent face attached to the wall of a building or structure for the display of signs within.
‘decorative elements’ (bunting)	a sign made up of small flags or streamers strung in a line from or otherwise attached to a building or other structure.
‘flag sign’	a sign in the form of a flag attached to a pole or rope but not showing only the natural symbol of any country.
‘ground base sign’	a sign permanently attached to the ground on its own supportive structure independent of any building, but not including a pole or pylon sign.
‘horizontal projecting wall sign’	a sign projecting from the wall of a building without an awning, having a horizontal dimension greater than its vertical dimension.

‘name plate’	a sign identifying occupants of a property used for professional offices or consulting rooms, attached flush to the wall of a building.
‘pole or pylon sign’	a sign erected on a pole, poles or a pylon independent of any building, provided it is not designed or used as a poster panel (billboard).
‘portable sign’	a sign not on a public reservation and not permanently attached to the ground or to a building or other structure (N.B. Portable Signs on a public reservation are controlled by license under the Council’s By Laws).
‘poster panel’ (bill board)	a structure either freestanding or attached to a building designed to accommodate standard Poster Panels, the message of which may be changeable and variable.
‘roof sign’	a sign erected on the roof or parapet of a building with the highest point of its base not exceeding a vertical distance of 300mm above the roof or parapet.
‘sky sign’	a sign erected on the roof or parapet of a building where the highest point of its base exceeds a vertical distance of 300mm above the roof or parapet.
‘sun blind sign’	a sign incorporated into the fabric or structure of a sun blind or canopy situated over a door or window.
‘transom sign’	a sign attached to the transom of a doorway or display window of a building.
‘vertical projecting wall sign’	a sign projecting from the wall of a building with a vertical dimension greater than or equal to its horizontal dimension.
‘wall mural’	a graphical or pictorial painted design which does not convey a defined advertising message.
‘wall sign’	a sign painted on or attached parallel to the wall or window of a building.



- 1 GROUND BASE SIGN
- 2 TEMPORARY SIGN
- 3 WALL SIGN
- 4 TRANSOM SIGN
- 5 NAME PLATE
- 6 CABINET SIGN
- 7 ARCADE SIGN
- 8 BANNER SIGN
- 9 SKY SIGN
- 10 PROJECTING WALL SIGN HORIZ.
- 11 WALL MURAL

12 DECORATIVE ELEMENTS

- 13 FLAG SIGN
- 14 PORTABLE SIGN
- 15 POLE OR PYLON SIGN
- 16 ROOF SIGN
- 17 POSTER PANEL
- 18 PROJECTING WALL SIGN VERT.
- 19 SUN BLIND

- 20 AWNING FACIA SIGN
- 21 BELOW AWNING SIGN
- 22 ABOVE AWNING SIGN

Diagram 1 - Sign Types
(Section G.I.I. refers)

G.2 Application for Approval

G.2.1 Sign applications are required to be submitted on the form prescribed under Section 2.1.1 of the Planning Scheme together with drawings of an appropriate scale showing the following information:

1. the design, dimensions, message, lettering size and colours of the proposed sign,
2. a site plan showing the position of the sign relative to the buildings and other structures on site,
3. elevations showing the position of the sign relative to walls or other structures on the site,
4. the means of construction and fixing,
5. the method and extent of illumination and whether the sign is 'flashing' (if applicable).

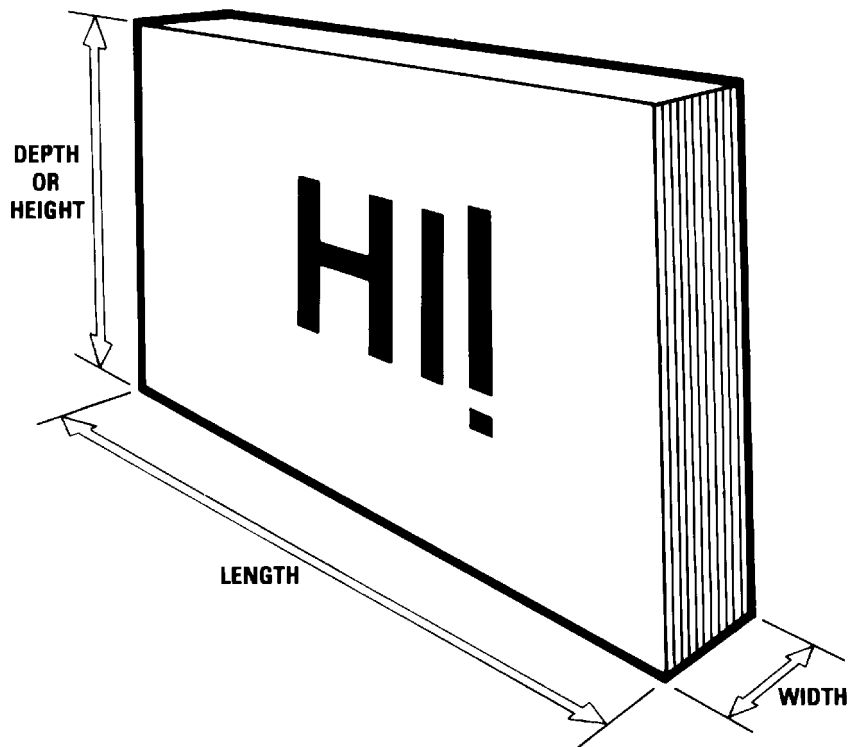
G.2.2 Unless otherwise exempt pursuant to the provisions of this Schedule or Section 1.6 of the Planning Scheme all signs require a Planning Permit.

G.3 Interpretation

G.3.1 For the purposes of this Schedule the following terms are to have the meaning as detailed below:

'Dimension of Signs'

The dimensions indicated on the Diagram below are those applicable where referred to in the sign standards.



‘Directly relates’

Means that a sign identifies either:

- (i) the name of the business, company or proprietor, and/or
- (ii) the products or services available on site.

‘Exempt’

Exempt signs under the provisions of this Schedule include:

- (i) those signs listed in the specific exemption Section G.4 of this Schedule; and
- (ii) those signs and which meet the requirements of Section G.9.2

‘Flashing and Moving Sign’

Means a sign that can move, contains moving parts, changes its message, contains a moving message or graphics, changes its intensity of illumination, flashes or has a moving or flashing border.

‘May be illuminated’

The provision ‘may be illuminated’ refers to either external or internal illumination unless otherwise specifically stated.

The illumination of signs requiring approval or permitted under the provisions of this Schedule shall be to the satisfaction of the Council, other than in Zones 1 - 4, and elsewhere in respect of below awning signs. Signs exempt pursuant to Sections G.9.13 but within 30 metres of a residential land use (Use Groups I - IV under the Scheme) shall be subject to control in respect of the strength of illumination.

‘Projection’

The term ‘projection’, unless otherwise implied, means the greatest distance between the outside edge of a sign to a supporting wall or structure and includes any ancillary structure such as brackets.

In the case of projection over a road reservation, - means the greatest distance between the outside edge of the sign and the boundary of the road reservation (includes footpath).

‘Site’

For the purposes of this Schedule shall include a separately occupied part of the ground floor of any property of building.

G.4 Exemptions

G.4.1 The following signs are exempt from “Planning Approval” throughout the “Planning Area” under the provisions of this Schedule and notwithstanding Section 2.1.1 of the Planning Scheme, application shall not be required.

- (i) one only wall sign up to 2.88 square metres in area per site in accordance with the sign standard in G7.19, except where it is illuminated and within 30m of a residential land use (the Groups I - IV under the Scheme) it shall be subject to control in respect of the strength of illumination.

- (ii) non-illuminated Awning Fascia Signs providing:
 - the signs are not placed on a building listed in Schedule F,
 - the signs do not project more than 40mm in profile from the surface to which they are attached and are not within 300mm of the kerb alignment,
 - the signs do not extend above, below or beyond the awning,
 - the maximum height of lettering or other graphics is not greater than 450mm.
- (iii) signs wholly within shopping arcades (arcade signs and/or transom signs) providing the base of any sign is a minimum of 2400mm above ground level,
- (iv) one only non-illuminated Cabinet Sign attached to the wall of a building in Use Groups V, VI, VII, VIII for the purposes of office/personnel identification therein, providing:
 - the sign is less than 1.5m² in area,
 - the sign does not project more than 150mm from the wall of the building,
 - is not placed on a building listed in Schedule F of the Scheme.
- (v) Real Estate Signs and associated bunting provided they are in a position only for the duration of the sale or letting of property on the market.
- (vi) Building Site Signs providing:
 - the information on the signs refers to the work being undertaken on the land and/or the personnel or firms undertaking that work.
- (vii) signs required to be erected by a statutory authority for the safety or guidance of people or traffic or for the protection of goods, structures, or buildings.

- (viii) one only non-illuminated portable sign within a site providing:
 - the sign does not encroach onto a road or footpath, or other public reserve,
 - the sign has a limit of two faces and a maximum area of 1.5m² per face.
- (ix) one non-illuminated sign indicating the current price of fuels available on the site of a Service Station providing:
 - the sign does not encroach onto a footpath, road or other public reserve,
 - the sign has a limit of two sides and a maximum area of 2m² per side.
- (x) Names Plates identifying occupants of a property used for professional offices or consulting rooms, attached flush to the wall provided:
 - the plates are not placed on a building listed in Schedule F,
 - in all cases do not exceed five (5) in number (any additional plates after five will require approval),
 - the area of the name plates combined does not exceed 0.5 square metres and they are placed on a building or site which has a land use permitted under Schedule A of the Planning Scheme.
- (xi) signs within a building used for all retail or commercial purposes (Use Groups VIII - XVI) provided they:
 - are not business identification signs which are internally illuminated,
 - are associated with the display and sale of goods and/or services,
 - are generally non-permanent in nature.

- (xii) A change in message, graphics or colour scheme of any sign-face provided:-
 - (a) that change is for the purposes of business identification only, and for a use permitted under the Planning Scheme or a use having a valid planning permit that does not otherwise preclude such a change; or
 - (b) that change is in respect of illustrating new or different products of the same manufacturer.
- (xiii) Newspaper Day Bill Signs including those attached to the wall of a newsagency.
- (xiv) all signs satisfying the requirements of Section G.9.2 of this Schedule.

G.5 Prohibited Signs

G.5.1 The Council has a discretion to refuse or permit any of the following signs; such a sign will not be approved if in the opinion of Council it does not meet the provisions applicable to Table D signs in Clause G.9.12.:

- (i) advertising flags and bunting, except that:-
 - (a) for new applications relating to a “saleyard”, in a zone where a “saleyard” is a “permitted use” in Table A1 of Schedule 1, they shall be approved;
 - (b) for new applications relating to a “saleyard”, in a zone where a “saleyard” is a “discretionary use” in Table A1 of Schedule 1, they may be approved.
- (ii) any sign attached to or displayed on any street furniture, including letter boxes, bus shelters, seats, telephone and electric supply poles, or any fence, tree, rock or similar feature or structure, excepting signs required by statutory authorities and/or those directly indicating function or use.
- (iii) flashing signs and moving signs,

(iv) signs painted on the roof of a building.

Note: Portable Signs are prohibited on public reserves unless licensed by the Council under its By Laws.

G.6 Temporary Signs

G.6.1 Pursuant to Section 2.4.1(a) of the Planning Scheme a Permit may be issued for a temporary sign for a period not exceeding two months for the purposes of advertising special purposes or events.

G.7 Sign Standard

G.7.1 The following standards are those set by the Council for the defined sign types within this Schedule. In situations where the Council requires, lesser dimensions and other details may be applied to signs requiring approval, in order that the requirements of the Schedule may be met.

G.7.2 Above Awning Sign

- Maximum depth 500mm.
- Maximum width 300mm.
- Shall not project beyond the width of the awning or exceed 2700mm in length whichever is the shorter.
- Minimum distance between any other “Above Awning Sign” or “Horizontal Projecting Wall Sign” 2400mm.
- Shall not be approved if there is a “Below Awning Sign” on the same site.
- May be illuminated.
- Minimum distance from the side boundary of the “lot” or “site” 1200mm.

G.7.3 Arcade Sign

- Maximum depth 500mm.
- Maximum width 300mm.
- Minimum clearance from ground level 2400mm.
- Minimum distance between any other ‘Arcade Sign’ or ‘Horizontal Projecting Wall Sign’ 2400mm.
- May be illuminated.

G.7.4 Awning Fascia

- Maximum projection from face of fascia 40mm.
- Maximum area of sign in this category shall be to the satisfaction of the Council.
- May be illuminated.
- Shall not extend vertically or horizontally beyond the awning fascia to which it is attached.

G.7.5 Below Awning Sign

- Maximum depth 500mm.
- Maximum width 300mm.
- Shall not project beyond the width of the awning or exceed 2700mm in length whichever is the shorter.
- Minimum clearance from ground level 2400mm.
- Minimum distance between any other “Below Awning Sign” or “Horizontal Projecting Wall Sign” 2400mm.
- Minimum distance from the side boundary of the “lot” or “site” 1200mm.
- Shall not be approved if there is an “Above Awning Sign” on the same site.
- May be illuminated.

G.7.6 Banner Sign

- Such standards as the Council may require.
- May be illuminated.

G.7.7 Cabinet Sign

- Maximum projection from face of wall not to exceed 40mm.
- Maximum area of a sign in this category shall be to the satisfaction of the Council.
- Shall not extend vertically or horizontally beyond the wall to which it is attached.
- May be illuminated.

G.7.8 Ground Base Sign

- Maximum height above ground 2400mm.
- Maximum area on each face 2.5 square metres.
- The signs shall not encroach on any road or other public reservation.
- May be illuminated.

G.7.9 Pole or Pylon Sign

- Maximum height to the highest point of the sign above ground 5000mm.
- Minimum height to the lowest point of the sign above ground 2400mm.
- If the sign projects over any footpath or road reservation it shall not project more than 1200mm beyond the boundary of the footpath or road reservation.
- May be illuminated.

G.7.10 Poster Panel (Bill Board)

- Maximum length 6000mm.
- Maximum depth 3000mm.
- May be illuminated.

G.7.11 Horizontal Projecting Wall Sign

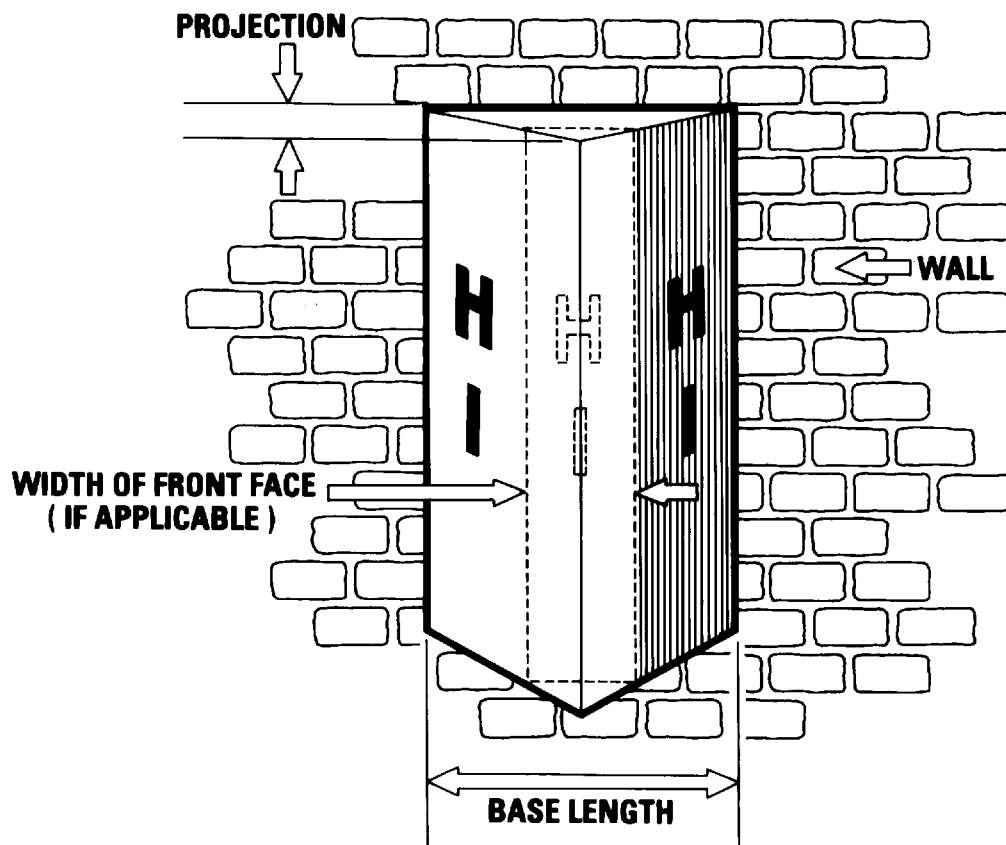
- Maximum depth 500mm.
- Maximum width 300mm.
- Maximum length 2700mm.
- Shall not encroach within 300mm of the kerb alignment.
- Minimum clearance from ground 2400mm.
- Maximum height to the highest point of the sign above ground 3000mm.
- Minimum distance between any other “horizontal projecting wall sign” or “awning sign” 2400mm.
- May be illuminated.
- May be approved only in the absence of any Vertical Projecting Wall Sign.

G.7.12 Vertical Projecting Wall Sign

- Maximum projection 1200mm.
- Minimum height above ground 2400mm.
- Maximum height to the highest point of the sign not to be above eaves or parapet.
- Maximum width 300mm.
- Limit of one vertical projecting wall sign per site, providing that where a site has a frontage to more than one street, one vertical projecting wall sign may be allowed on each street frontage.
- May be illuminated.
- May be approved only in the absence of a Horizontal Projecting Wall Sign.

G.7.13 A Vertical Projecting Wall Sign may be V-shaped providing:

- Maximum base length of triangle on building 1200mm.
- Maximum projection 1200mm.
- Maximum width of front face where applicable 300mm.
- Minimum height above ground 2400mm.
- Maximum height to the highest point of the sign not to be above eaves or parapet.



V - Shaped Sign

G.7.14 **Roof Sign**

- Maximum distance between top of sign and roof or parapet 750mm.
- Maximum depth 750mm.
- Maximum length 4500mm.
- Maximum building height 7500mm.
- Message may be on a maximum of two faces.
- Limit of one Roof Sign per site.
- May not be illuminated.

G.7.15 **Sky Sign**

(i) Building height up to 7500mm;

- Maximum distance between top of sign and roof or parapet 2300mm.
- Maximum depth 2000mm.
- Maximum length 4500mm.
- Message may be on a maximum of two faces of the building.
- Limit of one Sky Sign per site.
- May be illuminated.

(ii) Building height greater than 7500mm;

- Signs on roofs where buildings exceed 7500mm in height are not encouraged throughout the Planning Area.
- A sign in this category may be approved at the discretion of the Council in cases when it is incorporated within overall design features. In all cases dimensions shall be to the satisfaction of the Council.

G.7.16 Sun Blinds

- Shall not be permitted to project below a point 2400mm above ground level.
- Shall not project beyond a point within 450mm of the kerb alignment.
- May be illuminated.

G.7.17 Transom Sign

- Shall not extend more than 200mm beyond any building alignment.
- Shall not extend beyond or below the level of the head of the doorway or window above which it is attached.
- Shall not be more than 3600mm above the ground to the highest point of the sign.
- Shall have a maximum depth of 500mm.
- May be illuminated.

G.7.18 Wall Mural

Each case considered on its merits.

G.7.19 Wall Sign

- Message to be on front face only.
- Maximum projection from face of wall 450mm.
- Maximum area of a sign in this category shall be to the satisfaction of the Council.
- May be illuminated.
- Shall not extend laterally beyond the wall or above the top of the wall to which it is attached.

G.8 Signs Not Meeting Standards

G.8.1 A sign which does not meet the standards or definitions for signs within this Schedule may be considered by the Council only in circumstances where it would be unreasonable for the sign standards or definitions to apply.

G.8.2 In assessing a sign in this category the Council shall take into consideration those matters listed for the assessment of signs in Table C of the Zone Requirements.

G.9 Zone Requirements

G.9.1 Zone Requirements for Signs are divided into four groups as follows:

Table A : (Exempt Signs)

G.9.2 In addition to those signs listed in Section G.4 of this Schedule, a sign listed in Table A is also exempt from Planning Approval in that Zone provided:

- (a) the sign complies with the specified sign standards,
- (b) the sign is to be placed on a building or site which has a 'P' use status in Table A of Schedule A and where the sign directly relates to that land use,
- (c) the sign is **not** located in a Heritage Area or on a building or site listed in Schedule F of the Planning Scheme.

G.9.3 A sign listed in Table A which is proposed to be located in a Heritage Area or on a building or site listed in Schedule F of the Scheme shall require the approval of the Council (for signs in this category refer to Section G.10 of this Schedule).

Table B : (Preferred Signs)

G.9.4 A sign listed in Table B is a preferred sign in that zone and will be permitted by the Council provided:

- (a) the sign complies with the sign standards or standards applied pursuant to any conditions imposed by the Council,
- (b) the sign is to be placed on a building or site which has a 'P' use status in Table A of Schedule A and the sign directly relates to that use,
- (c) the design and siting of the sign in relationship to architectural, streetscape or landscape features is to the satisfaction of the Council.

G.9.5 In cases where a sign in Table B is to be located in a Heritage Area or on a building or site listed in Schedule F, refer to Section G.10 of this Schedule.

G.9.6 Notwithstanding the above provisions a sign listed in Table B shall not be approved if in the opinion of the Council:

- (i) the sign will dominate or obscure another sign to the detriment of that sign's effect or message,

- (ii) the sign will lead to clutter of signage on the site or involve unnecessary repetition of messages,
- (iii) the sign will endanger or confuse traffic or cause confusion with navigation aids to ships and aircraft,
- (iv) the sign will lead to a significant reduction of sunlight onto a window or windows of an adjacent building,
- (v) the proposed illumination, structure or size of the sign is of such characteristics or of such close proximity that it would significantly interfere with the amenity of an adjacent property and its occupants.

Table C : (Discretionary Signs)

G.9.7 A sign listed in Table C may be approved at the discretion of the Council if it is considered suitable in that Zone.

G.9.8 In addition to the specific signs listed in Table C for each Zone, this group also includes a sign which:

- (i) is to be placed on a building or site not having a 'P' use status in Table A of Schedule A and where the sign relates to that use, or
- (ii) is to be placed on a building or site in any use, or on vacant land, and where the sign does not relate to that use,
- (iii) is an additional sign to a specified maximum exempt pursuant to Section G.4 of this Schedule,
- (iv) is a sky sign on a building greater than 7500mm in height.

G.9.9 Signs in Table C are to comply with the sign standards or standards applied pursuant to any conditions imposed by the Council.

G.9.10 In cases where a sign is to be located in a Heritage Area or on a building or site in Schedule F refer to Section G.10 of this Schedule.

G.9.11 In all cases a sign listed in Table C or other signs within this Group shall not be approved if in the opinion of the Council:

- (i) the sign will dominate or obscure another sign to the detriment of that sign's effect or message;
- (ii) the sign will lead to clutter of signage on the site or involve unnecessary repetition of messages;

- (iii) the sign will endanger or confuse traffic or cause confusion with navigation aids to ships and aircraft;
- (iv) the sign will lead to a significant reduction of sunlight into a window or windows of an adjacent building;
- (v) the proposed illumination, structure or size of the sign is of such characteristics, or of such close proximity that it would significantly disturb the amenity of an adjacent property and its occupants;
- (vi) the attainment of the Desired Character of the Precinct in which it is located will be prejudiced;
- (vii) the sign will deleteriously impact on the amenity and function of the 'Permitted' land uses within the Zone;
- (viii) the design and siting of the sign will be incompatible with architectural, streetscape or landscape features of the site and the vicinity.

Table D : (Prohibited Sign)

G.9.12 The Council has a discretion to refuse or permit a sign listed in Table D; such a sign will be refused unless it can be demonstrated to Council that, it will not:

- (i) lead to clutter of signage on the site or involve unnecessary repetition of messages;
- (ii) cause a potentially unsafe distraction to drivers of motor vehicles;
- (iii) obscure or confuse a driver's view of traffic, pedestrians, traffic signals and signs;
- (iv) cause confusion with navigation aids to ships and aircraft;
- (v) significantly disturb the amenity of nearby property and its occupants due to its proposed illumination, movement, structure or size;
- (vi) effect the attainment of the Desired Character of the Precinct in which it is located or that of an adjoining Precinct;
- (vii) detract from the architectural, streetscape or landscape features of the site and the vicinity;

- (viii) adversely affect the area in terms of appearance, size or illumination; or
- (ix) introduce a discordant type of sign, message, display or illumination into the streetscape.

G.9.13 Tables

G.9.13.1 ZONE 1 - CENTRAL RETAIL

Table A: Above Awning Sign
Below Awning Sign
Horizontal Projecting Wall Sign
Transom Sign

Table B: Ground Base Sign
Pole or Pylon Sign
Vertical Projecting Wall Sign
Sun Blind Sign
Wall Sign
Roof Sign

Table C: Banner Sign
Poster Panel (Bill Board)
Sky Sign
Wall Mural

Table D: Nil

G.9.13.2 ZONE 2 CENTRAL COMMERCIAL AND ADMINISTRATIVE AND ZONE 3 CENTRAL SERVICE

Table A: Below Awning Sign
Horizontal Projecting Wall Sign
Transom Sign

Table B: Above Awning Sign
Ground Base Sign
Pole or Pylon Sign
Roof Sign
Vertical Projecting Wall Sign
Wall Sign

Table C: Banner Sign
Poster Panel (Bill Board)
Sky Sign
Sun Blind Sign
Wall Mural

Table D: Nil

G.9.13.3 ZONE 4 COMMERCIAL AND RESIDENTIAL

Table A: Below Awning Sign
Horizontal Projecting Wall Sign
Transom Sign

Table B: Ground Base Sign
Pole or Pylon Sign
Wall Sign

Table C: Above Awning Sign
Banner Sign
Poster Panel (Bill Board)
Roof Sign
Sun Blind Sign
Vertical Projecting Wall Sign
Wall Mural

Table D: Sky Sign

G.9.13.3a ZONE 5 (PRECINCT 16A) LOCAL SERVICE ZONE *

Table A Below Awning Sign
Transom Sign

Table B Ground Based Sign
Wall Sign (below awning)

Table C Above Awning Sign
Awning Fascia
Horizontal Projecting Wall Sign
Wall Sign (above awning)
Banner Sign
Poster Panel (Bill Board)
Roof Sign
Sun Blind Sign
Vertical Projecting Wall Sign
Wall Mural/artwork

Table D Pole or Pylon Sign
Sky sign

*Signs in Precinct 16A are further controlled by the provisions of Schedule N.

G.9.13.4 ZONE 5 (PRECINCTS 28, 32, 37B) LOCAL SERVICE

Table A:	Below Awning Sign Horizontal Projecting Wall Sign Transom Sign
Table B:	Above Awning Sign Ground Base Sign Pole or Pylon Sign Sun Blind Sign Vertical Projecting Wall Sign Wall Sign
Table C:	Banner Sign Poster Panel (Bill Board) Roof Sign Sky Sign Wall Mural
Table D:	Nil
G.9.13.5	<u>ZONE 6 RESIDENTIAL 1</u> <u>ZONE 7 RESIDENTIAL 2</u> <u>ZONE 8 RESIDENTIAL 3</u> <u>ZONE 9 RESIDENTIAL 4</u> <u>ZONE 10 RURAL 'A'</u> <u>ZONE 11 RURAL 'B'</u> <u>ZONE 12 RURAL 'C'</u> <u>Zone 23 LOW DENSITY RESIDENTIAL</u>
Table A:	Nil
Table B:	Nil
Table C:	Above Awning Sign Below Awning Sign Banner Sign Ground Base Sign Horizontal Projecting Wall Sign Pole or Pylon Sign Poster Panel (Bill Board) Roof Sign Sun Blind Sign Transom Sign Vertical Projecting Wall Sign Wall Mural Wall Sign
Table D:	Sky Sign

G.9.13.6 ZONE 13 - RECREATION
ZONE 24 -LANDSCAPE AND SKYLINE CONSERVATION

- (i) Signs are discouraged in the Recreation Zone, Landscape and Skyline Conservation Zone.
- (ii) Signs relating to discretionary uses approved pursuant to Section A7 of Schedule A, or an existing use pursuant to Principle 2, will be treated on their merits or in accordance with any applicable management guidelines.

G.9.13.7 ZONE 14 - SPECIAL USE 1

Table A: Nil

Table B: Below Awning Sign
Ground Base Sign
Horizontal Projecting Wall Sign
Pole or Pylon Sign
Wall Sign

Table C: Above Awning Sign
Roof Sign
Vertical Projecting Wall Sign
Wall Mural
Transom Sign

Table D: Banner Sign
Poster Panel (Bill Board)
Sky Sign
Sun Blind Sign

G.9.13.8 ZONE 15 - SPECIAL USE 2

Table A: Nil

Table B: Below Awning Sign
Banner Sign
Ground Base Sign
Horizontal Projecting Wall Sign

Table C: Above Awning Sign
Pole or Pylon Sign
Transom Sign
Vertical Projecting Wall Sign
Wall Mural
Wall Sign

Table D: Poster Panel (Bill Board)
Roof Sign
Sky Sign
Sun Blind Sign

G.9.13.9 ZONE 16 - SPECIAL USE 3

Table A: Above Awning Sign
Below Awning Sign
Horizontal Projecting Wall Sign
Transom Sign

Table B: Ground Base Sign
Pole or Pylon Sign
Vertical Projecting Wall Sign
Sun Blind Sign
Wall Sign

Table C: Banner Sign
Poster Panel (Bill Board)
Roof Sign
Wall Mural
Sky Sign

Table D: Nil

G.9.13.10 ZONE 17 - SPECIAL USE 4

Refer to Listed Building Section G.10 for all signs.

G.9.13.11 ZONE 18 - SPECIAL USE 5

Refer to Listed Building Section G.10 for all signs.

G.9.13.12 ZONE 19 - SPECIAL USE 6

All signs Table D.

G.9.13.13 ZONE 21 - HILLSFACE

All signs Table D.

G.9.13.14 ZONE 22 - SERVICE AND LIGHT INDUSTRIAL

Table A: Above Awning Sign
Below Awning Sign
Horizontal Projecting Wall Sign
Transom Sign

Table B: Ground Base Sign
Vertical Projecting Wall Sign
Wall Sign
Pole or Pylon Sign

Table C: Banner Sign
Poster Panel (Bill Board)
Roof Sign
Sky Sign
Sun Blind Sign
Wall Mural

Table D: Nil

G.10 Signs on Listed Buildings and in Heritage Areas Pursuant to Schedule F

G.10.1 Further information required.

- (i) In circumstances where it thinks fit, the Council may require specified signage details in respect of a particular building or site at the time an application for its change of use or building work is received.

G.10.2 General Requirements.

- (i) Signs on Listed Buildings are to maintain or re-instate and not to detract from the cultural significance of the building.
- (ii) Signs in Heritage Areas are to respect and reinforce the environmental and historic character of the area and buildings therein.
- (iii) Signs on Listed Buildings and in Heritage Areas are to directly relate to the use of the building or site to which they are attached or associated.

G.10.3 Assessment.

G.10.3.1 In addition to any other requirements of this Schedule, any sign in this group shall not be approved if in the opinion of the Council in respect of:

- (a) Signs on Listed Buildings: (all cases)

- (i) the effect of the sign will be prejudicial to the cultural significance of the building or site to which it is attached,
 - (ii) the design, materials of manufacture and positioning of the sign and its effect on the cultural significance of the building or site will be in conflict with the intent of Schedule F,
 - (iii) the relationship of the sign to existing signs on the building and in the streetscape will be incongruous,
 - (iv) the sign is inappropriate to the use of the building.
- (b) Signs in Heritage Areas not on Listed Buildings:
- (i) the sign will have a deleterious effect on the character of the Area,
 - (ii) the relationship of the sign to existing signs on the building and in the streetscape will be incongruous,
 - (iii) the sign is inappropriate to the use of the building.

G.10.4 Guidelines

G.10.4.1 Whilst the Council does not necessarily require re-creation of traditional signs, the use of such techniques and styles is encouraged. The following guidelines are the preferred solutions for signs on Listed Buildings and in Heritage Areas:

- (i) signs of traditional construction and style - that is, either painted on metal or wood, or painted directly onto the building as detailed below, or separately supported;
- (ii) painted on or sited on the main body of the building - such as on walls, frieze panels, gables, blocking courses and parapets and not on the “structural” or protruding elements - such as columns, pillars and pilasters;
- (iii) lettering organised in a symmetrical manner using simpler upper case style. Efficient messages avoiding densely worded or lengthy information.
- (iv) where sign illumination is required it is produced from a concealed or unobtrusive source of light independent of the sign or structure supporting the sign.

G.11 Policy on Selected Sites

G.11.1 Notwithstanding anything contained in this Schedule a sign shall comply with any policy or guidelines adopted by the Council in respect of a particular building, site or area, including retail or commercial development intended for multi-tenanted occupancy.

G.12 Discretion

G.12.1 The Council has a discretion to refuse or permit the display of a sign to be read from off the site that:-

- (i) falls within Table C;
- (ii) falls within Section G.9.8.;
- (iii) falls within Table B that does not satisfy the provisions of Sections G.9.4 and G.9.6;
- (iv) falls within Section G.8;
- (v) is proposed on or adjacent to “places” within a Heritage Area or listed on the Heritage Register as specified in Schedule F;
- (vi) may only be approved under G.5.1 and G.9.12.

H. GREGORY STREET LOCAL AREA PLAN

H.1 Planning Objective

Use and development shall be controlled in accordance with the following provisions of the Gregory Street Local Area Plan for the area identified on Plan H1. To the extent of any inconsistency with a standard or other requirement in this scheme the provisions of this schedule have precedence.

The land use objective in this area is to ensure that no further expansion or establishment of commercial activity occurs within the 'Residential 1 Zone' except as provided under Principles 3 and 4. To this end the development of land or buildings within the 'Residential 1 Zone' for the purposes of 'Domestic Business' or 'Consulting Rooms' shall be 'Prohibited'.

H.2 Part 2 Gregory Street Local Area Plan of the 'Gregory Street Planning and Urban Design Study', H.C.C., February 1994 is a relevant reference document and may be referred to for more detailed guidance in regard to 'Streetscape Improvements' and 'Measures to Improve the Amenity of Public Spaces'.

H.2.1 Streetscape Improvements

H.2.1.1 Boundaries between commercial and residential areas should be signified with visual cues such as the use of street trees and changes in road width.

H.2.1.2 The historical and architectural character of Gregory Street and its buildings should be acknowledged by means of an appropriate information board or interpretation panel.

H.2.1.3 A permit for the use or development of commercial/retail premises shall include conditions for:

- (i) the retention of front gardens or the use of paving in areas between the building and the street.
- (ii) advertising signage for each property to be restricted to either:
 - non illuminated 'wall signs' on building frontages and A frame sandwich boards, or:
 - a single non-illuminated 'pole sign' with a sign face not exceeding 1 x 1.5 metres in size and with a maximum height of 4 metres and mounted to not intrude into the road reservation.

H.2.2 Surface Treatments

H.2.2.1 A consistent style and hierarchy of paving for vehicular, pedestrian and shared areas in Gregory Street and Princes Street commercial areas, shall be applied, which is:

- asphalt for public paths
- asphalt for car parks
- terracotta pavers for shared pedestrian/driveways in car parks
- terracotta pavers in semi-private pedestrian lanes between buildings.

H.2.3 Lighting in Car parks and Pedestrian Areas

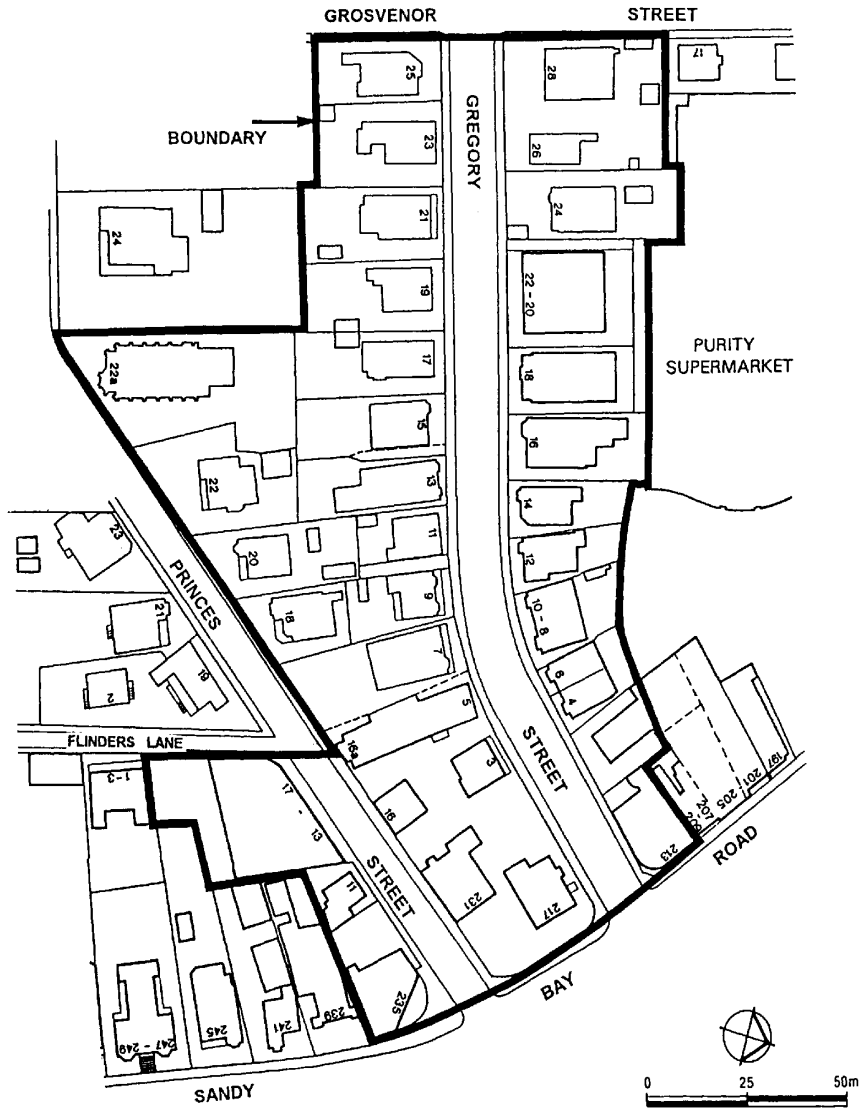
Lighting shall be provided in the secondary pedestrian network and carpark areas, either attached to buildings or as free standing lamp posts. Lighting to be low-key and vandal proof and of a consistent style to Council's specifications.

H.2.4 Boundaries to Adjacent Residential Properties

Boundaries between residential and commercial land use and zones must be reinforced both along the front as well as side and back boundaries, using fences or walls if necessary to ensure residences adjoining commercial properties retain their backyard amenity.

City of Hobart Planning Scheme 1982
SCHEDULE H

BOUNDARY OF GREGORY STREET LOCAL AREA PLAN



PLAN H1

Schedule I Clearing of Land

I.1 DEFINITIONS

In this Schedule the following meanings apply:-

‘Destruction’

To burn, fell, ringbark, pollard, push over, rip, poison, or cut the roots.

‘Soil’

The organic and mineral stratum in which roots of vegetation are found.

‘Vegetation’

All trees and shrubs and associated understorey.

I.2 APPROVAL REQUIRED

The Council has a discretion to refuse or permit the removal or destruction of vegetation and associated disturbance of soil in any zone where it involves:-

- (a) an area of land greater than 500m² on any one lot within 2 consecutive years; or
- (b) an area of land less than 500m² containing vegetation which has been required to be retained as a condition of
 - (i) a current planning permit; or
 - (ii) a planning permit that has substantially commenced or has already been implemented: or
- (c) any Significant Tree or vegetation community of conservation significance listed in Appendix 1 to this Schedule.

I.3 EXEMPTIONS

Notwithstanding I.2, planning approval is not required for the removal or destruction of vegetation or associated soil where it is for the purposes of:

- (a) fire hazard reduction which does not involve the removal or destruction of any Significant Tree listed in Appendix 1 or any tree greater than 5m in height or with a circumference of

trunk greater than 40cm measured 1m above the adjacent ground level unless that tree is within 20m of a dwelling or site approved for the construction of a dwelling ;

- (b) fire hazard reduction carried out by or on behalf of the Tasmania Fire Service, Council or any Public Authority;
- (c) fire hazard reduction required by an abatement order under the Local Government Act 1993 or the Fire Service Act 1979;
- (d) the destruction or removal of vegetation or soil required to facilitate a use or development that is exempt from obtaining planning approval under Clause 1.6 of this Scheme unless that vegetation is listed in Appendix 1 or exceeds 500m² in area;
- (e) the destruction or removal of vegetation within one metre of the boundary between lands owned or occupied by different persons, for the purposes of erecting or maintaining a dividing fence between those lands;
- (f) the removal of soil and vegetation for normal maintenance of services and utilities by Council or Public authorities;-
- (g) the removal and destruction of Declared Weeds as identified under the Weed Management Act 1999;
- (h) general maintenance and/or improvements associated with existing pasture, cropping land, or established gardens; or
- (i) the destruction or removal of not greater than 500m² of vegetation within 2 consecutive years unless that vegetation has been required to be retained as a condition on a planning permit or is listed in Appendix 1 (this exemption does not apply in the zones covered by Schedule L Bushland Management).

I.4 ASSESSMENT CRITERIA

Council, in considering applications for the destruction or removal of soil or vegetation not exempt under Clause I.3 above, shall take into account:-

- (a) the nature and extent of the vegetation to be destroyed or removed;
- (b) the proposed means of destruction or removal of vegetation;
- (c) possible soil erosion, land instability or drainage channels and the proposed measures to mitigate adverse effects;
- (d) the protection of watercourses and water quality including the impact of land clearing on critical riparian areas for protecting water catchments, watershed recharge areas, springs, wetlands, flood plains, and estuaries;

- (e) the protection of the amenity value of the vegetation and the general area and its cultural landscape and heritage significance;
- (f) the protection of biodiversity, including species, genetic and ecosystem diversity, rare, vulnerable or endangered species, habitat and wildlife corridors; and
- (g) any hazards the vegetation poses to health, welfare and safety of persons and property, including the risks from fire.

Appendix 1 - Schedule I

Vegetation Communities of Conservation Significance
Broad-leaf scrub
<i>Eucalyptus amygdalina</i> forest/woodland on sandstone
<i>Eucalyptus amygdalina</i> inland forest
<i>Eucalyptus globulus</i> dry forest/woodland
<i>Eucalyptus globulus</i> wet forest
<i>Eucalyptus ovata</i> forest/woodland
<i>Eucalyptus subcrenulata</i> forest/woodland
<i>Eucalyptus tenuiramis</i> forest/woodland on dolerite
<i>Eucalyptus tenuiramis</i> forest/woodland on sediments
Highland low rainforest and scrub
Lowland <i>Themeda triandra</i> grassland
<i>Notelaea – Pomaderris – Beyeria</i> forest
<i>Nothofagus</i> rainforest (undifferentiated)
Threatened native vegetation communities listed in Schedule 3A of the <i>Nature Conservation Act 2002</i> .

Significant Trees

Street Number	Street / Property / Location	Ref No*.	Botanical name	Common name	No. of trees
20	Adelaide Street	A1	<i>Cupressus torulosa</i>	Bhutan Cypress	1
20	Adelaide Street	A2	<i>Cupressus torulosa</i>	Bhutan Cypress	21
	Albuera Street (road reserve adjacent to 96-120 Davey Street, near intersection with Byron Street)	A3	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	4
23	Albuera Street	A4	<i>Quercus robur</i>	English Oak	3
61	Bay Road, 'Runnymede'	B1	<i>Prunus amygdalus</i>	Almond	1
61	Bay Road, 'Runnymede'	B2	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1
61	Bay Road, 'Runnymede'	B3	<i>Corynocarpus laevigatus</i>	Karaka or New Zealand Laurel	1
61	Bay Road, 'Runnymede'	B4	<i>Juglans regia</i>	English Walnut	1
61	Bay Road, 'Runnymede'	B5	<i>Photinia serrulata</i>	Chinese Hawthorn	1
71	Brooker Avenue, Domain House Site (adjacent to Edward Street)	B6	<i>Quercus robur</i>	English Oak	2
71	Brooker Avenue, Domain House Site (Edward Street and Brooker Highway corner)	B7	<i>Abies numidica</i>	Algerian Fir	1
71	Brooker Avenue, Domain House Site (near Graphics building)	B8	<i>Quercus robur</i>	English Oak	1
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B9	<i>Cedrus deodara</i>	Deodar Cedar	1
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B10	<i>Cedrus atlantica 'Glauca'</i>	Atlas Blue Cedar	1
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B11	<i>Araucaria bidwillii</i>	Bunya Bunya	1

Street Number	Street / Property / Location	Ref No*.	Botanical name	Common name	No. of trees
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B12	<i>Abies pinsapo</i>	Spanish Fir	1
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B13	<i>Aesculus hippocastanum</i>	Horse Chestnut	1
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B14	<i>Abies numidica</i>	Algerian Fir	1
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B15	<i>Abies pinsapo var Glauca</i>	Spanish Fir	1
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B16	<i>Laurus nobilis</i>	Bay Laurel	1
71	Brooker Avenue, Domain House Site (southern boundary of the site)	B17	<i>Cedrus atlantica 'Glauca'</i>	Atlas Blue Cedar	1
71	Brooker Avenue, Domain House Site, Aberdeen Street frontage	B18	<i>Pinus wallichiana</i>	Bhutan Pine	1
71	Brooker Avenue, Domain House Site, Aberdeen Street frontage	B19	<i>Araucaria columellaris</i>	Cook Pine	1
71	Brooker Avenue, Domain House Site, Aberdeen Street frontage	B20	<i>Casaurina obesa</i>	Swamp Oak	1
71	Brooker Avenue, Domain House Site, Aberdeen Street frontage	B21	<i>Casaurina obesa</i>	Swamp Oak	1
71	Brooker Avenue, Domain House Site, adjacent to tennis court.	B22	<i>Thuja occidentalis 'Pyramidalis compacta'</i>	White Cedar	12
186	Bathurst Street	B23	<i>Schinus areira</i>	Peppercorn Tree	1
1, 9, 11, 13 & 15	Cedar Court	C1	<i>Cupressus macrocarpa</i>	Monterey Cypress	Hedge
96-120	Davey Street, Anglesea Barracks,	D1	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	1
96-120	Davey Street, Anglesea Barracks, (Linden Avenue)	D2	<i>Tilea x europaea</i>	European Linden (Common Lime)	22
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D3	<i>Pinus ponderosa</i>	Ponderosa Pine	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D4	<i>Pinus sabiniana</i>	Digger Pine	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D5	<i>Cedrus atlantica</i>	Atlas Cedar	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D6	<i>Pinus wallichiana</i>	Bhutan Pine	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D7	<i>Pinus nigra var. maritima</i>	Corsican Pine	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D8	<i>Cedrus atlantica</i>	Atlas Cedar	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D9	<i>Pinus canariensis</i>	Canary Island Pine	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D10	<i>Cedrus atlantica</i>	Atlas Cedar	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D11	<i>Pinus nigra var. maritima</i>	Corsican Pine	1
2	Davies Avenue, rear of Hobart Aquatic Centre, 'The Hollow'	D12	<i>Pinus attenuata</i>	Knobcone Pine	1
2	Davies Avenue, TCA Ground	D13	<i>Ulmus procera</i>	English Elm	1
251	Davey Street ('The Hermitage')	D14	<i>Quercus robur</i>	English Oak	1
309	Davey Street ('Toogooloowa')	D15	<i>Cupressus lusitanica</i>	Mexican Cypress	1

Street Number	Street / Property / Location	Ref No*.	Botanical name	Common name	No. of trees
320	Davey Street ('Lindfield')	D16	<i>Cupressus torulosa</i>	Bhutan Cypress	9
301	Davey Street	D17	<i>Sequoiadendron giganteum</i>	Giant Sequoia	1
344	Davey Street	D18	<i>Abies nordmanniana</i>	Caucasian Fir	1
344	Davey Street	D19	<i>Corymbia ficifolia</i>	Red Flowering Gum	1
3	Elboden Street, 'Manilla'	E1	<i>Araucaria heterophylla</i>	Norfolk Island Pine	1
6	Elboden Street, Jane Franklin Hall	E2	<i>Populus nigra</i> cv. 'Italica'	Lombardy Poplar	1
	Earl Street (road reserve opposite 4-12 Earl Street) (Council asset numbers: AL61590002, AL61590005, AL61590009, AL61590014 and AL61590017)	E3	<i>Ulmus procera</i>	English Elm	5
	Earl Street (along University of Tasmania boundary)	E4	<i>Crataegus monogyna</i>	Common Hawthorn	Hedge
446	Elizabeth Street	E5	<i>Ficus macrophylla</i>	Moreton Bay Fig	1
7	Emmett Place	E6	<i>Araucaria bidwillii</i>	Bunya Pine	1
20	Fitzroy Crescent, Fitzroy Gardens	F1	<i>Platanus x hispanica</i>	Plane Tree	46
	Fitzroy Place, (road reserve)	F2	<i>Platanus x hispanica</i>	London Plane Tree	45
3	Fisher Avenue	F3	<i>Cupressus macrocarpa</i>	Monterey Cypress	Hedge
	Fisher Avenue (road reserve adjacent to 3 Fisher Avenue)	F4	<i>Tilia cordata</i>	Small-Leaved Lime	2
6	Fisher Avenue	F5	<i>Liriodendron tulipifera</i>	Tulip Tree	1
10	Fisher Avenue	F6	<i>Cedrus deodara</i>	Deodar	1
10	Fisher Avenue	F7	<i>Cedrus atlantica</i> f. <i>glauca</i>	Blue Atlas Cedar	1
	Fisher Avenue (road reserve adjacent to 33 Fisher Avenue)	F8	<i>Ulmus glabra</i> 'Lutescens'	Golden Wych Elm	1
	Fisher Avenue (road reserve adjacent to 35 Fisher Avenue)	F9	<i>Fraxinus oxycarpa</i> 'Raywood'	Claret Ash	1
46	Fisher Lane	F10	<i>Ulmus procera</i>	English Elm	1
1	Fisher Lane	F11	<i>Crataegus</i> sp.	Hawthorn	Hedge
	Fitzroy Crescent, Fitzroy Gardens (upper)	F12	<i>Quercus robur</i>	English Oak	4
	Fitzroy Crescent, Fitzroy Gardens (upper and lower)	F13	<i>Ulmus minor</i> 'Variegata'	Variegated Elm	4
50	Grays Road	G1	<i>Nothofagus cunninghamii</i>	Myrtle	1

Street Number	Street / Property / Location	Ref No*.	Botanical name	Common name	No. of trees
	Gregson Avenue (bushland at end of Gregson Avenue)	G2	<i>Eucalyptus viminalis</i>	White Gum	3
2	Heathorn Avenue	H1	<i>Phoenix canariensis</i>	Canary Island Palm	2
121	King Street	K1	<i>Ulmus procera</i>	English Elm	1
	Lambert Avenue, (road reserve)	L1	<i>Quercus robur</i>	English Oak	10
394	Liverpool Street	L2	<i>Cupressus lusitanica</i>	Mexican Cypress	1
1	Longview Avenue	L3	<i>Fraxinus excelsior</i>	Golden Ash	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L4	<i>Sequoiadendron giganteum</i>	Big Tree (Wellingtonia)	2
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L5	<i>Pinus taeda</i>	Loblolly Pine	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L6	<i>Pinus roxburghii</i>	Long-leaved Indian Pine	3
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L7	<i>Pinus canariensis</i>	Canary Island Pine	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L8	<i>Abies pinsapo</i>	Spanish Fir	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L9	<i>Chamaecyparis funebris</i>	Cypress	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L10	<i>Cephalotaxus harringtonia</i>	Japanese Plum-yew	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L11	<i>Pinus wallichiana</i>	Himalayan Pine	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L12	<i>Pinus gerardiana</i>	Gerard's Pine	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L13	<i>Sequoiadendron giganteum</i>	Big Tree (Wellingtonia)	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L14	<i>Metasequoia glyptostroboides</i>	Dawn Redwood	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L15	<i>Tilia petiolaris</i>	Weeping Silver Lime	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L16	<i>Pinus sabiniana</i>	Digger Pine	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L17	<i>Cupressus goveniana</i>	Gowen Cypress	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L18	<i>Agathis robusta</i>	Queensland Kauri	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L19	<i>Juniperus oxycedrus</i>	Prickly Juniper	1

Street Number	Street / Property / Location	Ref No*.	Botanical name	Common name	No. of trees
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L20	<i>Acmena smithii</i>	Lilly Pilly	1
	Lower Domain Road, Royal Tasmanian Botanical Gardens	L21	<i>Tilia tomentosa</i>	Silver Lime	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L22	<i>Corymbia maculata</i>	Spotted Gum	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L23	<i>Eucalyptus cladocalyx</i>	Sugar Gum	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L24	<i>Pseudotsuga menziesii</i>	Douglas Fir	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens	L25	<i>Quercus suber</i>	Cork Oak	1
11	Lower Domain Road, Royal Tasmanian Botanical Gardens,	L26	<i>Abies nordmanniana</i>	Caucasian Fir	1
83	Lord Street	L27	<i>Cupressus sempervirens</i>	Italian Cypress	2
	Lenah Valley Road (road reserve adjacent to 400 Lenah Valley Road)	L28	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	1
326	Macquarie Street	M1	<i>Tilia x europaea</i>	Common Lime	1
377	Macquarie Street	M2	<i>Quercus robur</i>	English Oak	1
377	Macquarie Street	M3	<i>Ulmus procera</i>	English Elm	2
212-218	Macquarie Street, St Michael's Collegiate, (School)	M4	<i>Ulmus parvifolia</i>	Chinese Elm	1
1	Mortimer Avenue	M5	<i>Cupressus Lorulosa</i>	Bhutan Cypress	32
16	Mortimer Avenue	M6	<i>Betula pendula</i>	Silver Birch	1
18	Mortimer Avenue	M7	<i>Betula pendula</i>	Silver Birch	1
55	Mt Stuart Road	M8	<i>Taxus baccata 'Aurea'</i>	Irish Yew	1
23	Murray Street, St Davids Cathedral,	M9	<i>Quercus ilex</i>	Holm oak	1
190-190A	Macquarie Street	M10	<i>Juglans regia</i>	English Walnut	1
55	Mount Stuart Road	M11	<i>Laurus nobilis</i>	Bay Tree	1
14	Old Farm Road	01	<i>Notalaea ligustrina</i>	Native Olive	1
	Ogilvie Street and Canning Court corner (road reserve adjacent to 4 Ogilvie Street)	02	<i>Eucalyptus viminalis</i>	Manna Gum	1
68	Risdon Road	R1	<i>Araucaria heterophylla</i>	Norfolk Island Pine	2
16	Rosehill Crescent	R2	<i>Eucalyptus viminalis</i>	White Gum	1

Street Number	Street / Property / Location	Ref No*.	Botanical name	Common name	No. of
	St Johns Avenue, St Johns Park	S1	<i>Quercus robur</i>	English Oak	24
12	St Johns Avenue, St Johns Park (near Creek Road frontage)	S2	<i>Aesculus hippocastanum</i>	Horse Chestnut	1
209	Strickland Avenue,	S3	<i>Eucalyptus viminalis</i>	White Gum	1
9	Summerhill Road	S4	<i>Acer palmatum</i>	Japanese Maple	1
64	Summerleas Road	S5	<i>Eucalyptus pulchella</i>	White Peppermint	2
	Sandy Bay Road, Maning Ave Reserve	S6	<i>Ulmus procera</i>	English Elm	1
51-53	Sandy Bay Road	S7	<i>Quercus robur</i>	English Oak	2
51-53	Sandy Bay Road	S8	<i>Arbutus unedo</i>	Irish Strawberry Tree	1
51-53	Sandy Bay Road	S9	<i>Magnolia grandiflora</i>	Magnolia	2
	Sandy Bay Road (road reserve adjacent to 55A Sandy Bay Road)	S10	<i>Quercus robur</i>	English Oak	1
469	Sandy Bay Road	S11	<i>Phoenix canariensis</i>	Canary Island Palm	1
564	Sandy Bay Road	S12	<i>Fagus sylvatica 'Purpurea'</i>	European Copper Beech	1
564	Sandy Bay Road	S13	<i>Pyrus communis</i>	Common Pear	1
609	Sandy Bay Road	S14	<i>Phoenix canariensis</i>	Canary Island Palm	1
9	St Johns Avenue	S16	<i>Ulmus procera</i>	English Elm	1
14	St Johns Avenue	S17	<i>Quercus robur</i>	English Oak	2
4	Weld Street	W1	<i>Cupressus species</i>	Cypress species	1
4	Weld Street	W2	<i>Sophora microphylla</i>	Kowhai	1
12	Weld Street	W3	<i>Cupressus torulosa</i>	Bhutan Cypress	2
	Wentworth Street, (road reserve adjacent to 98 Wentworth Street)	W4	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	1
136	Wentworth Street, Wellesley Park	W5	<i>Eucalyptus morrisbyi</i>	Morrisby's Gum	1
40	Waterworks Road	W6	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	1
46	Waterworks Road	W7	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	1
26	Willowdene Avenue	W8	<i>Salix babylonica</i>	Weeping Willow	1

* Reference number in City of Hobart Significant Tree Register

TELECOMMUNICATIONS INFRASTRUCTURE SCHEDULE

1. PRINCIPLES

- i. To accommodate the provision of telecommunications infrastructure to allow equitable access by all residents, whilst minimising the impact of such infrastructure on community values in accordance with the objectives of the Resource Management and Planning System.
- ii. To encourage co-location and sharing of facilities, where such capacity exists, and where doing so will not compromise the objectives as stated in Appendix 1.
- iii. To ensure proposals for the installation of telecommunications infrastructure form part of a local or regional network plan to enable consideration of the proposal on a broader and potentially regional basis.

2. USE OR DEVELOPMENT

- i. Any development in compliance with Section 3 of this Schedule is deemed to be exempt and does not require planning approval.
- ii. All other development requires planning approval and is required to demonstrate compliance with the objectives as specified in Appendix 1 of this Schedule and to which the provisions of section 57 of the *Land Use Planning & Approvals Act 1993* apply.

2.1 Relationship To The Scheme

To the extent that any statement contained in this Schedule is inconsistent with any other provision of this Scheme the provisions of the Schedule shall apply in relation to telecommunications infrastructure.

2.2 Matters For Consideration

In determining any application for issue of a planning permit, the planning authority must be satisfied the proposal has demonstrated that the objectives and performance criteria in Appendix 1 will be achieved during the installation and operation of the proposed telecommunications infrastructure.

2.3 Definitions

Areas of environmental significance are as defined in *Telecommunications (Low-impact Facilities) Determination 1997*.

Line means a wire, cable, optical fibre, tube, conduit, waveguide or other physical medium used, or for use, as a continuous artificial guide for, or in connection with, carrying communications by means of guided electromagnetic energy. (This adopts the *Telecommunications Act 1997* definition).

Low Impact Facilities

- i. A facility described in Part 3 and the Schedule of the *Telecommunications (Low-impact Facilities) Determination 1997*, is a low-impact facility only if it is installed, or to be installed, in the areas described in Part 2 of the *Telecommunications (Low-impact Facilities) Determination 1997*.
- ii. However, the facility is not a low-impact facility if the area is also an area of *environmental significance*.

Performance criteria are statements identifying the means or achieving the stated objectives.

Telecommunications infrastructure means any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use, in or in connection with a telecommunications network.

Telecommunications network means a system, or series of systems, that carries or is capable of carrying communications by means of guided and/or unguided electromagnetic energy. (This adopts the *Telecommunications Act 1997* definition).

Tower means a tower, pole, mast or similar structure used to supply a carriage service by means of Telecommunication.

To assist clarification of definitions arising from the implementation of this Schedule, reference is also to be made to the following Commonwealth Government documents:

- *Getting the Message: Guidelines for the Management of Telecommunications Infrastructure June 1997*
- *Telecommunications Code of Practice 1997*
- *Telecommunications (Low-impact Facilities) Determination 1997*.

3. EXEMPTIONS

The following development is exempt from requiring a planning permit:

- i. the installation and development of *low-impact facilities*;
- ii. works involved in the inspection of land by a carrier to identify suitability for its purposes;

- iii. the installation and development of a facility granted a facility installation permit by the Australian Communication Authority;
- iv. works involved in the maintenance of telecommunication facilities;
- v. works meeting the transitional arrangements defined in Part 2 of Schedule 3 of the *Telecommunications Act 1997*; and
- vi. the connection of a telecommunications line forming part of a telecommunications network to a building, structure, caravan or mobile home

4. INFORMATION REQUIRED

4.1 Application requirements

An application for a permit must be submitted to the Council. The application shall include the following:

- (a) a completed application for development in a form prescribed by the Council;
- (b) sufficient information to demonstrate to the satisfaction of the Council that the objectives and performance criteria in Appendix 1 will be achieved during the installation and operation of the proposed telecommunications infrastructure;
- (c) a complete copy of the certificate of title of the land on which the development is proposed;
- (d) where the applicant is not the owner, the application must be signed by the owner or be accompanied by an authorisation in writing from the owner for submission of the application;
- (e) details of the proposed telecommunications network proposed within the local area and its relationship to the proposed development;
- (f) any plans or other information prescribed for development in 4.2; and
- (g) any fees prescribed by the Council.

4.2 Plans To Accompany Applications

4.2.1 A site plan for the proposed development at a scale of not less than 1:200, which includes a north point and shows:

- (a) the boundaries and dimensions of the site or the area affected by the development;

- (b) the location of any existing buildings on the site indicating those to be retained or demolished;
- (c) location of any proposed buildings on the site, and their relationship to buildings on adjacent sites, streets and accessways;
- (d) the use of adjoining properties;
- (e) Australian Height Datum Levels;
- (f) natural drainage lines, watercourses, coastal dunes, beach systems and wetlands; and
- (g) any proposals for the rehabilitation of the land on which the development is to occur.

4.2.2 A detailed layout plan with dimensions at a scale of not less than 1:100 showing:

- (a) plans and elevations of proposed and existing buildings showing the materials to be used on external walls and roofs;
- (b) trees and vegetation to be retained and removed;
- (c) the dimensions, layout and surfacing materials of all access roads, turning areas and parking areas;
- (d) the relationship of the elevations to natural ground level, showing any proposed cut or fill;
- (e) the location and capacity of any existing services or easements on the site or connected to the site; and
- (f) a plan of the proposed landscaping of the site.

4.2.3 Where the Council is satisfied that any of the above information is not relevant to the assessment of the proposal, that information may be omitted from the application.

4.2.4 In accordance with section 54 of the Act, the Council may require the applicant to provide additional information including an Environmental Impact Report prepared in accordance with Appendix 2 of this Schedule, before it considers the application.

OBJECTIVES

PERFORMANCE CRITERIA

Visual amenity	
<p>To minimise any detrimental impact upon the visual amenity of a locality by reducing prominence of telecommunications infrastructure.</p>	<p>The location of infrastructure is within existing utility corridors and sites and uses existing infrastructure, unless a need to do otherwise is demonstrated.</p> <p>Aerial telecommunication lines or additional supporting structures are erected and operated in residential and commercial areas only where overhead cables operated by other utilities are in existence.</p> <p>Best practice methods are used to reduce the visual impact of infrastructure or to conceal infrastructure within the surrounding natural or built environment.</p> <p>Clearing for infrastructure corridors and facilities is minimised to limit visible prominence while responding to functional and safety requirements.</p> <p>Infrastructure:</p> <ul style="list-style-type: none"> • avoids skyline positions (ie. where a structure would be seen in silhouette); • crosses hills diagonal to the principal slope or crosses at the low point of a saddle between hills; or • is located around the base of hills or along the edge of existing clearings. <p>Unless a need to do otherwise is demonstrated.</p> <p>Equipment housing and other visually intrusive infrastructure is screened or concealed from public areas.</p> <p>The height of freestanding aerials, towers and masts is within the following limits:</p> <ul style="list-style-type: none"> • rural areas 60 metres • industrial areas 45 metres • commercial areas 40 metres • residential areas 20 metres <p>Telecommunications infrastructure may only exceed specified height limits if:</p> <ul style="list-style-type: none"> • a pattern of infrastructure or vegetation above the specified height limit exists in a particular location; and • it has no adverse impact on heritage or ecological values or visual amenity.
<p>To protect important public views such as vistas to significant public buildings, streetscapes and heritage areas.</p>	<p>Telecommunications infrastructure does not intrude into identified important public views or measures are taken to minimise intrusion.</p>
<p>To avoid obstruction of private views from the building line/principal windows by telecommunication lines.</p>	<p>Placement of telecommunication lines avoids or minimises obstruction of private views.</p>

Residential amenity	
To protect residential amenity	Infrastructure servicing a network (facilities not requiring installation on an individual street basis) is not located in residential areas unless a need to do otherwise is demonstrated.
Environmental values	
To protect threatened species or species at risk of becoming a threatened species (as defined in the <i>Threatened Species Protection Act 1995</i>) and the habitats, ecological communities or access essential to their continuing existence.	The proposed infrastructure does not adversely impact on identified threatened species or species at risk of becoming a threatened species.
To protect areas identified as having significant natural values.	The proposed infrastructure does not adversely affect areas identified as having significant natural values.
To protect flora and fauna, habitats and ecological communities.	The proposed infrastructure uses best practice environmental management to minimise harm to the environment.
Land stability	
To ensure that telecommunications infrastructure does not causes land instability.	Telecommunications infrastructure (including specific access routes) does not cause erosion or cause land instability during installation and operation. Telecommunications infrastructure is not located in areas of known unstable land where the risk is identified as unacceptable for development or installation of infrastructure.
Agricultural land	
To protect the productive capacity and sufficient farm operations of agricultural land.	Infrastructure installation and operation does not degrade or restrict the productive capacity of agricultural land. Infrastructure is placed on property boundaries or fence lines (not including road alignment boundaries).
Heritage values	
To protect items, places or areas identified as having aboriginal, natural, cultural, or maritime heritage significance.	Proposals for construction and operation of telecommunications infrastructure are approved by the Tasmanian Heritage Council in accordance with the requirements of the <i>Historic Cultural Heritage Act 1995</i> and/or are consistent with recommendations by the Aboriginal Heritage Section of DELM.
Access	
To ensure that telecommunications infrastructure does not impede movement of vehicular and other modes of transport.	The location of aerial telecommunications infrastructure allows adequate clearance for vehicular traffic and will not pose a danger or encumbrance to other land users or aircraft.

Table 1 Checklist for Environmental Impact Report by Carriers

Item:	Comment:
1. Type of Facility and location	<ul style="list-style-type: none"> • Location of the facility (antenna and ground installation).
2. Purpose and need for the proposed facility.	<ul style="list-style-type: none"> • The need for the facility and its role within a network. • The anticipated need for, and likely locations of, further installations to provide an overall appreciation of the impact • Liaison with other Carriers. • The feasibility of co-location, etc. • Siting options. • Installation option.
3. Design	<ul style="list-style-type: none"> • Design drawings of the facility: antenna(s), towers, ground installation, etc. • Explain choice of structure. • Details of adjacent landuses. • Details of any adjacent structures. • Details of access (roads, etc). • Description of materials and finishes. • Details of existing vegetation to be removed or damaged in the vicinity, including identification of any trees to be removed. • Details of revegetation and site stabilisation. • Arrangement for provision of power to site. • Details of any external lighting.
4. Description of the physical environment and possible physical impacts.	<ul style="list-style-type: none"> • Address potential impacts arising from the construction and maintenance of the facility, (eg. Flora, fauna, noise, erosion and runoff control, construction of access and power supply, areas of special significance. • Focal on aspects which are particular to the site. • Details of measures to protect local environment (including flora and fauna) during construction (eg. Erosion and runoff control, vehicle management, stockpiling and storage).
5. EME	<ul style="list-style-type: none"> • Projected EME levels for proposed sites.
6. Visual Assessment	<ul style="list-style-type: none"> • Assessment of the impact of their proposal in visual terms. Refer to separate checklist.
7. Social Issues (if appropriate)	<ul style="list-style-type: none"> • Discussion of community concerns. • Impact on areas of special significance.
8. Consultations	<ul style="list-style-type: none"> • Details of consultations with the land owners/occupants. • Carriers must consult with owners before lodging application.
9. Conclusion and Recommendations	<ul style="list-style-type: none"> • Summary of the relevant issues. • Alternative technical and design options. • Alternative locations including co-masting options. • Discussion of cumulative impacts. • Recommend actions to mitigate or minimise impacts. • Justification of the proposal. • Conclusions.
10. Plans	<ul style="list-style-type: none"> • Location Plan. • Site Plan/Landscape Plan. • Design of facility (plan and elevations of antenna and ground installation).

Table 2 Visual Assessment Checklist

<p><i>Context:</i></p>	<ul style="list-style-type: none"> • The visual catchment of the site (and installation). • The elements that go to make up the landscape or townscape context, including slope, cover, colour, vegetation or built environment, and major features. • The physical scale of the proposed telecommunication infrastructure. • Presence of other antennas and vertical elements. • Any special landscape value of the site. • Cumulative impact of this and further antennas. • Relationship to existing vegetation and the potential intrusiveness of the installation. • Relationship to buildings/structures.
<p><i>Siting:</i></p>	<ul style="list-style-type: none"> • Height of the antenna in relation to the surrounding landform. • Topographical features and natural vegetation. • Impact on skyline or treeline. • Distance from sensitive receptors.
<p><i>Appearance:</i></p>	<ul style="list-style-type: none"> • Materials (particularly relevant for ground installations). • Colour. • Reflectivity. • Design. • Height. • Antenna type and bulk. • Plant and room. • Proposed landscape work.
<p><i>Plans and Photos</i></p>	<ul style="list-style-type: none"> • A plan is to be prepared indicating the viewshed of the antenna, the location of any key viewing points. The scale of the plan will depend on the extent of visual impact.

SCHEDULE K RESCODE

(This schedule applies to development involving Use Groups I-IV within the Residential 1-4 Zones and subdivision within the Residential 1-4 Zones unless otherwise specified. To the extent of any inconsistency with any other part of this Planning Scheme the provisions of this Schedule shall take precedence.)

K.1 DEFINITIONS

K.1.1 In this schedule the following meanings apply:

‘Acceptable Solutions’	means quantitative standards that are deemed to satisfy the intent of a design element.
‘Building’	shall have the meaning defined in the Act.
‘Communal lane’	means the carriageway and verge within a lot which provides vehicle access to more than one dwelling (for the purpose of this definition a single house and ancillary flat is a single dwelling).
‘Carriageway’	means the area of communal lane reserve which is provided for the movement of vehicles.
‘Dwelling unit’	shall have the meaning defined in Section A.1.1 of the Use Schedule.
‘Floor area’	shall have the meaning defined in Section 1.7.1 of the Planning Scheme.
‘Lot’	shall have the meaning defined in Section 1.7.1 of the Planning Scheme.
‘Minimum inscribed circle’	shall have the meaning defined in Section B.1.1 of the Density Schedule.
‘Outdoor living space’	means an external area that: a) is directly accessible from a living room of a dwelling; b) has a gradient not greater than 1 in 20 c) may be at ground level or above; and d) may be roofed but with a minimum ceiling height above floor level of 2.1m.
‘Performance criteria’	means qualitative statements outlining the means of achieving the intent of a design element.

‘Private open space’	shall have the meaning defined in Section A.1.1 of the Use Schedule.
‘Site area’	shall have the meaning defined in Section 1.7.1 of the Planning Scheme
‘Site coverage’	means that part of a lot which is covered by buildings (measured at the edges of the roof), expressed as a percentage of the area of the lot.
‘Useable landscape space’	shall have the meaning defined in Section 1.7.1 of the Planning Scheme.
‘Wall height’	means the vertical distance between the natural ground level at the base of the wall and (a) the point at which the outer wall intersects the plane of the top of the roof covering, or (b) the top of the parapet, which ever is the higher.

K.2 VARIATIONS

K.2.1 The Council has a discretion to refuse or permit any proposed development involving Use Groups I-IV within the Residential 1- 4 Zones which does not comply with the Acceptable Solutions in this Schedule.

K.2A NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application for 2 or more new dwellings on one site must be accompanied by:

- A neighbourhood and site description.
- A design response.

K.2A.1 Neighbourhood and site description

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

In relation to the neighbourhood:

- The pattern of development of the neighbourhood.
- The built form, scale and character of surrounding development including front fencing.
- Architectural and roof styles.
- Predominant street setbacks.
- Any other notable features or characteristics of the neighbourhood.

In relation to the site (where relevant):

- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.

- The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
- The use of surrounding buildings.
- The location of any private open space or habitable room window within 9m of the site.
- A northern compass point.
- The aspect of any slope.
- Any tree more than 5m in height or with a circumference of trunk greater than 40cm measured 1m above the adjacent ground level.
- Any contaminated soils and filled areas, where known.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any other notable features or characteristics of the site.

K.2A.2 Design response

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description.
- Meets the intent of the Design Elements in this Schedule.
- Responds to the Statement of Desired Future Character for the relevant Precinct and any relevant Principles of Development Control.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of Council this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

Explanation

The planning and layout of a development should be based on a thorough analysis of the site and its surrounding urban area.

A neighbourhood derives its character from a range of features that are predominant in the area. Building styles, trees and gardens, the size and pattern of allotments and the layout of roads all contribute to neighbourhood character.

It is the predominant features that usually attract people to the neighbourhood in the first place. Therefore, these features should be considered carefully in any new housing development or redevelopment in a neighbourhood.

The design response should respect, build on and enhance the character of a neighbourhood without necessarily replicating existing building form. High quality, unique and contemporary design solutions are to be encouraged in appropriate locations.

K.3 DESIGN ELEMENTS

Elements contained within this code are:

- Residential Density
- Parking and Access
- Private Open Space
- Building Setback and Bulk
- Streetscape and Street Setback
- Privacy

Intent of the Design Element

Council in determining compliance of an application with the Intent of an element shall first determine whether it complies with the Acceptable Solutions. In the event that the application does not comply with the Acceptable Solutions, Council shall determine whether the application complies with the Performance Criteria. Compliance with either the Accepted Solutions or the Performance Criteria shall, for the purposes of this Schedule, demonstrate compliance with the Intent of the relevant design element.

Non compliance with the Acceptable Solutions in one design element does not require consideration of the Performance Criteria in any other design element where all Acceptable Solutions are complied with.

K.3.1 Residential Density

Intent:

To achieve a number and size of dwelling units in an area that are compatible with the existing built and natural environment.

Performance Criteria	Acceptable Solutions
<p><u>PC1.1</u> The number and size of dwelling units are to complement the built and natural values of an area.</p> <p><u>PC1.2</u> Existing dwelling units are to maintain a curtilage that provides sufficient separation to preserve residential amenity.</p> <p><u>PC1.3</u> The number and size of dwelling units shall not exceed the capacity of the current or intended community and/or physical services of the area.</p>	<p><u>AS1.1</u></p> <p>(1) A minimum rear garden area shall be provided for all existing houses that are to be retained within:</p> <ul style="list-style-type: none"> (a) proposed subdivisions or (b) on lots proposed to contain more than one dwelling. <p>(2) The minimum rear garden area is defined by a 10m x 15m right angled triangle in all Residential Zones and:</p> <ul style="list-style-type: none"> (a) shall be wholly located behind the front facade of the dwelling (side street facade is permitted); (b) shall not encroach on habitable buildings on the lot or communal lane reserves <p>may incorporate outbuildings, separate garages, driveways and turning areas and additionally in Precincts 36, 37C and 37D the rear area shall be of sufficient size to enable a minimum lot of 1000m² to be achieved in the event of subdivision.(Refer Figure 1)</p>

PC1.4

Lots shall have the appropriate area, dimensions, and frontage for the siting and construction of a dwelling and ancillary outbuildings, the provision of private open space, convenient vehicle access and parking subject to the following absolute minimum standards:

- 1) Lots with a gradient less than 20% shall have:-
 - (a) an area not less than 300m²;
 - (b) a minimum frontage of 3.6m in accordance with Clause B.8.3(i)

- 2) Lots with a gradient of 20% or greater shall have:-
 - (a) an area not less than 500m²;
 - (b) a minimum frontage of 3.6m in accordance with Clause B.8.3(i)

Council may require building envelopes to be shown on the subdivision plan which define the limits for the siting, and wall and roof height of any dwelling and/or building.

Performance Criteria	Acceptable Solutions
<p><u>PC1.5</u> Building form shall have regard to the need to:</p> <ul style="list-style-type: none"> (a) minimise direct overlooking of the main internal living areas and private open spaces of neighbouring dwelling units; (b) minimise any reduction in existing winter sunlight to the principal area of ground level living rooms and private open space of neighbouring dwelling units; (c) minimize visual bulk in close proximity to existing buildings; (d) minimise noise intrusion to neighbouring dwelling units; and (e) complement or enhance the character of the neighbourhood. 	<p><u>AS1.2</u> The number of new dwelling units on a development site shall be determined as follows:</p> <ul style="list-style-type: none"> (1) for the Residential 1 Zone, Precinct 46, by dividing the site area (m²) by 155 for each new dwelling; and (2) in any other zone or precinct, first by subtracting from the site area (m²) the figure prescribed in Table 1 for the first new dwelling and secondly by dividing the balance by the figure prescribed in Table 1 for additional new dwellings subject to the following: <ul style="list-style-type: none"> (a) the dwelling unit factor does not prevent the development of a single dwelling on an existing lot; (b) for the purposes of calculating the dwelling unit factor an ancillary flat shall not be counted as a dwelling unit; (c) the area of the site associated with existing houses, as determined by AS1.1 (Minimum rear garden area), K.3.2 (Private Open Space) and K.3.3 (Parking and Access) shall not be included in the area for the purpose of calculating the number of new dwellings (Figures 3 & 4); (d) any part of the site not in the Residential 1, 2, 3 or 4 Zones shall not be included in the site area for the purpose of calculating the number of new dwellings; (e) any part of a site east of the Lower Sandy Bay Escarpment Line (Figure 1A) shall not be included in the site area for the purpose of calculating the number of new dwellings; and (f) if the site contains existing flats the total number of dwelling units on the site shall not exceed the number allowed if the site were vacant.

Table 1	
ZONE	DWELLING UNIT FACTOR
Residential 1 Precinct 46	155 for each new dwelling
Residential 1, 3, & 4	460 for the 1st new dwelling; and 300 for additional new dwellings.
Residential 2 on land under 20% gradient	520 for the 1st new dwelling; and 300 for additional new dwellings.
Residential 2 on land over 20% gradient, & Precincts 24A 35C 39	750 for the 1st new dwelling; and 500 for additional new dwellings
Residential 2 Precincts 22A 36 37C & 37D	1500 for the 1st new dwelling; and 1000 for additional new dwellings.

AS1.3
New lots shall have:-

(1) an area not less than that required for the first new dwelling as outlined within Table 1 except in Precincts 22A, 36, 37C & 37D where the minimum lot size is 1000m² provided that the average* lot size is not less than 1500m²;

(2) a minimum frontage and inscribed circle of:

(a) 15m for the Residential 1, 3 & 4 Zones and;

(b) 18m for the Residential 2 Zone where the land has a gradient less than 20% and 25m where the land has a gradient 20% or greater

(3) in respect to clause 5.8.2, Precincts 22 and 22A an application for development for subdivision shall show on the subdivision plan building envelopes which define the limits for siting and wall and roof height of any dwelling and/or building if more than one dwelling is to be developed.

* Note - the average lot size shall be based on the area or areas contained within the parent allotment or allotments as at 26 April 2005. In Precinct 22A, the average lot size is based on the area of the allotments contained within the Residential 2 Zone.

Note: For Reserved Residential areas Schedule B.10 applies.

AS1.4
A lot shall have a maximum site coverage of:

(1) 40% in Precincts 7 14 15A 19A 25A 26A 27A;

(2) 30% in Precincts 17 19B 21A 21B 22 23 24 25B 25C 25D 26B 26C 27B 27C 30A 30B 34A 35A 35B 37B 46; and

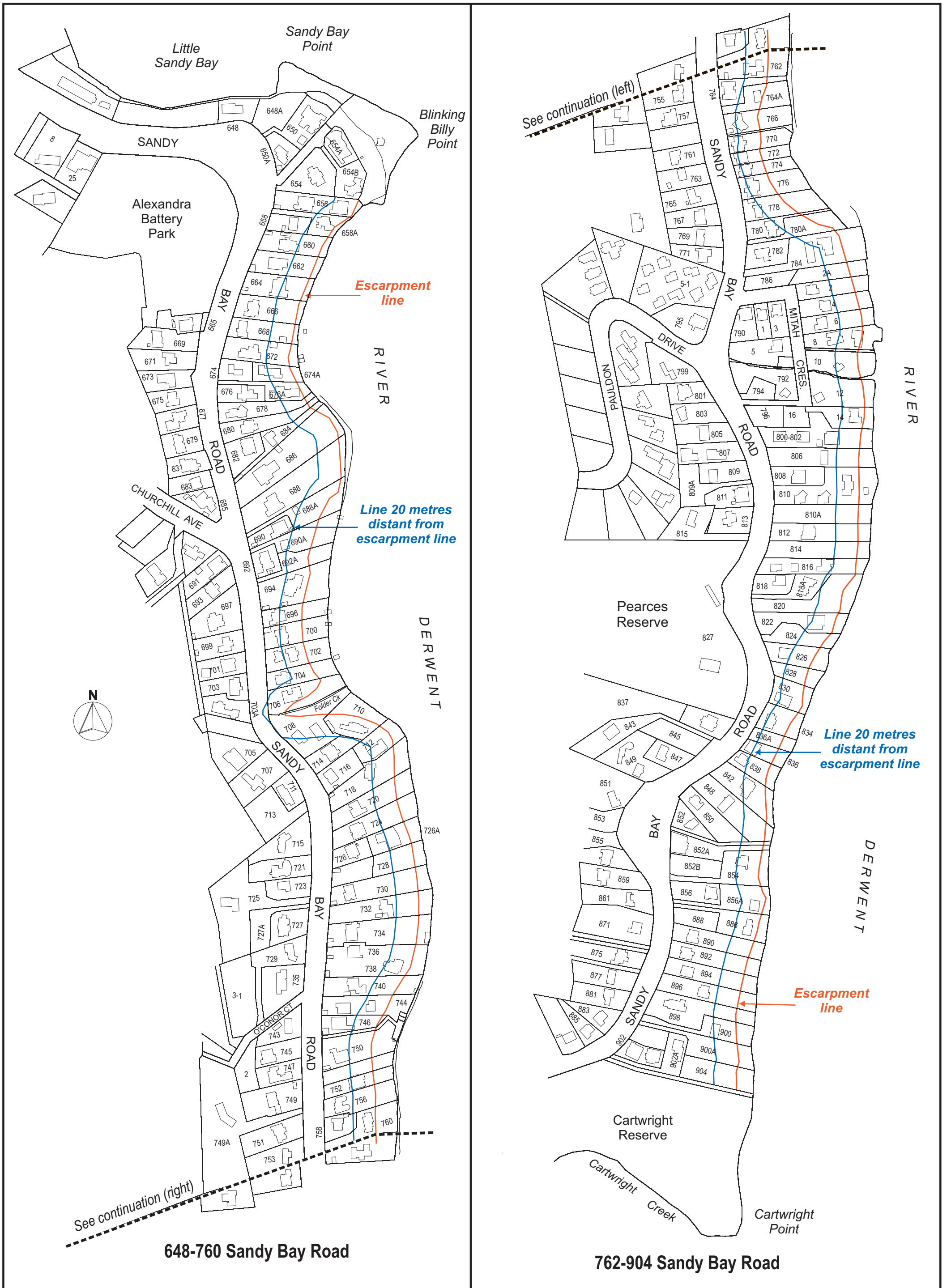
(3) 25% in Precincts 22A 24A 33 35C 36 37C 37D 39

subject to the following:

- | | |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">(a) in Precincts 22A, 24A, 33, 35C, 36, 37C, 37D and 39 the maximum permitted site coverage on any lot with an area greater than 1500m² is 375m²;(b) on any lot approved by Council under PC1.4 the maximum site coverage may be the same as allowed by the building envelope shown on the subdivision plan;(c) any part of the site not in the Residential 1, 2, 3 or 4 Zones shall not be included in the site area for the purpose of calculating the maximum site coverage; and(d) any part of a site east of the Lower Sandy Bay Escarpment Line (Figure 1A) shall not be included in the site area for the purpose of calculating the maximum site coverage. |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

AS1.5

A minimum of 30% of the site area shall be retained or developed as usable landscaped space excepting for a flat on the same site as a use falling within Use Group IX and XVI, where the minimum shall be 15%.



LOWER SANDY BAY ESCARPMENT LINE

Figure 1A

Explanation/Illustrations

Performance Criteria provide the opportunity to exceed the DUF's (AS1.2) provided it can be adequately demonstrated that the design of the dwelling achieves a satisfactory degree of residential amenity for both occupants and neighbours and complements the built and natural character of the area.

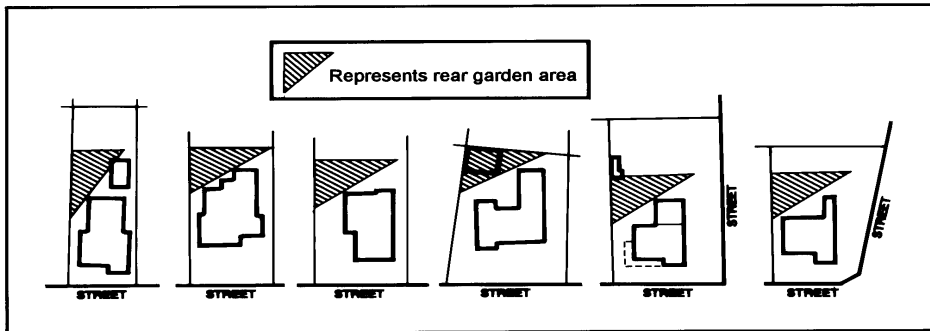


Figure 1. Examples of rear garden areas (Note may include part or whole of the private open space requirement).

The dual dwelling unit factor is designed to accommodate the fact that the tandem type unit development has a higher ratio of driveway/hard standing area per dwelling as opposed to larger sites (Figure 2). As a consequence there is less land to accommodate the dwellings and therefore the dwelling unit factor for the first new dwelling has been adjusted to compensate. The dual dwelling unit factor is also designed to encourage (for multi dwelling development sites) land assembly in the case of infill development and the creation of larger lots in the case of establishing areas.

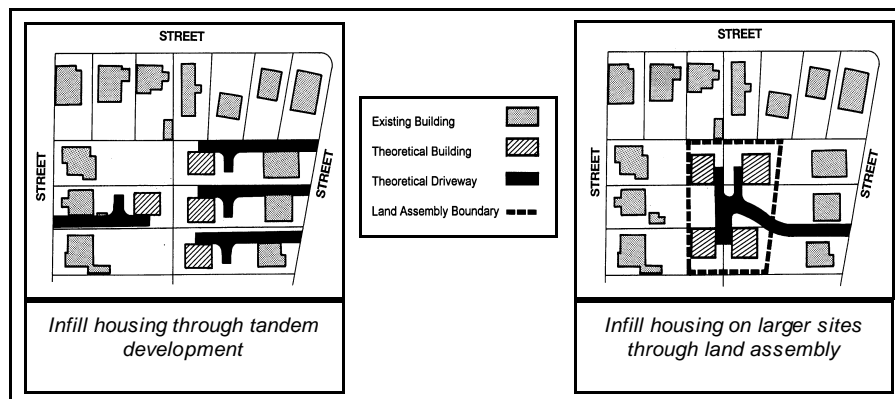
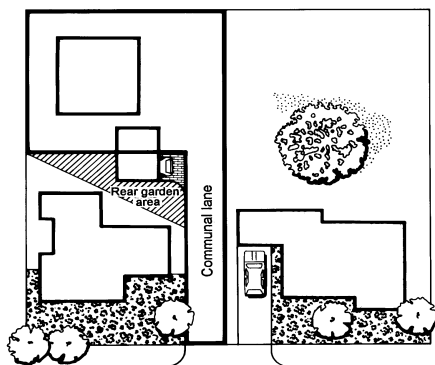


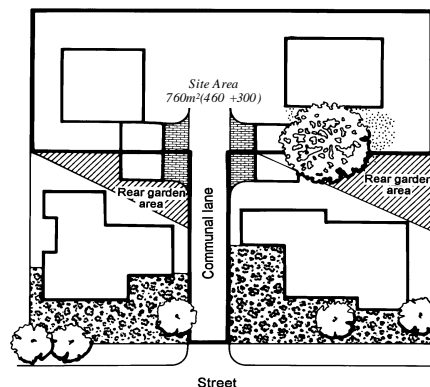
Figure 2. Comparison of tandem development and land assembly.

The Performance Criteria and Acceptable Solution provisions maximise the distance between the new and existing dwellings and create a street “address” i.e. communal lane which the new dwelling should address.



Area of existing dwelling (as determined by AS1.1 & other design elements) plus 460m²

Figure 3.
Dwelling Unit Factor (D.U.F) for one new dwelling in Precinct 17.



Area of existing dwellings (as determined by AS1.1 & other design elements) plus 460m² & 300m².

Figure 4.
Dwelling Unit Factor (D.U.F.) for two new dwellings in Precinct 17.

K.3.2 Private Open Space

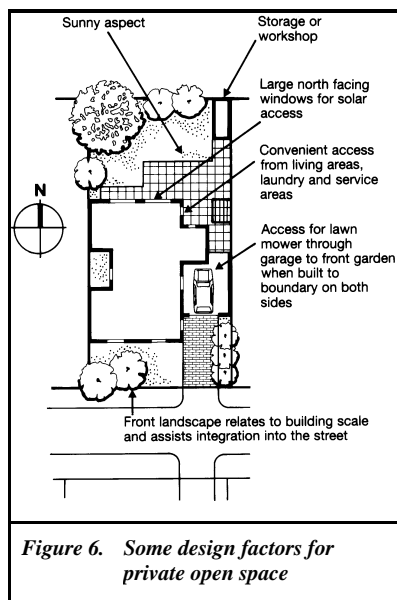
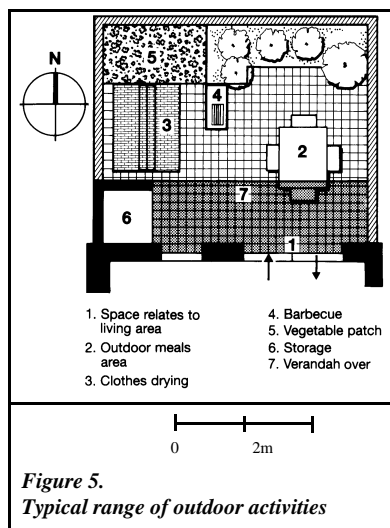
Intent:

To ensure that private open space provided for dwelling units is clearly defined, useable and meets user requirements for privacy, access, outdoor activities and landscaping.

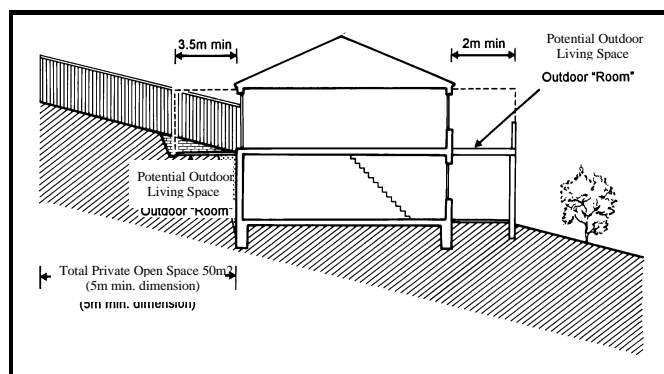
Performance Criteria	Acceptable Solutions
<p><u>PC2.1</u> Private open space is clearly defined for private use.</p> <p><u>PC2.2</u> Private open space areas are of dimensions to suit the projected requirements of the occupants of the dwelling unit, and to accommodate some outdoor recreational needs as well as providing space for service functions.</p> <p><u>PC2.3</u> Part of the private open space is capable of serving as an extension of the dwelling unit for relaxation, dining, entertaining, recreation and childrens play, and is accessible from a living room.</p> <p><u>PC2.4</u> Location of private open space takes advantage of outlook and the natural features of the site; minimises adverse impact of adjacent buildings on privacy and overshadowing; and addresses surveillance, privacy and security issues where private open space abuts public spaces.</p> <p><u>PC2.5</u> Orientation of private open space helps to achieve comfortable year-round use.</p>	<p><u>AS2.1</u> All houses and flats at ground floor level shall have a total area of 50m² (in one parcel) of Private Open Space with a minimum horizontal dimension of 5m. The private open space shall not be located primarily between the front of the house and the street (Figures 5 & 6).</p> <p><u>AS2.2</u> All houses and flats shall have an outdoor living space directly accessible* from a living room with a gradient that is not steeper than 1 in 20 and:-</p> <p>(a) if at ground level have a minimum area of 25m² and minimum horizontal dimension of 3.5m;</p> <p>(b) or if above-ground level (eg deck, balcony, roof top area) have a minimum area of 10m² with a minimum horizontal dimension of 2m.</p> <p>The outdoor living space may be adjacent to any part of the house or flat and may form a component of the private open space or may be separate to it (Figure 7), provided that it shall not be located primarily between the front of the house or flat and the street if at ground floor level.</p> <p>* Where a house includes an ‘ancillary flat’ there must be access directly from a living room in the principal dwelling to the outdoor living space.</p>

Explanation/Illustrations

The Acceptable Solution provisions provide minimum private open space requirements for the Residential Zones. The performance criteria can be used where such areas and dimensions are not appropriate.



The outdoor living space may be a deck, patio or other relatively level surface that is directly linked to a main living area.



K.3.3 Parking & Access

Intent:

To ensure adequate provision of secure and accessible on-site parking for residents and visitors without unreasonably diminishing the residential amenity of the area.

Performance Criteria	Acceptable Solutions													
<p><u>Parking</u></p> <p><u>PC3.1</u> Carparking is provided according to projected needs which are determined by:</p> <ul style="list-style-type: none"> (a) the number and size of proposed dwellings; (b) availability of public transport; (c) the availability of on-street carparking; (d) locations of non-residential uses such as schools and local shops; (e) the possible demand for carparking space from adjoining localities; (f) the occasional need for overflow parking; (g) streetscape impact of parking provisions; and <p>the carparking requirements of people of differing socio-economic status, age, cultural background and differing stages of family life cycle and people with disabilities.</p> <p><u>PC3.2</u> Garages, carports and parking bays are to be designed and located to maintain streetscape amenity, complement the dwelling design and allow surveillance of the street from within the dwelling.</p>	<p><u>Parking</u></p> <p><u>AS3.1</u> The dimensions of car parking spaces shall be in accordance with AS 2890 or any Australian Standard substituted therefore. Larger dimensions may be required in the case of sloping sites where the gradient of parking spaces will exceed 1 in 10 and these shall be assessed in accordance with the <i>Intent</i> and <i>Performance Criteria</i> of this element .</p> <p><u>AS3.2</u> The number of spaces to be provided on site will comply with the following (rounded up to the nearest whole number):</p> <table border="1" data-bbox="730 1503 1367 1921"> <thead> <tr> <th data-bbox="730 1503 1102 1563">HOUSE/FLAT SIZE (floor area)</th> <th data-bbox="1102 1503 1367 1563">SPACES PER HOUSE/FLAT</th> </tr> </thead> <tbody> <tr> <td data-bbox="730 1563 1102 1601">Small ($\leq 75\text{m}^2$)</td> <td data-bbox="1102 1563 1367 1601">1.0</td> </tr> <tr> <td data-bbox="730 1601 1102 1639">Medium ($= 75\text{m}^2$ to 110m^2)</td> <td data-bbox="1102 1601 1367 1639">1.25</td> </tr> <tr> <td data-bbox="730 1639 1102 1677">Large ($\geq 110\text{m}^2$)</td> <td data-bbox="1102 1639 1367 1677">1.5</td> </tr> <tr> <td data-bbox="730 1677 1102 1742">Visitor Parking (4 or more dwellings/lot)</td> <td data-bbox="1102 1677 1367 1742">0.25</td> </tr> <tr> <td data-bbox="730 1742 1102 1921">Visitor Parking (2 or more dwellings/lot, where the frontage of a lot forms part of the circumference of the head of a cul-de-sac or for "battleaxe" lots (where kerbside parking at the frontage of the lot is limited - refer Figure 8))</td> <td data-bbox="1102 1742 1367 1921">0.5</td> </tr> </tbody> </table>		HOUSE/FLAT SIZE (floor area)	SPACES PER HOUSE/FLAT	Small ($\leq 75\text{m}^2$)	1.0	Medium ($= 75\text{m}^2$ to 110m^2)	1.25	Large ($\geq 110\text{m}^2$)	1.5	Visitor Parking (4 or more dwellings/lot)	0.25	Visitor Parking (2 or more dwellings/lot, where the frontage of a lot forms part of the circumference of the head of a cul-de-sac or for "battleaxe" lots (where kerbside parking at the frontage of the lot is limited - refer Figure 8))	0.5
HOUSE/FLAT SIZE (floor area)	SPACES PER HOUSE/FLAT													
Small ($\leq 75\text{m}^2$)	1.0													
Medium ($= 75\text{m}^2$ to 110m^2)	1.25													
Large ($\geq 110\text{m}^2$)	1.5													
Visitor Parking (4 or more dwellings/lot)	0.25													
Visitor Parking (2 or more dwellings/lot, where the frontage of a lot forms part of the circumference of the head of a cul-de-sac or for "battleaxe" lots (where kerbside parking at the frontage of the lot is limited - refer Figure 8))	0.5													
	<p>Visitor parking must be clearly identified for that particular use.</p>													

On-Site Access

PC3.3

Access points shall ensure safe access to and from sites.

AS3.3

Parking provisions can comprise one jockey space per dwelling, providing it serves the same dwelling and is not designated for visitor or disabled parking. One such space may be located in front of the building line providing it is uncovered and does not constitute more than 50% of the front garden area. The on-site driveway is considered as part of this space.

AS3.4

Garages, carports and car parking spaces fronting a street shall be set back behind the alignment of the front facade, or contained within the building envelope of a dwelling excepting where a lot is occupied by only a single house (not containing an ancillary flat), and:

- (a) there is a distance of 3m or less between the house and all side boundaries, or
- (b) the gradient between the front of the house and the front boundary is 20% or greater.

(For setbacks on side streets and communal lanes see AS5.4)

On-Site Access

AS3.5

Access points are to be designed in accordance with Austroads guidelines (1988) or any guidelines substituted therefore.

AS3.6

On-site turning should be provided within 10m of a carpark so that egress is carried out in a forward direction either where:

- (a) four or more car spaces are served by the one communal lane; or
- (b) carparking spaces are served by a communal lane that is greater than 30m in length from a public carriageway; or
- (c) dwellings have sole vehicle access to a major arterial road.

AS3.7

The minimum widths of communal lanes (**Figure 12**) shall be determined by the following:

Number of Carparking Spaces Served	Carriageway Width (Fig 9)		Lane Reserve (Fig 12)	Passing Bays	Foot-path
	Entrance	Carriage-way			
Less than 10	3m	3m	5m		-
10 to 19	5m Extending for at least 7m	3m	7m	Every 20m	-
20 or more	5m Extending for at least 7m	5m	10m	-	1m

<p><u>PC3.4</u> The siting and design of communal lanes shall have regard to the need to limit the audio and visual intrusion of moving vehicles upon the neighbours and occupants of the new development and to create a sense of “street address” and streetscape amenity .</p>	<p><u>AS3.8</u> Carriageways & turning areas shall have a gradient less than 20% and 10% respectively. Where gradients exceed this, they shall be assessed in accordance with the Performance Criteria of this element .</p> <p><u>AS3.9</u> Sight lines of public footpaths shall be maintained when entering a public street from a communal lane in accordance with Figures 10 & 11.</p> <p><u>AS3.10</u> A carriageway of a communal lane and parking areas (not directly serving the adjacent dwelling or enclosed within a garage) are to be located away from habitable room windows of adjacent dwelling units a minimum distance of 2.5 m unless those windows are at least 1.4m above the carriageway at their lowest point and the ground floor level of the dwelling is at least 1m above the carriageway Figures 13 & 14.</p>
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Explanation/Illustrations

Access points should provide adequate sight distance for vehicles egressing (i.e. leaving) the site and should take into account the volume and speed of traffic using the abutting road as well as pedestrian movement on adjacent footpaths.

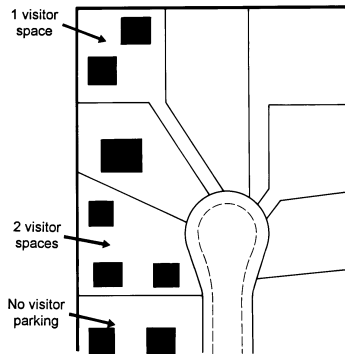


Figure 8. Kerb-side parking is limited for lots within the head of a cul-de-sac or which have a 'battleaxe' configuration.

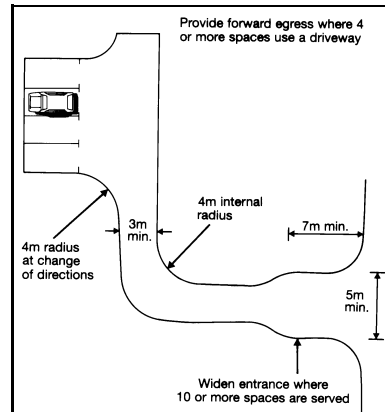
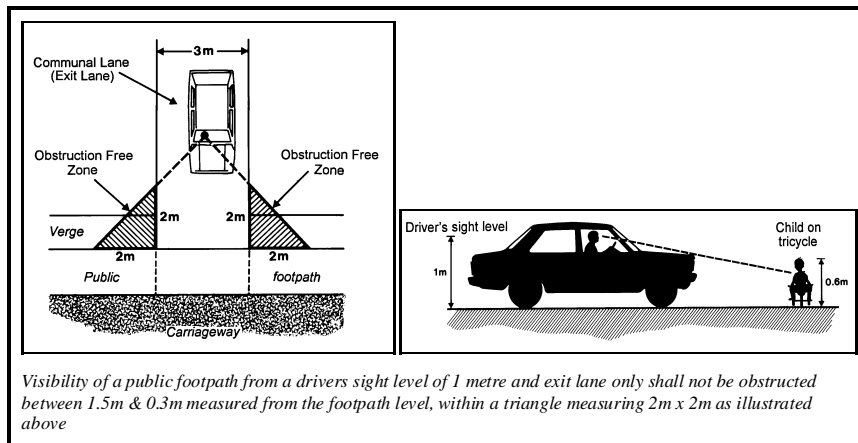


Figure 9. On-site carriageway dimensions.



Figures 10 & 11. Communal lanes and public footpath safety.

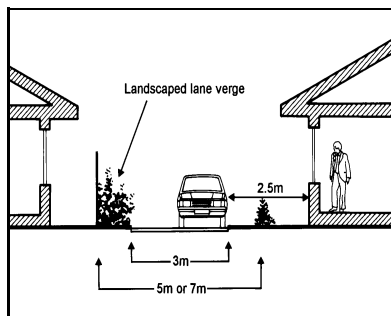


Figure 12 . Communal lane "reserve" and carriageway widths.

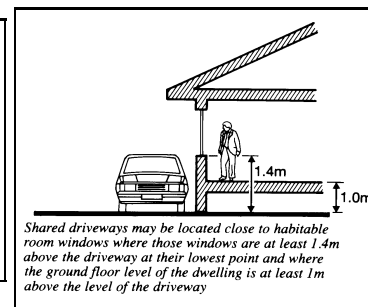
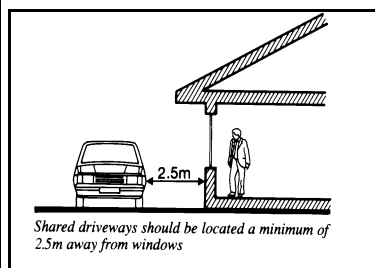


Figure 13 & 14. Location of carriageways in relation to adjacent habitable room windows.

(Note: it will be necessary for applicants to show habitable room windows of adjacent dwellings on the proposal plan if assessment under the Acceptable Solution provisions is being sought).

K3.4 Building Setback And Bulk

Intent:

To ensure that the height and setback of a building from a boundary maintains appropriate residential scale and limits the impact on the amenity of neighbours caused by overbearing appearance or unreasonable loss of daylight or sunlight.

Performance Criteria	Acceptable Solutions
<p>PC4.1 Buildings are to be designed and sited such that there is no unreasonable loss of amenity to the residents of adjacent dwellings caused by overbearing appearance, loss of daylight or sunlight.</p> <p>PC4.2 Minor encroachments beyond the building envelope shall not have any detrimental impact on the amenity of adjoining properties.</p>	<p>AS4.1 Buildings shall be sited within a building envelope determined by the following method: From a height of 3m above natural ground level at the side and rear property boundaries, or from the centre line of a right of way or access strip if the boundary adjoins a right of way or access strip which is greater than 3m in width, a plane is projected parallel to natural ground level for a distance of 1.5m. From there it continues at an angle of 55° to a maximum overall height of 9m* above natural ground level (Figure 15). Setbacks to street frontages need only satisfy the provisions of the Street Setback Element K3.5.</p> <p>* Note: Except that the maximum overall height is 7.5m if:</p> <ul style="list-style-type: none"> (a) the site of the building is in Precincts 24A, 33, 36 and 37C, or (b) in any Precinct to which this Schedule applies, the aspect of the lot is between south-east and south-west and the lot has an average slope greater than 10°. <div data-bbox="788 1305 1230 1503" data-label="Diagram"> <p>The diagram illustrates a building envelope in cross-section. It is a trapezoid with a bottom base of 3m and a top width of 9m. On both the left and right sides, there is a horizontal setback of 1.5m from the base to the start of the sloped roofline. The roofline slopes upwards at an angle of 55 degrees from the horizontal. The total height of the envelope is 9m. The diagram is labeled 'Figure 15 Building Envelope'.</p> </div> <p>Figure 15 Building Envelope</p> <p>AS4.2 The following may encroach beyond the building envelope provided they are not within 900mm of any boundary at their closest point: gutters, downpipes, eaves up to 0.6m, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances (noise restrictions apply). The following may encroach without restriction:</p> <ul style="list-style-type: none"> • unroofed pergolas, screens or sunblinds, electricity meters, flag masts, aerials.

K3.5 Streetscape and Street Setback

Intent:

To contribute towards attractive streetscapes and security for occupants and passersby, ensure adequate open space in front of dwellings and provide an attractive setting for buildings.

Performance Criteria

PC5.1

The setback of buildings from the street is to contribute to the streetscape character, assist with the integration of new development into the public streetscape, make efficient use of the site and provide amenity for residents.

Acceptable Solutions

AS5.1

In developing areas (where reference to an established building line is not essential for the maintenance of streetscape character) dwellings must be set back a minimum distance from the street boundary in accordance with the following table.

STREET TYPE#	MIN. FRONTAGE SETBACK*	MIN. SIDE STREET SETBACK**
1. Public access streets	3.5	2
2. Collector streets	5	2
3. Major arterial roads	6	4

Street Types:

Type 1 Streets carry less than 3000 vehicles per day and/or have a max. operating speed of 30 km/h.

Type 2 Streets carry more than 3000 vehicles per day and have a max. operating speed of 50 km/h.

Type 3 Streets carry more than 6000 vehicles per day and/or have operating speeds exceeding 50km/h.

For building setbacks from communal lanes see AS5.4 & AS3.10.

* Subject to variations allowable under AS5.3.

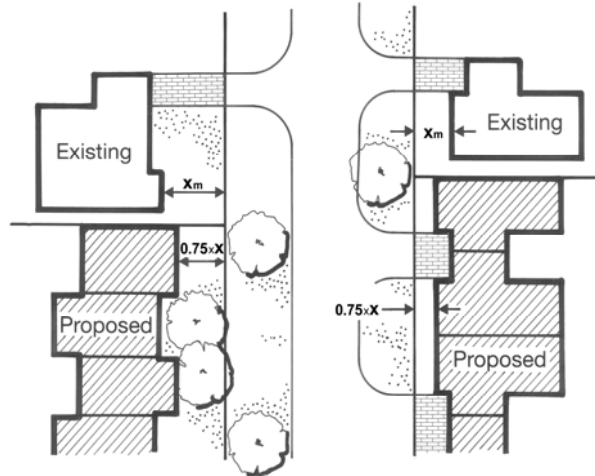
** For corner lots a side street is determined as any street adjacent to other than the front facade of the dwelling.

PC5.2

As per PC5.1

AS5.2

In established areas, new buildings may have a minimum setback from the street boundary up to 25% less than that of an adjacent development (**Figure 16**), unless they are within a Heritage Area identified in Schedule F of this Scheme, in which case setbacks shall match that of an adjacent development.



Infill setbacks up to 25% less than adjacent development

Figure 16 Setbacks in established areas

PC5.3

Setbacks shall provide space for residents to have an adequate level of visual and acoustic privacy when using rooms fronting the street.

AS5.3

A minimum setback of 1.0m from the carriageway edge shall be provided for dwellings fronting communal lanes where the requirements of AS3.10 are met.

PC5.4

The setbacks of garages and carports are to minimise detriment to streetscape amenity and to personal security and surveillance, and not dominate the view of the dwelling from the street.

AS5.4

- a) For carports, garages, and car parking spaces fronting a street see AS3.4.
- b) Garages and carports may be built on the boundary with a side street (a street not being the primary street frontage) or not less than 1m from the carriageway of a communal lane where:-
 - i) a minimum opening of 3m is provided for each car space and
 - ii) the maximum width of garage or carport openings is no greater than 6m.

Front boundary fences and walls

PC5.5

Front boundary fences and walls shall complement those in the streetscape and shall be designed and detailed to provide visual interest to the streetscape as well as allowing surveillance of the street.

Front boundary fences and walls

AS5.5

Front boundary fences and walls shall be no more than 1.8m high and that part of the wall or fence greater than 1m in height shall have openings which make it not less than 50% transparent.

K3.6 Privacy

Intent:

To ensure that dwellings are sited and designed to provide visual and acoustic privacy for residents and their neighbours in their dwellings.

Performance Criteria	Acceptable Solutions
<p><u>PC6.1</u> Habitable rooms of adjacent dwellings are to be reasonably protected from direct overlooking by:</p> <ul style="list-style-type: none">(a) dwelling layout; or(b) location and design of windows, or(c) screening devices; or(d) landscaping; or(e) building separation; or(f) a combination of the above and/or other appropriate measures.	<p><u>AS6.1.</u> A habitable room window with a direct view into a habitable room window in an adjacent dwelling within a horizontal distance of 9m (measured at ground level) must:</p> <ul style="list-style-type: none">(a) be offset a minimum of 1.5m from the edge of one window to the edge of the other; or(b) have a sill height of at least 1.7m above floor level; or(c) have translucent glazing in any part of the window below 1.7m above floor level; or(d) have permanently fixed external screens to at least 1.7m above floor level and be no more than 25 percent transparent; or(e) if the windows are at ground floor level, have a 1.8m high solid fence or wall between ground floor level windows; or(f) a combination of the above.
<p><u>PC6.2</u> Habitable rooms of adjacent dwellings are to be reasonably protected from direct overlooking by:</p> <ul style="list-style-type: none">(a) location and design of decks, terraces, patios and balconies; or(b) screening devices; or(c) landscaping; or(d) building separation; or(e) a combination of the above and/or other appropriate measures.	<p><u>AS6.2</u> A balcony, deck, terrace or patio, with a floor level greater than 1m above ground level, with a direct view into a habitable room window in an adjacent dwelling within a horizontal distance of 9m (measured at ground level) must have permanently fixed screens to at least 1.7m above floor level and be no more than 25 percent transparent.</p>
<p><u>PC6.3</u> The ‘private open space’ and ‘outdoor living space’ of adjacent dwellings are to be reasonably protected from direct overlooking by:</p> <ul style="list-style-type: none">(a) location and design of decks, terraces, patios and balconies; or(b) screening devices; or(c) landscaping; or(d) building separation; or(e) a combination of the above and/or other appropriate measures.	<p><u>AS6.3</u> A balcony, deck, terrace or patio, with a floor level greater than 1m above ground level, that is:</p> <ul style="list-style-type: none">(a) located within 5 metres of a side or rear boundary, and(b) is on an elevation which does not front on to a public road, <p>must have permanently fixed screens to at least 1.2m above floor level and be no more than 25 percent transparent.</p>

PC6.4

Site layout and building design shall protect the internal living and sleeping areas of dwellings from uncontrollably high levels of external noise.

AS6.4

Habitable rooms of dwellings adjacent to Street Type 3 (see Design Element- Street Setbacks-AS5.1) shall be designed to achieve internal noise levels of 45 dBa maximum in accordance with relevant Australian Standards for acoustics control, (including AS3671 - Road Traffic and AS2107 - Habitable Rooms).

L BUSHLAND MANAGEMENT SCHEDULE

L 1 Objectives and Scope

This Schedule applies to all land contained within the Rural A, Rural B, Rural C, Recreation, Special Use 2, Special Use 5, Special Use 6, Hills Face, Low Density Residential and Landscape and Skyline Conservation Zones where proposed use or development is to be located within bushland.

Within such areas the objectives to be applied are set out as follows:

- (i) To ensure the retention of the natural landscape features of the City.
- (ii) To ensure that the individual and cumulative impact of development and land use does not adversely affect the bushland character, vegetation, fauna and water quality of such areas.
- (iii) To encourage development for which the scale, form and siting are appropriate for and which harmonise with the bushland character of the area.
- (iv) To ensure that bushfire protection measures are undertaken with appropriate environmental controls minimising any adverse impact on the surrounding bushland.

L1.1 Interpretation

In this Schedule, 'bushland' means:

land on which there is vegetation that is either an intact indigenous vegetation community or, if altered, is still representative of the structure and distribution of plants in the indigenous vegetation community.

L 2 Approval Required

The Council has a discretion to refuse or permit a use or development to which this Schedule applies.

L 3 Assessment Criteria

L.3.1 Land affected by this Schedule shall be developed in a manner that is compatible with its biodiversity, catchment and landscape values .

L.3.2 All buildings are to be designed to avoid contrasting shape, colour, size and mass such as to remain relatively unobtrusive when viewed from the City, Derwent River and Eastern Shore.

- L.3.3 An application for use or development on land contained within this Schedule shall include a site development plan. The plan shall set out:-
- a description of the community(s) and species of vegetation on the site;
 - where all proposed development is to take place;
 - the extent of construction activity and other works including roads/access ways and the associated potential disturbance to soil and vegetation;
 - the location of water courses;
 - the location of all existing vegetation;
 - the extent of vegetation proposed to be removed; and
 - proposed rehabilitation, landscaping and the measures proposed to reduce erosion, maintain the ecological and hydrological values of waterways and protect public infrastructure.
- L.3.4 An application for use or development on land contained within this Schedule must aim to maximise the retention and protection of indigenous plant species (including threatened species). Council may require a report from a suitably qualified person to accompany the application where land is considered likely, by Council's Bushland Manager:
- (i) to contain vegetation of critical, urgent or important conservation priority;
or
(ii) to contain habitat required to support threatened species; or
(iii) to involve clearing of more than 500m² in total of bushland vegetation, in one or more stages, on any title.
- L 3. 5 No works shall be permitted within 30 metres of the top of the bank of any watercourse or drainage line unless it can be demonstrated that there will be minimal adverse impact on the environment or compromising of recreational opportunities.
- L.3.6 An application for use or development on land to which this Schedule applies shall be required to demonstrate it can satisfactorily minimise and manage any bushfire threat with minimal adverse impact upon landscape and environmental values.
- L 3.7 Roads, access ways and car parking areas are to be sited and designed to minimise visual impact and shall also incorporate features for the management of erosion and stormwater disposal to minimise impact on bushland areas.
- L3.8 Fences should be designed to enable fauna to traverse property boundaries.

Schedule M Pinnacle Local Area Plan

M.1 Area covered by the Pinnacle Local Area Plan

The area to which this Local Area Plan applies is delineated on Map 1.

M.2 Effect of Pinnacle Local Area Plan

Control over ‘use’ and ‘development’ shall be exercised in accordance with the provisions of the Pinnacle Local Area Plan. In the event of any inconsistency with any provision or other requirement in this Scheme the provisions of this Local Area Plan take precedence.

M.3 Objectives

The objectives of this Local Area Plan are to:

- provide for a range of tourism and recreational opportunities based on sightseeing and appreciation of the alpine environment;
- protect environmental and cultural features and values;
- allow for the development of visitor services and facilities in the area appropriate to the permitted level and type of use;
- consolidate and contain existing visitor facilities by enhancing or removing them;
- protect the scenic qualities of the area when viewed both from within and from outside Wellington Park and, except for existing or already approved communications facilities, avoid skyline intrusions when the area is viewed from municipalities surrounding Wellington Park; and
- provide for and manage communications facilities consistent with the above objectives.

M.4 Control of Use and Development

M.4.1 The Council is bound to grant a permit for applications for ‘use’ and ‘development’ designated as 'permitted' in Table M1 of this Local Area Plan, but may impose conditions.

M.4.2 The Council has a discretion to refuse or permit applications for ‘use’ and ‘development’ designated as 'discretionary' in Table M1 of this Local Area Plan and may impose conditions.

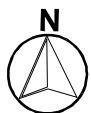
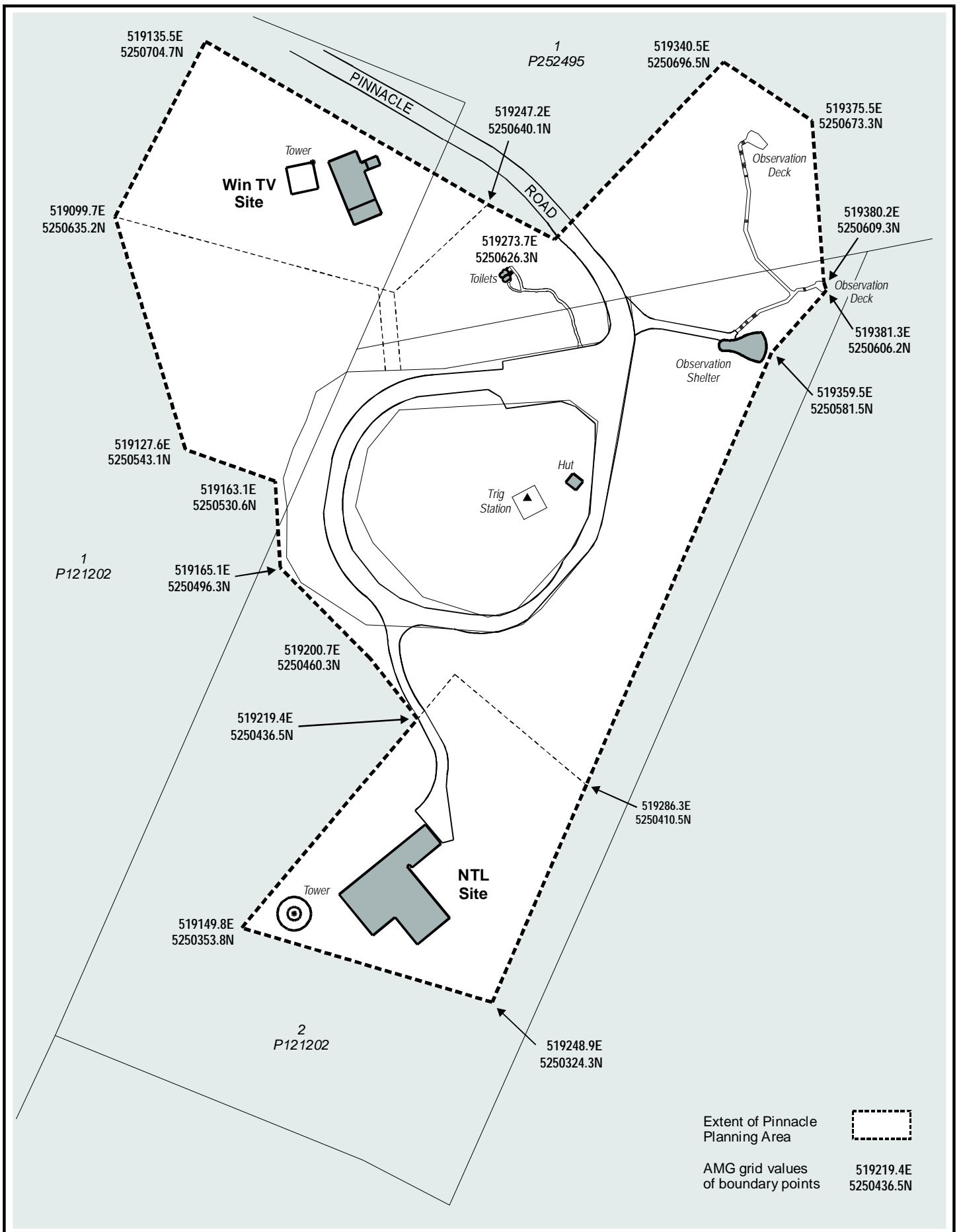
M.4.3 The Council must refuse applications for ‘use’ and ‘development’ designated as 'prohibited' in Table M1 of this Local Area Plan.

M.5 Matters to be Considered

In considering applications and any conditions to be imposed on ‘use’ and ‘development’ the Council must have regard to:

- furthering the Pinnacle Local Area Plan objectives;
- furthering the goals, objectives and policies of Wellington Park Management Plan 2005; and
- the recommendations of the Pinnacle Site Development Plan (June 2001).

TABLE M 1	
CATEGORY	Use and development status
<p>CATEGORY 1: MAJOR FACILITIES AND SERVICES.</p> <p>High potential impact, usually involves major capital expenditure. Examples include:</p> <p style="padding-left: 40px;">cable car or skifield infrastructure; accommodation, permanent retail, restaurant or food outlets; camping areas/caravan parks; and major visitor information/interpretation centres.</p>	Prohibited
<p>CATEGORY 2: MINOR FACILITIES AND SERVICES.</p> <p>High/moderate potential impact, usually minor to intermediate capital expenditure. Examples include:</p> <p style="padding-left: 40px;">recreational transport services; barbeque shelters, viewing decks, public toilets; coin operated facilities (e.g. barbeques, pay phones); mooring and launching facilities (e.g. hot air balloons, hang-gliders); and roads and access ways for the above or other minor facilities.</p>	Discretionary
<p>CATEGORY 3: MAJOR ALIEN FACILITIES.</p> <p>High potential impact, capital expenditure usually high, but varies. Examples include :</p> <p style="padding-left: 40px;">broadcasting facilities (e.g. buildings, towers, satellite dishes); and roads and access ways for the above or other alien facilities.</p>	Discretionary
<p>CATEGORY 4: MINOR ALIEN FACILITIES.</p> <p>Low to moderate potential impact, usually low to moderate capital expenditure.</p> <p>Examples include electricity/telephone supply.</p>	Permitted



The Pinnacle Local Area Plan

THE PINNACLE PLANNING AREA

MAP

1

SCHEDULE N -PRECINCT 16A LOCAL AREA PLAN

N.1 GENERAL CHARACTERISTICS

The commercial centre of North Hobart developed along Elizabeth Street from the mid nineteenth century to serve local residential neighbourhoods. Traditional housing survives within the local shopping street, which functions as a city wide restaurant destination.

Central North Hobart has a strong identity, characterised by a mix of residential and commercial uses, with a distinctive streetscape rhythm formed by the combination of:

- narrow lot width (7-12m),
- a generally strong line of awnings fixed to robust masonry architecture,
- decorative shop fronts with many intact period details,
- a low proportion of openings to wall above first level,
- diverse building character,
- limited lot amalgamation,
- a variety of outlets, and
- individually identified premises and signage.

Pedestrian amenity is considerable, generated by awnings, reasonably generous footpaths, open and active pedestrian spaces and commercial glazed frontages.

Central North Hobart has traditional street elements such as alcoves, re-entrant shop fronts and hinged doors. The mix of doorways, alcoves and access stairs to upper levels are part of the experience of the streetspace, The combination of period detail, intimate scale and absence of mechanically operated doors and security screens maintain the street as an accessible community space.

Although an area of significant heritage value, there is no one single part or era which defines Central North Hobart. Individual buildings are noteworthy, but it is the combination of different periods of development and building style which provide an 'intact' precinct.

N.2 PLANNING OBJECTIVE

The overall planning objective of this Local Area Plan is to ensure that the Statement of Desired Future Character for the Elizabeth Street North Precinct is realised through the administration of the Scheme. In particular, it requires that the use and development of land fronting Elizabeth Street, including their visible curtilages, shall be in conformity with and reinforce the characteristic uses and forms that comprise the streetscape.

N.3 APPLICATION OF LOCAL AREA PLAN

- N3.1. This Local Area Plan applies to lots within Precinct 16A having a frontage onto Elizabeth Street North (See Plan N1). To the extent of any inconsistency with a standard or other requirement in this Scheme the provisions of this Schedule shall take precedence.
- N3.2. The Council has a discretion to refuse or permit any application for development which does not comply with the ‘Acceptable Solutions’ in this Schedule.
- N3.3. Section N.5 provides the criteria for the assessment of signs. In addition proposals for relevant signs must demonstrate compliance with the Scheme standards set out in Table N.2. For the purpose of Table N.2 Sign Definitions and Interpretation in Schedule G are to apply.
- N3.4. Applications for the use of land will also be assessed having regard to the likely operation of that use being such as to not require development that would conflict with the Planning Objective of this Local Area Plan.

N.4 STREETScape ELEMENTS

Table N.1 addresses the following streetscape elements:

- Streetspace,
- Building form,
- Awnings, and
- Materials.

Council in determining compliance of an application with the objective of an element shall first determine whether it complies with the Acceptable Solutions. In the event that the application does not comply with the Acceptable Solutions, Council shall determine whether the application complies with the Performance Criteria. Compliance with either the Accepted Solutions or the Performance Criteria shall, for the purpose of this Schedule, demonstrate compliance with the objective of the relevant streetscape element.

N.5 SIGNS

- N5.1 Signs should not dominate the character of the building to which they are attached. The message should be aimed at pedestrian rather than vehicular traffic.
- N5.2 Signs in North Hobart are to be concentrated under awnings.
- N5.3 Large scale signs, especially sky signs and pylon signs are inappropriate because they have an overwhelming impact on the scale and character of the buildings on which they are placed and the streetscape and townscape of Elizabeth Street.
- N5.4 Sky signs are inappropriate as they impinge of views.

N5.5 The provisions of Table N.2 apply in considering applications for signs under G.9.13.3.a of Schedule G.



N.6 HEIGHT DEFINITION

N6.1 For the purpose of this schedule height means the maximum vertical distance measured between the natural surface level and the highest point of the building.

TABLE N.1

ELEMENT	OBJECTIVE	ACCEPTABLE SOLUTIONS	PERFORMANCE CRITERIA
<p>STREETSPACE i.e. the land between the lot boundaries on either side of Elizabeth Street.</p>	<p>Reinforce the existing dimension and scale of the streetspace.</p> <p>To encourage formal enclosure of the streetscape.</p>	<p>Zero building setback from the front boundary of the lot.</p>	<p>Development affecting a place of cultural significance where the principle building is set back from the front boundary is the only circumstance where the introduction or retention of a setback may be appropriate.</p>
<p>BUILDING FORM</p>	<p>a) Development should be similar in height and bulk to buildings in the immediate vicinity and not result in an intrusion to the streetscape. (See Figure N1)</p> <p>b) Development reinforces the pattern of vertical emphasis, with each building individually identifiable - even if lot amalgamation occurs. (See Figure N2)</p> <p>c) Development reinforces characteristic solid (wall) to void (opening) ratio. (See Figure N3)</p> <p>d) Retention of traditional streetscape fabric.</p>	<p>a) Development to be a maximum two stories/9m. or if single storey, should be no less than 4.8m in height.</p> <p>b) Elizabeth Street elevation width shall be between 7 and 12 metres.</p> <p>c) <u>Above awnings:</u> 15-25% void to wall face. <u>Below awnings:</u> 25-60% void to wall face.</p> <p>d) Physical fabric of traditional shopfront is retained.</p>	<p>a) Development must not overtly project above or below adjacent buildings.</p> <p>b) Development with an Elizabeth Street elevation width greater than 12 metres, must articulate elevation and roof to form a pattern of individually identifiable entities (at regular intervals of between 7 - 12m.)</p> <p>c) Development should not be inconsistent with the characteristic solid (wall) to void (opening) ratio.</p> <p>d) Shopfront may be replaced if it can be demonstrated that the shopfront is not a critical component of the traditional streetscape.</p>
<p>AWNINGS</p>	<p>Reinforce strong horizontal line of Awnings in the streetscape. (See Figure N4)</p>	<p>a) Awnings are retained or reinstated.</p>	<p>a) Development of the Elizabeth Street elevation which does not retain/reinstate an awning must demonstrate evidence that the elevation in question was originally designed without an awning and that the pattern of</p>

		<p>b) <u>Awning Depth</u> Awning must be no deeper than 450mm at the street edge.</p> <p>c) Awning to be made of <u>non-combustible</u> material/s.</p> <p>d) <u>Awning Coverage</u> Awnings to cover 80-90% of footpath.</p> <p>Note: Awning must provide 450mm clearance between edge of kerb and edge of awning.</p> <p>e) <u>Awning Clearance</u> 2700-3600mm clearance is to be provided between awning and footpath.</p>	<p>development should continue.</p> <p>b) <u>Awning Depth</u> Awnings must be of sufficient height above the footpath to provide adequate clearance for the movement of persons and goods. Awning must not overwhelm the building to which it is attached</p> <p>c) No Performance Criteria - the Acceptable Solution must be complied with.</p> <p>d) <u>Awning Coverage</u> Awnings must be of sufficient width to provide protection for pedestrians and fit in with the pattern of the streetscape. Where the footpath has been extended such as at corners, pedestrian crossings etc, awnings are to be 80-90% of the typical footpath width within the street.</p> <p>Note: Awning must provide 450mm clearance between edge of kerb and edge of parapet.</p> <p>e) <u>Awning Clearance</u> Awnings must be of sufficient height above the footpath to provide adequate clearance for the movement of persons and goods.</p>
MATERIALS	Wherever possible retain the surface treatments of the building as originally constructed.	Previously unpainted or unrendered brick and stonework remains unpainted/ unrendered.	Materials constitute a positive contribution to the streetscape which: <ul style="list-style-type: none"> • Recognises and

	<p>New materials are to make a positive contribution to the streetscape.</p>	<p>No sandblasting of masonry walls or the removal of coatings on masonry walls by whatever method is permitted.</p> <p>Acceptable new materials:</p> <p>Masonry red brick, stone (particularly sandstone)</p> <p>Metal Finishes chrome plate, stainless steel, brass, (as window frames, architectural hardware, awning soffits, ceiling linings)</p> <p>Custom orb metal sheet, (as roofing)</p> <p>Timber As window frames, doors, interior floors and architectural details.</p>	<p>responds to the 'palette' of materials that comprise the enduring image of Central North Hobart.</p> <ul style="list-style-type: none"> • respects rather than 'mimics' the existing 'palette'. • New materials should display their inherent character - e.g 'fake' materials -those designed to appear as another finish - are inappropriate.
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TABLE N.2

SIGN TYPE AND STANDARD	STATUS
<p>These 'Sign standards' apply in substitution of those in G.7 of G. Signs Schedule</p> <p>BELOW AWNING SIGNS</p> <p><i>Maximum depth 500mm</i> <i>Maximum width 300mm</i></p> <p><i>Shall not project beyond the width of the awnings or exceed 2500mm in length, whichever is shorter.</i></p> <p><i>Preferred clearance between footpath and the sign: 2700mm.</i></p> <p><i>Minimum distance between any other "Below Awning Sign" of "Horizontal Projecting Wall Sign" 2400mm.</i></p> <p><i>Minimum distance from the side boundary of the "lot" or "site" 1200 mm.</i></p> <p><i>Shall not be approved if there is an "Above Awning Sign" on the same site</i></p> <p><i>Sign to be perpendicular to building facade.</i></p> <p><i>Sign shall not be moving or flashing.</i></p>	<p>BELOW AWNING SIGNS which comply with the sign type standards are exempt from Planning Approval, otherwise Council has a discretion to refuse or permit the sign.</p>
<p>AWNING FASCIA SIGNS</p> <p><i>Maximum area of the sign in this category shall be to the satisfaction of the Council</i></p> <p><i>Awning Fascia signs shall not project from the face of the fascia i.e. they are required to be painted on .</i></p> <p><i>Awning Fascia signs shall not be illuminated.</i></p> <p><i>Awning Fascia signs shall not extend vertically or horizontally beyond the awning fascia to which it is attached.</i></p>	<p>AWNING FASCIA SIGNS which comply with the sign type standards are permitted, otherwise Council has a discretion to refuse or permit the sign.</p>
<p>WALL SIGNS</p> <p><i>Message to be on front face only.</i></p> <p><i>Maximum projection from face of wall 450mm.</i> <i>Maximum dimensions shall be equal to or less than below awning sign:</i> <i>(Maximum depth 500mm</i> <i>Maximum width 300mm)</i></p> <p><i>Shall not be illuminated.</i></p> <p><i>Shall be face mounted.</i></p> <p><i>Shall not extend laterally beyond the wall or above the top of the wall to which it is attached.</i></p>	<p>WALL SIGNS which comply with the sign type standards are permitted, otherwise Council has a discretion to refuse or permit the sign.</p>

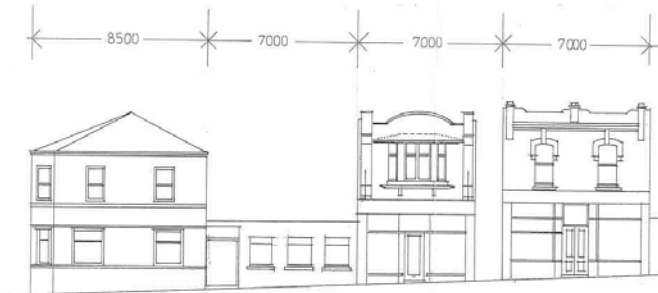
<p>ABOVE AWNING SIGNS</p> <p><i>Maximum size must be equal to the area of under awning signage: Maximum depth 500mm Maximum width 300mm</i></p> <p><i>Shall not project beyond the width of the awning or exceed 2700mm in length whichever is shorter.</i></p> <p><i>Minimum distance between any other “Above Awning Sign” or “Horizontal Projecting Wall Sign” is 2400mm.</i></p> <p><i>Shall not be approved if there is a “Below Awning Sign” on the same site.</i></p> <p><i>Shall not be internally illuminated.</i></p>	<p>ABOVE AWNING SIGNS which comply with the sign type standard are discretionary.</p> <p>In addition to satisfying the Sign Standard an above awning sign:</p> <ul style="list-style-type: none"> • shall be justified as an essential alternative to informing pedestrians of the presence of a use, that cannot be achieved through the provision of a below awning or horizontal projecting wall sign located at awning level. • shall not dominate the building to which it is attached.
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Figure N1: Building Form: Height



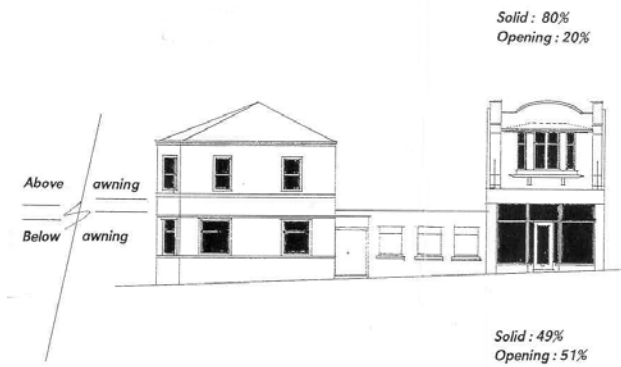
Example of buildings of appropriate height.

Figure N2: Building Form: Elevation Width



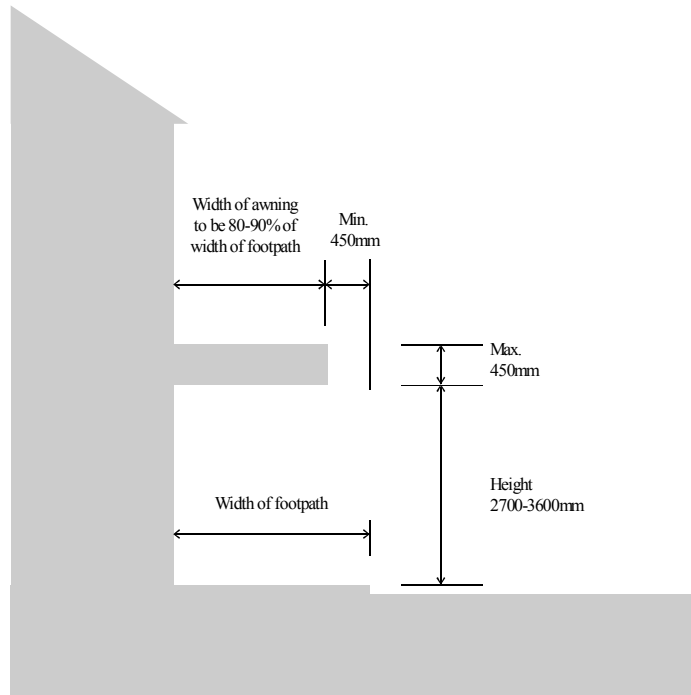
Example of buildings with appropriate elevation width.

Figure N3: Building Form: Solid/Void Ratio



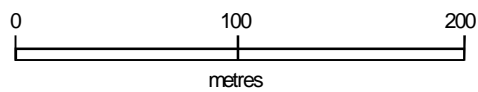
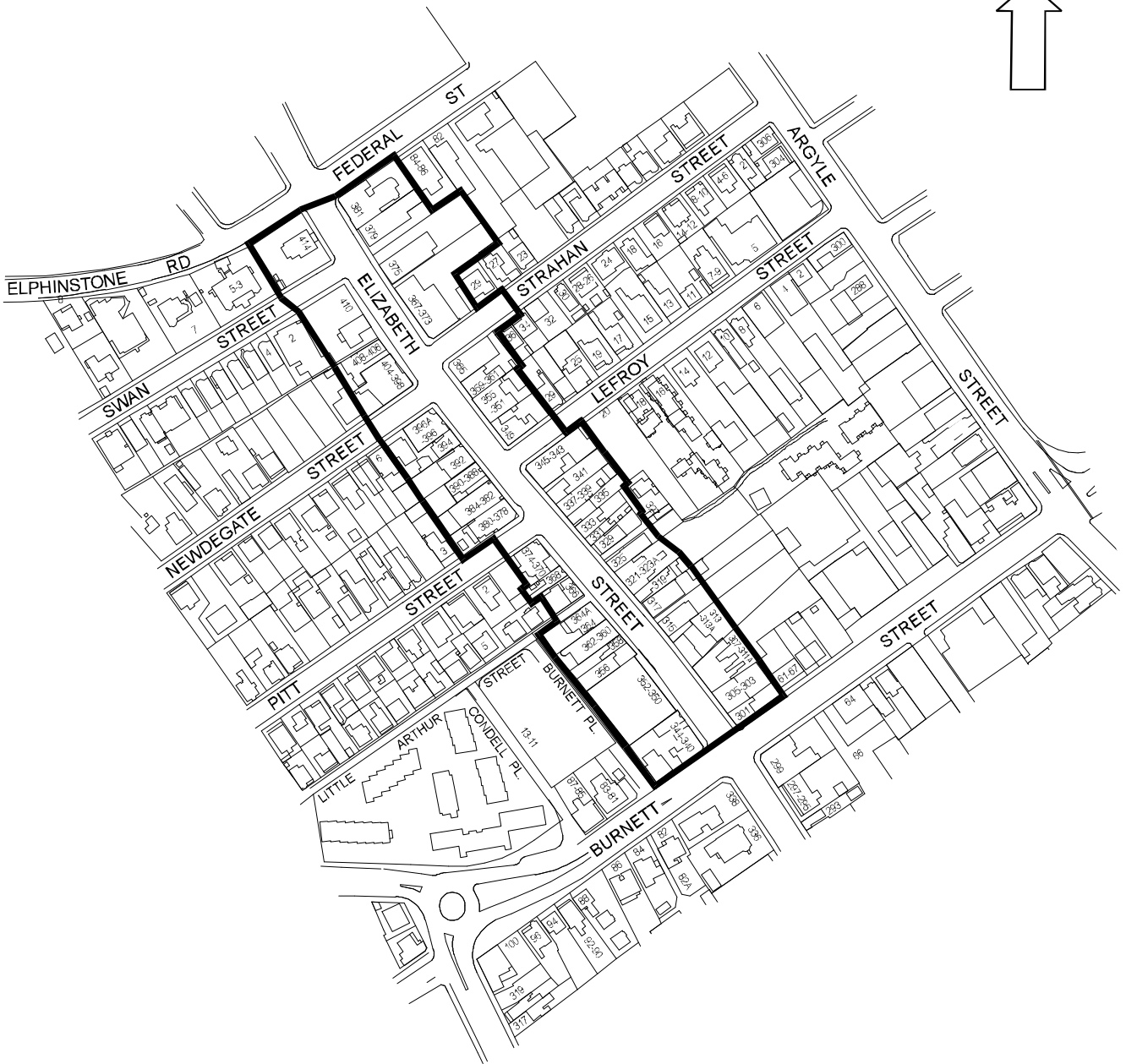
Example of building with appropriate solid to void proportion.

Figure N4: Awnings



City of Hobart Planning Scheme 1982
SCHEDULE N

BOUNDARY OF ELIZABETH STREET DESIGN GUIDELINES



Schedule O – Significant Landscapes

O.1 Objectives and Scope

This schedule shall apply to all land contained within the significant landscapes listed in Clause O.4 of this Schedule. Within such areas the objectives to be achieved are as follows:

- a) To protect and enhance the environmental, scenic, visual and cultural values of the significant landscapes which have been identified in the City.
- b) To conserve the flora and fauna and associated ecological processes that contribute to the significance of the identified landscapes.
- c) To ensure that any new development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on the key characteristics of the identified landscapes.
- d) To protect the cultural importance of historic road and track corridors.

O.2 Approval Required

Within the areas to which this Schedule applies, Council has a discretion to refuse or permit a use or development including the removal or destruction of vegetation. The exemptions provided in clauses I.3(a) to (j) inclusive still apply.

O.3 Assessment Criteria

Before deciding on an application, Council must have regard to, as appropriate:

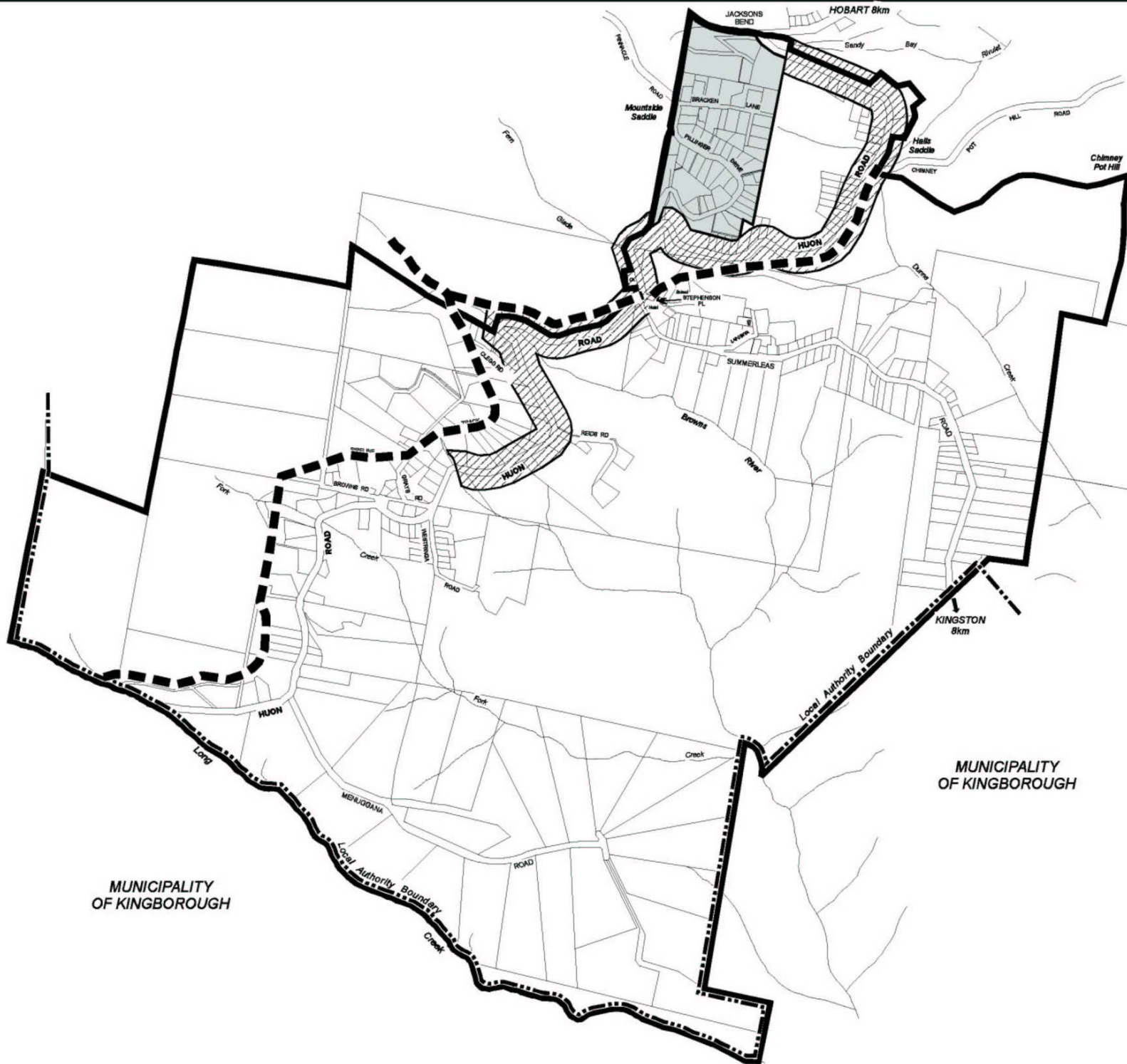
- a) furthering the objectives to be achieved by this Schedule;
- b) the statement of the nature and key elements of the significant landscape contained in clause O.4 of this Schedule;
- c) the conservation and enhancement of the landscape values of the area;
- d) the impact of the proposed development on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation;
- e) the extent to which the development is designed to enhance or promote the objectives of this Schedule;
- f) the impact of the development on significant views;
- g) whether the proposed siting and design of the development will;
 - i. maintain the character and integrity of important view lines;
 - ii. be able to be integrated with the topography and landscape features of the area;
 - iii. be of a form that does not dominate a ridgeline or skyline;
 - iv. require the minimum soil disturbance, excavation and risk of erosion;
 - v. ensure a driveway access that is unobtrusive, with the length of access driveways minimised where possible;
 - vi. provide infrastructure and services such as drainage, water, electricity and reticulated sewerage that are unobtrusive and sensitive to the natural environment;
 - vii. retain significant vegetation, including mature exotic vegetation that contributes to the landscape character of the area;
 - viii. use subdued colours and non-reflective materials on external surfaces that complement the surrounding landscape; and
 - ix. provide landscaping to minimise the visual impact of buildings, structures and works on the immediate locality and on the area generally as it is viewed from a distance, and include vegetation characteristic of the area in any replanting.

O.4 Significant Landscapes

The following is a list of the significant landscapes that are covered by this Schedule:

Significant Landscape	Key elements of significant landscape
Pillinger Drive/ Bracken Lane (see Plan O1)	<p>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.</p> <p>Its landscape value stems from the unique character of the area which includes the narrow roads, the natural roadside verges and vegetation, the use of local stone and natural materials in garden design, houses, 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 indigenous 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 compliment the original natural landscape character.</p>
Huon Road Corridor (see Plan O1)	<p>The Huon Road corridor from Jacksons Bend south to 790 Huon Road is an important tourist route which provides panoramic viewing points with vistas to the south east over North West Bay.</p> <p>Its landscape 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 understorey vegetation, its stone built form structures and the enclosed nature and almost total screening of any buildings as seen from the road.</p>
Pipeline Track corridor (see Plan O1)	<p>The Pipeline Track landscape consists of a winding track along the contour from Halls Saddle to Long Creek. The track is heavily canopied by forest with an understorey 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.</p> <p>The significance of the landscape stems from its heritage value as an integral section of the Hobart Waterwork engineering structures that demonstrate a high degree of technical achievement and creative stonework design during the nineteenth century, the visual landscape qualities, scenic variation and an outstanding bushland character.</p>

SCHEDULE O SIGNIFICANT LANDSCAPES



Pillinger Drive/Bracken Lane



Huon Road - Jacksons Bend to 790 Huon Rd (50 metres either side of Huon Rd)

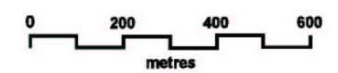


Pipeline Track & track to Silver Falls (20 metres either side of track)



MUNICIPALITY OF KINGBOROUGH

MUNICIPALITY OF KINGBOROUGH



Q Storm Surge and Flood Prone Land Schedule

Q.1 Purpose of Schedule

Q.1.1 The purpose of this Schedule is to ensure that the development of flood and storm surge prone land:

- (a) limits to acceptable levels the potential effect of flooding or storm surge on the well-being, health and safety of occupants; and
- (b) limits to acceptable levels the potential damage caused by flooding and storm surge to private and public property; and
- (c) is compatible with its periodic inundation; and
- (d) maintains the natural function of a floodplain to convey and store floodwaters during a flood; and
- (e) maintains existing floodways and, where appropriate, provides opportunities for the creation of new floodways.

Q.2 Application of Schedule

Q.2.1 This schedule applies to flood and storm surge prone land.

Q.2.2 Development that complies with the Acceptable Solution in clause Q.5.1 is permitted.

Q.2.3 Development that does not comply with the Acceptable Solution in clause Q.5.1 but demonstrates compliance with the applicable Performance Criteria in clause Q.5.1 is discretionary.

Q.2.4 Development that does not demonstrate compliance with either the Acceptable Solution or the Performance Criteria of clause Q.5.1 is prohibited.

Q.3 Definition of Terms in this Schedule

Annual Exceedance Probability (AEP)	means the likelihood of a flood of a given size or larger occurring in any one year, usually expressed as a percentage.
Australian Height Datum [Tasmania] (AHD83)	means the vertical geodetic datum as described in Chapter 8 of the Geodetic Datum of Australia Technical Manual.
Flood	means the temporary inundation of land by expanses of water that overtop the natural or artificial banks of a watercourse, estuary or dam.
Flood Level	means the level of a flood with a 1% AEP.
Floodplain	means land subject to inundation by floods.

Flood Prone Land	means land known or likely to be subject to flooding during a flood with a 1% AEP
Floodway	means those areas of flood prone land aligned with both naturally and artificially defined channels where significant discharge of water occurs during floods.
Storm Surge Prone Land	means land below 3m AHD83 that identifies the 1% AEP of storm surge.
Storm Surge Level	3m AHD83.

Q.4 Application Requirements

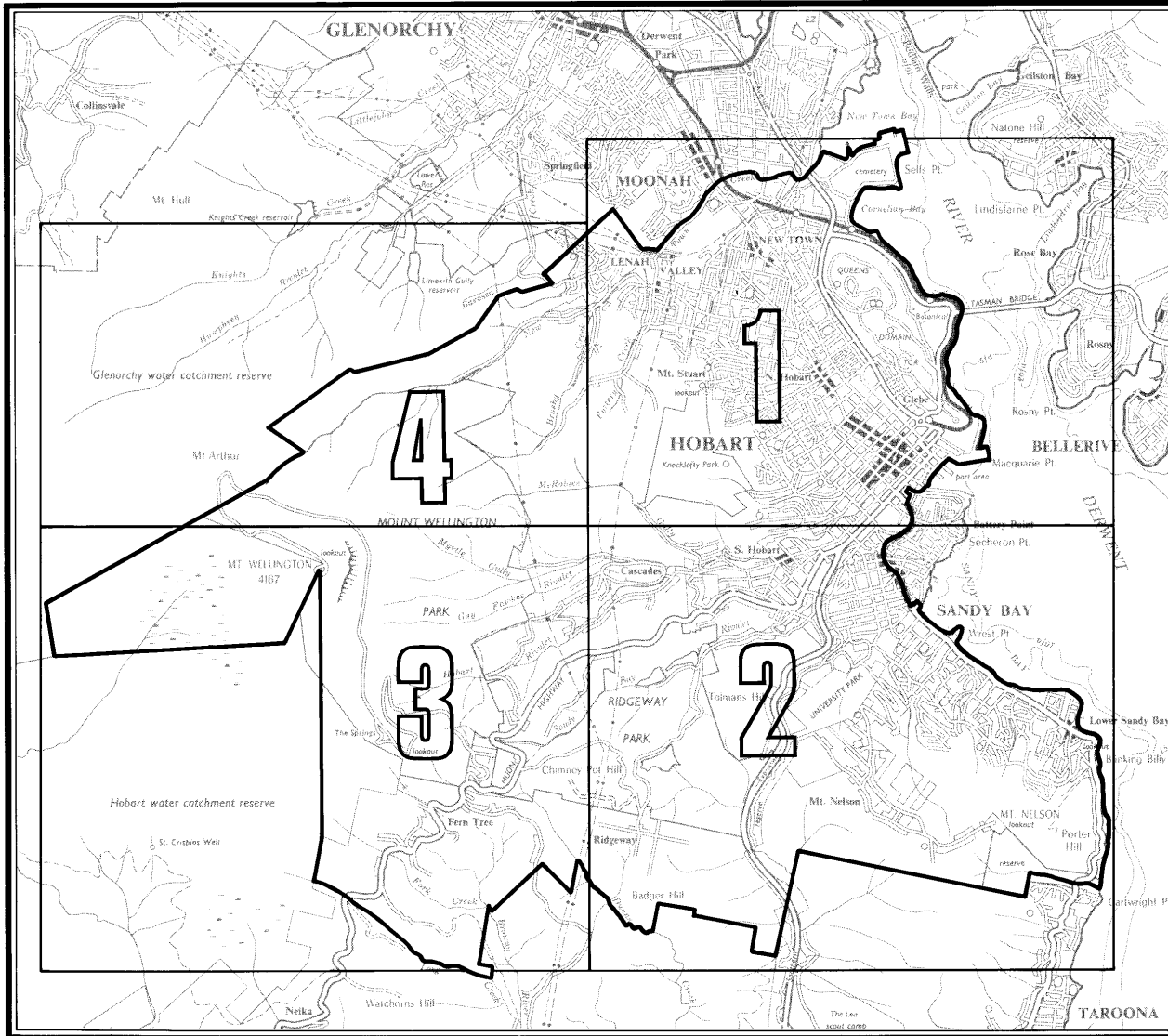
Q.4.1 Applications for development must be accompanied by the following information, unless Council is satisfied that the information is not relevant to the assessment of the proposal:

- (a) a site plan showing lot location, contours, any change in topography of the lot proposed by the development, building footprint and minimum finished floor level (FFL) of habitable rooms; and.
- (b) an Urban Waterways Assessment or a Coastal Vulnerability Report, prepared by a suitably qualified person, in accordance with joint Australian/New Zealand Standard AS/NZS 4360:1999 Risk Management which demonstrates that any Performance Criteria can be met; and
- (c) evidence that any proposed building or works is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood or storm surge event.

Q.5 Standards for Development within Flood or Storm Surge Prone Land

Q.5.1 Development on Flood or Storm Surge Prone Land

<p>Objective: To ensure that the design and siting of all development minimises the risk to life and property from flooding and storm surge and maintains the function of the floodplain.</p>	
Performance Criteria	Acceptable Solution
<p>P1.1</p> <p>The design and siting of development must:</p> <ul style="list-style-type: none"> (a) have habitable rooms with a FFL above the storm surge level or at least 300mm above the flood level where new buildings or subdivision are proposed, and (b) ensure the free flow of flood or tidal waters; and (c) avoid concentrating flood or tidal waters, or intensifying flow velocity on land up or downstream; and (d) avoid net loss of flood storage and or conveyance on land within the Floodplain; and (e) avoid damage to or loss of existing or future proposed buildings or works, and the associated potential risk to human life from potential flood/storm surge; and (f) not increase the level of risk of hazard for the site or for adjoining or nearby properties or infrastructure; and (g) avoid or minimise the risk of water pollution from inundation of any materials, substances or wastes on the site. 	<p>A1</p> <p>Development is for the purpose of:</p> <ul style="list-style-type: none"> (a) a boundary adjustment; or (b) redevelopment, alteration, or addition to an existing building within an established urban area where: <ul style="list-style-type: none"> (i) the FFL of any habitable room is located at least 300mm above the flood or above the storm surge level; or (ii) is no lower than the existing FFL of any habitable room and is constructed of flood resistant materials; and (iii) it creates no greater obstruction to the floodway than the existing building; or (c) open space, play grounds, sporting fields, and any other use which by its nature requires access or proximity to a waterway or estuary and does not include any building with habitable rooms; or (d) flood mitigation as part of a floodplain or coastal management plan approved by Council; or (e) earthworks and retaining walls less than 1m above natural ground level.

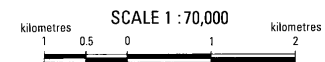


**City of Hobart
Planning Scheme
1982**



LEGEND

- Scheme Boundary
- Map Number & Limit 1



KEY TO SCHEME MAPS