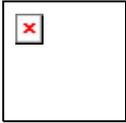


Hobart City Council

Hobart Central Area Zoning Review

Stage 1 Report



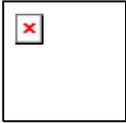


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Appendices

- A Use Definitions



1. Introduction

This report provides a position statement of the study area of the Central Area Zoning Review (Figure 1) in terms of its functionality, environmental character, civic amenity values and social characteristics. It forms the basis of the outcomes of Stage 1 of 5 of the Central Area Zoning Review, as required by the brief.

1.1 Methodology

A temporary employee of HCC under the supervision of Barry Holmes, Manager of Development Planning in conjunction with GHD carried out a simple land use and building height survey of the study area. The ground floor uses and numbers of storeys of all sites within the study area were documented during the course of the field study. Uses were then categorised on the basis of the use definitions in the Planning Scheme Template, Planning Directive No. 1 of the Resource Planning and Development Commission. (Appendix A). The information was then entered into Council's GIS and plans of ground floor land use and building height generated as shown in Figures 2-2.5 & 3.

Other maps were generated from Council's GIS covering residentially rated properties and heritage listed sites and areas. The rating information shows any site that has a residential component. This varies from the land use survey as it covers residential uses above at or above ground level.

This survey has allowed for consideration of the following characteristics of the study area:

- functionality and land use activity structure;
- environmental character and civic amenity; and
- social characteristics (residential, shopping, leisure).



**HOBART CENTRAL AREA
ZONING REVIEW
2005**

Outline of study area 

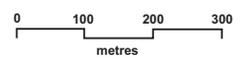
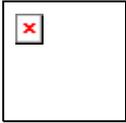


Figure 1
STUDY AREA



2. Functionality and Land Use Activity Structure

The survey work, indicates a range of uses throughout the study area with clusters obvious in some locations, see Figure 2. The following characteristics are of note:

- Central Retail and Hire uses are concentrated in the central core between Liverpool and Collins Street and along Elizabeth Street.
- Ground Floor Business & Professional Services are located on the periphery of the central core and are particularly evident to the south and east along Collins, Macquarie and Davey Street.
- There is a high concentration of cafes and restaurants along Liverpool Street.
- Ground floor residential use is restricted to the northern and western extremities of the study area.
- Central Service type uses of warehousing, hardware stores, showrooms and car yards are located predominantly to the north of Bathurst Street and west of Harrington Street. These uses generally occupy larger sites for storage or display of product and rely on a high degree of vehicle accessibility or passing trade.

Clusters of uses are described further below using the definitions from the Template for Planning Schemes.

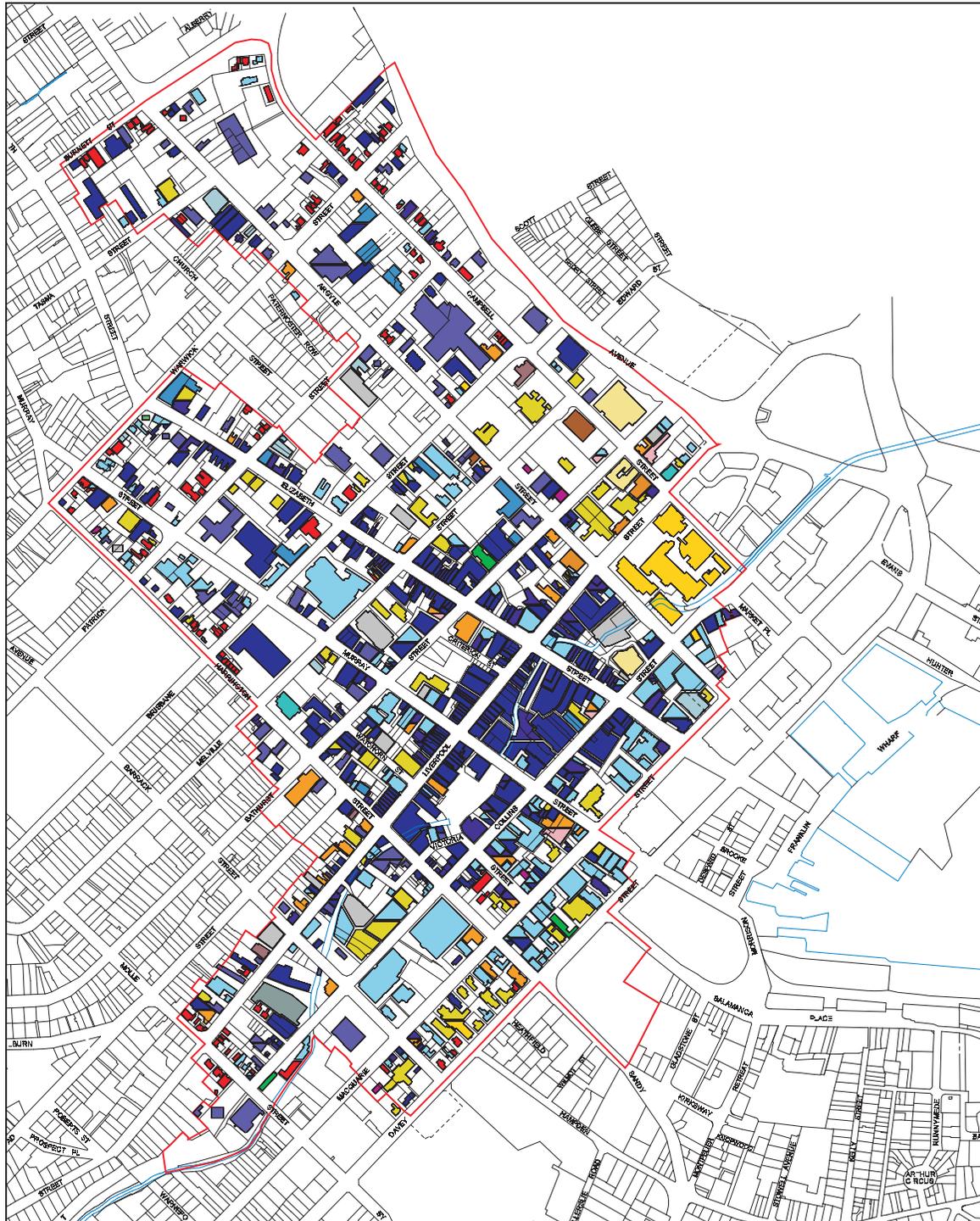
2.1 General Retail and Hire

General retail and hire	means use of land for selling goods or services, or hiring goods. Examples are an adult product shop, amusement centre, beauty salon, betting agency, department store, hairdresser, market, shop, shop front dry cleaner, supermarket and video shop. ¹
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The General Retail and Hire uses are shown on Figure 2.1.

As one might expect, there is a cluster of ground floor retail uses in the central blocks between Harrington and Argyle Streets that front onto Liverpool and Collins Street. A high concentration of these uses is also evident along the Elizabeth Street spine. Beyond these establishments, retail uses are predominantly scattered along the northwest to southeast-orientated streets of Harrington, Murray and Argyle and are often characterised as premises that rely on passing traffic for their trade. There are considerably fewer retail uses on the cross streets, which include Melville, Brisbane, and Patrick Streets.

¹ Use Definitions, Planning Scheme Template, Planning Directive No. 1, RPDC, October 2003.



**HOBART CENTRAL AREA
ZONING REVIEW
2005**

- Aa. Vehicle fuel sales & service
- B. Bulky goods sales
- Bb. Vehicle parking
- C. Business & professional services
- Cc. Vehicle sales & hire
- D. Community services
- E. Corrective institution
- F. Education & occasional care
- I. Food services
- J. General retail & hire
- K. Hospital services
- L. Hotel industry
- M. Manufacturing & processing
- N. Natural & cultural values management
- P. Research & development
- Q. Residential
- T. Service Industry
- U. Sports & Recreation
- V. Storage
- W. Tourist accommodation
- X. Tourist operation
- Y. Transport depot & distribution
- Study area boundary

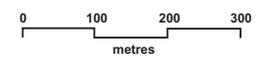
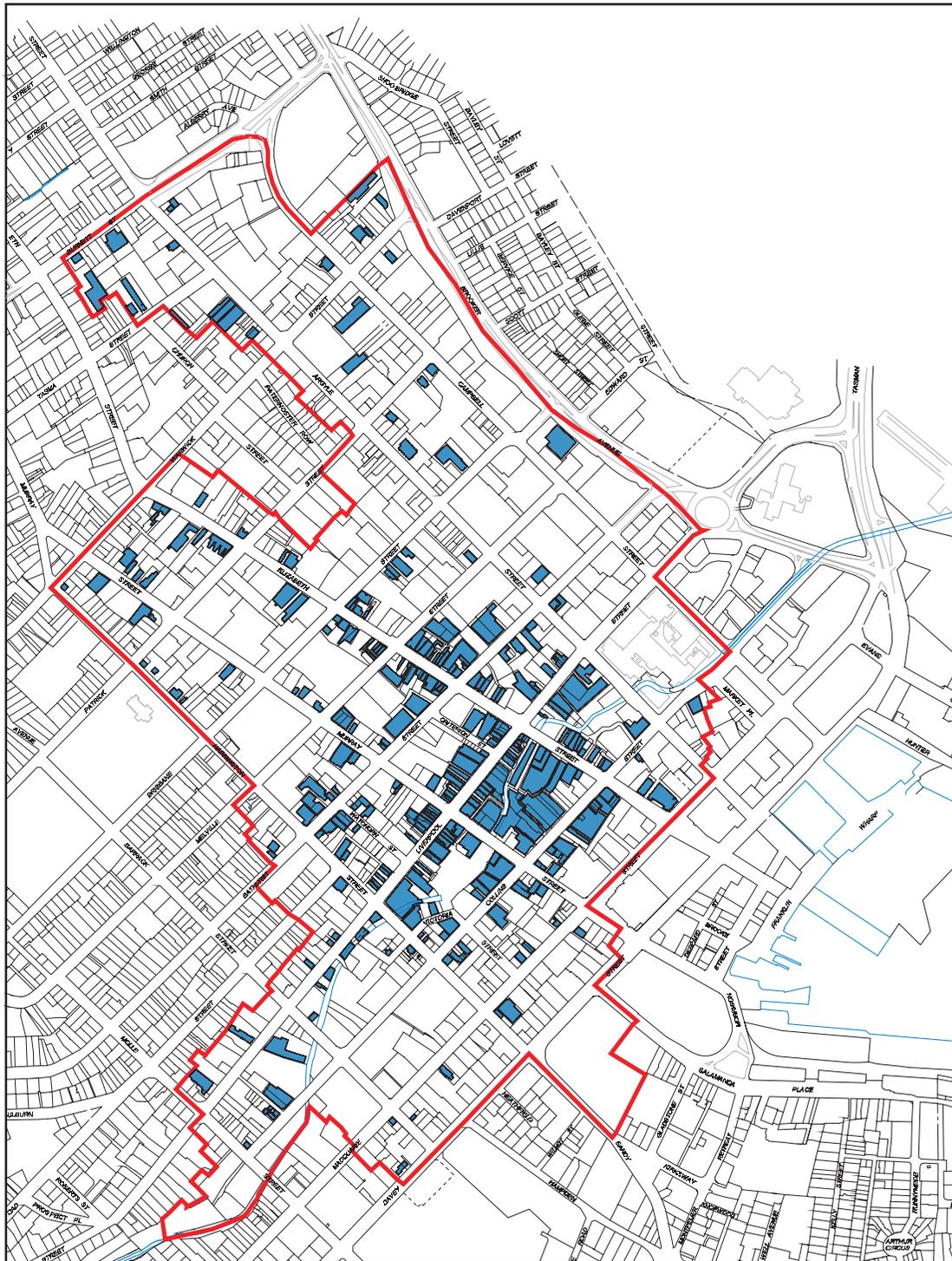


Figure 2
LAND USE SURVEY
January 2004



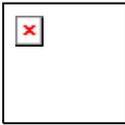
**HOBART CENTRAL AREA
ZONING REVIEW
2005**

J. General retail & hire 
Study Area Boundary 



0 100 200 300
metres

Figure 2.1
Land Use Survey - January 2004
GENERAL RETAIL & HIRE



2.2 Business & Professional Services

Business and professional services	means use of land for administration, clerical, technical, professional or other similar activities. Examples are a bank, call centre, child health clinic, consulting room, funeral parlour, office, real estate agency, veterinary surgery and travel agency. ¹
---	--

A concentration of ground floor Business and Professional Services (Figure 2.2) is apparent around the periphery of the central retail uses, particularly along Collins, Macquarie and Davey Streets.

Although not identified in this land use survey as only ground floor uses are covered, a high concentration of Business and Professional Services can be observed above ground floor level in the central retail core.

2.3 Hotel Industry & Food Services

Hotel industry	means use of land to sell liquor for consumption on or off the premises. Examples are a hotel, bottle shop and tavern.
Food services	means use of land for preparing or selling food or drink for consumption on or off the premises. Examples are a restaurant, cafe and take-away food shop. ¹

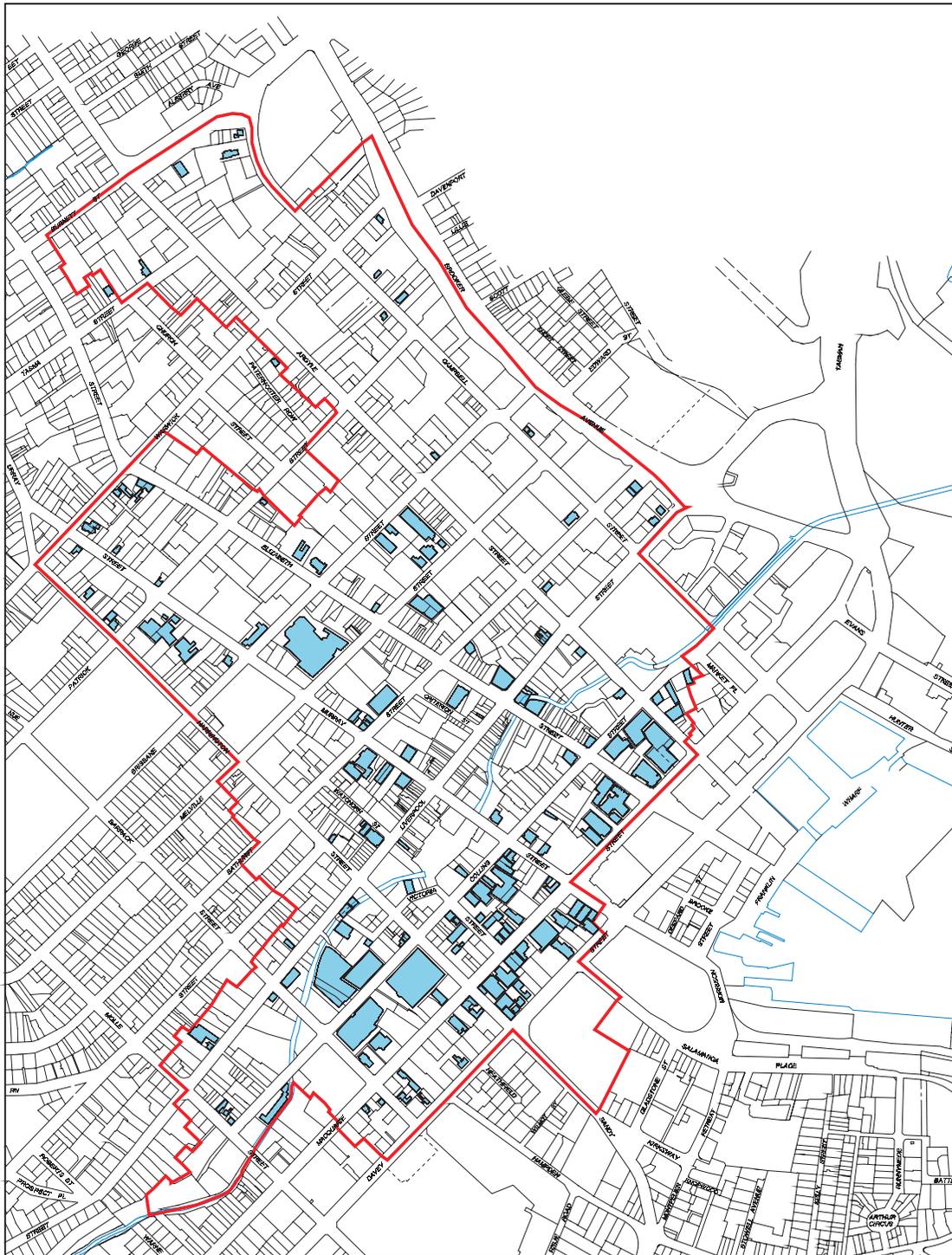
Hotel Industry and Food Services uses occur most frequently along Liverpool Street. A strong pattern can also be seen along Collins and Elizabeth Streets, along with a smaller cluster in Harrington Street, see Figure 2.3.

2.4 Residential

Residential	means use of land for one or more dwellings providing long term accommodation. Examples are an apartment, conjoined dwelling, dependent persons unit, flat, home occupation, house, shack and multiple dwellings. ¹
--------------------	--

There are no ground floor Residential uses within the inner locations, see Figure 2.4. These are confined to the northern and south-western corner of the study area and probably are the sole use on these sites. Figure 2.4.1 however shows all properties with a residential component including those above ground level. Comparison of the two Maps provides an indication of 'shop top' housing in the study area. Perhaps somewhat surprisingly, there are few 'shop top' flats in the central core of the study area. However, relatively high concentrations occur along Campbell, Warwick and Patrick Streets, on the periphery of the study area. There are also a number of residential uses located along Elizabeth Street.

¹ Use Definitions, Planning Scheme Template, Planning Directive No. 1, RPDC, October 2003.



**HOBART CENTRAL AREA
ZONING REVIEW
2005**

- C. Business & professional services
- Study Area Boundary

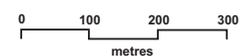
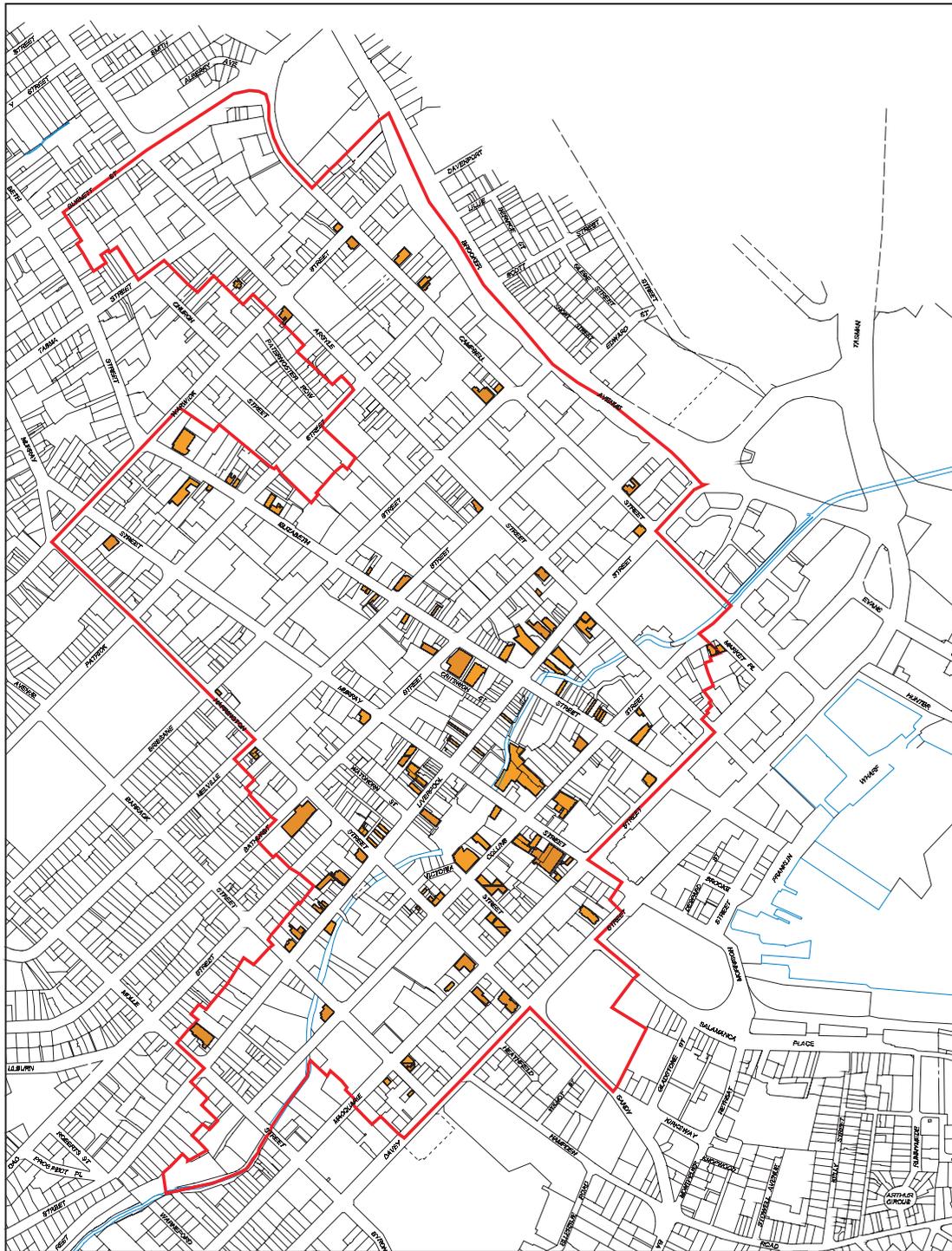


Figure 2.2
Land Use Survey - January 2004
BUSINESS & PROFESSIONAL SERVICES



**HOBART CENTRAL AREA
ZONING REVIEW
2005**

- I. Food services
- L. Hotel industry
- Study Area Boundary

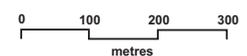
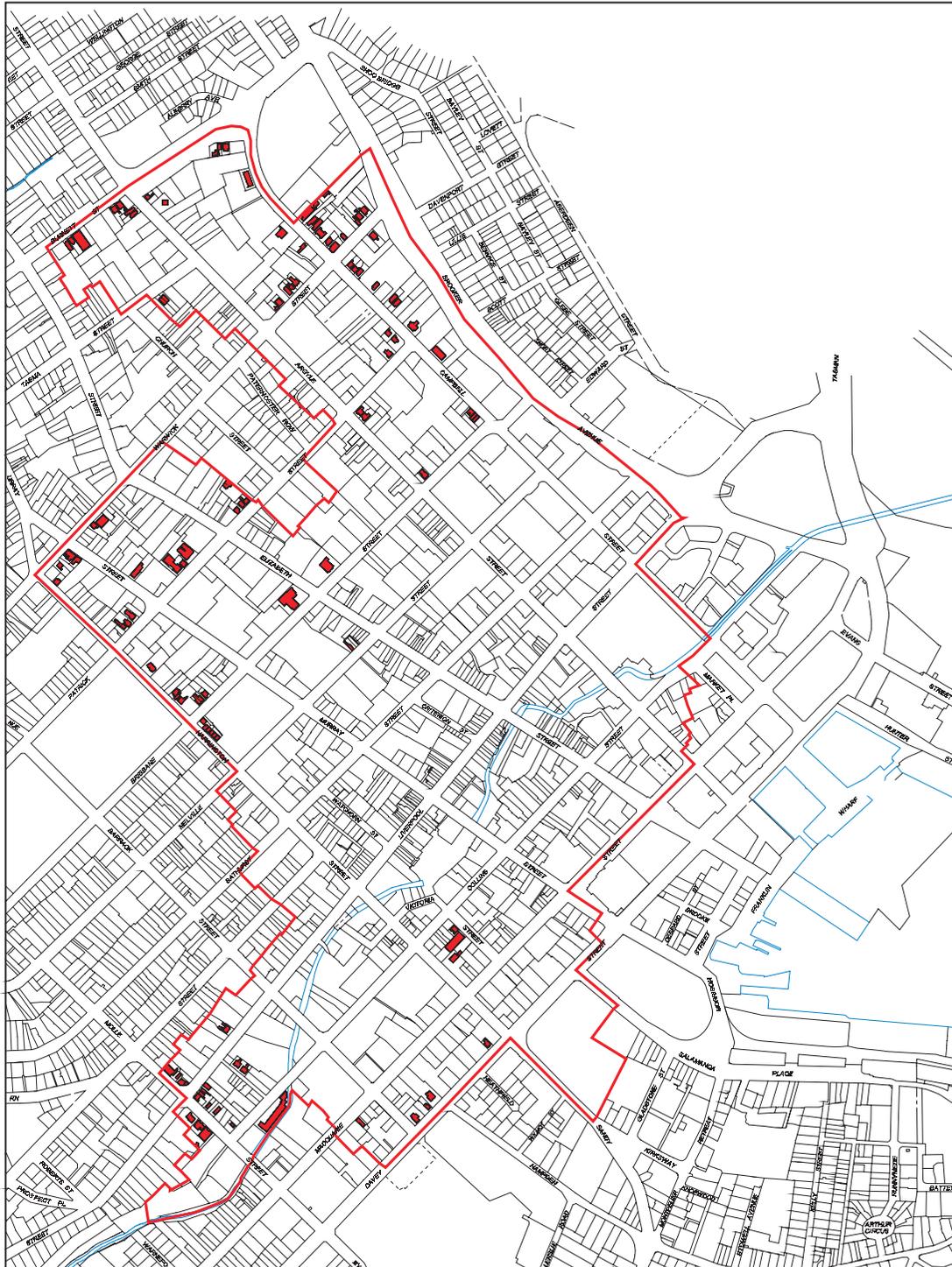


Figure 2.3
Land Use Survey - January 2004
FOOD SERVICES & HOTEL INDUSTRY



HOBART CENTRAL AREA
ZONING REVIEW
2005

- Q. Residential
- Study Area Boundary

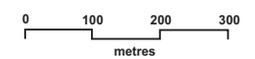
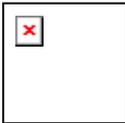


Figure 2.4
Land Use Survey - January 2004
RESIDENTIAL



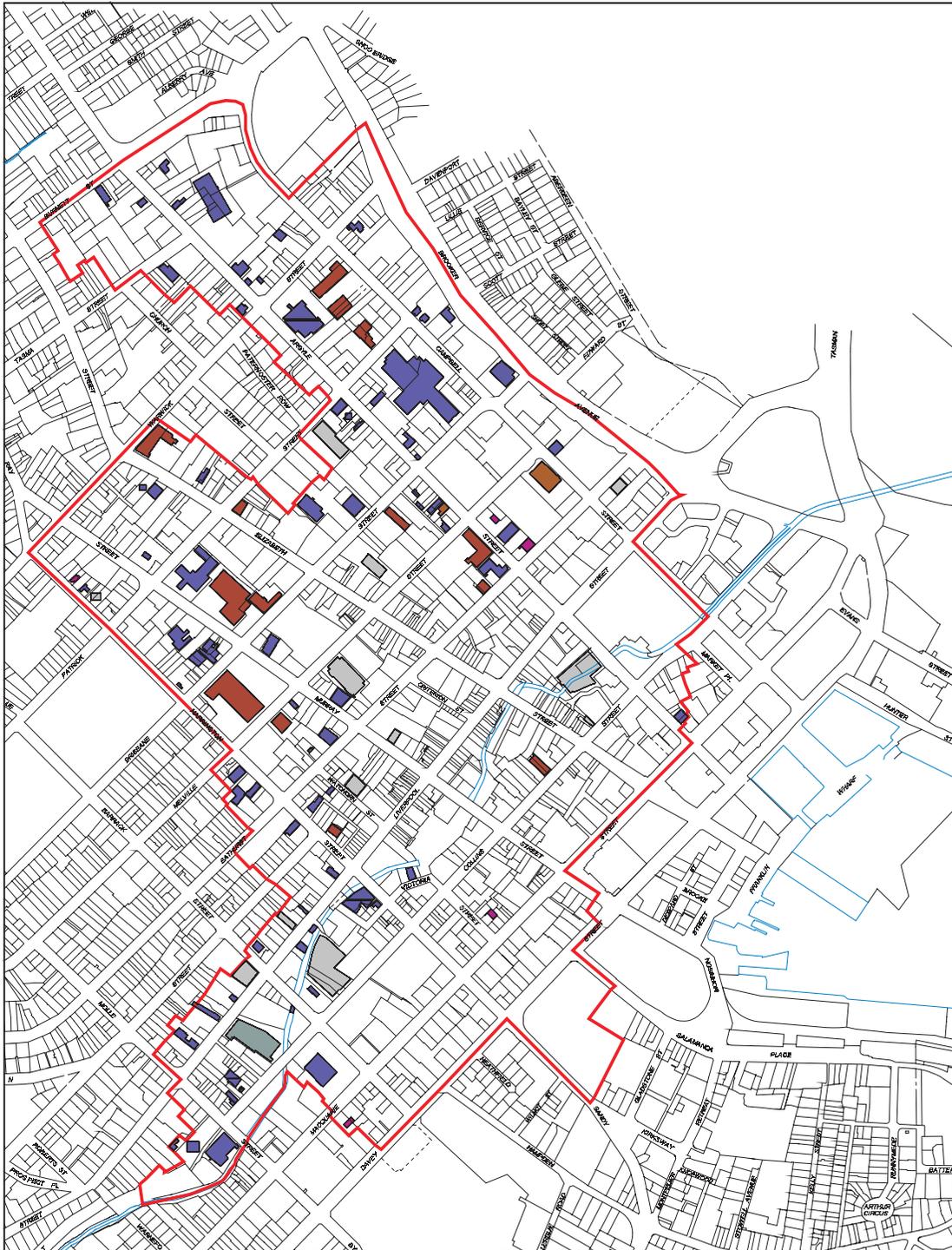
2.5 Central Services

Vehicle fuel sales and service	means use of land for the servicing of vehicles, the selling of motor vehicle fuel from bowsers and the sale of lubricants.
Vehicle parking	means use of land primarily for the parking of motor vehicles.
Vehicle sales and hire	means use of land for displaying, selling or hiring or leasing boats, caravans, motor cycles, trailers, car or similar vehicles.
Bulky goods sales	means use of land for selling goods of a bulky nature. Examples are garden and landscape suppliers, primary produce sales, timber yards and trade suppliers.
Service industry	means use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples are a car wash, commercial laundry, motor repair garage and panel beater.
Storage	means use of land primarily for storage or wholesale of goods, and may incorporate distribution. Examples are boat and caravan storage, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.
Transport depot and distribution	means use of land for distributing goods or passengers, or facilities to park and service vehicles. Examples are an airport, bus terminal, heliport, mail centre, railway station, road or rail freight terminal, taxi depot and a wharf. ¹

Central Services are generally located on the periphery of the central core and are notable north of Bathurst Street and west of Harrington Street, above Collins Street. There is a particular concentration of these uses along Argyle Street (see Figure 2.5). Many of these uses occupy larger sites and are characterised by extensive display areas, parking and are often at lower building densities. Uses such as caryards and hardware stores provide a service role to the City of Hobart while there are also a number of uses of a more regional or specialist role such as specialist wholesalers, showrooms or caryards. It is likely that these uses rely on their close proximity to the CBD and a high degree of accessibility by car, but do not require a prime location.

In particular it is worth noting the concentration of bulky goods sales in the Murray Street area.

¹ Use Definitions, Planning Scheme Template, Planning Directive No. 1, RPDC, October 2003.



**HOBART CENTRAL AREA
ZONING REVIEW
2005**

- Aa Vehicle fuel sales and service
- B Bulky goods sales
- Bb Vehicle parking
- Cc Vehicle sales & hire
- T Service industry
- V Storage
- Y Transport depot & distribution
- Study Area Boundary

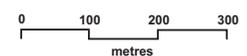
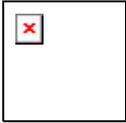


Figure 2.5
Land Use Survey - January 2004



3. Environmental Character and Civic Amenity

3.1 Built Environment

The study area presents a mix of lot and building sizes and building siting, although distinct characteristics are evident in specific areas (see Figure 3).

The central core is characterised by higher densities with buildings to the street line, almost total site coverage and increased height. The highest buildings are concentrated in the band between Davey and Liverpool Street, where there are several buildings in excess of 10 storeys. There is also a considerable number of buildings 5 storeys and greater located along Bathurst Street.

North of Bathurst Street there is a notable reduction in built density with an increased availability of open land associated with car yards parking or the like. Two storey residential scale buildings contrast these open areas and larger warehouse/showroom type sites. The mix of building types and siting disrupts the street alignment pattern.

The Elizabeth and Liverpool Streetscapes have a strong pattern of smaller, typically two storey terrace type shops built to the street. These buildings characteristically have large shopfront windows with narrow frontages and often awnings at the lower level. Many of the Elizabeth Street properties are heritage listed, a lesser number on Liverpool Street.

The extent of other heritage fabric, building siting and orientation to the street in Davey, Macquarie, Collins, and the lower portions of Murray Street also contribute to significant streetscapes of the central area of Hobart.

3.2 Heritage

Most of the heritage properties are listed because of architectural values. Figure 4 shows that a substantial proportion of the buildings in the City area are either listed as a heritage property, or are in a heritage area because of the collective contribution these sites make to the heritage value of a locality. There are clusters of Heritage listed properties along Elizabeth and Macquarie Streets. It is likely that other properties will have heritage values or at least streetscape values. When the heritage map (Figure 4) is examined alongside the number of storeys and the figure ground analysis (Figure 3), which also shows building footprints, a picture of intact streetscapes emerges. There are a number of properties that are not listed on the register, or adjacent to the buildings which would contribute to the heritage significance of the streetscape.

There are predominantly 1 and 2 storey buildings located on Elizabeth Street, with relatively few 3 and 4 storey structures. All structures, regardless of their height, are built to the street. In terms of heritage, most structures are either listed on the heritage register or are adjacent to listed buildings. Each heritage listed building along Elizabeth Street is 2 or 3 storeys in height. The site coverage of the heritage structures varies, but the majority are smaller in scale. Some buildings in the section of Elizabeth Street, between Liverpool and Collins Street, are not listed or adjacent to heritage buildings. These buildings do however contribute to the streetscape, being in scale with the surrounding heritage structures. Such places should perhaps have controls placed on development so that future change does not jeopardise



HOBART CENTRAL AREA ZONING REVIEW 2005

Number of floors

- 1 
- 2 
- 3 
- 4 
- 5+ 
- Study Area boundary 

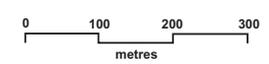


Figure 3
BUILDING HEIGHT - NUMBER OF FLOORS





HOBART CENTRAL AREA ZONING REVIEW 2005

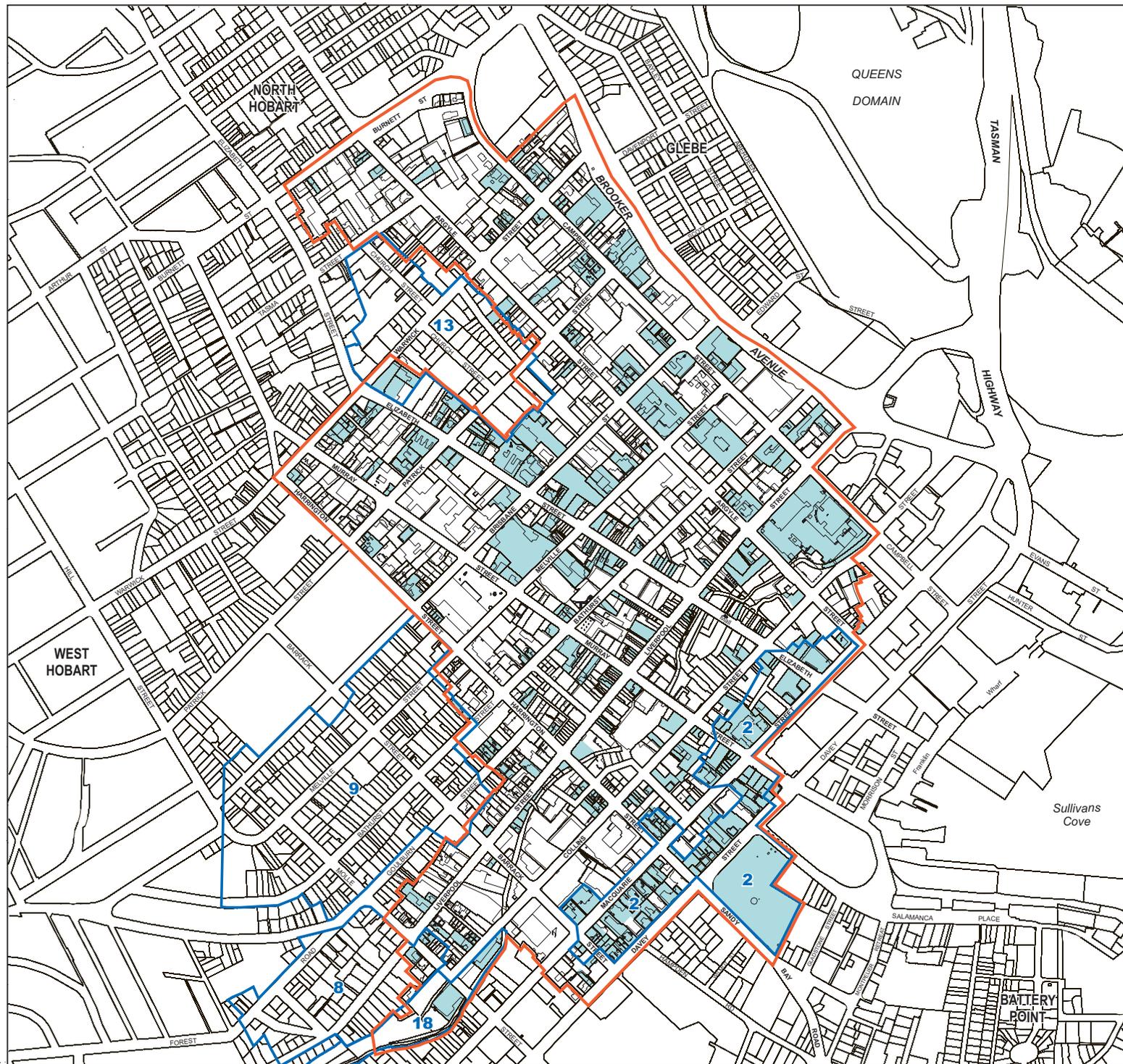
- Heritage Place
(City of Hobart Planning Scheme 1982)
- Heritage Area
(City of Hobart Planning Scheme 1982)
- Heritage Area number
(City of Hobart Planning Scheme 1982) **13**
- Study Area boundary

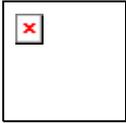


0 100 200 300
metres

Figure 4

HERITAGE SITES & AREAS





the appearance of the streetscape. The same situation applies to two structures on the corner of Elizabeth and Melville Street.

Macquarie Street, between Barrack and Argyle Streets is another area where there are a number of buildings of similar site coverage and height. Not all the buildings are listed, but most (excluding the three office buildings that are 5 storeys or above) contribute to the heritage streetscape. This area is designated as a heritage area in the Planning Scheme.

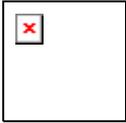
In Liverpool Street, most buildings are either listed on the heritage register or are adjacent to listed structures. On this street, all heritage buildings are 1, 2 and 3 storeys, with the exception of a few 4 and 5 storey structures. Between Harrington Street and Argyle Street in particular, the site coverage and height of buildings contribute to the aesthetic of the streetscape.

Heritage buildings along Collins Street vary in site coverage and height. However, the section between Harrington and Murray Streets is characterised predominantly by structures of a similar site coverage and height.

There are clusters of heritage properties within the study area. One is located on Davey and Macquarie Streets, between Barrack and Murray Streets. This cluster is defined as a heritage area on the Planning Scheme. The most notable cluster that is not defined as a heritage area is located within the blocks bounded by Patrick, Argyle, Bathurst Street, Murray Street.

3.3 Parking

Most car parking facilities are located within the core of the study area. It appears that only larger car parks are included on the map.



4. Social Characteristics

4.1 Residential

As discussed earlier, there are no residential uses on ground level at the core of the study area. Rather, residential living is concentrated in the south-western corner of the study area. There are few 'shop top' dwellings in the centre of the city, with 'relatively' high numbers of residential uses along Campbell, Warwick and Patrick Streets. Studies undertaken by Council in the past indicate that this pattern has most likely been influenced by factors such as:

- ▶ the land values for residential use not being competitive with commercial uses;
- ▶ building regulations for fire separation and escape routes being prohibitive; and
- ▶ landlords not desiring residential tenants and preferring to use vacant space for storage.

Since the earliest study on inner city housing was undertaken in 1987, regulations have become less stringent and, more recently, market demand has changed resulting in an increased demand for inner city residential living. There is potential for more of this type of housing in the future and the inner city housing developments approved in the last couple of years are likely to change this pattern.

4.2 Shopping

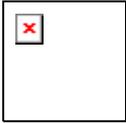
Shopping facilities are concentrated in the central area between Harrington and Argyle Streets and fronting onto Liverpool and Collins Streets. There is also a high proportion of shopping facilities along Elizabeth Street, along with a scattering in Harrington, Murray and Argyle Streets. Fewer retail establishments are located on Melville Street, Patrick Street and Brisbane Street. As mentioned earlier, bulky goods outlets are clustered on large blocks at the periphery of the study area. Although these services are effectively situated outside the core, they have a location advantage in attracting passing traffic. Land values in these areas would also be cheaper than in the city core.

4.3 Leisure

There are only 3 sports and recreation sites in the study area, the Education Department Pool in Collins Street, the Royal Tennis Court in Davey Street and the Cazaly Gym in Bathurst Street. The Education Department pool is not operating but has been purchased by the owners of another inner city Gym – All Aerobics with the intention of relocating to this site. Most leisure activities are beyond the boundaries of this area although may not be a significant distance away such as the many leisure facilities on the Domain.

There is no real pattern for cinemas or theatre uses with these spread around the area. The only apparent clustering of this type of leisure use is the synergy between the cinema and small fast food/dine-in eating places in the top end of Collins Street and nearby in Harrington Street.

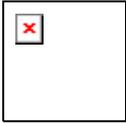
The clustering of eating establishments is mentioned in the functional and land use section above, highlighting an obvious concentration in the city centre and along Liverpool and Elizabeth Streets.



Hotels are scattered throughout the study area with no apparent clustering of this use. However, they usually occupy corner sites.

4.4 Educational Activities

According to Figure 2, only three educational activity buildings are located in the study area. TAFE buildings are located on the corner of Campbell and Bathurst Streets, the main structure located on the northern side and other rooms diagonally opposite. The Drysdale campus is located on Collins Street, between Elizabeth and Argyle Streets. There are a number of educational facilities situated just outside the study area. These include St Mary's and Gilford Young Colleges on the blocks bounded by Harrington, Brisbane, Patrick and Hill Streets, and Elizabeth College, located on the block bounded by Elizabeth, Warwick, Tasma and Murray Streets. Collegiate is partly located in the study area, however, the structures concerned have been defined as other uses on the map. For example, the performing arts centre has been defined as community services. Similarly, the University of Tasmania's Clinical School is located at the Royal Hobart Hospital, which is defined under hospital services on Figure 2.



5. Summary

In terms of functionality and land use, the following observations have been made:

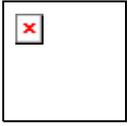
- ▶ There is a cluster of ground floor retail uses in the central blocks of the study area, between Harrington and Argyle Streets that front onto Liverpool and Collins Street, and along Elizabeth Street.
- ▶ Ground floor Business and Professional Services are concentrated around the periphery of the central retail uses. A high concentration of Business and Professional Service is also apparent above ground floor in the central retail core.
- ▶ Hotel Industry and Food Services uses are mostly located along Liverpool Street and there are also a number along Collins and Elizabeth Streets. There is a smaller cluster in Harrington Street.
- ▶ Residential uses are confined to the northern and south-western corner of the study area, with none in the centre of the study area.
- ▶ High concentrations of 'shop top' housing occur along Campbell, Warwick and Patrick Streets, with few located in the centre.
- ▶ Central Service uses are mostly located on the periphery of the central core, with a notable number north of Bathurst Street and west of Harrington Street, above Collins Street and along Argyle Street.

The following observations have been made regarding environmental character:

- ▶ There is a mix of lot and building sizes, building siting and height, with distinct characteristics apparent in some areas.
- ▶ There are numerous structures that are exempt from heritage controls, but which contribute to the appearance of streetscapes due to their scale. The most notable locations are sections of Elizabeth, Liverpool and Collins Streets.

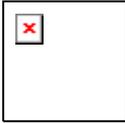
It has also been observed that:

- ▶ Shopping facilities are concentrated within the core of the study area. Hotel industry establishments are dotted around the study area. There is a relationship between the proximity of the cinema at the top end of Collins Street and nearby cafes and restaurants in Harrington Street.
- ▶ The map shows only three educational activity buildings within study area. However, parts of St Michael's Collegiate School, which are situated in the study area, have been classified as community activities and the University Clinical School is classified as hospital services.



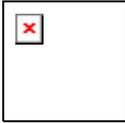
Appendix A

Use Definitions

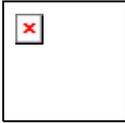


Excerpt from the Template Planning Scheme

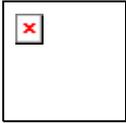
Animal breeding, boarding or training	means use of land for breeding, boarding or training animals. Examples are a cattery, dog pound, horse stable and kennel.
Bulky goods sales	means use of land for selling goods of a bulky nature. Examples are garden and landscape suppliers, primary produce sales, timber yards and trade suppliers.
Business and professional services	means use of land for administration, clerical, technical, professional or other similar activities. Examples are a bank, call centre, child health clinic, consulting room, funeral parlour, office, real estate agency, veterinary surgery and travel agency.
Community services	means use of land for community, cultural, religious, social, entertainment or recreational purposes. Examples are an ambulance station, art gallery, cemetery, cinema, conference centre, crematorium, dancing school, exhibition centre, fire station, function centre, gymnasium, hall, indoor recreation facility, library and place of worship.
Corrective institution	means use of land for holding or reforming persons committed to it by the courts. Examples are a prison, remand centre, and any other type of detention facility.
Educational and occasional care	means use of land for educational or short-term care purposes. Examples are a respite centre for the elderly or people with disabilities, childcare centre, employment training centre, kindergarten, primary school, secondary school and tertiary institution.
Equipment and machinery sales and hire	means use of land for displaying, selling, hiring or leasing plant, equipment or machinery, associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.
Extractive industry	means use of land for extracting or removing material from the ground for commercial use, construction, roadwork or manufacturing works. Included is the treatment or processing of these resources by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples are, mining, quarrying, sand mining, and turf extraction.



Food services	means use of land for preparing or selling food or drink for consumption on or off the premises. Examples are a restaurant, cafe and take-away food shop.
General retail and hire	means use of land for selling goods or services, or hiring goods. Examples are an adult product shop, amusement centre, beauty salon, betting agency, department store, hairdresser, market, shop, shop front dry cleaner, supermarket and video shop.
Hospital services	means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to persons admitted as in-patients. It may include the care or treatment of outpatients.
Hotel industry	means use of land to sell liquor for consumption on or off the premises. Examples are a hotel, bottle shop and tavern.
Manufacturing and processing	means use of land for manufacturing, assembling or processing products. It does not include resource processing. Examples are boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication and textile manufacturing.
Natural and cultural values management	means use of land to protect, conserve or manage ecological systems, cultural sites or landscapes.
Recycling and waste disposal	means use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples are a refuse disposal site, recycling depot, scrap yard, vehicle wrecking yard and waste transfer station.
Research and development	means use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.
Residential	means use of land for one or more dwellings providing long term accommodation. Examples are an apartment, conjoined dwelling, dependent persons unit, flat, home occupation, house, shack and multiple dwellings.
Resource development	means use of land for propagating, cultivating or harvesting plants or for keeping and breeding animals for their products. It includes the handling, packing or storing of produce for dispatch to processors. Examples are aquaculture, bee keeping, crop production, marine farming, forestry and grazing.
Resource processing	means use of land for treating, processing or packing plant or animal resources. Examples are an abattoir, animal saleyard, cheese factory, fish processing, milk processing and sawmilling.
Service industry	means use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples are a car wash, commercial laundry, motor repair garage and panel beater.
Sports and recreation	means use of land for leisure, recreation or sporting purposes conducted wholly or mainly in outdoor settings. Examples are a golf course or driving range, firing range, motor racing track, outdoor recreation facility, public swimming pool, race course, sports ground and showground.



Storage	means use of land primarily for storage or wholesale of goods, and may incorporate distribution. Examples are boat and caravan storage, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.
Tourist accommodation	means use of land for providing overnight accommodation facilities for tourists or travellers. Examples are a bed and breakfast establishment, camping, campervan and caravan park, holiday cabin, holiday flat, holiday unit, hostel, motel, serviced apartment and residential camp.
Tourist operation	means use of land specifically to attract tourists, other than for the provision of accommodation. Examples are a winery, theme park, visitor's centre, wildlife park and zoo.
Transport depot and distribution	means use of land for distributing goods or passengers, or facilities to park and service vehicles. Examples are an airport, bus terminal, heliport, mail centre, railway station, road or rail freight terminal, taxi depot and a wharf.
Utilities	means use of land for: (a) telecommunications; or (b) transmitting or distributing gas, oil, or power; or (c) transport networks; or (d) collecting, treating, transmitting, storing or distributing water; or (e) collecting, treating, or disposing of storm or floodwater, sewage, or sillage. Examples are a gas, water or sewerage main; electrical sub-station; power line; pumping station; retarding basin; road; railway line; sewage treatment plant; water storage dam; storm or flood water drain and weir.
Vehicle fuel sales and service	means use of land for the servicing of vehicles, the selling of motor vehicle fuel from bowsers and the sale of lubricants.
Vehicle parking	means use of land primarily for the parking of motor vehicles.
Vehicle sales and hire	means use of land for displaying, selling or hiring or leasing boats, caravans, motor cycles, trailers, car or similar vehicles.



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