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HOB-P1.0 Particular Purpose Zone - University of Tasmania (Sandy Bay Campus)

HOB-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone - University of Tasmania (Sandy Bay Campus) is:

HOB-P1.1.1 To provide for the continued development of the University of Tasmania Sandy Bay campus (UTAS Sandy Bay) as a major tertiary education centre of the State.

HOB-P1.1.2 To provide for 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.

HOB-P1.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HOB-P1.2.1	Particular Purpose Zone - University of Tasmania (Sandy Bay Campus) shown on an overlay map as HOB-P1.2.1	<p>The local area objectives for Particular Purpose Zone - University of Tasmania (Sandy Bay Campus) are:</p> <ul style="list-style-type: none">(a) to promote an image of a premier University through its physical characteristics and setting;(b) to capitalise on and promote the University's unique natural setting with views of the Derwent River and Kunanyi/Mount Wellington in all new and refurbished buildings and grounds where the opportunity exists;(c) to provide for new buildings that accommodate contemporary teaching and research standards to be built along Churchill Avenue and Sandy Bay Road to promote an image of a premier university;(d) to encourage new buildings to be sympathetic to the landscape setting and fit into the landscape;(e) to require development close to the adjacent residential zones to have regard to the amenity of residential

		<p>properties in their siting, height and bulk;</p> <p>(f) to encourage the development of a 'green spine' as the main thoroughfare of the campus incorporating a university green, sporting facilities and intimate landscaped meeting areas;</p> <p>(g) to provide for improved pedestrian access and require greater priority to be given to pedestrian movement through the partial closure of the internal ring road;</p> <p>(h) to provide for academic activities to be consolidated between Churchill Avenue and Sandy Bay Road;</p> <p>(i) to provide for commercial and research uses which improve the academic, social and cultural life of the campus and benefit the broader community and other suitable uses which allow continued activity and the presence of people on the campus outside of university semesters; and</p> <p>(j) to acknowledge that the Upper Campus is an area in transition as the University divests itself of redundant assets. It is intended that future use and development of the Upper Campus will be reviewed and subject to further applications for amendments to the Local Provisions Schedule.</p>
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HOB-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

HOB-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	

Passive Recreation	
Utilities	If located underground.
Permitted	
Business and Professional Services	If primarily catering for students, staff or the needs of visitors to the campus.
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	If: (a) not a take away food premises with a drive through facility; and (b) primarily catering for students, staff or the needs of visitors to the campus.
General Retail and Hire	If primarily catering for students, staff or the needs of visitors to the campus.
Research and Development	
Residential	If for student or staff accommodation.
Sports and Recreation	
Storage	If not for dangerous goods within buildings.
Vehicle Parking	If primarily to cater for students, staff or the needs of visitors to the campus.
Discretionary	
Business and Professional Services	If not listed as Permitted.
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Hotel Industry	

Residential	If not listed as Permitted.
Storage	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	If for public transport related use.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

HOB-P1.5 Use Standards

HOB-P1.5.1 Noise

Objective:	That noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity to residential zones.	
Acceptable Solutions		Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not be more than: (a) 55dB(A) (LAeq) within the hours of 7.00am to 7.00pm; (b) The lower of 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), within the hours of 7.00pm to 7.00am; (c) 65dB(A) (LAm _{ax}) at any time. Measurement of noise levels must be in accordance with Part D of the Noise Measurement Procedures Manual, 2nd edition, July 2008.		P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

HOB-P1.5.2 External lighting

Objective:	That external lighting does not have an unreasonable impact on residential amenity on land within a residential zones.	
Acceptable Solutions		Performance Criteria
A1 External lighting within 50m of a residential zone must: (a) be turned off between the hours of 10.00pm and 6.00am, excluding security lighting; and (b) if for security lighting must be baffled so that direct light does not cause emission of light outside the zone.		P1 External lighting within 50m of a residential zone must not adversely affect the amenity of adjoining residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms in an adjacent dwelling.

HOB-P1.5.3 Take-away food premises

Objective:	To contain impacts on the amenity of surrounding areas resulting from late night operation.	
Acceptable Solutions		Performance Criteria
A1	Hours of operation must be within the hours of 7.00am and 9.00pm.	P1 The operation must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property.

HOB-P1.6 Development Standards for Buildings and Works

HOB-P1.6.1 Building height

Objective:	That building height enhances the image of UTAS as a premier University while protecting the amenity of nearby residential areas.	
Acceptable Solutions		Performance Criteria
A1	Building height must not be more than the Acceptable Solutions shown in Figure HOB-P1.2.	P1 Building height must: (a) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots, by: (i) overlooking and loss of privacy; (ii) overshadowing and reduction in sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours; (iii) visual impact of bulk and height when viewed from adjoining lots; and (b) have regard to, streetscape and landscape character.

HOB-P1.6.2 Setback

Objective:	That building setback contributes positively to the streetscape and does cause an unreasonable loss of residential amenity for land in a residential zone.	
Acceptable Solutions		Performance Criteria
A1	Setback from a frontage must be not less than the Acceptable Solutions shown in Figure HOB-P1.2.	P1 Setback must be appropriate to the context of the University campus within the existing development pattern of the area.
A2	Setback from the General Residential Zone and Inner Residential Zone must be not less than: (a) 3m; or (b) two-thirds the height of the wall, whichever is the greater.	P2 Setback from a residential zone must not cause an unreasonable loss of residential amenity to a residential zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact of building bulk and massing when viewed from adjoining properties; and (d) aspect and slope.

HOB-P 1.6.3 Site coverage

Objective:	That site coverage enhances the image of UTAS as a premier University while not causing an unreasonable loss of residential amenity to nearby residential areas.	
Acceptable Solutions		Performance Criteria
A1	Site coverage must be: (a) not more than 30% of the site east of Churchill Avenue on the middle and lower campus (refer to Figure HOB-P1.1); or	P1 Site coverage must : (a) be consistent with any relevant local area objectives; (b) be sympathetic to the landscape setting;

(b) not more than 10% of the site west of Churchill Avenue on the upper campus (refer to Figure HOB-P1.1).	(c) maintain adequate areas of open space; (d) protect streetscape values; (e) minimise unreasonable adverse impacts on residential amenity on neighbouring properties, having regard to: <ul style="list-style-type: none"> (i) overshadowing and reduction in sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours; (ii) overlooking and loss of privacy; and (iii) visual impact of, building bulk and massing when viewed from adjoining properties.
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HOB-P1.6.4 Landscaping

Objective:	To provide for safe and attractive landscaping treatment that enhances the appearance of the site and provides a visual break from land in a residential zone.	
Acceptable Solutions		Performance Criteria
A1 A landscaped area, excluding access ways, with a width of not less than 2m must be provided: <ul style="list-style-type: none"> (a) along the common boundary with any property in the General Residential Zone or Inner Residential Zone; and (b) between Churchill Avenue and any new building on the middle campus (refer to Figure HOB-P 1.1). 		P1 Landscaping must enhance the character setting of the site, complement the character of the streetscape and soften the view of buildings and car parking areas from residential properties and the street.

HOB-P1.6.5 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria

<p>A1</p> <p>Outdoor storage areas must:</p> <ul style="list-style-type: none"> (a) be located behind the building line; (b) screen all goods and materials stored from public view; and (c) not encroach upon parking areas, driveways or landscaped areas. 	<p>P1</p> <p>Outdoor storage areas, must:</p> <ul style="list-style-type: none"> (a) be located, treated or screened to avoid an unreasonable adverse impact on the visual amenity of the locality; and (b) not encroach upon car parking areas, driveways or landscaped areas.
<p>A2</p> <p>Refuse must be stored within a screened enclosure prior to collection.</p>	<p>P2</p> <p>The location of outdoor storage of refuse generated on site must not result in a detrimental impact on the occupiers of residential properties in the vicinity, due to odour, the attraction of vermin, noise or visual intrusion.</p>

HOB-P1.6.6 Fencing

Objective:	That fencing does not detract from the appearance of the site or the locality and provides for passive surveillance ¹ .
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Fences and walls other than an entry feature must not be erected along the frontage with Churchill Avenue.</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape and not cause an unreasonable loss of residential amenity for land in a residential zone which lies opposite or shares a common boundary with a site, having regard to:</p> <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; and

¹ An exemption applies for fences in this zone – see Table 4.6.3

	(h) any relevant local area objectives.
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HOB-P1.6.7 New development - Upper Campus

Objective:	That development on the Upper Campus (Figure HOB-P 1.1) minimises adverse impact on natural values and on the landscape.	
Acceptable Solutions		Performance Criteria
A1 Development must: <ul style="list-style-type: none"> (a) be accommodated within existing buildings; or (b) not involve an increase in floor area of more than 50m² from 20 May 2015. 		P1 Any new development must be in accordance with a site development plan including subdivision, prepared to the satisfaction of the planning authority, that fully documents and takes into account the areas natural and landscape values and identifies appropriate development standards to minimise adverse impacts on those values. In particular, the siting and layout of new buildings, lot boundaries or other works should seek to ensure the retention of <i>Eucalyptus globulus</i> wet forest along Rifle Range Creek.

HOB-P1.7 Development Standards for Subdivision

HOB-P 1.7.1 Lower Campus and Middle Campus

Objective:	To only enable subdivision in the Lower Campus and Middle Campus that provides sufficient land area for the physical demands of allowable uses.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (a) be to provide for public open space, public services, utilities or an education related use; (b) have appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use; and (c) be to facilitate a University related use and must not compromise the use of the site for University related purposes.

HOB-P1.7.2 Upper Campus

Objective:	That subdivision on the Upper Campus (Figure HOB-P 1.1) minimises adverse impacts on natural values and on the landscape.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Each lot, or lot proposed in a plan of subdivision, must be in accordance with a site development plan, prepared to the satisfaction of the planning authority, that fully documents and takes into account the areas natural and landscape values and identifies appropriate development standards to minimise adverse impacts on those values. In particular, lot boundaries or other works should seek to ensure the retention of <i>Eucalyptus globulus</i> wet forest along Rifle Range Creek.

HOB-P1.8 Tables

This clause is not used in this particular purpose zone.

Figure HOB-P1.1 University of Tasmania campus areas character types



Figure HOB-P1.2 University of Tasmania setback and height Acceptable Solutions



HOB-P2.0 Particular Purpose Zone - Calvary Healthcare Hospital Campus

HOB-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Calvary Healthcare Hospital Campus is:

- HOB-P2.1.1 To recognise the important economic and social role played by the Calvary Healthcare Hospital and the critical health care benefits to the community in having a strong functioning hospital within easy reach of a substantial population.
- HOB-P2.1.2 To identify the area of land at the Calvary Healthcare Hospital Campus in Lenah Valley that may be used for hospital services as the primary use and development and to limit the use of the facility to a hospital with ancillary hospital outpatient services.
- HOB-P2.1.3 To ensure that neither changes in the use of the Calvary Healthcare Hospital Campus floor space, including for any associated ancillary activities, or additional development impact adversely on the amenity of the surrounding residential area in terms of traffic movement, excessive noise, odour or light spill, and visual impacts.
- HOB-P2.1.4 To recognise the residential context within which the hospital is situated and the need to ensure that the scale of any new building work at street level is respectful of adjacent houses, and encourages use of traditional building forms and materials consistent with the character of adjacent areas.
- HOB-P2.1.5 To require the use of landscaping to assist in the integration of buildings and related structures into the surrounding streetscape at street level.
- HOB-P2.1.6 To provide for sufficient car parking onsite to cater for both changes in use of existing buildings and development so that any demand for on-street parking is not at a level that unreasonably impacts on the amenity of the surrounding residential area.
- HOB-P2.1.7 To confine, vehicular access to the site, to specific locations so that pedestrian safety, amenity or convenience is not compromised and availability of on-street parking is not reduced.
- HOB-P2.1.8 To recognise the evolutionary nature of the built form of hospitals that is essential to their ongoing delivery of up-to-date health services.

HOB-P2.2 Local Area Objectives

This clause is not used in this particular purpose zone.

HOB-P2.3 Definition of Terms

- HOB-P2.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Term	Definition
existing buildings	means any development approved under permit PLN-14-00428-01 whether or not it is completed at the effective date.

HOB-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Utilities	If located underground.
Permitted	
Business and Professional Services	If for a consulting room or medical centre.
Hospital Services	
Natural and Cultural Values Management	
Passive Recreation	
Discretionary	
Educational and Occasional Care	If for a day respite centre or childcare centre for employees and patients of the hospital or visitors.
General Retail and Hire	If for a pharmacy.
Research and Development	If associated with medical research.
Residential	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

HOB-P2.5 Use Standards

HOB-P2.5.1 Noise

Objective:	That noise emissions do not cause environmental harm and do not have an unreasonable impact on residential amenity on a residential zone.	
Acceptable Solutions		Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not be more than: (a) 55dB(A) (LAeq) within the hours of 7.00am to 7.00pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, within the hours of 7.00pm to 7.00am; and (c) 65dB(A) (LAm _{ax}) at any time. Measurement of noise levels must be in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i> .		P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

HOB-P2.5.2 External lighting

Objective:	That external lighting does not have an unreasonable impact on residential amenity on land within residential zones.	
Acceptable Solutions		Performance Criteria
A1 External lighting within 50m of a residential zone must: (a) be turned off within the hours of 10.00pm and 6.00am, excluding security lighting; and (b) if for security lighting be baffled so that it does not cause emission outside the zone.		P1 External lighting within 50m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms in an adjacent dwelling.

HOB-P2.5.3 Commercial vehicle movements

Objective:	That commercial vehicle movements do not cause an unreasonable impact on residential amenity on land within residential zones.	
Acceptable Solutions		Performance Criteria
A1	Commercial vehicle movements, including unloading and loading and garbage removal to and from the site, must be within the hours of: (a) 7.00am to 7.00pm Monday to Friday; and (b) 10.00am to 6.00pm Saturday, Sunday and public holidays.	P1 Commercial vehicle use, must not cause an unreasonable loss of residential amenity due to early morning or late night operation.

HOB-P2.5.4 Car parking numbers

Objective:	Ensure that sufficient car parking is provided on-site to cater for the needs of the Calvary Healthcare Hospital Campus.	
Acceptable Solutions		Performance Criteria
A1	Change of use within an existing building or use or development of a new building must provide the number of car parking spaces required under C2.0 Parking and Sustainable Transport Code Table C2.1, in addition to the 350 parking spaces required by permit PLN-14-00428-01.	P1 No Performance Criterion.

HOB-P2.6 Development Standards for Buildings and Works

HOB-P2.6.1 Extent of further building and works

Objective:	To require development of the Calvary Healthcare Hospital Campus to be substantially contained within the existing buildings.	
Acceptable Solutions		Performance Criteria
A1 Development and works must be essential to enable the hospital to comply with legislative, safety and regulatory requirements pertaining to hospital services and must: (a) be accommodated within existing buildings; or (b) not involve an increase in floor area of more than 100m ² .	P1 Any new development and works must: (a) be to facilitate activity that is essential to the hospital's continued effective delivery of its services as a major community health facility; (b) not exceed 200m ² in floor area; and (c) not have an adverse impact on the visual amenity and privacy of adjacent residential development.	

HOB-P2.6.2 Landscaping

Objective:	To provide a safe and attractive landscaping treatment that enhances the appearance of the site and provides a visual break from land in a residential zone.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.	P1 Landscaping must be provided to assist in the integration of new buildings and related structures into the residential character of surrounding streetscapes at street level and alleviate any adverse impacts on neighbours.	

HOB-P2.6.3 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1	P1	

Medical waste or other refuse must be stored within a roofed building prior to collection.	The location and use of outside storage of medical waste or other refuse generated on - site must not result in a detrimental impact on the occupiers of residential property in the vicinity having regard to; odour, noise or visual intrusion.
A2 Refuse storage areas and plant and equipment must not be visible from public streets or from the habitable room windows of residential properties within 30m of the site.	P2 Outdoor storage areas and plant and equipment must be screened by suitable fencing, walls, landscaping treatment or other devices, so that visual impact on residential properties and pedestrians is minimised.

HOB-P2.7 Development Standards for Subdivision

HOB-P2.7.1 Subdivision

Objective:	That subdivision provides sufficient land area for the physical demands of allowable uses and only occurs if necessary to facilitate hospital related uses.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Each lot, or lot proposed in a plan of subdivision, must be necessary to facilitate the continuation of an existing hospital related use or the development of an approved hospital related use.

HOB-P2.8 Tables

This clause is not used in this particular purpose zone.

HOB-P3.0 Particular Purpose Zone - St John's Hospital Campus

HOB-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone -St John's Hospital Campus is:

- HOB-P3.1.1 To recognise the important economic and social role played by health care facilities such as St John's Hospital.
- HOB-P3.1.2 To identify the area of land at the St John's Hospital Campus in South Hobart that may be used for Hospital Services as the primary use and development, with ancillary hospital outpatient services.
- HOB-P3.1.3 To require that the operation of the hospital and any associated ancillary activities do not cause an unreasonable loss of amenity of the surrounding residential area by reason of traffic generation, excessive noise, odour or light spill, visual impacts, and unreasonable disturbance resulting from servicing requirements, and staff and visitor movements.
- HOB-P3.1.4 To recognise the residential context within which the hospital is situated and the need for the scale and siting of buildings at street level to respect adjacent houses and the streetscape.
- HOB-P3.1.5 To require the use of landscaping to assist in the integration of buildings and related structures into the surrounding streetscape at street level.
- HOB-P3.1.6 To provide for sufficient car parking on-site to cater for the hospital activities and associated services so that demand for on-street parking is not at a level which unreasonably impacts on the amenity of the surrounding residential area.
- HOB-P3.1.7 To confine vehicular access to the site to specific locations so that pedestrian safety, amenity or convenience is not compromised and availability of on-street parking is not reduced.

HOB-P3.2 Local Area Objectives

This clause is not used in this particular purpose zone.

HOB-P3.3 Definition of Terms

This clause is not used in this particular purpose zone.

HOB-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Utilities	If located underground.
Permitted	

Business and Professional Services	If for a consulting room or medical centre.
Hospital Services	
Natural and Cultural Values Management	
Passive Recreation	
Discretionary	
Educational and Occasional Care	If for a day respite centre, or childcare centre for employees and patients of the hospital or visitors.
General Retail and Hire	If for a pharmacy.
Research and Development	If associated with medical research.
Residential	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

HOB-P3.5 Use Standards

HOB-P3.5.1 Noise

Objective:	That noise emissions do not cause environmental harm and do not cause an unreasonable loss of residential amenity to land within residential zones.	
Acceptable Solutions		Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not be more than: (a) 55dB(A) (LAeq) within the hours of 7.00am to 7.00pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is		P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

<p>the lower, within the hours of 7.00pm to 7.00am; and</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>.</p>	
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HOB-P3.5.2 External lighting

Objective:	That external lighting does not have an unreasonable impact on residential amenity on land within residential zones.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>External lighting within 50m of a residential zone must:</p> <p>(a) be turned off within the hours of 10.00pm and 6.00am, excluding security lighting; and</p> <p>(b) if for security lighting must be baffled so that it does not cause emission of light outside the zone.</p>		<p>P1</p> <p>External lighting within 50m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms in an adjacent dwelling.</p>

HOB-P3.5.3 Commercial vehicle movements

Objective:	That commercial vehicle movements do not cause an unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Commercial vehicle movements, the unloading and loading of commercial vehicles and garbage removal, must be within the hours of:</p> <p>(a) 7.00am to 7.00pm Monday to Friday; and</p> <p>(b) 10.00am to 6.00pm Saturday, Sunday and public holidays.</p>		<p>P1</p> <p>Commercial vehicle movements, the unloading and loading of commercial vehicles and garbage removal, does not cause an unreasonable loss of residential amenity due to early morning or late night operation.</p>

HOB-P3.6 Development standards for buildings and works

HOB-P3.6.1 Building height

Objective:	That building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of adjoining land.	
Acceptable Solutions		Performance Criteria
A1 Building height must not be more than 8.5m.		P1 Building height must: (a) be sufficient to prevent an unreasonable loss of residential amenity to adjoining lots, by: (i) visual impact of bulk and height, when viewed from the adjoining properties; (ii) overshadowing and reduction in sunlight to habitable rooms and private open space of adjoining properties to less than 3 hours between 9.00am and 5.00pm on 21 st June or further decrease sunlight hours if already less than 3 hours; (iii) overlooking and loss of privacy; and (b) prevent an adverse impact on streetscape qualities.

HOB-P3.6.2 Setback

Objective:	That building setback contributes positively to the streetscape and does not cause an unreasonable impact on residential amenity to land in a residential zone.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from a frontage of not less than 4.5m.		P1 Buildings must have a setback from a frontage that: (a) provides transitional space between the road and building allowing mutual passive surveillance; (b) is compatible with the relationship of

	<p>existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site;</p> <p>(c) provides measures to minimise adverse impact of noise generated by traffic on user amenity;</p> <p>(d) provides for the safety of road users from vehicle egress; and</p> <p>(e) has regard to streetscape qualities or assists in the integration of new development into the streetscape.</p>
<p>A2</p> <p>Buildings must have a setback from an adjoining property in a residential zone of not less than 6m.</p>	<p>P2</p> <p>Building setback from residential zones must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space adjoining properties to less than 3 hours between 9.00am and 5.00pm on 21st June, or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy; and</p> <p>(c) the visual impact of bulk and height when viewed from the adjoining lots.</p>

HOB-P3.6.3 Site coverage

Objective:	That site coverage of buildings and works maintains the character of the streetscape and protects residential amenity.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building and works must have a site coverage of not more than 50%.</p>	<p>P1</p> <p>Buildings and works must be sited to:</p> <p>(a) facilitate the provision of open space, gardens and other outside areas on the site that contribute to amenity;</p> <p>(b) allow areas to be retained for absorption of rainwater into the ground; and</p>

	(c) maintain or enhance streetscape qualities.
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HOB-P3.6.4 Landscaping

Objective:	That safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.	
Acceptable Solutions		Performance Criteria
A1 A building, structure or car parking area separated from a boundary with a property in the General Residential Zone must have landscaping treatment: <ul style="list-style-type: none"> (a) with a width of not less than 2m along that boundary; (b) containing vegetation that will grow to a mature height of not less than 3m with not more than 25% transparency. 		P1 Landscaping must be provided to: <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provides a range of plant height and forms to create diversity, interest and amenity; (c) not create entrapment spaces; (d) assist the integration of new buildings and related structures into the residential character of surrounding streetscapes; and (e) alleviates adverse impacts on neighbours.

HOB-P3.6.5 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1 Medical waste or other refuse must be stored within a roofed building prior to collection.		P1 The location and use of outside storage of medical waste or other refuse generated on-site must not result in a detrimental impact on the occupiers of residential properties in the vicinity due to odour, noise or visual intrusion.
A2 Refuse storage areas and plant and equipment must not be visible from public streets or from the habitable room windows of residential properties within 30m of the site.		P2 Outdoor storage areas and plant and equipment must be screened by suitable fencing, walls, landscaping treatment or other devices, so that visual impact on residential properties and pedestrians is minimised.

HOB-P3.6.6 Fencing

Objective:	That fences do not detract from the appearance of the site or the locality and provide for passive surveillance.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution. ²	P1 A fence must contribute positively to the streetscape and not cause an unreasonable adverse impact on the amenity of land within an adjacent residential zone, having regard to: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence, (e) the fence materials and construction; (f) the nature of the use; and (g) the characteristics of the site, the streetscape and the locality, including fences. 	

HOB-P3.7 Development Standards for Subdivision

HOB-P3.7.1 Subdivision

Objective:	That subdivision provides sufficient land area for the physical demands of allowable uses and only occurs if necessary to facilitate hospital related uses.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.	P1 Each lot, or lot proposed in a plan of subdivision must be necessary to facilitate the continuation of an existing hospital related use or the development of an approved hospital related use.	

HOB-P3.8 Tables

² An exemption applies for fences in this zone – see Table 4.6.3

This clause is not used in this particular purpose zone.

HOB-P4.0 Particular Purpose Zone - Wrest Point

HOB-P4.1 Zone Purpose

The purpose of the Particular Purpose Zone - Wrest Point is:

HOB-P4.1.1 To provide for the continued function of the Wrest Point Hotel/Casino site as a self-contained tourist and entertainment complex with the primary uses being accommodation, entertainment and visitor facilities.

HOB-P4.1.2 To provide for office and administrative uses as a minor component of the uses in the zone.

HOB-P4.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HOB-P4.2.1	Particular Purpose Zone - Wrest Point shown on an overlay map as HOB-P4.2.1	<p>The local area objectives for Particular Purpose Zone - Wrest Point are:</p> <p>(a) to provide for use and development that is designed and sited to reinforce the image of the zone as a major tourist and visitor destination in a waterfront setting; and</p> <p>(b) to encourage the upgrading of open space, particularly the landscaping of car parks and the development of a public pedestrian promenade around the foreshore.</p>

HOB-P4.3 Definition of Terms

This clause is not used in this particular purpose zone.

HOB-P4.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If located underground.

Permitted	
Business and Professional Services	If not more than 15% of the total floor space in the zone.
Community Meeting and Entertainment	
Food Services	If: (a) not a take away food premises with a drive through facility; (b) not within 30m from Sandy Bay Road; and (c) primarily catering for the needs of visitors to the complex as a tourist and entertainment destination.
General Retail and Hire	If primarily catering for the needs of visitors to the Wrest Point Hotel/Casino as a tourist and entertainment destination.
Hotel Industry	
Sports and Recreation	
Storage	If for non-dangerous goods within buildings.
Vehicle Fuel Sales and Service	If on the lot at 388 Sandy Bay Road.
Visitor Accommodation	
Discretionary	
Educational and Occasional Care	
Residential	
Storage	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	If for public transport relates uses servicing the Wrest Point Hotel/Casino.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	

All other uses	
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HOB-P4.5 Use Standards

HOB-P4.5.1 Take away food premises

Objective:	To contain impacts on the amenity of surrounding areas resulting from late night operation of take-away food premises.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a take away food premises must be within the hours of 6.00am to 10.00pm.	P1 The operation of a take away food premises, within the hours of 10.00pm and 6.00am must not result in direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby properties.	

HOB-P4.6 Development Standards for Buildings and Works

HOB-P4.6.1 Building height

Objective:	That building design, form, and site layout enhances and maintains the character of the area and improves public amenity along the foreshore.	
Acceptable Solutions		Performance Criteria
A1 Building height must not be more than 12m.	P1 Building height must satisfy all of the following: (a) be sufficient to prevent an unreasonable adverse impacts on residential amenity and adjoining lots by: (i) overlooking and loss of privacy; (ii) overshadowing and reduction in sunlight to habitable rooms and private open space on adjoining properties to not less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours; and (iii) visual impact of bulk and height, when viewed from adjoining lots; and (b) have regard to, streetscape and landscape qualities.	

HOB-P4.6.2 Setback

Objective:	That building design, form, and site layout enhances and maintains the character of the area and improves public amenity along the foreshore.	
Acceptable Solutions		Performance Criteria
A1	Buildings must have a setback from the Sandy Bay Road frontage of not less than 5m.	P1 Buildings must have a setback from the Sandy Bay Road frontage appropriate to the streetscape context and that minimises impact on the streetscape of Sandy Bay Road.

HOB-P4.6.3 Design

Objective:	That site coverage of buildings and works maintains the character of the setting and the streetscape, and protects the residential amenity of nearby residential properties and the foreshore.	
Acceptable Solutions		Performance Criteria
A1	Site coverage must not be more than 40%.	P1 Site coverage must satisfy all the following: (a) protect streetscape and landscape values; (b) prevent unreasonable adverse impacts on residential amenity on neighbouring lots by: (i) overshadowing and reduction in sunlight to habitable rooms and private open space to not less than 3 hours between 9.00am and 5.00pm on 21 June or further decrease sunlight hours if already less than 3 hours; (ii) overlooking and loss of privacy; and (iii) visual impact of, building bulk and massing, when viewed from adjoining lots; (c) maintain adequate areas of open space and (d) protecting of the amenity of the foreshore.

A2 Existing views across the site from Sandy Bay Road to the River Derwent north of the line indicated on Figure HOB-P4.1, must not be interrupted by new buildings.	P2 Buildings must be designed and sited to minimise of the impact on the amenity of Sandy Bay Road created by any reduction in views to the River Derwent.
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HOB-P4.6.4 Landscaping

Objective:	To provide for a safe and attractive landscaping treatment that enhances the appearance of the site.	
Acceptable Solutions		Performance Criteria
A1 (a) A landscaped area with a minimum depth of 5m must be provided along the boundary with any new car parking area adjacent to Sandy Bay Road; and (b) a minimum of 20% of the site is to be retained as landscaped open space.		P1 Landscaping treatment must be provided to satisfy all of the following: (a) enhance the appearance of the site and complement the streetscape; (b) reduce the visual impact of buildings; (c) improve the view of car parking areas, particularly from the street; (d) provide a range of plant height and forms to create diversity, interest and amenity; (e) not create concealed entrapment spaces; and (f) the relevant local area objectives.

HOB-P4.6.5 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1 Outdoor storage areas, must: (a) be located behind the building line; (b) screen all goods and materials stored from public view; (c) not encroach upon parking areas, driveways or landscaped areas.		P1 Outdoor storage areas must: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; and (b) not encroach upon car parking areas, driveways or landscaped areas.

HOB-P4.6.6 Fencing

Objective:	That fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution. ³	P1
		<p>A fence must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in an adjacent residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the fence material and construction; (e) the design of the fence; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; and (h) the relevant local area objectives.

HOB-P4.7 Development Standards for Subdivision

HOB-P4.7.1 Subdivision

Objective:	That subdivision provides sufficient land area for the physical demands of allowable uses.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	P1
		<ul style="list-style-type: none"> (a) Lots must have an appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use; and (b) Subdivision should be to facilitate a use consistent with the zone purpose, and must not compromise the use of the

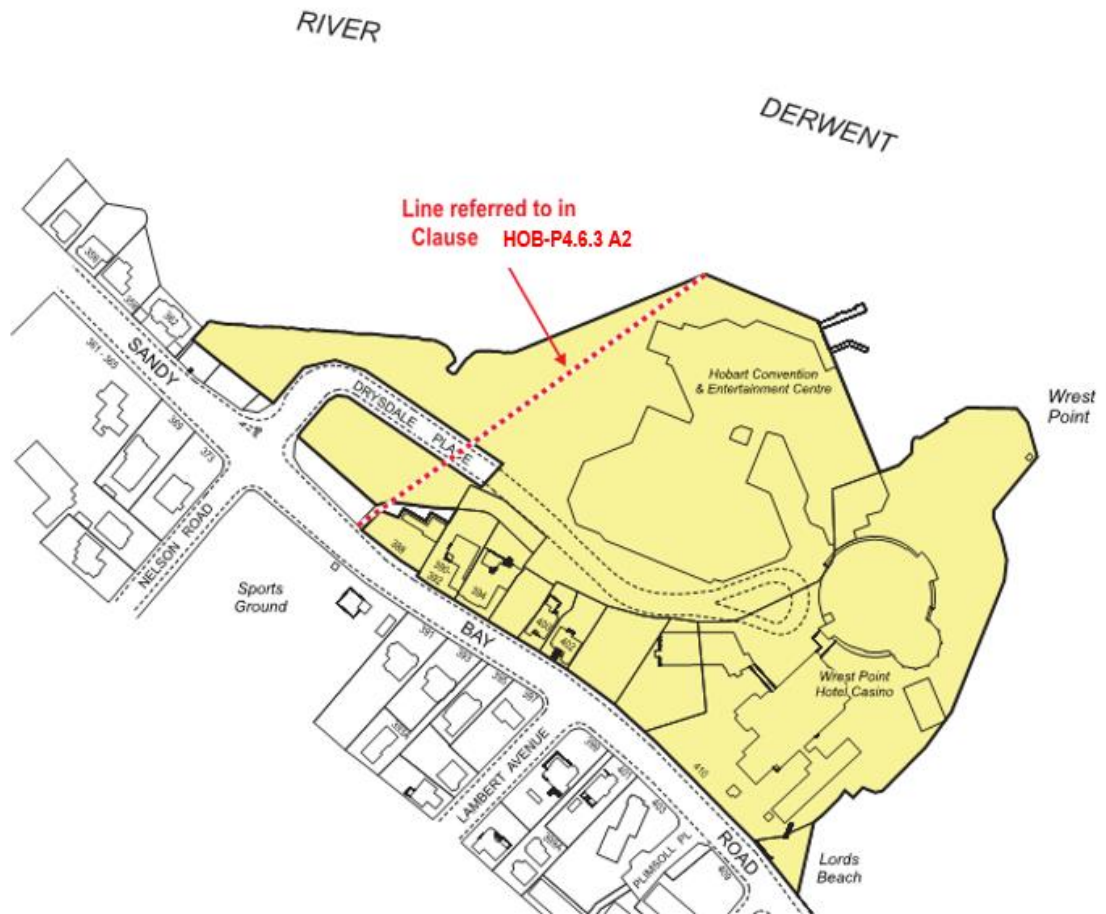
³ An exemption applies for fences in this zone – see Table 4.6.3

	complex as a tourist and entertainment destination.
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HOB-P4.8 Tables

This clause is not used in this particular purpose zone.

Figure HOB-P4.1 Wrest Point



HOB-P5.0 Particular Purpose Zone - Battery Point Slipyards

HOB-P5.1 Zone Purpose

The purpose of the Particular Purpose Zone - Battery Point Slipyards is:

HOB-P5.1.1 To conserve and enhance the Battery Point slipyards as a site of local and national heritage significance by:

- (a) supporting its traditional use for boat building and slipyard activities.
- (b) providing for uses that maintain ongoing links with the areas industrial maritime past.
- (c) providing for uses related to the history of the area and its relationship with the River Derwent; and
- (d) maintaining the key elements of its physical heritage and character.

HOB-P5.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HOB-P5.2.1	Particular Purpose Zone - Battery Point Slipyards shown on an overlay map HOB-P5.2.1 and in Figure HOB-P5.1	<p>The local area objectives for Particular Purpose Zone - Battery Point Slipyards are:</p> <ul style="list-style-type: none">(a) to conserve the significant elements of the Battery Point Slipyards and provide for the retention of existing structures and slipyards that are of historic or visual importance;(b) to encourage the primary use of the buildings and land to remain as small scale slipyard related activities i.e. boat building, repair and maintenance, while recognising that boat building and slipyard uses have been in decline for some time and are unlikely to remain significant uses in the longer term;(c) to provide for compatible uses such as:<ul style="list-style-type: none">(i) the use of the workshops and sheds as working spaces for craftsmen or artists; and(ii) uses that encourage appreciation and interpretation of the slipyards and its significant features, including a boat building museum,

		<p>exhibition space or a small cafe to encourage visitation and service visitors and tenants on the site;</p> <p>(d) to encourage traditional boat building as an education or leisure activity to maintain links to the historic function of the slipyards;</p> <p>(e) to encourage restoration of a jetty which may be used for mooring small recreational vessels compatible with the small scale use and appearance of the site;</p> <p>(f) to encourage the reuse of the existing buildings of significance for compatible purposes in preference to the construction of new buildings. Any new buildings should not render an existing building of significance (as shown in Figure HOB-P5.1) redundant;</p> <p>(g) to encourage a daily use of the buildings to maintain an active, working site and discourage the use of buildings on site primarily for storage;</p> <p>(h) to maintain the traditional scale, openness and general informality of buildings, slipways and work spaces and provide that new building or structures do not detract aesthetically from the character and appearance of the area; and</p> <p>(i) to provide continued public access to the foreshore within the constraints of protecting public safety and providing an adequate level of security for property.</p>
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HOB-P5.3 Definition of Terms

This clause is not used in this particular purpose zone.

HOB-P5.4 Use Table

Use Class	Qualification
No Permit Required	
Passive Recreation	
Permitted	
Manufacturing and Processing	If for boat building or a slipyard related use.
Discretionary	
Business and Professional Services	<p>If :</p> <ul style="list-style-type: none"> (a) related to a slipyard activity; (b) not duplicating another use in the same Use Class already operating in the slipyards area; (c) essential to maintain the economic viability of a slipyard on the site that would otherwise close without the use being introduced; and (d) facilitating the adaptation of a building of high or medium significance (refer to Figure HOB-P5.1), in accordance with the <i>Battery Point Slipyards Conservation Management Plan</i> April 2008.
Community Meeting and Entertainment	If for an art and craft centre, art gallery or other use that maintains ongoing links with the area's industrial maritime past, or for a use related to the history of the area and the River Derwent.
Educational and Occasional Care	If for an educational use relating directly to boat building or slipyard activity.
Food Services	If associated with a Community Meeting and Entertainment, Educational and Occasional Care or Tourist Operation use.
General Retail and Hire	<p>If:</p> <ul style="list-style-type: none"> (a) associated with slipyard activity; (b) not duplicating another use in the same use class already operating in the slipyards area; (c) essential to maintain the economic viability of a slipyard on the site that would otherwise close without the use being introduced; and

	(d) facilitating the adaptation of a building of high or medium significance (refer to Figure HOB-P5.1), in accordance with the <i>Battery Point Slipyards Conservation Management Plan</i> 2008.
Manufacturing and Processing	If: (a) not listed as Permitted; (b) essential to maintain the economic viability of a slipyard on the site that would otherwise close without this use being introduced; or (c) directly associated with a boat building or slipyard activity.
Natural and Cultural Values Management	
Research and Development	If: (a) associated with a slipyard activity; (b) not duplicating another use in the same use class already operating in the slipyards area; (c) essential to maintain the economic viability of a slipyard on the site that would otherwise close without the use being introduced; and (d) facilitating the adaptation of a building of high or medium significance (refer to Figure HOB-P5.1), in accordance with the <i>Battery Point Slipyards Conservation Management Plan</i> April 2008.
Residential	If for a caretakers dwelling that is essential to a use allowed in the zone.
Storage	If: (a) associated with a slipyard activity; (b) essential to maintain the economic viability of a slipyard on the site that would otherwise close without the use being introduced; or (c) facilitating the adaptation of a building of high or medium significance (refer to Figure HOB-P5.1), in accordance with the <i>Battery Point Slipyards Conservation Management Plan</i> 2008.

Tourist Operation	If for a use that maintains ongoing links with the area's industrial maritime past, or for a use related to the history of the area and the River Derwent.
Utilities	
Vehicle Parking	If essential for the ongoing activity of the slipyards site and provided in accordance with the <i>Battery Point Slipyards Conservation Management Plan 2008</i> .
Prohibited	
All other uses	

HOB-P5.5 Use Standards

HOB-P5.5.1 Minimisation of impact of industrial and other uses

Objective:	That residential amenity for nearby residential properties is not unduly affected by emissions, noise, traffic, parking and other impacts.	
Acceptable Solutions		Performance Criteria
A1 (a) Boats built or slipped must not be more than 100 tonnes in weight or 30m in length; and (b) Hours of operation: <ul style="list-style-type: none"> (i) within the slipyards, excluding within a building, must be within the hours of 7.00am to 9.00pm; (ii) for a Food Services use must be within the hours of 9.00am to 6.00pm. 		P1 A use must demonstrate its operation will not cause significant direct or indirect environmental risk or cause unreasonable amenity impacts.

HOB-P5.5.2 Uses not related to boat building or slipyard activity

Objective:	To allow uses other than boat building or uses associated with slipyard activity within the slipyards site if they will assist in maintaining the traditional industrial character of the slipyards or its conservation as a heritage place.	
Acceptable Solutions		Performance Criteria
A1 A use, excluding boat building or a slipyard related use, must: <ul style="list-style-type: none"> (a) have a floor area of not more than 25% of the total floor area occupied by the Slipyard lessee at the 28th June 2007; (b) if an ancillary office space, not more than 15% of the total floor area occupied by the Slipyard lessee at the 28th June 2007; (c) not require new buildings or structures; (d) not involve the storage of goods or materials outside of a building, 		P1 The mix and intensity of use is consistent with the relevant local area objectives.

<p>excluding goods used as a part of boat building or a slipyard related use; and</p> <p>(e) not involve goods being displayed for sale in the open.</p>	
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HOB-P5.6 Development Standards for Buildings and Works

HOB-P5.6.1 Building height

Objective:	That the height and design of new buildings, or additions to existing buildings contributes to the conservation and enhancement of the cultural heritage and character of the slipyards site.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>New buildings or additions to existing buildings must:</p> <p>(a) have an eaves height above ground floor level of not more than 6m; and</p> <p>(b) have a building height of not more than 7.5m, or 6m if adjacent to the Mariners Cottage (refer to Figure HOB-P5.1).</p>	<p>P1</p> <p>Building height must:</p> <p>(a) reinforce the character of the slipyards site that comprises a mixture of single and double storey buildings;</p> <p>(b) not overwhelm the scale of buildings of medium or high significance (refer to Figure HOB-P5.1);</p> <p>(c) retain key views shown in Figure HOB-P5.1);</p> <p>(d) for new buildings or additions, have a form, appearance and materials that reflect the traditional industrial character of the slipyards site; and</p> <p>(e) for new buildings or additions to existing buildings must:</p> <p>(i) be of an industrial appearance, similar to existing buildings in the area;</p> <p>(ii) be designed in a contemporary manner and not falsely recreate the appearance of age;</p> <p>(iii) have a simple, shed like form and appearance with a skillion or gable roof;</p> <p>(iv) be clad in timber or sheet metal;</p>

	<p>(v) have a similar ratio of openings to solid wall as existing buildings (large areas of glazing to buildings are generally not appropriate);</p> <p>(vi) have large openings facing the foreshore are acceptable if compatible with the boat shed or workshop style of existing buildings in the area; and</p> <p>(vii) use similar materials and finishes in the repair of buildings of medium or high significance (refer to Figure HOB-P5.1).</p>
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HOB-P5.6.2 Existing buildings and structures without heritage significance

Objective:	To allow for the demolition or alteration of existing buildings and structures that do not have identified heritage significance (refer to Figure HOB-P5.1), if this does not impact upon the overall significance of the slipyards area.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	P1 For buildings and structures not listed as an element of medium or high significance (refer to Figure HOB-P5.1): (a) demolition or removal of a building will be subject to the approval of plans for a replacement building or structure; and (b) additions and alterations retain the overall exterior form, materials and appearance of the building.

HOB-P5.6.3 Design

Objective:	To retain the traditional openness of the slipyards site and the informal siting of buildings, slipways and work spaces	
Acceptable Solutions		Performance Criteria
A1	Additions to existing buildings must have a site coverage not more than 25% of the existing footprint.	P1 New buildings or additions must retain adequate space between buildings and the sense of openness of the area.
A2	New buildings or additions must be separated from existing buildings not less than 1m.	P2 The separation of new buildings from buildings listed as an element of high or medium significance (refer to Figure HOB-P5.1) must reflect the existing spacing between buildings.
A3	New buildings must be sited in an east-west, linear orientation similar to buildings identified as B12 and B14 in Figure HOB-P5.1.	P3 Buildings must be of a linear floor plan and adopt an east-west orientation, similar to existing buildings in the slipyards site, and individual buildings must not be sited over the boundaries between historic slip sites, as shown in the Precinct Plan 2.3 at p11 of the

	Battery Point Slipyards Conservation Management Plan April 2008.
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HOB-P5.6.4 Landscaping

Objective:	That landscape elements and works retain and conserve the built and archaeological heritage of the site and key views.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 (a) Trees must be sited and of a species to ensure key views are retained; and (b) hard landscaping is required for the slipyards site, excluding the area around the Mariner's Cottage.

HOB-P5.6.5 Public access

Objective:	To retain public access around the slipyards site and to the foreshore while ensuring adequate provision for public safety and security of property.
Acceptable Solutions	Performance Criteria
A1 (a) Public access to the foreshore as available at 20 May 2015 must be retained; and (b) existing fenced areas must not be extended.	P1 (a) Small fenced off yards may be appropriate if: (i) fencing is of an industrial nature such as chain wire mesh and permeable, excluding land adjacent to the Mariner's Cottage; and (ii) key views are not obstructed; (b) adequate public safety measures for public access areas must be provided; and (c) restriction on public access must demonstrate that: (i) it is necessary for public safety or security of property; and

	(ii) alternative and satisfactory public access around the slipyards site is retained or provided.
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HOB-P5.6.6 Existing buildings and structures of heritage significance

Objective:	To retain elements that contribute to an understanding of the cultural significance of the slipyards site.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>For elements identified as being of high and medium significance (refer to Figure HOB-P5.1):</p> <ul style="list-style-type: none"> (a) demolition or removal of a building or structure is prohibited unless the building or structure is shown to be structurally unsound and will be subject to the approval of plans for a replacement building or structure; (b) the structure, exterior form and materials of buildings must be retained; (c) adaptation of buildings or structures for alternative uses is allowed where the exterior form, materials and appearance are retained; (d) changes to openings must be essential for adaptation purposes; (e) additions and alterations to existing buildings are necessary; <ul style="list-style-type: none"> (i) to allow for ongoing use of the building or structure for boat building or slipyard activity; (ii) to meet building code or structural requirements; (iii) for the provision of services; or (iv) where no damage to significant elements (refer to Figure HOB-P5.1) will occur; and (v) space between the proposed and adjacent structures is retained; and (f) modifications to the interior of a building do not change its external appearance.

HOB-P5.6.7 Areas of archaeological significance

Objective:	To appropriately manage and conserve places of archaeological significance.	
Acceptable Solutions		Performance Criteria
A1 (a) Development on high and medium potential archaeological places (refer to Figure HOB-P5.1) must be accompanied by 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 potential historical archaeological significance; and (b) New buildings or structures must not be within the Ross Patent Slip area, as shown in Figure HOB-P5.1 and trees or shrubs must not be directly planted within this area.		P1 Places shown in Figure HOB-P5.1 Significant Elements as known archaeological sites, or as having high or medium archaeological potential, must be appropriately managed and conserved.

HOB-P5.6.8 Signs

This clause is in substitution of Signs Code - clauses C1.4.1, Table C1.4 Exempt Signs; C1.6.1, Design and siting of signs; Objective and A1, P1.1 and P1.2; C1.6.2 Illuminated signs and C1.6.3 Third Party signs

Objective:	That signs do not detract from the amenity and character of the slipyards area or the surrounding residential area.	
Acceptable Solutions		Performance Criteria
A1 A sign must: (a) must relate to the operation and identification of businesses on the site, the display of necessary public information or the interpretation of the heritage of the site; and		P1 Signs must be designed and sited to: (a) be in keeping with the character of a building or property; (b) retain the character of the slipyards site or Napoleon Street; and (c) respect the identified heritage elements of the site.

(b) be a wall mounted sign as defined in Table C1.3 Sign Type Definitions with an area of not more than 2m ² .	
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HOB-P5.7 Development Standards for Subdivision

HOB-P5.7.1 Subdivision

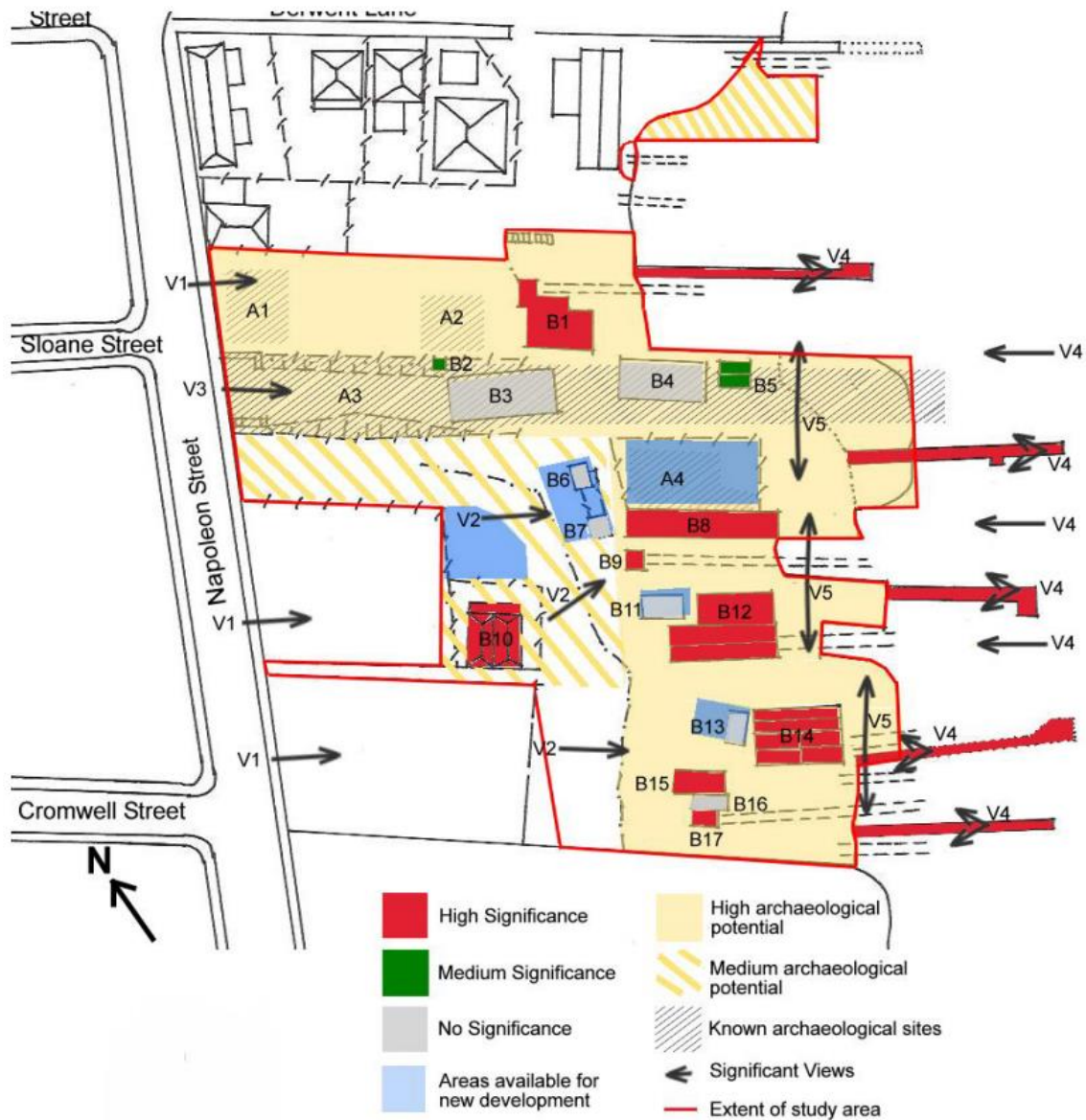
Objective:	To reinforce the historical division between slipyard sites and retain the integrity of the slipyards area as a whole.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Subdivision must: <ul style="list-style-type: none">(a) be required for the sale or re-leasing of land;(b) be necessary to ensure the ongoing operation of the site for boat building, slipyard activity or to facilitate other approved uses;(c) ensure that the historical division between the slipyards sites is retained and reinforced;(d) not occur within the historically separate slip sites; and(e) each lot or lot proposed in a plan of subdivision must have sufficient area and dimensions for the intended uses and associated facilities such as access, delivery of goods, storage and parking.

HOB-P5.8 Tables

This clause is not used in this particular purpose zone.

Figure HOB-P5.1 Significant Elements

<p>Elements of High Significance</p> <p>B1 – Creese's Workshop B8 – Muirs Engineering Workshop (incorporating wall of smokehouses) B9 – Muirs slip winch and shelter B10 – Mariners Cottage B12 – Muirs Workshops B14 – Taylor Bros Workshops B15 – Engineering shop B38 – Taylor Bros Slip winch and shelter All jetties within the study area (regardless of condition) All operational and remnant slips and associated winches in the study area The former Ross Patent Slip stone retaining wall and remnant boiler</p>	<p>Elements of Medium Significance</p> <p>B2 – Toilet B5 – Kiosk</p>
<p>Significant Views</p> <p>V1 - Views from Napoleon Street over slipyards to the River Derwent V2 - Views from the ridge on the site over the slipyards to the River Derwent V3 - View from Napoleon Street down the former Ross Patent Slip V4 - Views from jetties and the River Derwent toward the slipyards V5 - Views across the slipyards site from foreshore areas</p>	<p>Archaeological Sites</p> <p>Archaeological sites and respective significance levels are marked on the New Development Policy Plan. There are four known archaeological sites of high significance as follows. A1 - Site of 3 conjoined cottages A2 - Site of cottage A3 - Site of Ross Patent Slip A4 - Site of Smokehouses</p>



HOB-P6.0 Particular Purpose Zone - University of Tasmania (Domain House Campus) and Philip Smith Centre

HOB-P6.1 Zone Purpose

The purpose of the Particular Purpose Zone - University of Tasmania (Domain House Campus) and Philip Smith Centre is:

- HOB-P6.1.1 To provide for the use, enjoyment and contemporary development of the University of Tasmania (Domain House Campus) for tertiary and associated education, cultural and community purposes.
- HOB-P6.1.2 To provide for the use and development of the Philip Smith Centre and surrounds for community and associated education and training purposes.
- HOB-P6.1.3 To allow for the economic, cultural and social use of land within the zone in a manner which facilitates its purpose and conservation as a significant historic place while maintaining the amenity of nearby residential areas and enhancing the social, cultural and contemporary amenity of the zone.

HOB-P6.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HOB-P6.2.1	Particular Purpose Zone - University of Tasmania (Domain House Campus) and Philip Smith Centre shown on an overlay map as HOB-P6.2.1.	<p>The local area objectives for Particular Purpose Zone - University of Tasmania (Domain House Campus) and Philip Smith Centre are:</p> <ul style="list-style-type: none"> (a) The primary uses in the zone should be for tertiary and allied education and training and associated purposes complemented by cultural and community uses; (b) Conservation and contemporary enhancement of the estate and buildings should encourage and guide future use and development. (c) Existing buildings or structures which are of historic, social, cultural or visual importance are to be enhanced, retained or conserved along with their interstitial setting. (d) Unsympathetic site elements identified as of minor significance can be considered for removal if there is a demonstrated benefit for the overall site. (e) The core of historical buildings is to form a focus for new development serving contemporary and supporting uses.

		<p>(f) The location of any new building development is to respect:</p> <ul style="list-style-type: none"> (i) long and short views from within and to the site, and from and to the buildings; (ii) protection and enhancement of the ambience and interstitial relationships of existing buildings and the presentation of their significant physical features; (iii) preservation of sunlight and general amenity of buildings; (iv) establishment of coherent spatial relationships with existing buildings to enhance their presence and to present a more cohesive picture of a developed and landscaped site dominating the north east side of the city. <p>(g) Vehicular parking should be minimised and established on the site periphery or by means not obviously visible or intrusive to the site, and should be screened by appropriate contemporary means or planting or terracing.</p> <p>(h) Parking for new buildings is not required. If it is to be provided, parking should if possible be underneath buildings where facilitated by sloping sites and site access entries and screened from visual obtrusiveness by appropriate contemporary treatments or landscaping.</p>
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HOB-P6.3 Definition of Terms

This clause is not used in this particular purpose zone.

HOB-P6.4 Use Table

Use Class	Qualification
No Permit Required	

Natural and Cultural Values Management	
Passive Recreation	
Utilities	If located underground.
Permitted	
Business and Professional Services	If primarily catering for the needs of students, staff or visitors arising from their use of the land for tertiary education, community education or training purposes.
Community Meeting and Entertainment	If for a community meeting facility.
Educational and Occasional Care	
Food Services	If: (a) not for a take away food premises; and (b) primarily catering for student, staff or the needs of visitors.
General Retail and Hire	If primarily catering for students, staff or the needs of visitors.
Research and Development	
Residential	If for student or staff accommodation.
Sports and Recreation	
Storage	If for goods associated with the needs of a tertiary education and community facility.
Vehicle Parking	If primarily catering for student, staff or the needs of visitors.
Discretionary	
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	If not listed as Permitted.
Residential	If not listed as Permitted.

Storage	If not listed as Permitted.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If for vacation letting of student accommodation.
Prohibited	
All other uses	

HOB-P6.5 Use Standards

HOB-P6.5.1 Non-residential use

Objective:	That non-residential uses do not cause an unreasonable loss of residential amenity to land in an Inner Residential Zone, while providing for educational facilities to be accessed for study out of hours.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use, excluding Residential and an education use, must be within the hours of 8.00am to 6.00pm.		P1 Hours of operation of a use, excluding Residential and an education use, must not cause an unreasonable impact on residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

HOB-P6.5.2 Noise

Objective:	That noise emissions do not cause environmental harm and do not cause an unreasonable loss of residential amenity to land in a residential zone.	
Acceptable Solutions		Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not be more than: (a) 55dB(A) (LAeq) within the hours of 7.00am to 7.00pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, within the hours of 7.00pm to 7.00am; and (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with Part D of the <i>Tasmanian Noise Measurement Procedures Manual, Second Edition July 2008</i> .		P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

HOB-P6.5.3 External lighting

Objective:	That external lighting does not cause an unreasonable impact on residential amenity on land in a residential zone.	
Acceptable Solutions		Performance Criteria
A1	<p>External lighting for use on a site within 50m of a residential zone must:</p> <ul style="list-style-type: none"> (a) not operate within the hours of 10.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled to ensure they do not cause emission of light outside the zone. 	<p>P1</p> <p>External lighting for a use within 50m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to:</p> <ul style="list-style-type: none"> (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms in an adjacent dwelling.

HOB-P6.5.4 Commercial vehicle movements

Objective:	That commercial vehicle movements do not have unreasonable impact on residential amenity.	
Acceptable Solutions		Performance Criteria
A1	<p>Commercial vehicle movements undertaking loading and unloading and garbage removal for a use, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00am to 9.00pm Monday to Saturday; and (b) 10.00am to 6.00pm Sunday. 	<p>P1</p> <p>Commercial vehicle movements undertaking loading and unloading and garbage removal, must not cause an unreasonable adverse impact upon residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation structures between the vehicle movement areas and dwellings; (f) the level of traffic on the road; and

	(g) potential conflicts with other traffic.
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HOB-P6.5.5 Number of car parking spaces

Objective:	That the number of car parking spaces provided does not detract from the historic character and values of the University of Tasmania (Domain House Campus) and Philip Smith Centre.	
Acceptable Solutions		Performance Criteria
A1	On-site parking is only required to meet accessible parking requirements at a rate of 1 space per 1000m ² of floor area.	P1 The provision of car parking spaces must not detract from the historic character and values of the University of Tasmania Domain House Campus and Philip Smith Centre having regard to: <ul style="list-style-type: none"> (a) <ul style="list-style-type: none"> (a) parking being located underneath buildings where facilitated by sloping sites and site access entries, where possible; (b) limiting the visibility or intrusiveness of car parking to the site; and (c) screening car parking areas by appropriate contemporary treatments or landscaping.

HOB-P6.6 Development Standards for Buildings and Works

HOB-P6.6.1 Building height

Objective:	That building height contributes positively to the streetscape and does not result in an unreasonable impact on residential amenity to land in an Inner Residential Zone.	
Acceptable Solutions		Performance Criteria
A1	Building height must not be more than 13m or RL 38.5 State Datum, whichever is the lesser.	P1 Building height must: <ul style="list-style-type: none"> (a) be compatible with the streetscape, cultural heritage and landscape values; (b) be sufficient to prevent unreasonable adverse impacts on residential amenity, by: <ul style="list-style-type: none"> (i) overlooking and loss of privacy; (ii) visual impact of bulk and height; and (iii) overshadowing and reduction in

	<p>sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00am and 5.00pm on 21st June or further decrease sunlight hours if already less than 3 hours; and</p> <p>(c) be consistent with the relevant local area objectives.</p>
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HOB-P6.6.2 Setback

Objective:	That building setback contributes positively to the streetscape and does not result in unreasonable impact on heritage values or cause an unreasonable impact on residential amenity to land in an Inner Residential Zone.	
Acceptable Solutions		Performance Criteria
A1 Building setback from a frontage must: <ul style="list-style-type: none"> (a) if on Aberdeen Street, be behind a line that is a projection of the façade plane of Domain House that faces Aberdeen St; (b) if on Brooker Avenue, be behind a line that is a projection of the façade plane of the former Electrical Engineering building (now Nurse Education) that faces Brooker Avenue; or (c) if on Edward Street, be behind a line that is a projection of the façade plane of the Phillip Smith building that faces Edward Street. 		P1 New buildings on the site must have a boundary setback that is consistent with contemporary practices for a heritage site and that complements and enhances the adjoining heritage buildings, interstitial spaces and amenity of the site and appearance of the streetscape.

HOB-P6.6.3 Site coverage

Objective:	That building density enhances and maintains the character of the streetscape and landscape setting.	
Acceptable Solutions		Performance Criteria
A1 Site coverage must not be more than 35%.		P1 Site coverage must be sympathetic to the landscape setting, interstitial spaces and the setting of heritage buildings, maintain

	adequate areas of open space, preserve view corridors to and from the site and protect streetscape values.
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HOB-P6.6.4 Fencing

Objective:	That fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution. ⁴		P1 Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact on heritage values or the amenity of land to an Inner Residential Zone, having regard to: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; (g) the characteristics of the site, the streetscape and the locality, including fences; and (h) the relevant local area objectives.

HOB-P6.6.5 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1 Outdoor storage areas, must: <ul style="list-style-type: none"> (a) be located behind the building line; (b) screen all stored goods and materials from public view; and (c) not encroach upon parking areas, driveways or landscaped areas. 		P1 Outdoor storage areas must: <ul style="list-style-type: none"> (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality; and (b) not encroach on car parking areas, driveways or landscaped areas.

⁴ An exemption applies for fences in this zone – see Table 4.6.3

HOB-P6.7 Development Standards for Subdivision

HOB-P6.7.1 Subdivision

Objective:	That subdivision provides sufficient land area for the physical demands of allowable uses.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none">(a) be to provide for public open space, public services, utilities or an education related use;(b) have appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use; and(c) not compromise the use of the zone for educational purposes.

HOB-P6.8 Tables

This clause is not used in this particular purpose zone.

HOB-P7.0 Particular Purpose Zone - Cascade Brewery

HOB-P7.1 Zone Purpose

The purpose of the Particular Purpose Zone - Cascade Brewery is:

HOB-P7.1.1 To allow for the continued economic use of the Cascade Brewery complex and its conservation and enhancement as an historic place of local and national significance while protecting the amenity of nearby residential areas.

HOB-P7.2 Local Area Objectives

This clause is not used in this particular purpose zone.

HOB-P7.3 Definition of Terms

This clause is not used in this particular purpose zone.

HOB-P7.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If located underground.
Permitted	
Manufacturing and Processing	If for: (a) brewing and bottling; (b) preparation of cordials, fruit juices, food and beverages; and (c) packaging and the manufacture of materials used in the packaging of food and beverage products.
Storage	If associated with goods manufactured or processed on site.
Transport Depot and Distribution	If associated with goods manufactured or processed on site.
Discretionary	

Business and Professional Services	If associated with the manufacturing or processing of goods on the site.
Community Meeting and Entertainment	If for: (a) a function centre on the Cascade Brewery site; or (b) a part of visitor services provided at Cascade Brewery.
Food Services	If on the Cascade Brewery site and as part of visitor services provided at Cascade Brewery.
Recycling and Waste Disposal	If associated with goods manufactured or processed on site.
Research and Development	
Residential	
Tourist Operation	If not displacing a manufacturing and processing use.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If not displacing a manufacturing and processing use.
Prohibited	
All other uses	

HOB-P7.5 Use Standards

This clause is not used in this particular purpose zone.

HOB-P7.6 Development Standards for Buildings and Works

HOB-P7.6.1 Building height

Objective:	That building height contributes positively to the streetscape and minimises the impact of development on scenic and cultural landscape values of the Cascade Brewery and its setting.	
Acceptable Solutions		Performance Criteria
A1 Building height must not be more than 9m, excluding on the northern side of Cascade		P1 Height of development must not have an adverse impact on the amenity of the area or

Road where the maximum height of any new structure (not being a building) must not exceed that of the existing silos.	heritage, streetscape, scenic values of the area.
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HOB-P7.6.2 Setback

Objective:	That building setback contributes positively to the streetscape and does cause an unreasonable impact on residential amenity in a residential zone.	
Acceptable Solutions		Performance Criteria
A1	Buildings must have a setback from a frontage of not less than 5m.	P1 Building setback must: <ul style="list-style-type: none"> (a) minimise visual intrusion; and (b) protect the streetscape and landscape character.
A2	Buildings and storage areas must have a setback from a boundary with a General Residential Zone of not less than 30m.	P2 Buildings and storage areas setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00am and 5.00pm on June 21 or further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining lots; and (d) taking into account aspect and slope.

HOB-P7.6.3 Design

Objective:	To provide for building alterations that maintain the character of the streetscape.	
Acceptable Solutions		Performance Criteria
A1	Building alterations must not be visible from Cascade Road.	P1 The proportions, materials, openings and decoration of building facades must contribute positively to: <ul style="list-style-type: none"> (a) the streetscape; and (b) reinforcing the built environment of the

	area in which the site is situated.
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HOB-P7.6.4 Landscaping

Objective:	To provide for a safe and attractive landscaping treatment that enhances the appearance of the site and provides a visual break from land in a residential zone.	
Acceptable Solutions		Performance Criteria
A1	Landscaping must be provided for a width of no less than 30m adjoining a General Residential Zone.	P1 Along a boundary with a General Residential Zone, landscaping or building design solution must conserve the cultural landscape values and avoid unreasonable adverse impact on visual amenity to an adjoining land in the General Residential Zone, having regard to: <ul style="list-style-type: none"> (a) the characteristics of the site; and (b) the characteristics of the adjoining land in the General Residential Zone.

HOB-P7.6.5 Fencing

Objective:	That fencing does not detract from the appearance of the site or the locality and provides for passive surveillance ⁵ .	
Acceptable Solutions		Performance Criteria
A1	<ul style="list-style-type: none"> (a) Fences and gates of greater height than 3m must not be erected within 5m of the frontage. (b) The height of fences along a common boundary with land in any other zone must be no more than 2.1m and must not contain barbed wire. 	P1 Fencing must contribute positively to the streetscape and not cause an unreasonable adverse impact upon the residential amenity of land in a residential zone which lies opposite or adjoins the site, having regard to: <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; and (g) the characteristics of the site, the streetscape and the locality, including fences.

⁵ An exemption applies for fences of certain heights in this zone – see Table 4.6.3

HOB-P7.7 Development Standards for Subdivision

HOB-P7.7.1 Subdivision

Objective:	That subdivision provides sufficient land area for the physical demands of allowable uses.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Each lot, or lot proposed in a plan of subdivision must have appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use.

HOB-P7.8 Tables

This clause is not used in this particular purpose zone.

HOB-P8.0 Particular Purpose Zone - Royal Hobart Hospital Campus

HOB-P8.1 Zone Purpose

The purpose of the Particular Purpose Zone - Royal Hobart Hospital Campus is:

- HOB-P8.1.1 To recognise the important economic and social role played by the Royal Hobart Hospital and the critical health care benefits to the community in having a strong functioning hospital within easy reach of a substantial population.
- HOB-P8.1.2 To recognise the central city context within which the hospital is situated and that the built form may not be consistent with the scale of development in the surrounding area due to site constraints and the need to ensure that the hospital provides the range of services required by the community.
- HOB-P8.1.3 To provide for the facility to be used primarily as a hospital with ancillary hospital outpatient facilities and uses which provide services to users of the hospital.

HOB-P8.2 Local Area Objectives

This clause is not used in this particular purpose zone.

HOB-P8.3 Definition of Terms

This clause is not used in this particular purpose zone.

HOB-P8.4 Use Table

Use Class	Qualification
No Permit Required	
Utilities	If located underground.
Permitted	
Business and Professional Services	If for a consulting room or medical centre.
Hospital Services	
Natural and Cultural Values Management	
Passive Recreation	
Discretionary	

Educational and Occasional Care	If for a: (a) day respite centre; or (b) a childcare centre primarily for employees and patients of the hospital or visitors or related medical education.
Emergency Services	
Food Services	
General Retail and Hire	If for a pharmacy.
Research and Development	If related to medical research.
Residential	
Sports and Recreation	If for a fitness centre or gymnasium.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

HOB-P8.5 Use Standards

HOB-P8.5.1 Noise

Objective:	That noise emissions do not cause environmental harm and do not have an unreasonable impact on residential amenity of nearby residential uses to an adjacent residential use.	
Acceptable Solutions		Performance Criteria
A1 Electrical or mechanical plant and equipment or other service facilities must not: (a) have noise emissions measured at the boundary of an adjoining residential property more than 5dB(A) above the background levels; or (b) smoke, dust or odorous emissions.		P1 Electrical or mechanical plant and equipment or other service facilities must not cause disturbance or loss of amenity to occupiers of residential property in the vicinity due to noise or other emissions.

HOB-P8.5.2 External lighting

Objective:	That external lighting does not have an unreasonable impact on residential amenity of nearby residential properties.	
Acceptable Solutions		Performance Criteria
A1	<p>New lighting must:</p> <p>(a) comply with <i>Australian Standard AS 1158 Lighting for roads and public spaces</i> and <i>Australian Standard AS 4282 Control of the obtrusive effects of outdoor lighting</i>; and</p> <p>(b) not result in light spill onto windows of habitable rooms of surrounding residential properties.</p>	<p>P1</p> <p>Light spill from external lighting must not cause a nuisance to surrounding residential uses.</p>

HOB-P8.5.3 Car parking spaces

Objective:	That pedestrian activity and amenity in the central business district is not compromised through the provision of on-site car parking.	
Acceptable Solutions		Performance Criteria
A1	No on-site parking is required.	<p>P1</p> <p>Car parking must not compromise:</p> <p>(a) pedestrian safety, amenity or convenience;</p> <p>(b) air quality and environmental health; or</p> <p>(c) traffic safety.</p>

HOB-P8.6 Development Standards for Buildings and Works

HOB-P8.6.1 Extent of further buildings and works

Objective:	To provide the hospital with sufficient flexibility to extend and adapt to provide the range of services required by the community.	
Acceptable Solutions		Performance Criteria
A1	Development and works, excluding minor protrusions must be contained within the	P1

building envelope shown in Figures HOB-P8.1, HOB-P8.2, HOB-P8.3, HOB-P8.4, HOB-P8.5, HOB-P8.6, HOB-P8.7 and HOB-P8.8.	<p>A proposal for development and works demonstrates that:</p> <ul style="list-style-type: none"> (a) the siting, bulk and design of the development is necessary to provide contemporary health care for the community; (b) the development is an appropriate solution, having regard to site constraints; and (c) the building design will minimise unacceptable wind conditions in adjacent streets.
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HOB-P8.6.2 Outdoor storage areas

Objective:	That outdoor storage areas that do not detract from the appearance of the site or the locality.	
Acceptable Solutions		Performance Criteria
A1	Medical waste or other refuse must be stored within a roofed building prior to collection.	P1
		The location and use of outside storage of medical waste or other refuse generated on site must not result in a detrimental impact on the amenity in the vicinity having regard to odour, noise or visual intrusion.
A2	Refuse storage areas and plant and equipment must not be visible from public streets.	P2
		External storage areas and plant and equipment must be screened by suitable fencing, walls, landscaping or other devices to minimise visual impact on public streets.

HOB-P8.7 Development standards for subdivision

HOB-P8.7.1 Subdivision

Objective:	To enable subdivision that provides sufficient land area for the physical demands of allowable uses.	
Acceptable Solutions		Performance Criteria
A1		P1

No Acceptable Solution.	<p>Each lot, or lot proposed in a plan of subdivision must have the appropriate area and dimensions to:</p> <p>(a) allow-for the continuation of the existing hospital use; or</p> <p>(b) the development of a hospital related use.</p>
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HOB-P8.8 Tables

This clause is not used in this particular purpose zone.

Figure HOB-P8.1 Building envelope two dimensional view



Figure HOB-P8.2 Building envelope - three dimensional view 1

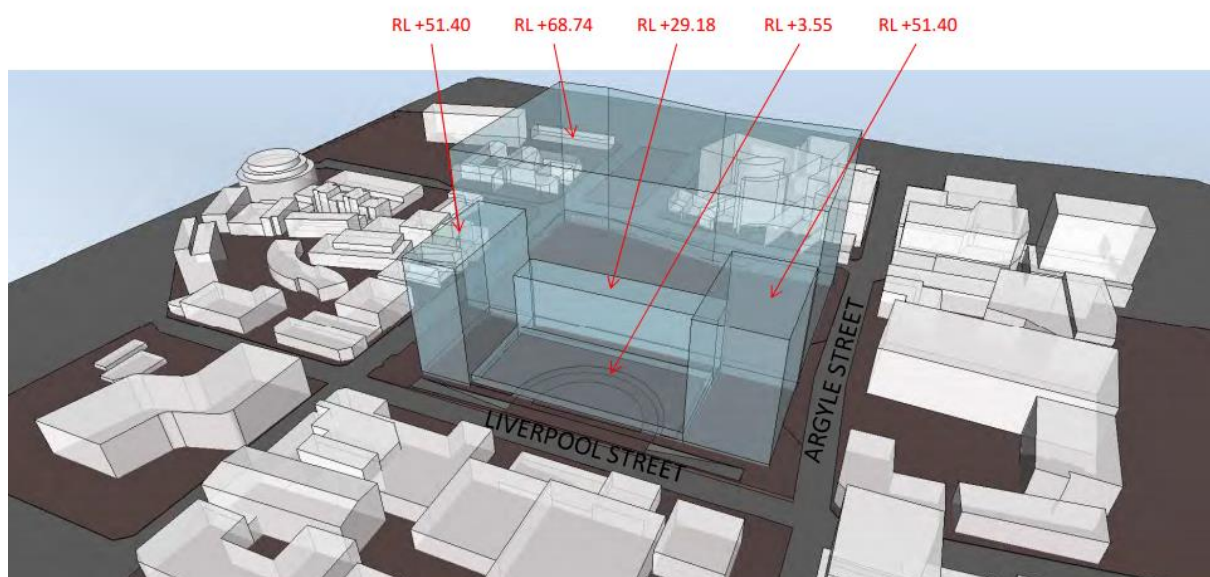


Figure HOB-P8.3 Building envelope - three dimensional view 2

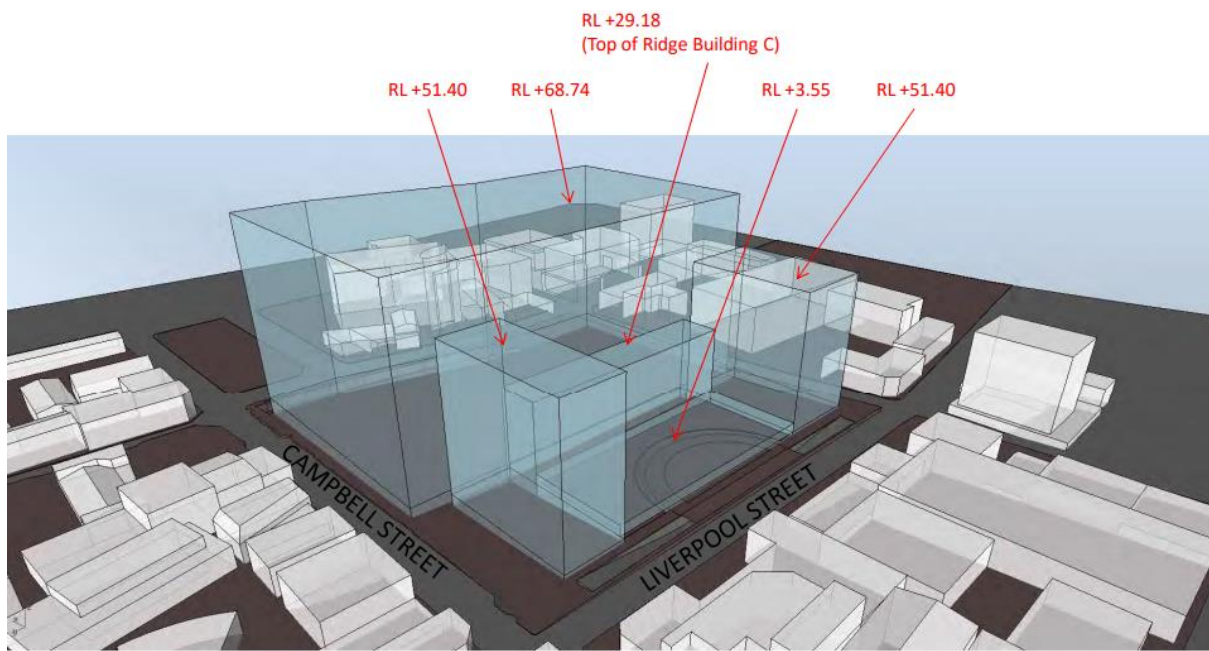


Figure HOB-P8.4 Building envelope - three dimensional view 3

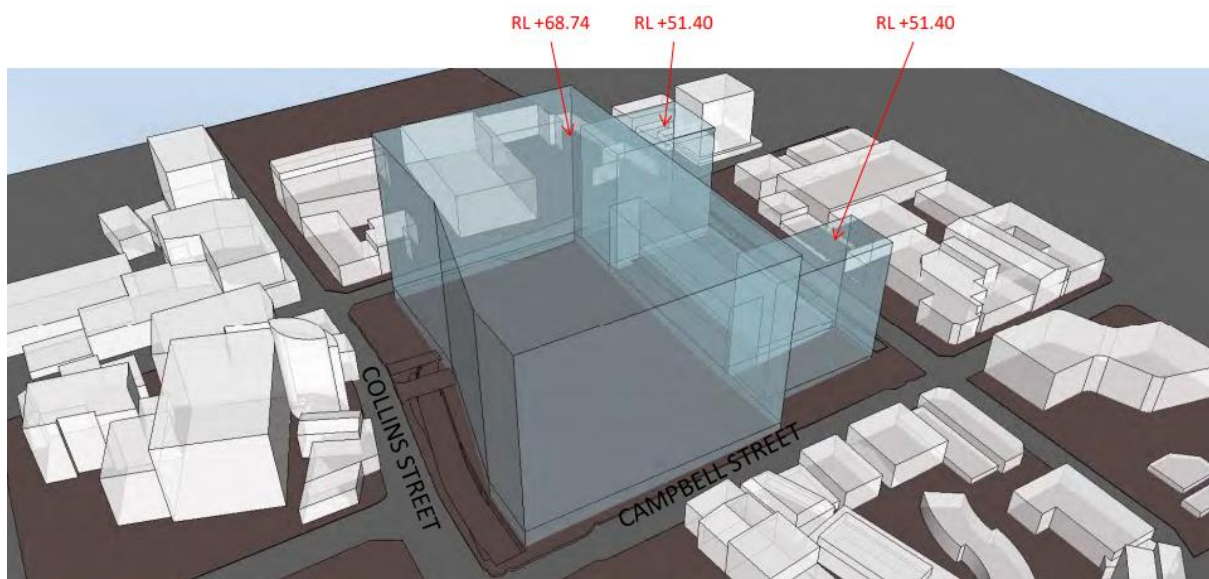


Figure HOB-P8.5 Building envelope - three dimensional view 4



Figure HOB-P8.6 Building envelope - three dimensional view 5

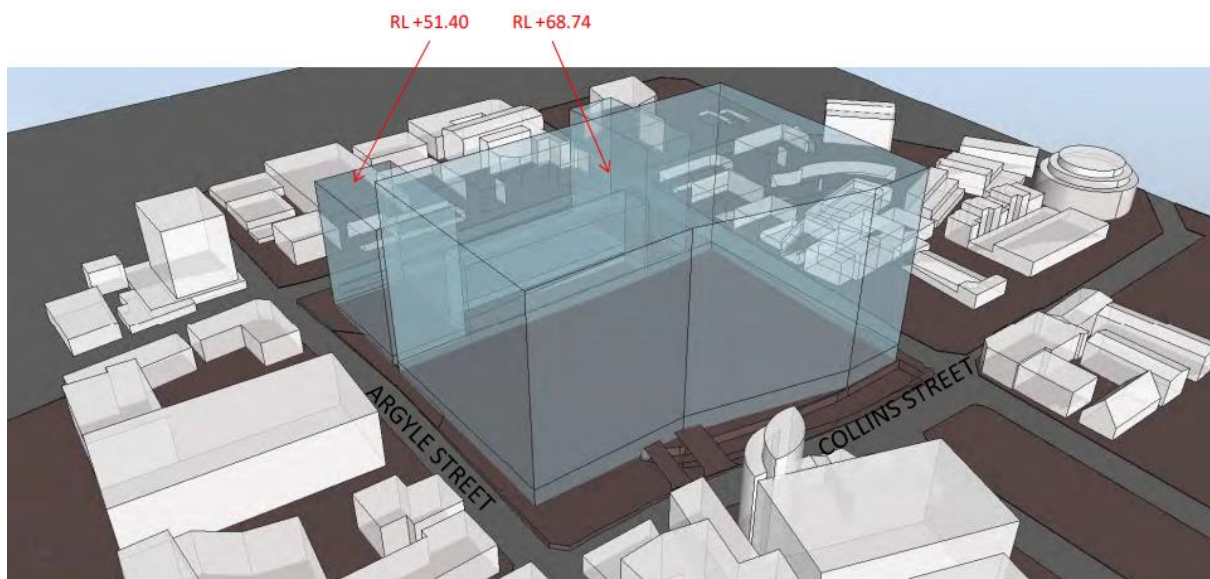


Figure HOB-P8.7 Building envelope - three dimensional view 6

Figure 41.1 Page 7

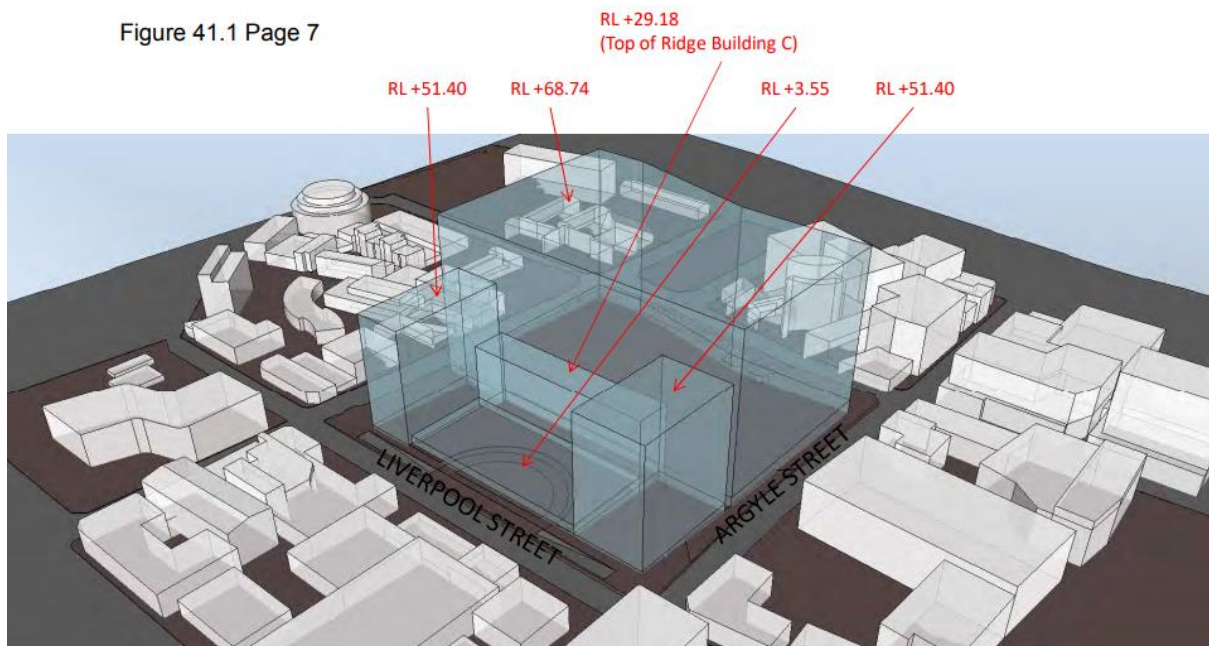
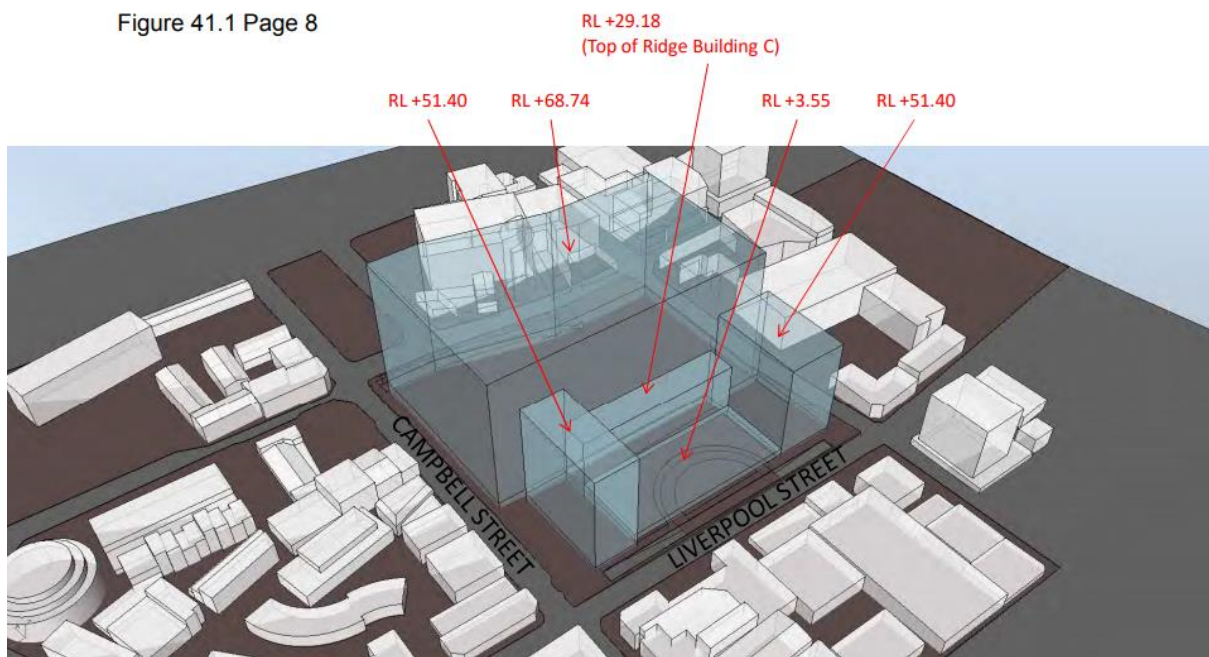


Figure HOB-P8.8 Building envelope - three dimensional view 7

Figure 41.1 Page 8



HOB-P9.0 Particular Purpose Zone - Self's Point

HOB-P9.1 Zone Purpose

The purpose of the Particular Purpose Zone - Self's Point is:

- HOB-P9.1.1 To provide for port and marine activity related to shipping and other associated transport facilities and supply and storage of alternative fuel, gas, industrial chemicals or oil.
- HOB-P9.1.2 To provide for major ports and associated marine activities of regional strategic importance that are reliant on a waterfront location, and to allow for other uses that support the port and marine purpose.
- HOB-P9.1.3 To prevent incompatible uses being developed in the vicinity of the Self's Point oil and gas storage facilities and ensure that the area is only used for purposes consistent with the *Self's Point Land Act 1951*.
- HOB-P9.1.4 To provide for development necessary for the operation of allowable uses that does not unreasonably impact on the scenic values of the site when viewed from the River Derwent and the surrounding area.

HOB-P9.2 Local Area Objectives

This clause is not used in this particular purpose zone.

HOB-P9.3 Definition of Terms

This clause is not used in this particular purpose zone.

HOB-P9.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Term	Definition
alternative fuel	means as defined in the Self's Point Land Act 1951.
gas	means as defined in the Self's Point Land Act 1951.
industrial chemical	means as defined in the Self's Point Land Act 1951.
oil	means as defined in the Self's Point Land Act 1951.

HOB-P9.4 Use Table

Use Class	Qualification
No Permit Required	

Natural and Cultural Values Management	
Port and Shipping	
Utilities	If for minor utilities.
Permitted	
Manufacturing and Processing	If for the manufacture or packaging of substances from, or containing, alternative fuel, gas, industrial chemicals or oil.
Storage	If for storage of alternative fuel, gas, industrial chemicals or oil.
Transport and Distribution	If for uses related to the transport and distribution of substances containing, alternative fuel, gas, industrial chemicals or oil.
Utilities	If not listed as No Permit Required.
Discretionary	
Business and Professional Services	If associated with another use listed as Permitted.
Recycling and Waste Disposal	If for the recycling or disposal of substances containing, alternative fuel, gas, industrial chemicals or oil.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

HOB-P9.5 Use Standards

This clause is not used in this particular purpose zone.

HOB-P9.6 Development Standards for Buildings and Works

HOB-P9.6.1 Building height

Objective:	To provide for a building height that is necessary for the operation of the use and that does not result in excessive impact on the landscape.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must not be more than 15m.</p>	<p>P1</p> <p>Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must be necessary for the operation of the use and minimise impacts on the landscape, having regard to:</p> <ul style="list-style-type: none"> (a) the Zone Purpose; and (b) the impact on scenic values when viewed from the River Derwent and the surrounding area.

HOB-P9.6.2 Setback

Objective:	To provide for building setbacks that contribute positively to the streetscape and provide adequate space for vehicle access, parking and landscaping.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from a frontage of: <ul style="list-style-type: none"> (a) not less than 10m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjacent properties. 		P1 Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: <ul style="list-style-type: none"> (a) the zone purpose; (b) the topography of the site; (c) the setback of buildings on adjacent properties; and (d) the safety of road users.

HOB-P9.7 Development Standards for Subdivision

HOB-P9.7.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road. 	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (a) be required for Port and Shipping; (b) have an area of not less than 10,000m² and be able to contain a minimum area of 40m x 20m clear of all of easements or other title restrictions that limit or restrict development; (c) be required for public use by the Crown, a council or a State authority; (d) be required for the provision of Utilities; or 		P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> (a) the zone purpose; (b) the existing buildings and the location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on

<p>(e) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>established properties in the area.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 25m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the zone purpose; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the anticipated nature of vehicles likely to access the site; (f) the ability to manoeuvre vehicles on the site; (g) the ability for emergency services to access the site; and (h) the pattern of development existing on established properties in the area.
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the Zone Purpose (b) the topography of the site; (c) the length of the access; (d) the distance between the lot or building area and the carriageway; (e) the nature of the road and the traffic; and (f) the anticipated nature of vehicles likely to

	access the site.
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HOB-P9.7.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.		P1 No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.		P2 No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.		P3 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: <ul style="list-style-type: none"> (a) the zone purpose; (b) the size of the lot; (c) topography of the site; (d) soil conditions; (e) any existing buildings on the site; (f) any area of the site covered by impervious surfaces; and (g) any watercourse on the land.

HOB-P9.8 Tables

This clause is not used in this particular purpose zone.

HOB-P10.0 Particular Purpose Zone - Sullivans Cove

HOB-P10.1 Zone Purpose

The purpose of the Particular Purpose Zone - Sullivans Cove is:

- HOB-P10.1.1 To recognise Sullivans Cove as a unique place set in one of the world's finest city landscape settings opening out to the Derwent Estuary with Kunanyi/Mount Wellington as a dramatic background and the city centre in the foreground.
- HOB-P10.1.2 To recognise Sullivans Cove as a dynamic and evolving working port, fishing and yachting harbour, cultural centre, recreation and entertainment district and a place for commercial and residential activities with its uses focused into distinct areas: Activity Area 1.0 (Hobart Waterfront), Activity Area 2.0 (Sullivans Cove Mixed Use) and Activity Area 3.0 (Wapping).
- HOB-P10.1.3 To promote Sullivans Cove as Hobart's centre for cultural and recreational activities, with an emphasis on cultural activities between Hunter Street and Salamanca Place and between the Theatre Royal, and Tasmanian Museum and Art Gallery.
- HOB-P10.1.4 To encourage a mix of retail and service activities, catering for the needs of tourists, visitors, workers and local residents.
- HOB-P10.1.5 To provide that the mix of uses within Sullivans Cove do not compromise the activity centre hierarchy for the Hobart CBD.
- HOB-P10.1.6 To provide that Visitor Accommodation uses do not unreasonably impact on residential uses in strata schemes.
- HOB-P10.1.7 To provide that development continues to respect and reinforce the Sullivans Cove setting and spatial system and that new development is not individually prominent, particularly when viewed from Sullivans Cove or the River Derwent.
- HOB-P10.1.8 To provide that new development respects the historical significance of Sullivans Cove.
- HOB-P10.1.9 To provide that the scale and design of new development is compatible with the maintenance of a pedestrian scale environment within primary and secondary spaces.
- HOB-P10.1.10 To encourage public activities in streets and active street frontages at ground level in buildings facing onto key pedestrian routes, through uses that generate visual interest.
- HOB-P10.1.11 To facilitate pedestrian movement, amenity and safety particularly along the key pedestrian routes between Salamanca Place and Hunter Street, with vehicular parking focussed on facilitating short term visitor access rather than commuters and other long term parking space users.
- HOB-P10.1.12 To maintain water views and pedestrian access to the water's edge from public spaces.

HOB-P10.1.13 To maintain and enhance the amenity of public open spaces, pedestrian links and footpaths.

HOB-P10.1.14 To provide for signs that:

- (a) both individually and cumulatively, are complementary to the visual amenity and overall historic character of Sullivans Cove;
- (b) maintain a balance between the established built form and historic character of the Cove and the commercial need to advertise goods and services; and
- (c) minimise visual clutter by limiting the proliferation of signs.

HOB-P10.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HOB-P10.2.1	Activity Area 1.0 (Hobart Waterfront) as shown on Figure HOB-P10.6 and on an overlay map HOB-P10.2.1.	<p>The local area objectives for Activity Area 1.0 (Hobart Waterfront) are:</p> <ul style="list-style-type: none">(a) continues as a port for passenger ferries, Antarctic and marine research activities, commercial fishing, maritime industries, recreational boating and a range of other maritime related industries;(b) remains a place for people and Tasmania's premier location for events;(c) has retail, business and commercial activity that rely upon or complement the waterfront characteristics of the zone;(d) has a range of other uses that complement the waterfront characteristics of the area and assist in providing activity and interest beyond working hours, provided they do not compromise the functionality of the waterfront; and(e) limits and reduces visually dominating car parking.
HOB-P10.2.2	Activity Area 2.0 (Sullivans Cove Mixed Use) as shown on Figure HOB-P10.6 and on an	<p>The local area objectives for Activity Area 2.0 (Sullivans Cove Mixed Use) are:</p> <ul style="list-style-type: none">(a) reinforces the Cove's distinct role as a place for arts, cultural, civic, recreation

	<p>overlay map HOB-P10.2.2.</p>	<p>and entertainment activities, including showcasing Tasmanian produced goods;</p> <p>(b) provides for Residential and Visitor Accommodation uses;</p> <p>(c) has a mix of uses that attract people to the area in their own right as well as uses that populate the area during and after daylight hours including residential, visitor accommodation, business and professional services and educational activities while also not over-representing any single type of use and considering residential amenity; and</p> <p>(d) provides for a transition in the nature and scale of use and development between the cove and business and commercial uses in the Hobart city centre.</p>
HOB-P10.2.3	<p>Activity Area 3.0 (Wapping) as shown on Figure HOB-P10.6 and on an overlay map HOB-P10.2.3.</p>	<p>The local area objectives for Activity Area 3.0 (Wapping) are:</p> <p>(a) continues as an inner city residential neighbourhood providing quality urban housing;</p> <p>(b) provide for non-residential uses that do not unreasonably impact on residential amenity and:</p> <p>(i) facilitate the transition from the Hobart CBD particularly on the main connecting streets of Campbell Street and Collins Street or in places where there is no unreasonable loss of residential amenity;</p> <p>(ii) capitalise on synergies with the Royal Hobart Hospital, The Hedberg or Theatre Royal; or</p> <p>(iii) support the primary residential function; and</p> <p>(c) has limited visitor accommodation.</p>

HOB-P10.3 Definition of Terms

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

Term	Definition
Activity Area 1.0 (Hobart Waterfront)	means land within Activity Area 1.0 (Hobart Waterfront) as shown on Figure HOB-P10.6.
Activity Area 2.0 (Sullivans Cove Mixed Use)	means land within Activity Area 2.0 (Sullivans Cove Mixed Use) as shown on Figure HOB-P10.6.
Activity Area 3.0 (Wapping)	means land within Activity Area 3.0 (Wapping) as shown on Figure HOB-P10.6.
apparent size	means the size of development when viewed in elevation. It is the length of wall and the areas of a wall of a building relative to the width of any abutting street or public space.
cove floor	means the flat fill area of the wharf and water edge enclosed by the cove wall and depicted in Figure HOB-P10.1.
cove floor flat fill characteristics	means the hard, largely uncluttered flat fill surface floor of the Cove with utilitarian character on wharves and docks, with characteristic robust maritime details including metal, concrete surfaces and large-section unfinished wood.
cove slopes	means the land sloping upwards behind the wall of the cove contributing to the 'amphitheatre' effect and depicted in Figure HOB-P10.1.
cove wall	means the general line of buildings, but including where the wall is currently weakly inferred, which form the edge of the cove floor and supported in part by topographic features and depicted in Figure HOB-P10.1. Also referred to as the 'wall of the cove'
enclosing ridges	means the topographical based ridges in the Cenotaph/Domain Parkland, Macquarie Street/Franklin Square and Sandy Bay Road areas which enclose the 'amphitheatre' within the zone and which are depicted in Figure HOB-P10.1.
gross leasable floor area	means the total floor area of a tenancy within a building that is subject to a lease agreement between the building owner and the occupant.
heritage building	means a building on a place that is:

	<p>(a) listed under the Local Historic Heritage Code; or</p> <p>(b) listed on the Tasmanian Heritage Register;</p> <p>and that contributes to the historic significance of that place.</p>
heritage place	means a place listed in the Local Historic Heritage Code or on the Tasmanian Heritage Register.
historic heritage significance	<p>means:</p> <p>(a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or</p> <p>(b) the historic cultural heritage significance of a place as described in the Tasmanian Heritage Register.</p>
individually prominent building	means in contrast with buildings in the vicinity, a building that is significantly higher or more pronounced or has a larger apparent size within the townscape or when viewed in street elevation.
plot ratio	means the gross floor area divided by the site area.
primary space	<p>means the primary spatial elements within the Cove, depicted in Figure HOB-P10.5 and comprised of the following two types:</p> <p>(a) the public accessible area space centred on the harbour and docks; and</p> <p>(b) radiating streets, being the major streets which provide entry to the cove and generally radiate out from the harbour and docks.</p>
rear of the cove	means the topographically low lying area between the cove wall, the Cenotaph, Macquarie Point wharf and the north-western edge of the zone and depicted in Figure HOB-P10.1.
secondary space	means the secondary spatial elements within the cove, as depicted in Figure HOB-P10.5 and includes any small roads, laneways and alleys and enclosed courtyards for which there is public access but not shown in Figure HOB-P10.5.
setting of Sullivans Cove	means see definition of Sullivans Cove setting
Sullivans Cove setting	means the amphitheatre affect in which the water and wharf areas are the stage and Kunanyi/Mount Wellington and its foothills are the gods, created through the following series of natural topographic and created urban form features present in the zone and known as the:

	<p>(a) cove floor;</p> <p>(b) cove wall;</p> <p>(c) cove slopes;</p> <p>(d) enclosing ridges; and</p> <p>(e) rear of the cove.</p> <p>Also referred to as the setting of Sullivans Cove.</p>
Sullivans Cove spatial system	<p>means the combination of the spatial elements formed by buildings, structures and topographic features in the cove and comprised of three spatial elements as follows:</p> <p>(a) primary spaces;</p> <p>(b) secondary spaces; and</p> <p>(c) urban gardens.</p>
urban gardens	<p>means landscaped and/or green spaces that occupy parts of both the street (road) and street block area. They conform to no particular pattern of location, but contribute to the pleasantness and amenity of the cove. They include:</p> <p>(a) Parliament Lawns ;</p> <p>(b) Princes Park;</p> <p>(c) Salamanca Lawns; and</p> <p>(d) Treasury Gardens.</p>
townscape	<p>means the built form of the city in relation to existing height, bulk and scale in the Sullivans Cove setting, the pattern of the landscape and development of the urban landscape.</p>

HOB-P10.3.2 In this Particular Purpose Zone, unless the contrary intention appears, sign types referred to in clause HOB-P10.6.10, HOB-P10.6.11, HOB-P10.6.12 are as defined in C1.0 Signs Code clause C1.3.2.

HOB-P10.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	

Permitted	
Business and Professional Services	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 2.0 (Sullivans Cove Mixed Use); (b) does not displace an arts and craft centre, museum or public art gallery; and (c) is located above ground floor level except for access.
Community Meeting and Entertainment	<p>If:</p> <ul style="list-style-type: none"> (a) for function centre and arts and craft centre in Activity Area 1.0 (Hobart Waterfront); (b) for arts and craft centre, museum and public art gallery in Activity Area 2.0 (Sullivans Cove Mixed Use); or (c) for a theatre on 29 Campbell Street (folios of the Register 180508/1 and 180509/10).
Food Services	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 2.0 (Sullivans Cove Mixed Use); and (b) does not displace an arts and craft centre, museum or public art gallery.
General Retail and Hire	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 2.0 (Sullivans Cove Mixed Use); (b) does not displace an arts and craft centre, museum or public art gallery; and (c) does not exceed 300m² in gross leasable floor area.
Port and Shipping	If in Activity Area 1.0 (Hobart Waterfront).
Residential	If in Activity Area 2.0 (Sullivans Cove Mixed Use) or 3.0 (Wapping).
Service Industry	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 1.0 (Hobart Waterfront); and (b) for marine related services.
Tourist Operation	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 1.0 (Hobart Waterfront) or 2.0 (Sullivans Cove Mixed Use); and (b) a visitor information centre.

Transport Depot and Distribution	If: (a) in Activity Area 1.0 (Hobart Waterfront); and (b) a ferry terminal.
Visitor Accommodation	If: (a) in Activity Area 2.0 (Sullivans Cove Mixed Use) or 3.0 (Wapping); and (b) does not displace a Residential use.
Discretionary	
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	If not listed as Permitted.
Educational and Occasional Care	If: (a) in Activity Area 1.0 (Hobart Waterfront) and for a tertiary institution related to marine or Antarctic science; or (b) in Activity Area 2.0 (Sullivans Cove Mixed Use) or 3.0 (Wapping).
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Hotel Industry	If: (a) in Activity Area 1.0 (Hobart Waterfront) and 2.0 (Sullivans Cove Mixed Use); or (b) in Activity Area 3.0 (Wapping) and located at 31-35 Campbell Street (folios of the Register. 42971/1 and 42972/1).
Manufacturing and Processing	If: (a) in Activity Area 2.0 (Sullivans Cove Mixed Use); and (b) for the manufacture of works of art, furniture, jewellery and craft; and (c) does not exceed 300m ² in gross leasable floor area.
Pleasure Boat Facility	If in Activity Area 1.0 (Hobart Waterfront).

Research and Development	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 1.0 (Hobart Waterfront) and related to marine and Antarctic science; or (b) in Activity Area 2.0 (Sullivans Cove Mixed Use); or (c) in Activity Area 3.0 (Wapping) and located at 29 Campbell Street and (folios of the Register 180508/1 and 180509/10).
Resource Processing	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 2.0 (Sullivans Cove Mixed Use) or 3.0 (Wapping); and (b) for a brewery, cidery or distillery.
Sports and Recreation	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 2.0 (Sullivans Cove Mixed Use); and (b) for a fitness centre.
Tourist Operation	If not listed as Permitted.
Transport Depot and Distribution	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 2.0 (Sullivans Cove Mixed Use); and (b) associated with public transport; or (c) associated with the transport of people via helicopter or seaplane.
Utilities	
Vehicle Parking	<p>If:</p> <ul style="list-style-type: none"> (a) in Activity Area 2.0 (Sullivans Cove Mixed Use); (b) wholly located above or below ground floor level except for access where within a building; (c) not on a site vacant of buildings; and (d) for the provision of short term parking.
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

HOB-P10.5.1 Visitor accommodation

Objective:	To maintain the security and amenity of existing residential uses in strata schemes.	
Acceptable Solutions		Performance Criteria
A1	<p>Change of use from Residential to Visitor Accommodation must:</p> <ul style="list-style-type: none"> (a) relate to a dwelling that is not part of a complex of dwellings that is subject to a registered strata plan or capable of such a registration; or (b) relate to all of the dwellings in a complex that is subject to a registered strata plan or capable of such a registration; or (c) relate to an individual dwelling in a complex of dwellings that is subject to a registered strata plan or capable of such registration and which has a separate ground level pedestrian access to a road. 	P1
		No Performance Criterion.

HOB-P10.5.2 Location of residential use in Activity Area 2.0 (Sullivans Cove Mixed Use)

Objective:	That the potential for activity at the ground floor of buildings and interaction with public spaces and people is maximised.	
Acceptable Solutions		Performance Criteria
A1	<p>A Residential use within Activity Area 2.0 (Sullivans Cove Mixed Use) must not be partly or wholly located on the ground floor of buildings except:</p> <ul style="list-style-type: none"> (a) for the purposes of access; or (b) where the building is fronting onto Salamanca Place between and including numbers 98 and 106. 	P1
		No Performance Criterion.

HOB-P10.5.3 Location of active uses

Objective:	That along key pedestrian routes within Sullivans Cove, ground floor uses maximise the potential for activity and interaction with public spaces and people.	
Acceptable Solutions		Performance Criteria
A1	<p>Use partly or wholly located on the ground floor of buildings fronting key pedestrian routes:</p> <ul style="list-style-type: none"> (a) Hunter Street between and including numbers 15 and 35; (b) Morrison Street; (c) Murray Street between and including numbers 1 and 11; or (d) Salamanca Place between and including numbers 21 and 93; (e) Salamanca Square; and (f) GFranklin Wharf <p>must be for a Food Services, General Retail and Hire and Hotel Industry use, excluding for the purposes of access.</p>	<p>P1</p> <p>Uses partly or wholly located on the ground floor of buildings fronting key pedestrian routes:</p> <ul style="list-style-type: none"> (a) Hunter Street between and including numbers 15 and 35; (b) Morrison Street; (c) Murray Street between and including numbers 1 and 11; or (d) Salamanca Place between and including numbers 21 and 93; (e) Salamanca Square; and (f) FFranklinWharf <p>must contribute to the activation of ground floor facades, having regard to:</p> <ul style="list-style-type: none"> (i) providing interest to pedestrians moving across and throughout the Cove; (ii) allowing access to the public; (iii) providing for active interaction between pedestrians and the use; and (iv) any relevant local area objectives.

HOB-P10.5.4 Discretionary uses within Activity Area 2.0 (Sullivans Cove Mixed Use)

Objective:	That Discretionary uses within Activity Area 2.0 (Sullivans Cove Mixed Use) do not compromise the purpose and function of Sullivans Cove and the Hobart CBD.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	P1
		A use listed as Discretionary must support the purpose of the zone and not compromise

	<p>or distort the activity centre hierarchy or function of the Hobart CBD, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the need to encourage activity at pedestrian level; (c) the size, scale and intensity of the proposed use; (d) the existing occurrence of that use within Activity Area 2.0 (Sullivans Cove Mixed Use) and whether it will contribute to a predominance of one particular type of use; (e) the extent to which the use impacts on the Hobart CBD; and (f) any relevant local objectives.
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HOB-P10.5.5 Non-residential uses in Activity Area 3.0 (Wapping)

Objective:	That discretionary non-residential uses (excluding Visitor Accommodation) do not unreasonably impact on the character and amenity of Activity Area 3.0 (Wapping) as an inner residential area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Discretionary non-residential uses, excluding Visitor Accommodation, within Activity Area 3.0 (Wapping) must:</p> <ul style="list-style-type: none"> (a) be located on the ground floor of buildings on Brooker Avenue, Campbell Street, Collins Street, Davey Street or Liverpool Street; (b) not displace an existing Residential or Visitor Accommodation use; and (c) not have a gross leasable floor area more than 150m². 	<p>P1</p> <p>Discretionary non-residential uses, excluding Visitor Accommodation, within Activity Area 3.0 (Wapping), must be of a scale and intensity consistent with the purpose of the Activity Area, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the proposed use; (b) the nature and scale of the use; (c) whether the use will provide a local level service to residential uses not catered for in adjacent areas; (d) the impact on the amenity of any adjoining residential properties; (e) the impact on the character of the area; and (f) any relevant local area objectives.

<p>A2</p> <p>Hours of operation, including deliveries, of a non-residential use within Activity Area 3.0 (Wapping), excluding Visitor Accommodation, must be within the hours of 7.00am to 9.00pm.</p>	<p>P2</p> <p>Hours of operation of a non-residential use, excluding Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent residential properties through the timing, duration or extent of vehicle movements or through noise, lighting or other emissions.</p>
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HOB-P10.5.6 Residential amenity in Activity Area 2.0 (Sullivans Cove Mixed Use)

Objective:	That residential function and amenity is not compromised on mixed use sites within Activity Area 2.0 (Sullivans Cove Mixed Use).
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Non-residential uses must not be located on the same floor as a Residential use within an existing building.</p>	<p>P1</p> <p>Non-residential uses located on the same floor as a residential use within an existing building must not cause an unreasonable impact on residential amenity through a loss of privacy or security having regard to the internal design and layout of uses.</p>

HOB-P10.5.7 Car parking numbers (excluding residential use in Activity Area 3.0 (Wapping))

This clause is a modification to Parking and Sustainable Transport Code clause C2.5.1 - Car parking numbers

Objective:	To minimise the amount of on-site parking spaces within Sullivans Cove, so that parking does not detract from the heritage values and character of the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>On-site parking, excluding for a Residential use within Activity Area 3.0 (Wapping) must:</p> <ul style="list-style-type: none"> (a) not be provided; or (b) not be increased above existing parking numbers. 	<p>P1</p> <p>On-site parking must be necessary for the operation of the use and be compatible with the historic heritage values and character of Sullivans Cove, having regard to:</p> <ul style="list-style-type: none"> (a) consistency with any relevant zone purpose;

	<p>(b) the availability of off-street public parking spaces within reasonable walking distance;</p> <p>(c) the ability of multiple users to share spaces because of:</p> <ul style="list-style-type: none"> (i) variations in parking demand over time; or (ii) efficiencies gained by consolidation of parking spaces; <p>(d) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(e) the availability and frequency of other transport alternatives;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the streetscape;</p> <p>(h) the topography of the site;</p> <p>(i) the location of existing buildings on the site;</p> <p>(j) any constraints imposed by existing development;</p> <p>(k) any assessment by a suitably qualified person of the actual parking demand, determined having regard to the scale and nature of the use and development;</p> <p>(l) any relevant local area objective; and</p> <p>not be more than the number specified in Table C2.1.</p>
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HOB-P10.5.8 Car parking numbers for residential use in Activity Area 3.0 (Wapping)

Objective:	That car parking numbers are appropriate to cater for the needs of residents within Activity Area 3.0 (Wapping).
Acceptable Solutions	Performance Criteria
A1	P1

<p>For Residential use within Activity Area 3.0 (Wapping) the number of on-site parking spaces must be no less than specified in Table C2.1 except that visitor parking is not required to be provided.</p>	<p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use and car parking required; (b) the availability and frequency of public transport within reasonable walking distance of the site; (c) the size of the dwelling and the number of bedrooms; and (d) the pattern of parking in the surrounding area; and (e) any relevant local area objectives
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HOB-P10.6 Development Standards for Buildings and Works

HOB-P10.6.1 Building height

Objective:	<p>That building height:</p> <ul style="list-style-type: none"> (a) respects the scale of Sullivans Cove's existing built form and its spatial characteristics; (b) respects the Sullivans Cove setting of the natural amphitheatre created by the water and mountainous backdrop; (c) contributes positively to the streetscape and townscape; (d) does not unreasonably impact on the amenity of public open space and footpaths; (e) does not unreasonably impact on historic heritage significance; and (f) does not unreasonably impact on important views.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) not exceed the heights shown in Figure HOB-P10.2 and Figure HOB-P10.3; (b) not be within an area identified as discretionary building height in Figure HOB-P10.2 and Figure HOB-P10.3; and (c) not be within an area that has no identified building height in Figure HOB-P10.2 and Figure HOB-P10.3. 	<p>P1</p> <p>Building height must respect the built and natural form of Sullivans Cove and make a positive contribution to the streetscape and townscape, having regard to:</p> <ul style="list-style-type: none"> (a) consistency with any relevant zone purpose; (b) the height, siting, bulk, design and materials of proposed buildings and their compatibility with existing buildings in the area; (c) reinforcement of the Sullivans Cove setting; (d) providing for the expression of the cove wall where relevant; (e) not allowing any building to be an individually prominent building, particularly when viewed from the River Derwent and Activity Areas 1.0 (Hobart Waterfront) and 2.0 (Sullivans Cove Mixed Use); (f) providing for a transition in the scale of development between Sullivans Cove and the Central Business Zone;

	<p>(g) maintaining a respectful relationship with any adjacent buildings and with heritage buildings;</p> <p>(h) not dominating adjacent heritage buildings when viewed from the street or any other public space, or being more prominent in the street than the adjacent heritage building;</p> <p>(i) not being more prominent in the streetscape than surrounding buildings by strong contrast of scale and height;</p> <p>(j) being compatible with the maintenance of a pedestrian scale environment within primary and secondary spaces;</p> <p>(k) preventing unreasonable impacts on the amenity and character of public open space due to dominating bulk or appearance;</p> <p>(l) preventing unreasonable impacts on the amenity of public open space and public footpaths from overshadowing; and</p> <p>(m) preventing unreasonable impacts on the view lines shown in Figure HOB-P10.4 and on the landform horizons to Kunanyi/Mt Wellington and the Wellington Range from public spaces.</p>
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HOB-P10.6.2 Building alignment

Objective:	<p>That the alignment of buildings to roads and other public spaces, excluding the cove floor:</p> <p>(a) respects and reinforces the Sullivans Cove setting;</p> <p>(b) is consistent with the established urban form of strong continuous walls; and</p> <p>(c) maintains residential and pedestrian amenity.</p>
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Buildings, except where located within the cove floor, must</p>	<p>P1</p> <p>Buildings must:</p>

<ul style="list-style-type: none"> (a) be built to the frontage; or (b) if fronting onto a primary or secondary space that is not a road, be built to the edge of that primary or secondary space; or (c) if within Activity Area 3.0 (Wapping), be setback from the frontage no more than 2m provided there is a front fence located on the frontage and the setback space is landscaped. <p>A1.2</p> <p>Buildings, where fronting a road, primary space or secondary space must have an elevation as viewed from that road, primary space or secondary space that extends the full width of the lot except:</p> <ul style="list-style-type: none"> (a) where providing for the creation of a new secondary space; or (b) for existing buildings where the width must not be less than the existing. <p>A1.3</p> <p>In Activity Area 2.0 (Sullivans Cove Mixed Use), the wall of buildings built to a primary space, must be no less than 12m in height with any step back above this height not less than 1:20 relative to the height of the wall on the frontage.</p>	<ul style="list-style-type: none"> (a) be consistent with any relevant zone purpose; (b) where fronting onto a primary space, provide a building alignment that has strong continuous walls and reinforces the cove wall where relevant; and (c) where fronting onto a secondary space, provide a building alignment that may include irregular shapes provided the overall impression is of retention of continuous alignment to the secondary space.
<p>A2</p> <p>Buildings must not cantilever over the property boundary into a road, primary space or secondary space.</p>	<p>P2</p> <p>Any cantilever of the property boundary into a primary space or secondary space must:</p> <ul style="list-style-type: none"> (a) provide the overall impression of continuous alignment to that space; and (b) be for the purposes of improving pedestrian amenity.

HOB-P10.6.3 Buildings on the cove floor

Objective:	<p>That new buildings on the cove floor:</p> <ul style="list-style-type: none"> (a) do not compromise the cove floor flat fill characteristics;
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	<p>(b) are consistent with the maintenance of the Sullivans Cove setting;</p> <p>(c) maintain visual and physical connections with the water; and</p> <p>(d) provide for pedestrian amenity and interest.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Buildings within the cove floor, inclusive of Activity Area 1.0 (Hobart Waterfront) must be consistent with the setting and characteristics of the cove floor, having regard to:</p> <ul style="list-style-type: none"> (a) not compromising the cove floor flat fill characteristics; (b) maintaining existing visual and physical connections for pedestrians from the cove floor through to the water edge; (c) enhancing pedestrian amenity and interest; (d) having a footprint and being of scale, bulk and height compatible with the character of the surrounding area; (e) addressing the surrounding space as if it was a primary building frontage through; <ul style="list-style-type: none"> (i) facade modulation; (ii) materials; (iii) ratio of solid walls to voids (windows and doors); or (iv) a combination of any of the above; and (f) having no discernible hierarchy of elevations.

HOB-P10.6.4 Plot ratio in Activity Area 2.0 (Sullivans Cove Mixed Use)

Objective:	<p>That building form within Activity Area 2.0 (Sullivans Cove Mixed Use):</p> <ul style="list-style-type: none"> (a) is consistent with the established built character; (b) reinforces the Sullivans Cove setting; and (c) does not detract from pedestrian amenity in public spaces.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Plot ratio must not be more than the plot ratio for each building height area in Table HOB-P10.8.1, excluding land within the cove floor where there is No Acceptable Solution.</p>	<p>P1</p> <p>Building form and bulk must be consistent with the established pattern of building form, having regard to:</p> <ul style="list-style-type: none"> (a) consistency with any relevant zone purpose; (b) reinforcing and respecting the Sullivans Cove setting; (c) respecting the historical significance of Sullivans Cove; (d) providing that the scale and design of new development is compatible with the maintenance of a pedestrian scale environment within primary and secondary spaces; (e) maintaining water views and pedestrian access to the water's edge from public space; (f) not resulting in any individual building being visually prominent, particularly when viewed from the River Derwent and within Sullivans Cove; and (g) not detracting from the amenity of pedestrians in public spaces through an overbearing appearance.

HOB-P10.6.5 Building appearance and design

Objective:	<p>To provide that the appearance and design of buildings:</p> <ul style="list-style-type: none"> (a) is consistent with the established built character; (b) reinforces the Sullivans Cove spatial system; (c) is of high quality befitting the status of Sullivans Cove; and (d) promotes and maintains high levels of pedestrian amenity and safety.
Acceptable Solutions	Performance Criteria
A1	P1

<p>The width of a building elevation when viewed from a road must not be more than twice the width of the road to which that elevation faces.</p>	<p>A building must not be an individually prominent building having regard to the degree to which the design incorporates elements of vertical articulation to reduce the appearance of its apparent size related to the road.</p>
<p>A2</p> <p>Building design must:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian access to the building so that it is visible from: <ul style="list-style-type: none"> (i) the road; or (ii) where not fronting a road from a primary space; or (iii) where not fronting a primary space from a secondary space; (b) have ground floor facades, facing a primary or secondary space: <ul style="list-style-type: none"> (i) with voids (windows or doorways) comprising no less than 50% on that frontage; and (ii) single lengths of blank wall no more than 30% of the total facade on that frontage; (c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; and (d) provide external lighting to illuminate public access to the building, car parking areas and pathways. 	<p>P2</p> <p>Building façade design, including the ratio of solid to void, must create an appearance that is consistent with the established built form and historic characteristics of the cove, having regard to:</p> <ul style="list-style-type: none"> (a) consistency with any relevant zone purpose; (b) enhancing the established streetscape; (c) enhancing pedestrian amenity; (d) facilitating pedestrian interest and activity at ground floor level where facing onto primary spaces; (e) providing for passive surveillance of public spaces and building entrances; and (f) reinforcing the status of the building where fronting a primary space.
<p>A3</p> <p>Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must not be visible from the street and other public places.</p>	<p>P3</p> <p>Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places must not detract from:</p> <ul style="list-style-type: none"> (a) the visual qualities of the streetscape; and

	(b) the amenity of pedestrians through noise, air movement, dust or similar.
A4 Security shutters or grilles must not be fitted over windows or doors on facades facing a primary or secondary space or other public places.	P4 Security shutters or grilles over windows or doors on facades facing a primary or secondary space or other public spaces are only provided if it is essential for the security of the premises and no other alternatives are feasible.
A5 Building surfaces, excluding voids such as windows and doors, must: <ul style="list-style-type: none"> (a) be masonry including stone, brick and concrete blocks; (b) have a light reflectance value not greater than 40 percent; and (c) where facing onto a primary space not be tilt up or pre-fabricated concrete panels. 	P5 Building surfaces, excluding voids such as windows and doors, must: <ul style="list-style-type: none"> (a) be high quality and durable; (b) compatible with the character of existing buildings and in particular heritage buildings; (c) minimise reflectivity; and (d) provide for visual interest and modulation where facing onto primary spaces.
A6 External lighting of buildings, excluding security lighting: <ul style="list-style-type: none"> (a) must accentuate the wall of the building when illuminated; and (b) only illuminate walls to secondary spaces, where walls to primary spaces are also illuminated. 	P6 No Performance Criterion.

HOB-P10.6.6 Urban gardens

Objective:	To facilitate the creation of new urban gardens in secondary spaces that provide amenity and accessibility for pedestrians.	
Acceptable Solutions		Performance Criteria
A1	Where a building results in the creation of a secondary space with public access, these spaces must:	P1 No Performance Criterion.

<ul style="list-style-type: none"> (a) have landscaping appropriate to the space; (b) provide linkages between primary spaces where physically possible; and (c) include facilities for pedestrians, such as seating. 	
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HOB-P10.6.7 Pedestrian links

Objective:	To maintain pedestrian lanes, arcades and through-site links that provide for pedestrian amenity.	
Acceptable Solutions		Performance Criteria
A1	Existing pedestrian lanes, arcades and through-site links must be retained.	P1 New pedestrian lanes, arcades or through-site links must be provided in convenient and accessible locations.
A2	Buildings must address adjoining lanes, arcades and through-site links as well as street frontages.	P2 Buildings must minimise blank walls facing onto lanes, arcades and through-site links and provide opportunities for activity or visual interest for those spaces.

HOB-P10.6.8 Outdoor storage areas

Objective:	That outdoor storage areas do not visually detract from the area.	
Acceptable Solutions		Performance Criteria
A1	Outdoor storage areas must: <ul style="list-style-type: none"> (a) be located behind the facade of the building; (b) have all goods and materials screened from public view; and (c) not encroach upon car parking areas, driveway or landscaped areas. 	P1 Outdoor storage areas, must be located, treated or screened to not cause an unreasonable loss of the visual amenity of the area, having regard to: <ul style="list-style-type: none"> (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.

HOB-P10.6.9 Frontage fences in Activity Area 2.0 (Sullivans Cove Mixed Use)

Objective:	That the height and design of frontage fences provides for passive surveillance of public spaces.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution ⁶ .	P1 A fence including a free standing wall within 2m of a frontage must allow for mutual passive surveillance between the road and the dwelling, particularly on a primary space.

HOB-P10.6.10 Design and siting of signs

This clause is in substitution for C1.6.3 Signs Code - clause C1.6.1 Design and siting of signs, Table C1.4 Exempt Signs and Table C1.6 Sign Standards..

Objective:	That signs in Sullivans Cove: (a) are well designed and sited; and (b) do not contribute to visual clutter and are complementary to the visual amenity and overall historic character of Sullivans Cove.
Acceptable Solutions	Performance Criteria
A1.1 A sign must meet the sign standards for the relevant sign type set out in Table C1.6 excluding the following sign types, for which there is No Acceptable Solution: <ul style="list-style-type: none"> (i) above awning sign; (ii) billboard sign; (iii) blade sign; (iv) bunting (flag and decorative elements); (v) cabinet sign; (vi) horizontal projecting wall sign; (vii) pole/ pylon sign; (viii) roof sign; 	P1 A sign must: <ul style="list-style-type: none"> (a) meet the sign standards for the relevant sign type set out in Table HOB-P10.8.2; and (b) be compatible with the streetscape, landscape and building character, having regard to: <ul style="list-style-type: none"> (i) the size and dimensions of the sign; (ii) the individual or cumulative effect of the sign on the amenity and townscape of the area; (iii) the need to avoid visual disorder or clutter of signs or repetition of messages or information; (iv) the individual or cumulative effect of the sign on the building;

⁶ An exemption applies for fences in this zone – see Table 4.6

<p>(ix) sky sign; (x) vertical projecting wall sign; and (xi) window sign.</p> <p>A1.2</p> <p>A wall sign must:</p> <p>(a) not be more than 1 per building;</p> <p>(b) have a maximum vertical dimension of 300mm; and</p> <p>(c) have a maximum horizontal dimension of 2m.</p>	<p>(v) the size and scale of the building upon which the sign is proposed;</p> <p>(vi) the effect of the sign on the safety and security of premises in the area; and</p> <p>(vii) the impact on the safe and efficient movement of vehicles and pedestrians,</p> <p>and excluding for the following signs which are prohibited:</p> <p>(i) above awning sign;</p> <p>(ii) billboard sign;</p> <p>(iii) bunting (flag and decorative elements);</p> <p>(iv) roof sign; and</p> <p>(v) sky sign.</p>
<p>A2</p> <p>A sign on the façade of a heritage building in or adjacent to the cove floor must not be located above the first floor level.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>A sign must not display or contain:</p> <p>(a) electronic or video graphics, or mechanically moving figures or graphics, that are primarily for commercial purposes; or</p> <p>(b) fluorescent or iridescent colours or finishes.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p> <p>A sign displaying written material or a graphic or logo promoting a particular product (excluding where associated with the name of the business to which the sign relates) must:</p> <p>(a) not be located above ceiling or awning level of ground floor occupancies;</p>	<p>P4</p> <p>No Performance Criterion.</p>

<p>(b) have a maximum proportion of any one sign devoted to product logo or graphics of 25%; and</p> <p>(c) relate directly to a product provided in the respective occupancy.</p>	
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HOB-P10.6.11 Third party signs

This clause is in substitution for the Signs Code - clause C1.6.3 Third party sign, is overridden by this clause.

Objective:	To prevent third party signs in Sullivans Cove.	
Acceptable Solutions		Performance Criteria
A1	A sign must not be a third party sign defined in clause C1.3.1 of the Signs Code.	<p>P1</p> <p>No Performance Criterion.</p>

HOB-P10.6.12 Signs on or adjacent to heritage places

This clause is in substitution for the Signs Code - clause C1.6.1 Design and siting of signs, C1.6.2 Illuminated signs, clause C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts, Table C1.4 Exempt Signs and Table C1.6 Sign Standards

Objective:	That the size, design and siting of signs, both individually and cumulatively, are compatible with the overall character of Sullivans Cove, and complement the historic heritage significance of heritage places by protecting and enhancing those values.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	<p>P1</p> <p>A sign located on or adjacent to a heritage place must be designed and located in a manner that does not have an unacceptable impact on the historic heritage significance of the place, having regard to:</p> <p>(a) placement to allow the architectural details of the building to remain prominent;</p>

	<ul style="list-style-type: none"> (b) the size and design not substantially detracting from the buildings original architecture, heritage value or character; (c) placement in a location on the building that would traditionally have been used as an advertising area; (d) any domination, replication or obscuring of any historic signs forming an integral part of a building's architectural detailing or historic heritage significance; (e) using fixed signs and fittings that do not and are not likely to damage heritage building fabric, including appropriate non-corrosive fixings inserted into mortar joints; (f) not breaking an historic parapet or roof line; (g) not using internal illumination in a sign on a heritage building; (h) the character and heritage value of buildings both individually and collectively including groups of buildings comprising of some buildings which may not be of particular heritage value; (i) adaptation of modern standardised trademark or propriety logo advertising and corporate image requirements such as specific colours to suit the individual location and building; and (j) a sign not being placed on a side wall of a building if the wall does not form a street frontage, or has not historically been used for signs.
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HOB-P10.7 Development Standards for Subdivision

HOB-P10.7.1 Subdivision

Objective:	That subdivision of land occurs in a coordinated manner with its use and development.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or (d) be for the purpose of facilitating the desired use and development of land and: <ul style="list-style-type: none"> (i) form part of an application for that use and development; or (ii) be required for an existing approved use and development. 	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the functionality and usability of the frontage or access; (c) existing or intended adjoining public space through which occasional vehicular access may be granted; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the advice of the road authority.

HOB-P10.7.2 Services

Objective:	That the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of a connection to: (a) a full water supply service; (b) a reticulated sewerage system; and (c) a public stormwater system able to service the building by gravity.		P1 No Performance Criterion.

HOB-P10.8 Tables

HOB-P10.8.1 Table building height - plot ratio

Building height in metres (Figure HOB-P10.2)	Applicable Plot Ratio
Discretionary	0
8m to less than 12m	2.0
12m to less than 15m	2.5
15m to less than 18m	3.0
18m to less than 21m	4.0
21m and above	5.0

HOB-P10.8.2 Table sign standards

Signs Code - The following table is substituted for Table C1.6 - Signs Standards for the named listed signs.

Sign Type	Sign Standards
blade sign	Must: (a) have a maximum vertical dimension of 2.4m; and

	(b) have a maximum horizontal dimension of 0.8m.
cabinet sign	<p>Must:</p> <ul style="list-style-type: none"> (a) not project more than 40mm from the wall if erected on a wall or structure; (b) not extend vertically or horizontally beyond the wall to which it is attached; and (c) have a maximum vertical dimension of 400mm and a maximum horizontal dimension of 400mm.
flag sign	<p>Must:</p> <ul style="list-style-type: none"> (a) contain the business name only and not product content; (b) have maximum dimensions of each flag 1.6m x 900mm; and (c) have a minimum clearance above ground level of 2.4m
horizontal projecting wall sign	<p>Must:</p> <ul style="list-style-type: none"> (a) have a maximum horizontal dimension of 1.5m; (b) have a maximum vertical dimension of 500mm; (c) have a maximum width of 300mm; (d) not be closer than 450mm of a vertical projection of the kerb alignment of the road; (e) have a minimum clearance above ground level of 2.4m; (f) be attached at a height equivalent to the floor of the first storey; and (g) not to be located on the same site as a vertical projecting wall sign.
pole / pylon sign	<p>Must:</p> <ul style="list-style-type: none"> (a) be located within the site boundary; (b) have no more than two faces; (c) have a maximum area of 1m² for each face; (d) have a maximum height above ground level of 2.7m; and (e) have a clearance from ground level to the sign not less than 2.4m; and (f) have not more than 1 pole/pylon sign per building.
vertical projecting wall sign	<p>Must:</p> <ul style="list-style-type: none"> (a) have a maximum projection of 600mm from the wall;

	<ul style="list-style-type: none"> (b) have no part of the sign above the eaves or the parapet of the façade, and not be higher than 6m above the ground; (c) have a minimum distance of 1.2m from any side boundary; (d) have a maximum vertical dimension of 450mm or 5% of the wall height, whichever is greater; (e) have a maximum width of 300mm; (f) be attached at a height equivalent to the floor of the first storey; and (g) not be located on the same site as a horizontal projecting wall sign.
wall sign	<p>Must:</p> <ul style="list-style-type: none"> (a) not extend beyond the wall or above the top of the wall to which it is attached; (b) have a maximum vertical dimension of 500mm or 5% of the wall height, whichever is greater; and (c) have a maximum horizontal dimension of 4m; or (d) if not on a heritage building, have a maximum area of all wall, window and banner signs of 7% of the area of the façade.
window sign	<p>Must:</p> <ul style="list-style-type: none"> (a) not occupy more than 25% of the window area; and (b) be located at ground /street level only.

Figure HOB-P10.1 Sullivans Cove setting

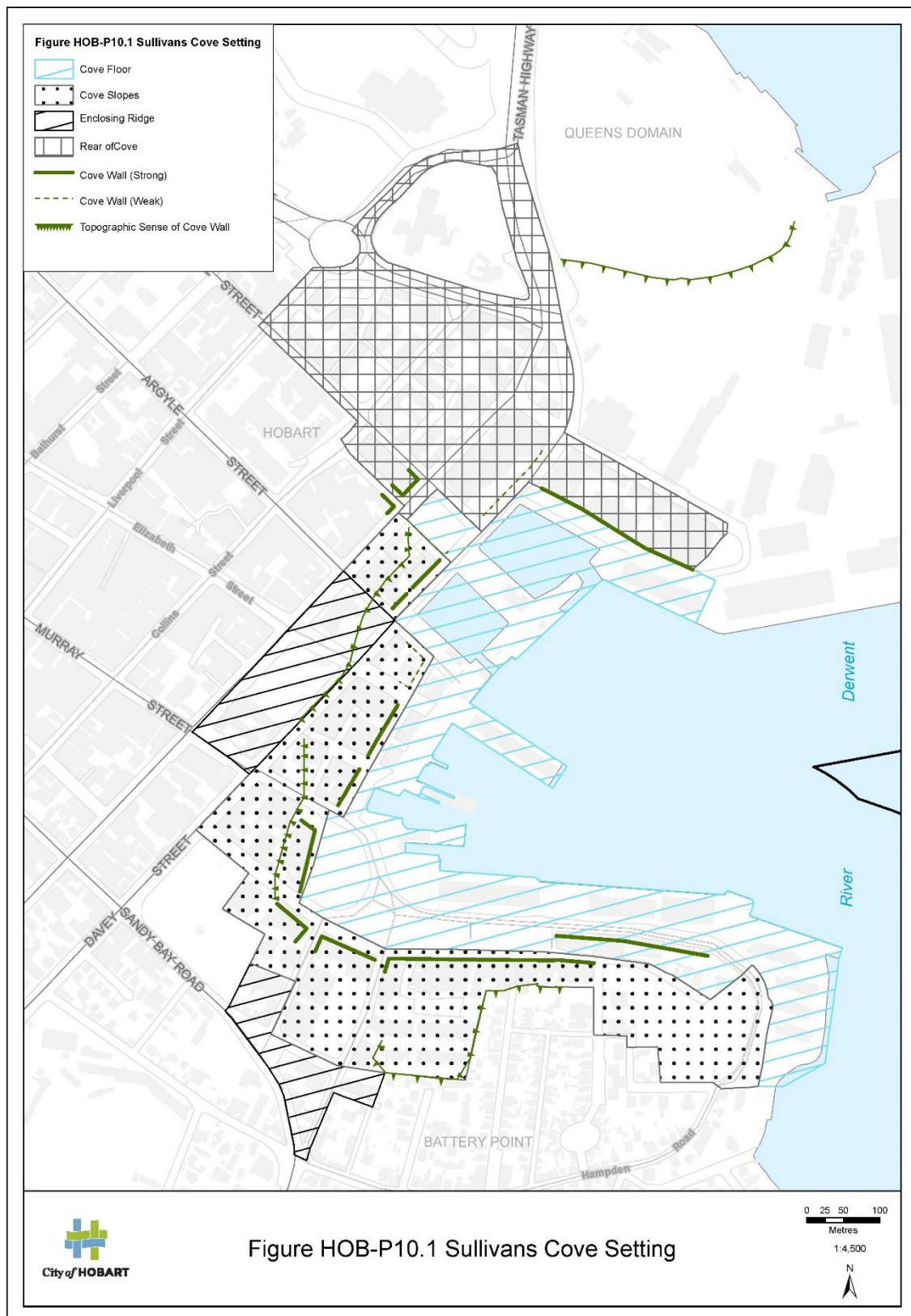


Figure HOB-P10.2 Building height (excluding Wapping)

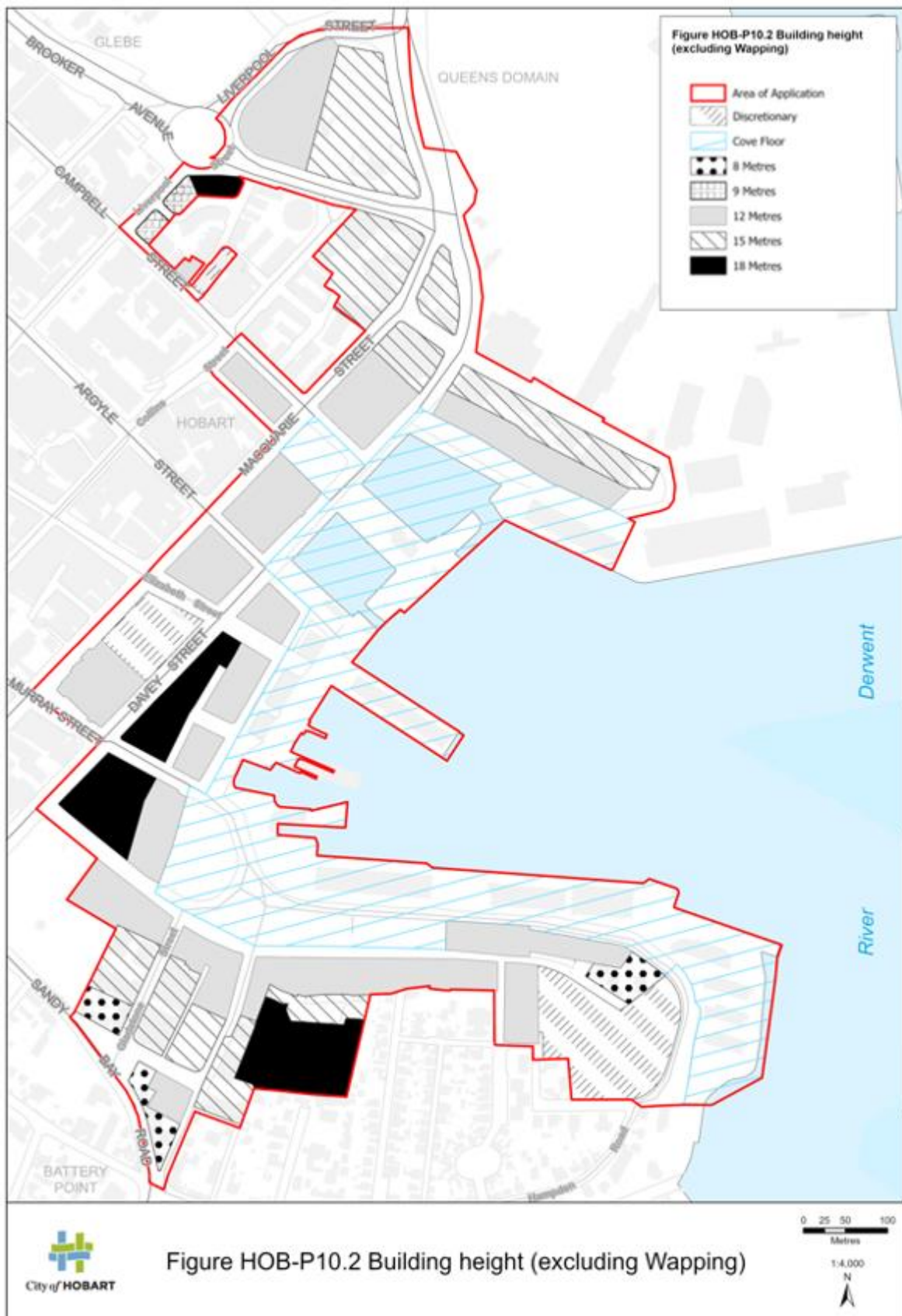


Figure HOB-P10.3 Building height in Activity Area 3.0 (Wapping)

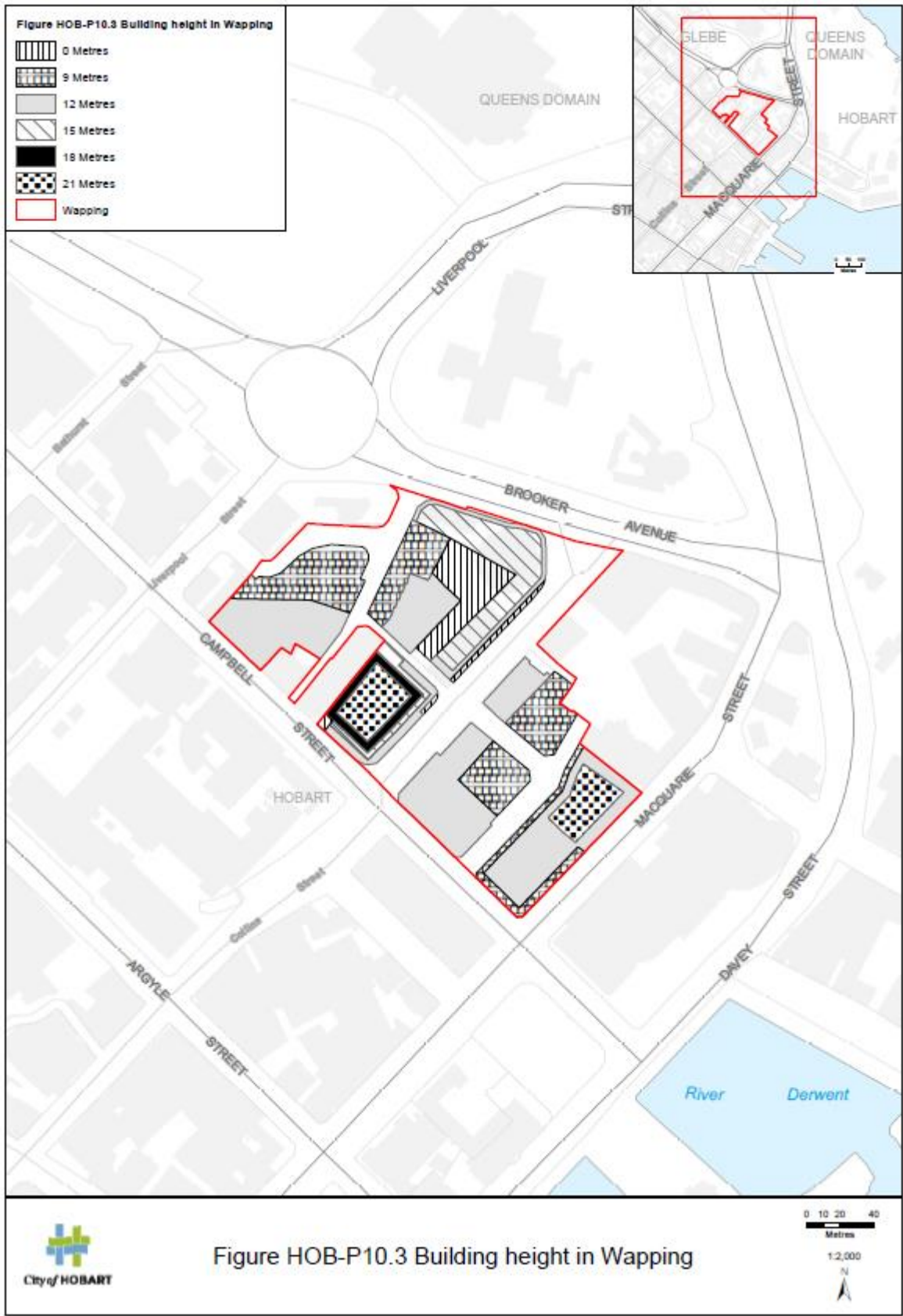


Figure HOB-P10.4 Key Viewlines

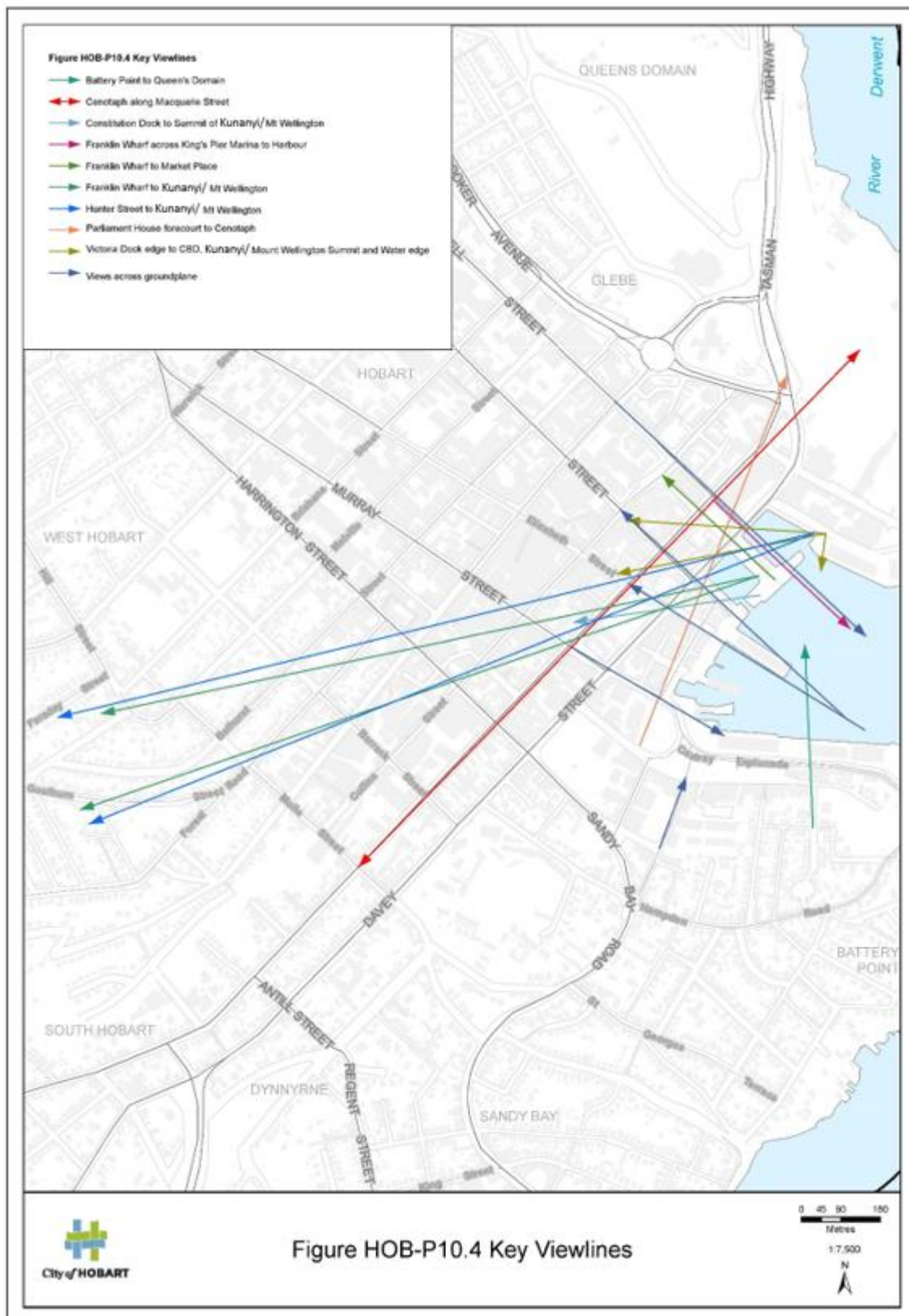


Figure HOB-P10.5 Sullivans Cove spatial system

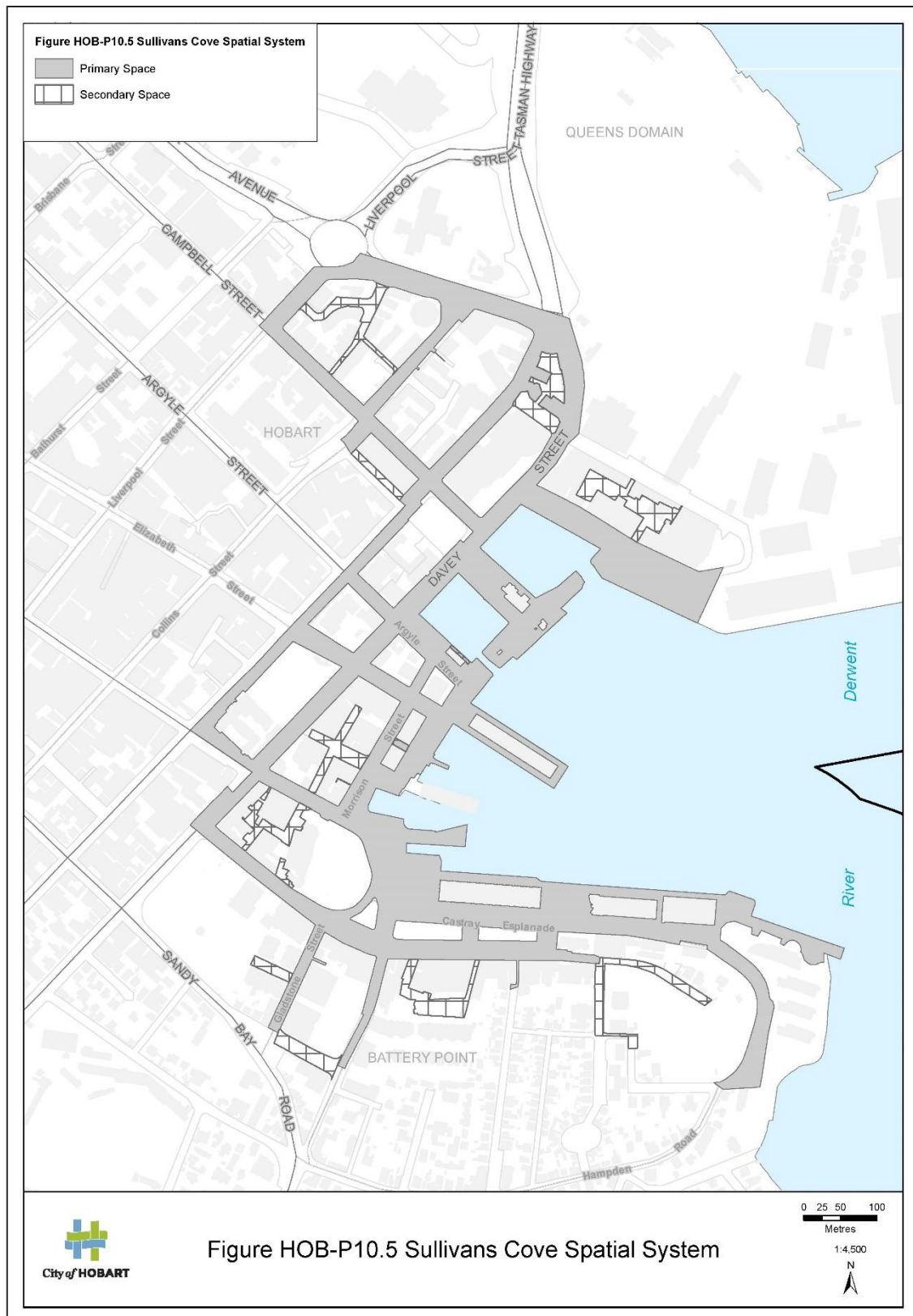
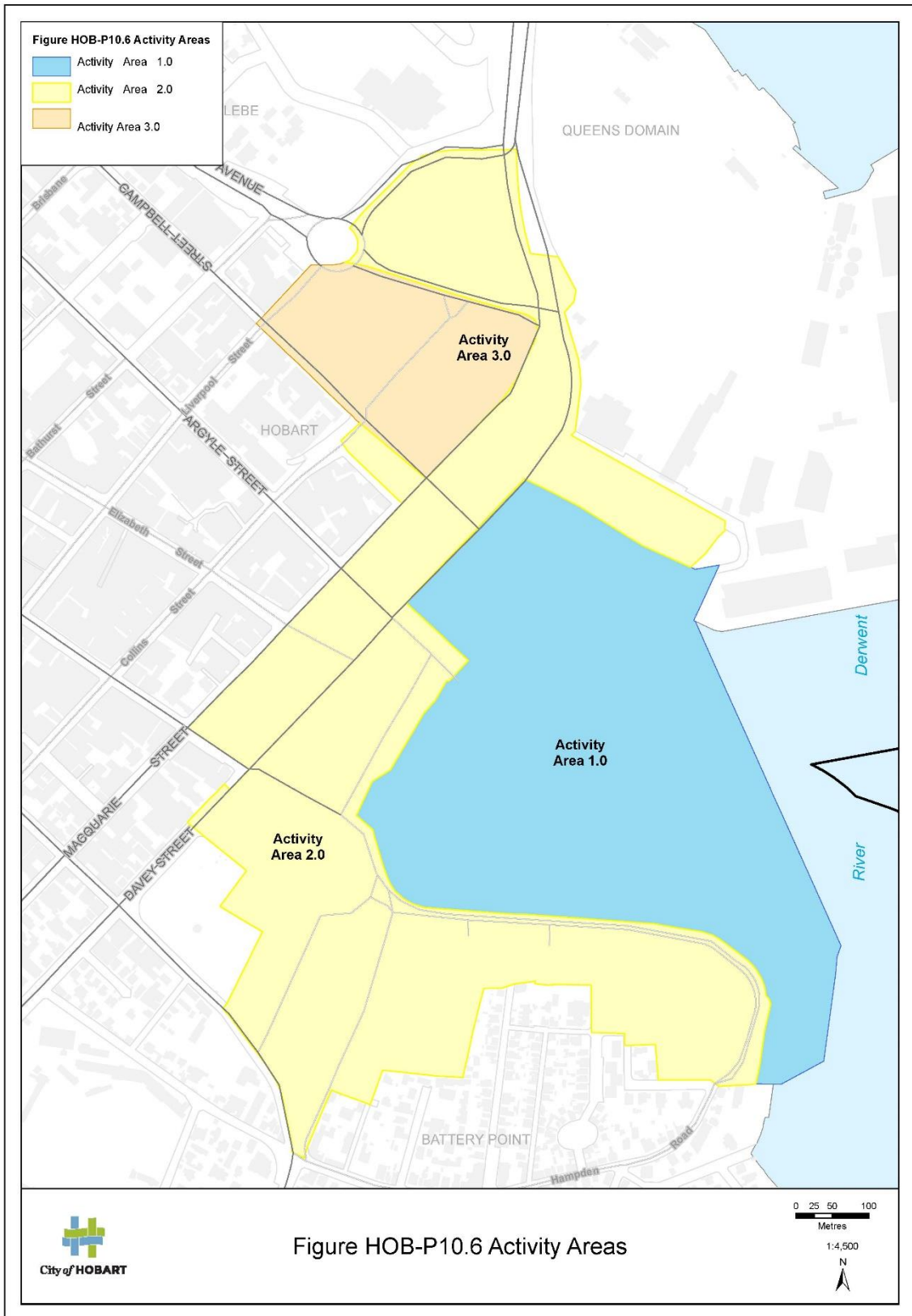


Figure HOB-P10.6 Activity areas



HOB-P11.0 Particular Purpose Zone - Macquarie Point

HOB-P11.1 Zone purpose

The purpose of the Particular Purpose Zone - Macquarie Point is:

- HOB-P11.1.1 To implement the *Macquarie Point Reset Masterplan 2017-2030*.
- HOB-P11.1.2 To provide for Macquarie Point's redevelopment as a vibrant and active area with a mix of uses that connects with and complements adjacent areas within Hobart and provides for inner city living.
- HOB-P11.1.3 To encourage the bulk, siting and height of buildings to be sympathetic to the built and spatial form in the surrounding area, the history of the site, the reverential surrounds of the Cenotaph, the natural topography and the natural shoreline.
- HOB-P11.1.4 To protect the operation of the Port of Hobart for the benefit of the local, regional, state and national economy.
- HOB-P11.1.5 To encourage developments for sensitive uses to be adequately designed, sited and constructed to protect amenity and reduce the potential for land use conflict that may compromise the use of the Port of Hobart or Macquarie Point as a major public event space.
- HOB-P11.1.6 To provide for recreation and associated uses in designated open spaces.
- HOB-P11.1.7 To provide flexibility for interim use and development of the site providing buildings are located and designed in a manner that does not prejudice the future development of the area, appropriate pedestrian, cycle and vehicle linkages through the site and priority is given to the protection of the working port.

HOB-P11.2 Local area objectives

Reference Number	Area Description	Local Area Objectives
HOB-P11.2.1	Particular Purpose Zone - Macquarie Point, as shown on an overlay map HOB-P11.2.1.	<p>The local area objectives for the Particular Purpose Zone - Macquarie Point are:</p> <ul style="list-style-type: none">(a) to provide development that does not unreasonably impact on important views, including the following shown on Figure HOB-P11.2:<ul style="list-style-type: none">(i) from the Cenotaph toward the mouth of the Derwent River, including the flat river plane that extends to the horizon;(ii) from the Cenotaph to the horizon of the surrounding distant topographical features, including the Wellington Range descending

		<p>to the Mount Nelson ridge, then to Porter Hill and down to the water plane at Long Point, Lower Sandy Bay;</p> <p>(iii) from the Cenotaph to St George's Church;</p> <p>(iv) from the Cenotaph to the Parliament House forecourt along Morrison Street;</p> <p>(v) the views across the Cove toward the Cenotaph, including from Macquarie Street, the forecourt of the Princes Wharf No. 1 Shed, the Paddock between Princes Wharf No. 1 Shed and the Institute for Marine and Antarctic Studies (IMAS), Runnymede Street, and the open space at the eastern end of the IMAS building;</p> <p>(vi) the view of the sunrise from the grounds of the Cenotaph on Anzac Day;</p> <p>(vii) to and from Sullivans Cove and the Derwent River aligning NE/SW;</p> <p>(viii) from the Royal Engineers Building to Kangaroo Bay;</p> <p>(ix) along the key public space;</p> <p>(x) to and from the key public space and cove floor to the Cenotaph; and</p> <p>(xi) to and from Davey Street and the entry to the key public space;</p> <p>(b) to encourage the design and appearance of roofs to provide interest when viewed from the elevated areas of the Cenotaph and Domain;</p> <p>(c) to provide for a network of connections through and around the site as shown on Figure HOB-P11.3, including:</p> <p>(i) primary shared street spaces extending north from Evans Street and east from Tasman Highway towards the centre of the site;</p> <p>(ii) smaller and more intimate secondary spaces that provide permeability across the site. Their position can be adjusted to suit the preferred building form, siting and lot size/s; and</p>
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		<ul style="list-style-type: none"> (iii) a direct pedestrian link between the key public space and Cenotaph that traverses the escarpment; <p>(d) to encourage development of Macquarie Point that will:</p> <ul style="list-style-type: none"> (i) re-engage with its history by revealing layers of the changing nature of Macquarie Point over time through expression of the topography, natural shoreline, Round House, Goods Shed, Royal Engineers Building and Red Shed; (ii) respect the setting and appreciation of the cultural heritage significance of the Royal Engineers Building; (iii) not adversely impact on the cultural heritage and reverential ambience of the Hobart Cenotaph and its surrounds; (iv) acknowledge the footprint of the former railway Round House as shown on Figure HOB-P11.3; (v) provide for the bulk, siting and height of buildings that are sympathetic to the natural topography including the headland, and escarpment surrounding the Cenotaph and reinforce the natural shoreline with freestanding buildings viewed in the round on the cove floor; and <p>(g) to protect the operation of the Port of Hobart for the benefit of the local, regional, state and national economy by:</p> <ul style="list-style-type: none"> (i) providing a buffer of non-sensitive uses in the buildings along the port interface to avoid constraints on the working port; (ii) separating and treating sensitive uses so as not to be vulnerable to noise, air, vibration and lighting impacts; (iii) incorporating appropriate design responses to avoid conflict between mixed-use, pedestrian and industrial vehicular traffic associated with the Port of Hobart along Evans Street;
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		<p>(iv) complying with relevant safety and hazard distances as specified in relevant Australian standards; and</p> <p>(v) preserving the future connection to the Port of Hobart from the North by the Regatta Grounds.</p>
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HOB-P11.3 Definition of Terms

HOB-P11.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Term	Definition
accredited environmental auditor	means a person appointed as an accredited environmental auditor in accordance with section 39F of the Macquarie Point Development Corporation Act 2012.
common property	means as defined in the <i>Strata Titles Act 1998</i>
cove floor	means the reclaimed areas of Macquarie Point to the east of the natural shoreline shown on Figure HOB-P11.3.
cove wall	means as shown in Figure HOB-P10.1
environmental audit	means a report prepared by an accredited environmental auditor prepared in accordance with Schedule B of the <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i> , as amended 16 May 2013 on the nature, extent and levels of existing contamination and the actual or potential risk to human health or the environment, on or off the site, resulting from that contamination.
height	<p>for development inside the areas listed A-H shown on Figure HOB-P11.4 means the uppermost part of a building excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents measured in Australian Height Datum (AHD); and</p> <p>for development outside the areas listed A-H shown on Figure HOB-P11.4, means the vertical distance from existing ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.</p>

key public space	means the areas identified as Key Public Spaces in figure HOB-P11.3
natural shoreline	means the natural shoreline as shown in Figure HOB-P11.3 Development Framework
primary space	means Key Public Spaces and Access Links shown on Figure HOB-P11.3, and Evans Street.
secondary space	means smaller roads, lanes, alleys and ad hoc courts shown as Important Pedestrian Links shown on Figure HOB-P11.3.
site-specific report	means an environmental impact assessment carried out by a suitably qualified person (Emissions), which meets the technical components of section 74 of the Environmental Management and Pollution Control Act 1994 and includes the impact of building design, layout and construction of the development to eliminate, mitigate or manage effects of emissions to ensure that a proposed use will not be unreasonably impacted by environmental harm caused by the operations of the Macquarie Point Wastewater Treatment Plant.
temporary development	means a development for a period not exceeding a total of 5 years from commencement of the works.
temporary use	means a use for a period not exceeding a total of 5 years from commencement of the use.
The cenotaph	means the Cenotaph and surrounding paving areas as shown in Figure HOB-P11.2
The escarpment	means the topographic sense of the cove wall shown on Figure HOB-P10.1
Use Area 1: Arts and Institutional Area	means the areas identified as Arts and Institutional Area in Figure HOB-P11.1
Use Area 2: Mixed Use Area	means the areas identified as Mixed Use Area in Figure HOB-P11.1

Use Area 3: Open Space Area	means the areas identified as Open Space Area in Figure HOB-P11.1
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HOB-P11.4 Use Table

HOB-P11.4.1 Use Table for Use Area 1: Arts and Institutional Area

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	If not for a place of worship.
Educational and Occasional Care	If not for a primary or secondary school.
Food Services	
General Retail and Hire	
Research and Development	
Sports and Recreation	If not for a major sporting facility.
Transport Depot and Distribution	If for a public transport facility.
Utilities	
Vehicle parking	If not: a) on ground floor level; and b) within 8m of the front of a building that faces a primary or secondary space.

Discretionary	
Bulky Goods Sales	If for a temporary use.
Community Meeting and Entertainment	If not listed as Permitted.
Educational and Occasional Care	If not listed as Permitted.
Emergency Services	
Equipment and Machinery Sales and Hire	If for a temporary use
Hospital Services	If for a temporary use
Hotel Industry	If (a) not for accommodation; or (b) for a temporary use.
Manufacturing and Processing	
Motor Racing Facility	If for a temporary use.
Port and Shipping	
Recycling and Waste Disposal	If for a temporary use.
Resource Processing	
Service Industry	
Sports and Recreation	If not listed as Permitted.
Storage	
Tourist Operation	
Transport Depot and Distribution	If not listed as Permitted.
Vehicle Fuel Sales and Service	If for a temporary use.

Vehicle parking	If not listed as Permitted.
Visitor Accommodation	If for a temporary use.
Prohibited	
All other uses	

HOB-P11.4.2 Use Table for Use Area 2: Mixed Use Area

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
General Retail and Hire	If for manufacturing sales only in the Goods Shed.
Hospital Services	
Hotel Industry	If above ground floor level where fronting Evans Street.
Research and Development	
Residential	If: a) in Areas 2.1 and 2.2 on Figure HOB-P11.1; and b) above ground floor level unless for access.
Sports and Recreation	If not for a major sporting facility.

Transport Depot and Distribution	If for a public transport facility.
Utilities	
Vehicle Parking	If not adjacent to the escarpment and on ground floor level and within 8m of the front of a building that faces a primary or secondary space.
Visitor Accommodation	If above ground floor level where fronting Evans Street.
Discretionary	
Bulky Goods Sales	If for a temporary use.
Emergency Services	
Equipment and Machinery Sales and Hire	If for a temporary use.
General Retail and Hire	If not listed as Permitted.
Hotel Industry	If not listed as Discretionary.
Manufacturing and Processing	
Motor Racing Facility	If for a temporary use.
Port and Shipping	If for a temporary use.
Recycling and Waste Disposal	If for a temporary use.
Residential	If: (a) in Areas 2.1 and 2.2 on Figure HOB-P11.1 and not listed as Permitted; or (b) for a temporary use.
Resource Development	If for a temporary use.
Resource Processing	
Service Industry	If for a temporary use.
Sports and Recreation	If not listed as Permitted.

Storage	
Tourist Operation	
Transport Depot and Distribution	If not listed as Permitted.
Vehicle Fuel Sales and Service	If for a temporary use.
Vehicle Parking	If not listed as Permitted.
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

HOB-P11.4.3 Use Table for Use Area 3: Open Space Area

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	If for an office in the Royal Engineers Building.
Community Meeting and Entertainment	If for a community centre.
General Retail and Hire	If for a market.
Transport Depot and Distribution	If for a public transport facility.
Vehicle Parking	If: (a) in the Art School car park (47 Hunter Street); or (b) associated with the use of the Royal Engineers Building.
Discretionary	
Bulky Goods Sales	If for a temporary use.
Business and Professional Services	If: (a) not listed as Permitted; or (b) for a temporary use
Community Meeting and Entertainment	If not listed as Permitted.
Educational and Occasional Care	If for: (a) a child care centre; or (b) a temporary use.
Food Services	
General Retail and Hire	If for:

	(a) a shop; or (b) a temporary use.
Hotel Industry	If for a temporary use.
Manufacturing and Processing	If for a temporary use.
Motor Racing Facility	If for a temporary use.
Pleasure Boat Facility	
Research and Development	If: (a) directly associated with a use in Use Area 1: Arts and Institutional Area; or (b) for a temporary use.
Residential	If for a temporary use.
Resource Processing	If for a temporary use.
Sports and Recreation	If: (a) not for major sporting facility; or (b) for a temporary use.
Storage	If for a temporary use.
Tourist Operation	
Transport Depot and Distribution	If not listed as Permitted.
Utilities	
Vehicle Parking	If: (a) underground; or (b) for a temporary use.
Prohibited	
All other uses	

HOB-P11.5 Use Standards

HOB-P11.5.1 Use Table for Use Area 2: Mixed Use Area

Objective:	To provide for the establishment of a mix of uses in Use Area 2: Mixed Use Area	
Acceptable Solutions		Performance Criteria
A1 The total floor area is not more than: (a) if for General Retail and Hire 10,000m ² ; (b) if for Research and Development and Educational and Occasional Care combined 35,000m ² ; (c) if for Business and Professional Services 30,000m ² ; (d) if for Residential 15,000m ² ; (e) if for Hotel Industry and Visitor Accommodation combined 20,000m ² .		P1 Uses must contribute to the interest and activity of Macquarie Point as a mixed use area, having regard to: (a) providing for a diversity of uses at densities responsive to the character of streetscapes and public spaces; (b) encouraging use at street level that generates activity and pedestrian movement through the area; and (c) providing for shop and office uses that are consistent with the activity centre hierarchy and do not have an unacceptable impact on the Hobart CBD.

HOB-P11.5.2 Residential and Visitor Accommodation Uses

Objective:	To: (a) protect the operation of the Port of Hobart for the benefit of the local, regional, state and national economy; and (b) protect the viability of Macquarie Point as a major public event space.	
Acceptable Solutions		Performance Criteria
		(a)
A1 Visitor Accommodation is not for a lot, as defined in the <i>Strata Titles Act 1998</i> , that is part of a strata scheme where another lot within that strata scheme is used for a residential use.		P1 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to:

	<ul style="list-style-type: none"> (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the lots; (e) the extent and nature of any other non-residential uses; and (f) any impact on shared access and common property
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HOB-P11.5.3 Vehicle parking

This clause overrides Parking and Sustainable Transport Code - clause C2.5.1 Car parking numbers.

Objective:	That vehicle parking and traffic movements associated with car parking use, are accommodated safely on the site and within the surrounding road network.	
Acceptable Solutions		Performance Criteria
A1 On-site vehicle parking must not be provided.		P1 Vehicle parking must: <ul style="list-style-type: none"> (a) be in the form of a communal or public vehicle parking facility provided as part of a development accessed by an Access Link shown on Figure HOB-P11.3; or (b) not compromise: <ul style="list-style-type: none"> (i) pedestrian safety, amenity or convenience; (ii) the enjoyment of al fresco dining or other outdoor activity; and (iii) traffic safety.
A2 The total number of vehicle parking spaces in the Zone, excluding Area A shown on Figure HOB-P11.4, must not exceed 350 spaces.		P2

	<p>Traffic impacts associated with vehicle parking must be safe and minimise any adverse impact on the efficiency of the road network, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the car parking; (b) the nature of the traffic generated by the car parking; (c) the surrounding road conditions; (d) the need for the use; (e) any traffic impact assessment; and (f) any proposed engineering works or traffic management arrangements.
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HOB-P11.5.4 Temporary use

Objective:	<p>That temporary uses do not prejudice:</p> <ul style="list-style-type: none"> (a) the future development of Macquarie Point; and (b) appropriate pedestrian, cycle and vehicle linkages through the site to adjacent areas.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Temporary uses must not prejudice the future development of Macquarie Point and appropriate links through the site, having regard to:</p> <ul style="list-style-type: none"> (a) priority being given to the Port of Hobart operations; (b) the potential for land use conflict between the proposed use and the use of Macquarie Point for public events; (c) impacts from land decontamination works, and the need for uses not to commence until relevant areas of the site have been appropriately remediated; (d) the adequacy and capacity of existing infrastructure and services including

	roads, footpaths, water, sewerage and power to cater for the proposed use; and (e) any relevant local area objectives.
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HOB-P11.6 Development Standards for Buildings and WorksHOB-P11.6.1 Impacts from the working Port of Hobart

Objective:	To: (a) maintain appropriate levels of acoustic amenity and air quality for occupants of buildings; and (b) protect the operation of the Port of Hobart for the benefit of the local, regional, state and national economy.
Acceptable Solutions	Performance Criteria
A1 Buildings: (a) within 50m of the boundary adjoining the Port of Hobart must be designed to achieve internal noise levels in accordance with the Australian Standard AS2107:2016 - <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i> ; (b) within 20m of the boundary adjoining the Port of Hobart must not have private outdoor areas, decks or balconies; and (c) within 10m of the boundary adjoining the Port of Hobart must only have fixed windows (non-opening).	P1 The siting, layout and design of buildings achieves and maintains a reasonable level of amenity for building occupants and protects the current and future operations of the Port of Hobart having regard to: (a) existing and potential noise and air emissions from the Port of Hobart; (b) the movement of heavy vehicles and port machinery; and (c) advice from a suitably qualified person on potential noise and air emissions that impact on amenity of building occupants.

HOB-P11.6.2 Building height and form

Objective:	That height and form of buildings is: (a) compatible with established building forms within the Particular Purpose Zone - Sullivans Cove and the Particular Purpose Zone - Macquarie Point; (b) sympathetic to the natural topography of Sullivans Cove, including the headland and escarpment surrounding the Cenotaph forming a natural expression of the cove wall; and
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	(c) respectful of the low-lying nature of the site and its visibility from surrounding elevated areas.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height, unless for temporary development, must be no more than:</p> <p>(a) the permitted heights for areas shown in Figure HOB-P11.4; or</p> <p>(b) 6m if outside the areas shown on Figure HOB-P11.4.</p>	<p>P1</p> <p>Unless for a temporary development, building height is compatible with the streetscape, urban form and character of the surrounding area, having regard to:</p> <p>(a) the protection of important views shown in Figure HOB-P11.2;</p> <p>(b) the apparent height when viewed from the Cenotaph and the southern side of the Cove floor;</p> <p>(c) the overshadowing of existing and proposed buildings and of the key public space;</p> <p>(d) the individual prominence of the building and its contrast with neighbouring buildings;</p> <p>(e) the contribution the building will make to Macquarie Point and Hobart more generally in terms of architectural character and quality;</p> <p>(f) the extent and nature of the contribution that the building and its use will make to the economic activity of Macquarie Point and Hobart;</p> <p>(g) the extent and nature of the contribution that the building and its use will make to the reputation of Hobart as an international destination;</p> <p>(h) the civic amenity of the building;</p> <p>(i) that buildings sited adjacent to the headland are not to protrude above the escarpment when viewed from the Cenotaph; and</p> <p>(j) any relevant local area objectives.</p>

<p>A2</p> <p>No Acceptable Solution for roof form for buildings with a floor area greater than 300m², unless for a temporary development,</p>	<p>P2</p> <p>Roof form:</p> <ul style="list-style-type: none"> (a) contributes to the articulation of building form; (b) contributes to the integration of new buildings into the surrounding area; and (c) provides architectural interest when viewed from elevated areas, <p>unless for a temporary development.</p>
<p>A3</p> <p>Unless for a temporary development, buildings must be sited within the building areas shown in Figure HOB-P11.3.</p>	<p>P3</p> <p>Building form minimises apparent size and bulk, having regard to:</p> <ul style="list-style-type: none"> (a) the visual prominence of the building when viewed from public spaces; (b) the use of design measures such as vertical articulation; and (c) any relevant local area objectives, <p>unless for a temporary development.</p>

HOB-P11.6.3 Building alignment

Objective:	That building forms, roads and other public spaces are appropriately aligned.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings located within the building areas shown in Figure HOB-P11.3 and within 20m of a frontage to a primary or secondary space must align to the edge of that space for not less than 70% of the width of the building facing that frontage, unless for a temporary development.</p>	<p>P1</p> <p>Building alignment:</p> <ul style="list-style-type: none"> (a) if fronting onto a primary or secondary space, may include irregular shapes if it can be demonstrated that the overall impression is of retention of continuous alignment of the space; and (b) has regard to any local area objectives. <p>unless for temporary development.</p>	

HOB-P11.6.4 Building alignment to Evans Street

Objective:	To establish and reinforce a well-defined built edge to Evans Street, set back to highlight the Goods Shed as a public entry point to the site.	
Acceptable Solutions		Performance Criteria
A1	Buildings must have a setback from Evans Street of 3m, unless for temporary development.	P1 Buildings must have a setback that: <ul style="list-style-type: none"> (a) is consistent with the setback of adjoining buildings and the streetscape; (b) is only closer to Evans Street if it can be demonstrated that the building is sufficiently setback from the alignment of the Goods Shed to highlight that building within the streetscape; and (c) only provides variations in building alignment to break up long building façades, if potential concealment or entrapment opportunities are not created, unless for temporary development.

HOB-P11.6.5 Building facades

Objective:	Building façades are to promote and maintain high levels of pedestrian interest, amenity and safety.	
Acceptable Solutions		Performance Criteria
A1	Buildings must: <ul style="list-style-type: none"> (a) provide the main pedestrian access to the building so that it is visible from the road or publicly accessible areas of the site; (b) have ground floor façades facing a primary or secondary space which comprise a surface area of no less than 40% consisting of windows or doorways; and (c) have ground floor facades facing a primary or secondary space which do not comprise a 	P1 Buildings must be designed to promote and maintain high levels of pedestrian interest, amenity and safety by: <ul style="list-style-type: none"> (a) providing a pedestrian access to the building that addresses the street or other public space; (b) providing for passive surveillance of public spaces; and (c) treating large expanses of blank wall in the front façade and

single length of blank wall greater than 30% of the total façade on that frontage, unless for a temporary development.	façades facing other public spaces with architectural detail or public art so as to contribute positively to the streetscape and public space, unless for a temporary development.
A2 Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must not be visible from the street and other public spaces, unless for a temporary development.	P2 Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places, must promote and maintain high levels of pedestrian interest, amenity and safety having regard to: <ul style="list-style-type: none"> (a) the visual qualities of the streetscape; and (b) the amenity of pedestrians in relation to noise, air movement, dust or similar, unless for temporary development.
A3 Security shutters or grilles must not be fitted over windows or doors on façades facing a primary or secondary space or other public spaces, unless for temporary development.	P3 Unless for a temporary development, security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces are only provided if it can be demonstrated that they are essential for the security of the premises and no other alternatives are feasible, unless for temporary development.

HOB-P11.6.6 Roof mounted mechanical plant

Objective:	Rooftop mechanical plant is to be unobtrusive when viewed from elevated areas including the Cenotaph and surrounding areas.
Acceptable Solutions	Performance Criteria
A1 Buildings must achieve one or more of:	P1 Rooftop mechanical plant is to be sited and treated so as to be unobtrusive

<p>(a) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof;</p> <p>(b) roof-top mechanical plant is to be screened from public view including from the Cenotaph and surrounding areas, unless for a temporary development.</p>	<p>when viewed elevated areas including the Cenotaph and surrounding areas, unless for a temporary development</p>
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HOB-P11.6.7 Outdoor storage areas

Objective:	Outdoor storage areas do not visually detract from the area.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Unless for a temporary development, outdoor storage areas must:</p> <p>(a) be located behind the façade of the building; and</p> <p>(b) screen all stored goods and materials from public view.</p>		<p>P1</p> <p>Unless for a temporary development, outdoor storage areas must be located, treated or screened to not visually detract from the visual amenity of the area.</p>

HOB-P11.6.8 Pedestrian links

Objective:	That a network of pedestrian connections is provided.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Unless for a temporary development, a publicly accessible pedestrian lane or arcade, not less than 6m wide, which forms part of a development, must be provided not less than 10m from an important pedestrian link shown on Figure HOB-P11.3.</p>		<p>P1</p> <p>Unless for a temporary development, buildings must complement a network of pedestrian connections, having regard to any relevant local area objective.</p>

HOB-P11.6.9 Attenuation from the Macquarie Point Wastewater Treatment Plant

Objective:	That sensitive uses are separated from, or do not conflict with, interfere with, or constrain the Macquarie Point Wastewater Treatment plant to mitigate any adverse effects.	
Acceptable Solutions		Performance Criteria

<p>A1</p> <p>(a) Sensitive uses are sited not less than 400m from the boundary of the land contained within folios of the Register 16130/1, 15736/1, 19468/1, 241367/1, 241366/1, 163944/1 and 11646/1 on which the Macquarie Point Wastewater Treatment Plant is situated; or</p> <p>(b) Sensitive uses must not commence until the Macquarie Point Wastewater Treatment Plant has been decommissioned (including the demolition and removal of the infrastructure, sewage and sewage bi-products, liquid wastes and chemicals).</p>	<p>P1</p> <p>Location of sensitive uses must not result in potential to be unreasonably impacted by environmental harm from the Macquarie Point Wastewater Treatment Plant as demonstrated in a site-specific report prepared by a suitably qualified person, having regard to:</p> <p>(a) the nature of the wastewater treatment including:</p> <ul style="list-style-type: none"> (i) operational characteristics; (ii) scale and intensity; and (iii) degree of hazard or pollution that may be emitted from the activity; <p>(b) the nature of the sensitive use;</p> <p>(c) the extent of encroachment by the sensitive use to the Macquarie Point Wastewater Treatment Plant;</p> <p>(d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions; and</p> <p>(e) any advice from TasWater; and</p> <p>(f) any advice from the Director, Environment Protection Authority.</p>
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HOB-P11.6.10 Temporary development

Objective:	<p>To provide that temporary developments do not prejudice:</p> <ul style="list-style-type: none"> (a) the operation of the Port of Hobart; (b) the use of Macquarie Point for major public events; (c) the future development of Macquarie Point; or (d) appropriate pedestrian, cycle and vehicle linkages through the site to adjacent areas.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Temporary developments do not prejudice the operation of the Port of Hobart or future development of the area of appropriate pedestrian, cycle and vehicle links through the site, having regard to:</p> <ul style="list-style-type: none"> (a) priority being given to the Port of Hobart operations; (b) the ability of the proposed development to achieve satisfactory levels of safety and amenity of occupants including minimizing the impacts of noise, air, vibration and lighting impacts from the Port of Hobart; (c) the height of buildings within Macquarie Point, and on adjoining and adjacent properties; (d) the bulk and form of existing and proposed buildings; (e) the spatial characteristics of the streets and spaces and the quality of the environment; (f) the protection of water quality and application of water sensitive urban design principles; (g) the protection of public infrastructure and the environment; (h) the design of the temporary development; (i) the impact of development on an operational transport corridor connecting to the north of the site; (j) the adequacy and capacity of existing infrastructure and services including roads, footpaths, water, sewerage and power to cater for the proposed development; (k) the materials and finishes of the temporary development; (l) the purpose of the zone; and
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	(m) any relevant local area objectives.
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HOB-P11.6.11 Residential and Visitor Accommodation Noise Impacts

Objective:	To provide appropriate levels of amenity for residential and visitor accommodation.	
Acceptable Solutions		Performance Criteria
A1 Residential or Visitor Accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with the Australian Standard AS2107:2016 - <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i> .		P1 A report from a suitably qualified person must demonstrate that the layout and design of Residential or Visitor Accommodation development achieves and maintains a reasonable level of amenity having regard to potential noise emissions from the following activities: <ul style="list-style-type: none"> (a) transport movements to and from the Port of Hobart; (b) the operation of the Port of Hobart; and (c) major public events at Macquarie Point.

HOB-P11.7 Development Standards for Subdivision

HOB-P11.7.1 Subdivision

Objective:	The subdivision of land is consistent with achieving the desired layout of buildings and spaces shown in Figure HOB-P11.3 and is coordinated manner with its use and development.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (a) have an area, dimensions and layout consistent with the building areas within 		P1 (a) A lot or a proposed lot in a plan of subdivision is for the purposes of facilitating the desired use and development of land having regard to the layout of buildings and spaces outlined in

<p>the Macquarie Point Development Framework Plan as shown in Figure HOB-P11.3;</p> <p>(b) be required for public use by the Crown, a Council, or a state authority; or</p> <p>(c) be required for the provision of Utilities.</p>	<p>the Development Framework shown in Figure HOB-P11.3 and forms part of an application for that use and development; or</p> <p>(b) A lot or proposed lot in a plan of subdivision:</p> <ul style="list-style-type: none"> (i) has a sufficient area, dimensions and frontage to public space for its intended use; (ii) provides for sufficient spaces and connection through the site; (iii) facilitates the articulation of building form by minimising building bulk; and (iv) does not compromise a future alternative access to the Port of Hobart via the Regatta Grounds from the north; <p>having regard to:</p> <ul style="list-style-type: none"> the desired layout of building and spaces shown in Figure HOB-P11.3; the location of existing and approved buildings; and any relevant local area objectives.
<p>A2</p> <p>Each lot or a lot proposed in a plan of subdivision must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.</p>	<p>P2</p> <p>Each lot or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the functionality and usability of the frontage or access; (c) existing or intended adjoining public space through which occasional vehicular access may be granted;

	<ul style="list-style-type: none"> (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; (g) the desired layout of buildings and spaces shown in Figure HOB-P11.3. (h) any advice received from the road authority; and
<p>A3</p> <p>Each lot or lot proposed on a plan of subdivision , excluding for public open space or utilities, must be capable of a connection to:</p> <ul style="list-style-type: none"> (a) a full water supply service; (b) a reticulated sewerage system; and (c) a public stormwater system able to service the building area by gravity. 	<p>P3</p> <p>No Performance Criterion.</p>

HOB-P11.8 Tables

This clause is not used in this particular purpose zone.

Figure HOB-P11.1 Use Areas

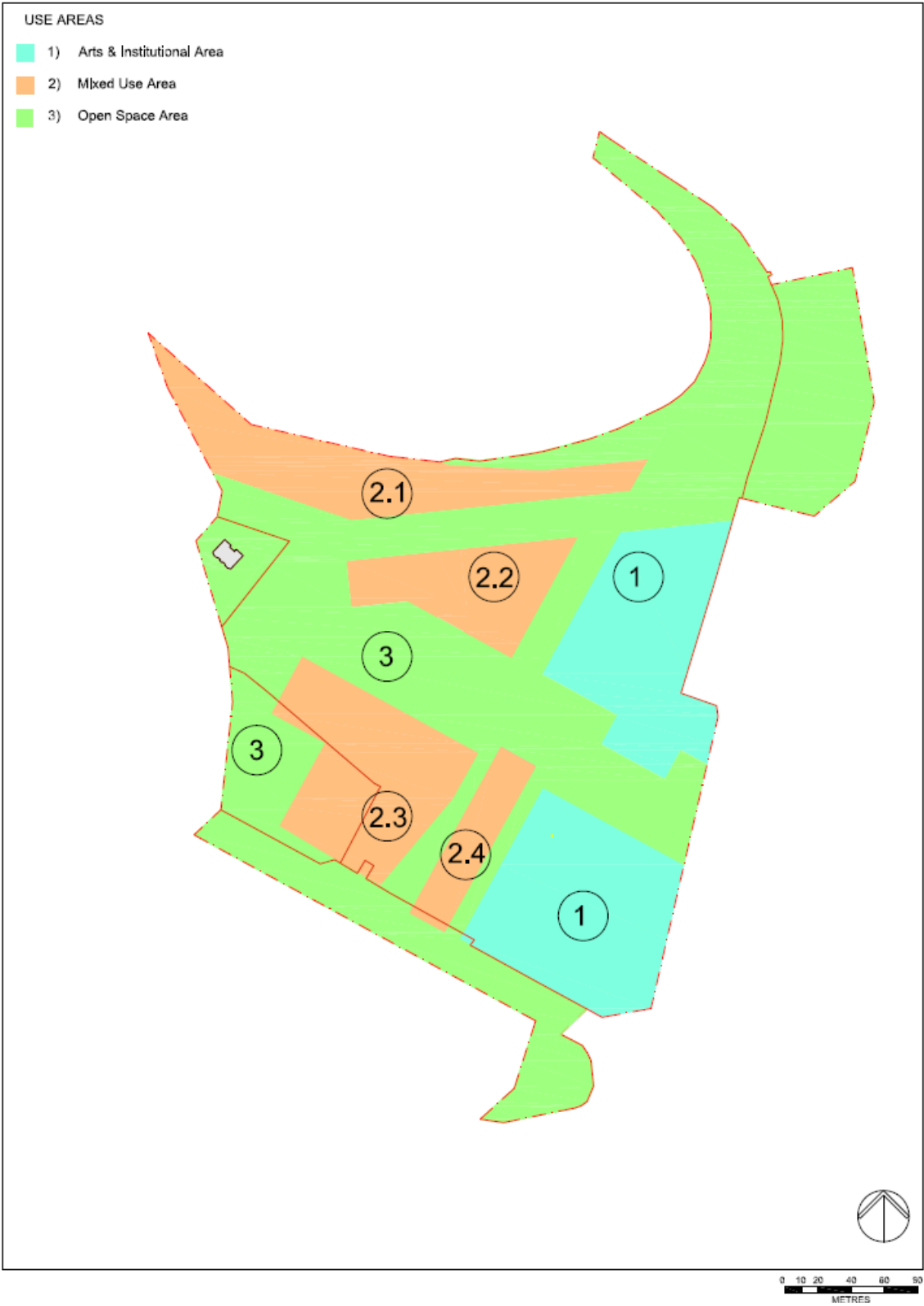


Figure HOB-P11.2 Important Views and Sightlines

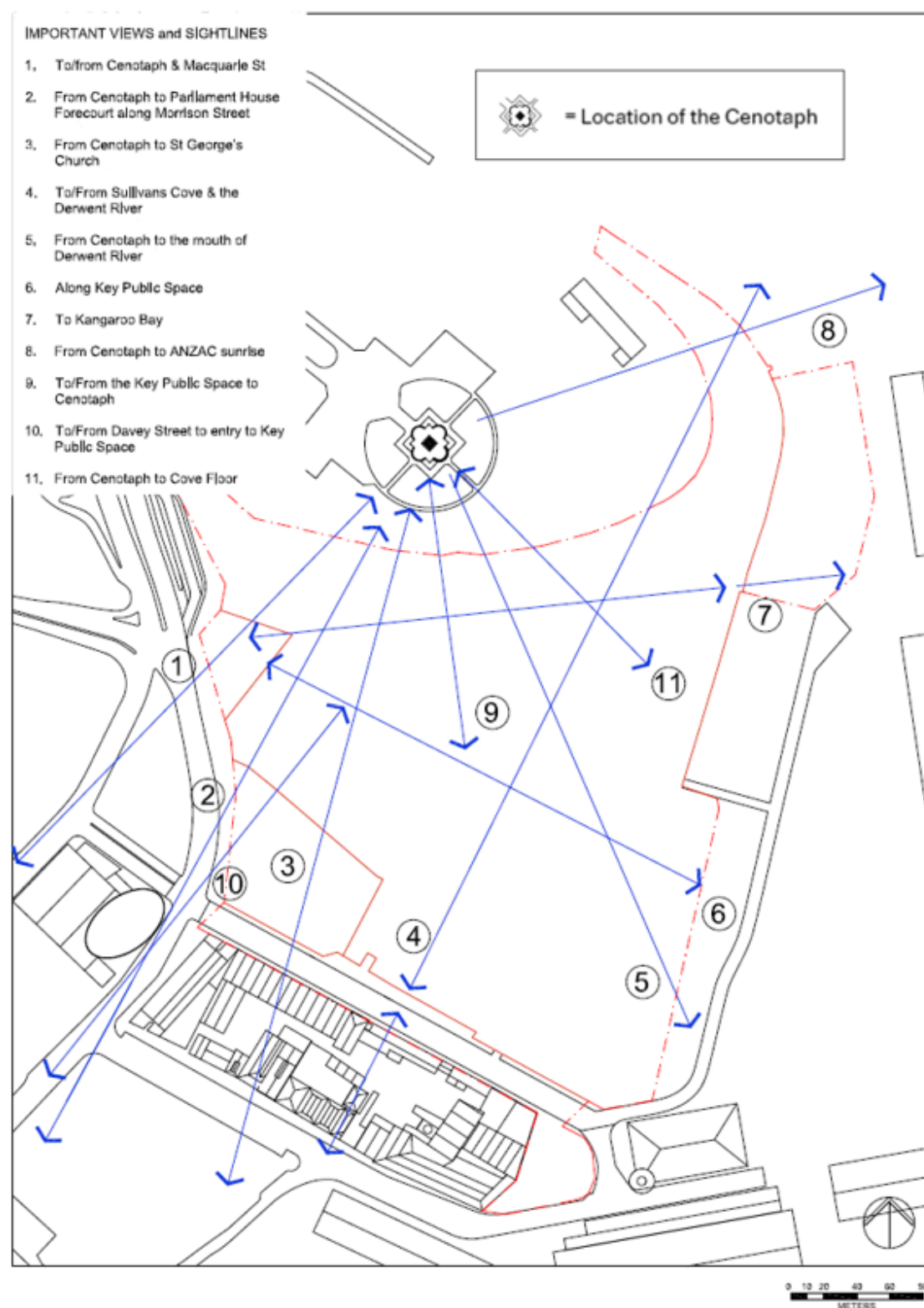


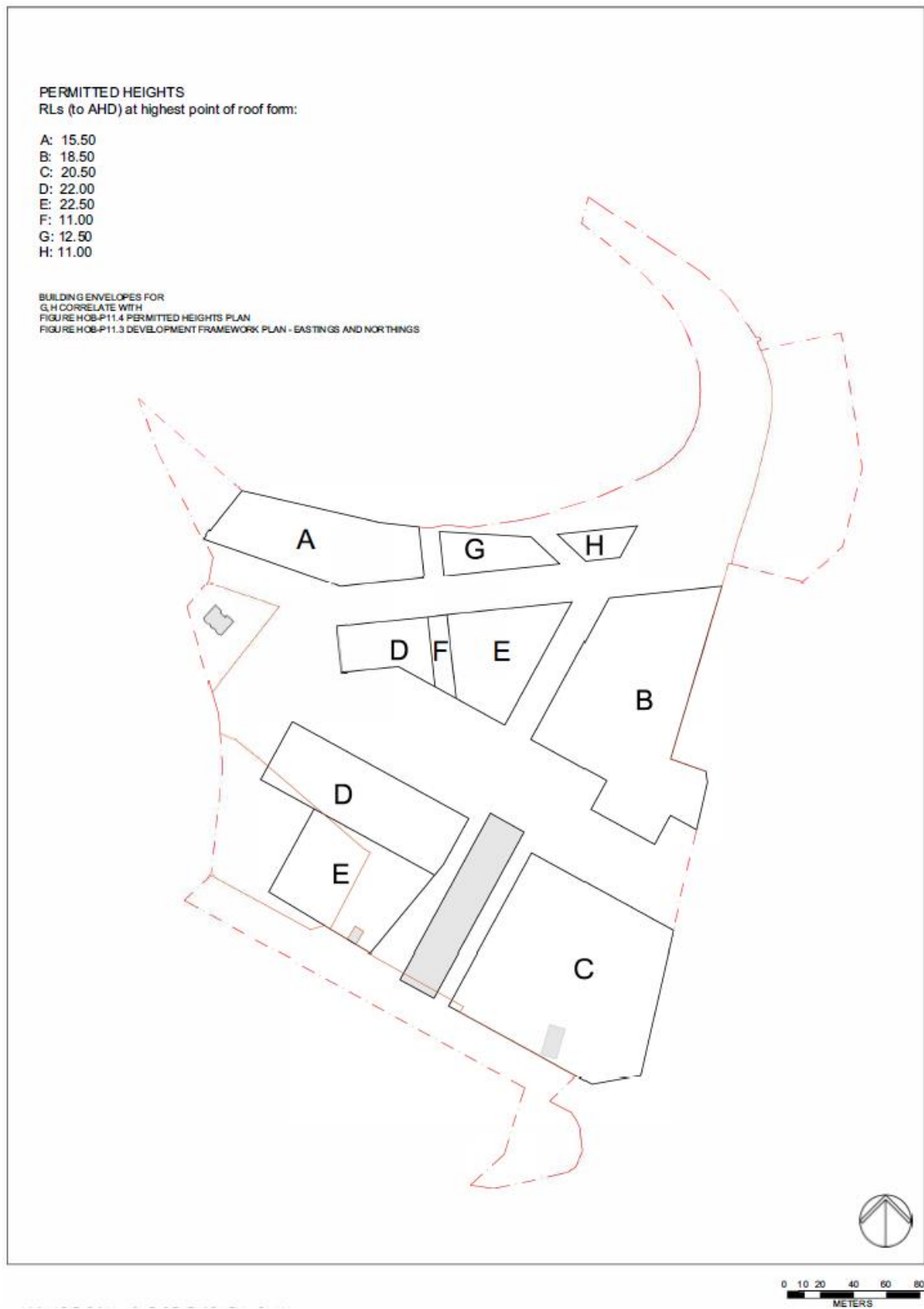
Figure HOB-P11.3 Development Framework



EASTINGS & NORTHINGS
TABLE

POINT	EAST	NORTH	POINT	EAST	NORTH
1	527418.41	5252566.16	47	527554.44	5252624.48
2	527492.26	5252575.69	48	527587.43	5252609.86
3	527495.19	5252547.84	49	527608.12	5252612.04
4	527474.54	5252545.66	50	527618.61	5252631.20
5	527426.19	5252539.51	51	527570.18	5252626.13
6	527504.19	5252576.95			
7	527579.77	5252584.92			
8	527541.99	5252520.12			
9	527508.23	5252538.61			
10	527537.19	5252511.35			
11	527601.55	5252587.21			
12	527669.86	5252594.40			
13	527638.70	5252489.93			
14	527660.09	5252482.42			
15	527661.07	5252475.80			
16	527654.49	5252447.09			
17	527638.63	5252455.77			
18	527629.03	5252438.23			
19	527590.44	5252459.37			
20	527600.05	5252476.91			
21	527554.73	5252501.74			
22	527640.57	5252386.31			
23	527620.65	5252299.32			
24	527591.14	5252294.00			
25	527504.88	5252341.26			
26	527555.17	5252433.08			
27	527550.67	5252445.67			
28	527496.00	5252345.98			
29	527475.43	5252357.13			
30	527530.25	5252457.10			
31	527457.21	5252372.73			
32	527395.78	5252409.38			
33	527423.36	5252459.66			
34	527390.92	5252477.45			
35	527410.15	5252512.52			
36	527517.15	5252453.91			
37	527501.80	5252426.08			
38	527356.16	5252623.22			
39	527379.43	5252652.37			
40	527462.44	5252633.24			
41	527486.48	5252630.53			
42	527489.74	5252599.56			
43	527439.74	5252594.28			
44	527498.84	5252627.80			
45	527501.68	5252600.82			
46	527571.70	5252608.20			

Figure HOB-P11.4 Permitted Heights



HOB-P12.0 Particular Purpose Zone – Huon Quays

HOB-P12.1 Zone Purpose

The purpose of the Particular Purpose Zone – Huon Quays is:

- HOB-P12.1.1 To provide for a range of uses compatible with port and maritime activities.
- HOB-P12.1.2 To provide for port and maritime uses of appropriate scale and intensity.
- HOB-P12.1.3 To provide that the historic heritage and landscape values of the area are protected.
- HOB-P12.1.4 New development respects the historic heritage significance of the Drill Hall and Commanders Residence, including its setting.
- HOB-P12.1.5 Development does not adversely impact on the historic heritage significance and reverential ambience of the Hobart Cenotaph and its surrounds.
- HOB-P12.1.6 To provide that the bulk, siting and height of buildings are sympathetic to the natural topography of the headland, amphitheatre and escarpment surrounding the Cenotaph and reinforces the natural shoreline.
- HOB-P12.1.7 New development respects the visual prominence of the area when viewed from public spaces and the River Derwent.

HOB-P12.2 Local Area Objectives

This clause is not used in this particular purpose zone.

HOB-P12.3 Definition of Terms

Term	Definition
Drill Hall and Commander's Residence	means the building outlined in Figure HOB-P12.9.1.
historic heritage and landscape values	<p>means the values of buildings, structures and the natural landscape of the Particular Purpose Zone area and the surrounding area that are significant because of:</p> <ul style="list-style-type: none"> (a) their role in, representation of, or potential for contributing to the understanding of: <ul style="list-style-type: none"> (i) history; (ii) creative or technical achievements; (iii) a class of building or place; or (iv) aesthetic characteristics; or (b) their association with: <ul style="list-style-type: none"> (i) a particular community or cultural group for social or spiritual reasons; or (ii) the life or works of a person, or group of persons, of importance to the locality or region; <p>including, but not limited to, the values described on pp. 63-65 (Domain Slipyards datasheet) and pp. 73-74 (Former HMAS Huon datasheet) of the <i>Queens Domain Cultural Heritage Management Plan 2002</i>.</p>
historic heritage significance	<p>means:</p> <ul style="list-style-type: none"> (a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or (b) the historic cultural heritage significance of a place as described in the Tasmanian Heritage Register.

HOB-P12.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	

Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for marine related services
Community Meeting and Entertainment	If not a function centre.
Educational and Occasional Care	If not a child care centre.
Emergency Services	
Research and Development	
Discretionary	
Business and Professional Services	If not listed as Permitted.
Food Services	
General Retail and Hire	If for a gross floor area of not more than 200m ² .
Manufacturing and Processing	If associated with marine vessels.
Resource Processing	If for a cheese factory, winery, brewery, cidery or distillery
Pleasure Boat Facility	If not listed as Permitted.
Port and Shipping	
Service Industry	If associated with marine vessels.
Tourist Operation	If: <ul style="list-style-type: none"> (a) related to the port and maritime industry; or (b) a visitor centre.

Transport Depot and Distribution	<p>If</p> <p>(d) associated with public transport; or</p> <p>(e) associated with the transport of people via helicopter or seaplane.</p>
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

HOB-P12.5 Use Standards

HOB-P12.5.1 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise the purpose and function of the Domain Slip and Huon Quays	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 A use listed as Discretionary must support the purpose of the zone, having regard to: (a) the characteristics of the site; (b) the size, scale and intensity of the proposed use; and (c) the potential for fettering the operations of the Domain Slip.

HOB-P12.6 Development Standards for Buildings and Works

HOB-P12.6.1 Demolition

Objective:	That demolition does not result in the loss of historic heritage and landscape values unless there are exceptional circumstances.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution.		P1 Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic heritage and landscape values or historic heritage significance, having regard to: <ul style="list-style-type: none"> (a) environmental, social, economic or safety reasons of greater value to the community than the historic heritage values of the place; (b) retention of important structural or façade elements that can be feasibly retained and reused in a new structure; (c) documentation of significant fabric before demolition; and (d) the need to reasonably protect places of archaeological potential during the design and carrying out of works; and

	is not the Drill Hall and Commander's Residence.
--	--

HOB-P12.6.2 Building height

Objective:	<p>That building height respects:</p> <ul style="list-style-type: none"> (a) the scale of the existing built form and its spatial characteristics; and (b) the historic heritage significance of the Drill Hall and Commanders Residence. (c) historic heritage and landscape values; (d) the historic heritage significance and reverential ambience of the Hobart Cenotaph and its surrounds; and (e) the natural topography and visual prominence of the site.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must not be more than 12m.</p>	<p>P1</p> <p>Building height must be compatible with the scale of the existing built form and maintain a respectful relationship with adjacent buildings and public spaces with the Drill Hall and Commanders Residence having regard to:</p> <ul style="list-style-type: none"> (a) the topography and visual prominence of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from, the adjoining road and public places; including the Hobart Cenotaph; and (e) any overshadowing of adjoining properties and public places.

Objective:	<p>That the footprint and design of buildings:</p> <ul style="list-style-type: none"> (a) is compatible with the historic heritage and landscape values and historic heritage significance; (b) is compatible with the visual prominence of the location; (c) respects the Cenotaph and its surrounds; and (d) takes into account the site's prominence when entering Hobart.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building and works must:</p> <ul style="list-style-type: none"> (a) be for the alteration of an existing building with no increase in footprint; or (b) an extension to an existing building that is not more than 20m² in gross floor area; and (c) not be located between the Drill Hall and Commanders Residence and the River Derwent. 	<p>P1</p> <p>New buildings or extensions to existing buildings must be compatible with any historic heritage and landscape values and the visual prominence of the location, having regard to:</p> <ul style="list-style-type: none"> (a) the site coverage, appearance, scale, bulk and height being compatible with the character of the existing built and spatial form; (b) the site coverage, appearance, scale, bulk and height being compatible with the setting of the Cenotaph and reinforcing the natural shoreline; (c) the site coverage, appearance, scale, bulk and height respecting the visual prominence of the area when viewed from public spaces and the River Derwent; and (d) the need to address the surrounding space as if it was a primary building frontage through; <ul style="list-style-type: none"> (i) facade articulation; (ii) materials; (iii) minimise single lengths of blank walls; (iv) ratio of solid walls to windows and doors; (v) the architectural and design merit of the building itself; (vi) the use of design measures such as vertical articulation; (vii) a combination of any of the above.

<p>A2</p> <p>New buildings or extensions to existing buildings with facades facing public spaces or the River Derwent must have all facades with:</p> <ul style="list-style-type: none"> (a) windows and doors comprising not less than 50% of the area of that facade; and (b) single lengths of blank wall no more than 30% of the length of the total façade. 	<p>P2</p> <p>New buildings or extensions to existing buildings must have facades that provide visual interest when viewed from public spaces and the River Derwent through:</p> <ul style="list-style-type: none"> (a) facade articulation; (b) architectural detail; (c) materials; (d) minimise single lengths of blank walls; (e) ratio of solid walls to windows and doors; or (f) a combination of any of the above.
<p>A3</p> <p>Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must not be visible from the River Derwent, Cenotaph or other public places.</p>	<p>P3</p> <p>Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the River Derwent, Cenotaph or other public places, must not detract from the visual qualities of the site and be compatible with any historic heritage significance or historic heritage and landscape values.</p>

HOB-P12.6.4 Outdoor storage areas

Objective:	That outdoor storage areas do not visually detract from the area and are compatible with any historic heritage significance or historic heritage and landscape values.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Outdoor storage areas must:</p> <ul style="list-style-type: none"> (a) be located behind the facade of the building; (b) have all goods and materials screened from public view; and (c) not encroach upon car parking areas, driveway or landscaped areas. 		<p>P1</p> <p>Outdoor storage areas, must be located, treated or screened to not cause an unreasonable loss of the visual amenity of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; (d) any historic heritage significance or historic heritage and landscape values; and (e) any screening proposed.

HOB-P12.7 Development Standards for Subdivision

HOB-P12.7.1 Subdivision

Objective:	That subdivision of land occurs in a coordinated manner with its use and development.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none">(a) be required for public use by the Crown, a council or a State authority;(b) be required for the provision of Utilities; or(c) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot or a lot proposed in a plan of subdivision must be for the purposes of facilitating the desired use and development of land and: <ul style="list-style-type: none">(a) form part of an application for that use and development; or(b) is required for an existing approved use and development.	

HOB-P12.7.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions		Performance Criteria
A1	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	P1 No Performance Criterion.
A2	Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion.
A3	Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 No Performance Criterion. (a)

HOB-P12.8 Tables

This clause is not used in this particular purpose zone.

Figure HOB-P12.9.1 Drill Hall and Commander's Residence (outlined in blue) – within Folio of the Register 134036/2

HOB-S1.0 Gregory Street Specific Area Plan

HOB-S1.1 Plan Purpose

The purpose of the Gregory Street Specific Area Plan is:

HOB-S1.1.1 To provide for development of land in Gregory Street that is in conformity with and reinforces the characteristic uses in the street and the building forms that comprise the streetscape.

HOB-S1.2 Application of this Plan

HOB-S1.2.1 The specific area plan applies the area of land designated as HOB-S1.0 Gregory Street Specific Area Plan on the overlay maps and Figure HOB-S1.1.

HOB-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for and in addition to the provisions of:

- (a) Inner Residential Zone
- (b) General Business Zone;
- (c) Signs Code; and
- (d) Parking and Sustainable Transport Code, as specified in the relevant provision.

HOB-S1.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S1.4 Definition of Terms

This clause is not used in this specific area plan.

HOB-S1.5 Use Table

This clause is not used in this specific area plan.

HOB-S1.6 Use Standards

This clause is not used in this specific area plan.

HOB-S1.7 Development Standards for Buildings and Works

HOB-S1.7.1 Building Height

This clause is in substitution for Inner Residential Zone - clause 9.4.2 A3 and P3 Development Standards for Dwellings and clause 9.5 A2 and P2 Development

Standards for Non-dwellings, and in substitution for General Business Zone - clause 15.4.1 Building height A1 and P1.

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.	
Acceptable Solutions		Performance Criteria
A1 Buildings height must be no more than 1 storey in height or 2 storeys if both adjoining buildings are 2 storeys.		P1 Buildings must have a height not more than 12m and must be compatible with the scale of nearby buildings.

HOB-S1.7.2 Streetscape character

This clause is in addition to Inner Residential Zone - clauses 9.4 Development Standards for Dwellings and clause 9.5 Development Standards for Non-dwellings, and General Business Zone - clause 15.4 Development Standards for Buildings and Works.

Objective:	To reinforce the existing character of the streetscape and encourage the design of any new development to be more reflective of the transition to the adjacent residential areas.	
Acceptable Solutions		Performance Criteria
A1 (a) Existing front fences, walls and hedges on properties in the Inner Residential Zone must be retained; and (b) existing front gardens or paved areas on properties in the General Business Zone must be retained.		P1 Development must not adversely affect the residential character and scale of the streetscape. The use of paving between a building and the street may be acceptable where front gardens or fences are not retained.

HOB-S1.7.3 Residential amenity

This clause is in addition to Inner Residential Zone - clause 9.4 Development Standards for Dwellings, clause 9.5 Development Standards for Non-dwellings, and General Business Zone - clause 15.4 Development Standards for Buildings and Works.

Objective:	To reinforce the existing character of the streetscape and encourage the design of development to be reflective of the transition to adjacent residential areas.	
Acceptable Solutions		Performance Criteria

A1 Fences or walls must be erected along boundaries between residential and commercial properties and the Inner Residential Zone and General Business Zone.	P1 Backyard amenity of residences adjoining commercial properties must be protected by appropriate measures to limit noise transmission and loss of privacy.
---	--

HOB-S1.7.4 Surface treatments

This clause in addition to Inner Residential Zone - clause 9.5 Development Standards for Non-dwellings, and General Business Zone - clause 15.4 Development Standards for Buildings and Works and in substitution for Parking and Sustainable Transport Code – C2.6.1 Construction of Parking Areas.

Objective:	To provide a consistent style and hierarchy of paving for vehicular, pedestrian and shared areas in Gregory Street and Princes Street commercial areas.	
Acceptable Solutions		Performance Criteria
A1 Paving materials for vehicular, pedestrian and shared areas in Gregory Street and Princes Street commercial areas, must be: <ul style="list-style-type: none"> (a) asphalt for public paths; (b) a <ul style="list-style-type: none"> phalt for car parks; (c) terracotta pavers for shared pedestrian/driveways in car parks; or (d) terracotta pavers in semi-private pedestrian lanes between buildings. 	P1 Paving materials must contribute positively to the streetscape.	

HOB-S1.7.5 Design and siting of signs

This clause is in substitution for Signs Code clause C1.6.1 Design and siting of signs and clause C1.6.2 Illuminated signs.

Objective:	To restrict the type and location of advertising signs on properties.	
Acceptable Solutions		Performance Criteria
A1 A sign must: <ul style="list-style-type: none"> (a) not be an illuminated sign; 	P1 No Performance Criterion.	

<p>(b) meet the sign standards for the relevant sign type set out in Signs Code - Table C1.6; and</p> <p>(c) for each property</p> <ul style="list-style-type: none"> (i) be a wall sign on building frontages , a single below awning sign or a single portable sign; or (ii) be a single ground base sign or a single pole / pylon sign with a height of not more than 4m. 	
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HOB-S1.7.6 Lighting in car parks and pedestrian areas

This clause is in addition to Inner Residential Zone – clause 9.4 Development Standards for Dwellings and clause 9.5 Development Standards for Non-dwellings and in addition to Parking and Sustainable Transport Code C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Objective:	That well designed lighting provided in off street pedestrian areas and car parks is adequate for pedestrian safety.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Lighting provided in the off street pedestrian network and car park areas, must:</p> <ul style="list-style-type: none"> (a) be attached to buildings or be free standing lamp posts, and (b) be vandal proof. 		<p>P1</p> <p>Lighting in off street pedestrian areas and car parks must :</p> <ul style="list-style-type: none"> (a) be adequate to ensure pedestrian safety; and (b) be sited and designed to: <ul style="list-style-type: none"> (i) reinforce the character of the area; and (ii) avoid unacceptable levels of glare or spillage onto neighbouring residential properties.

HOB-S1.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

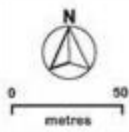
HOB-S1.9 Tables

This clause is not used in this specific area plan.

Figure HOB-S1.1 Boundary of Gregory Street Specific Area Plan



Site extents 



City of Hobart Planning Scheme 2012

**BOUNDARY OF GREGORY ST
SPECIFIC AREA PLAN**

Figure F1.1

HOB-S2.0 North Hobart Specific Area Plan

HOB-S2.1 Plan Purpose

The purpose of the North Hobart Specific Area Plan is:

- HOB-S2.1.1 To provide for development of land fronting Elizabeth Street in the General Business Zone in North Hobart that is in conformity with and reinforces the characteristic uses in the street and the building forms that comprise the streetscape.
- HOB-S2.1.2 To provide for new development to continue the traditional height and rectangular building form parallel to Elizabeth Street where buildings are either one or two storeys.
- HOB-S2.1.3 To provide for all new development to be built to the street edge and to improve pedestrian amenity and convenience.
- HOB-S2.1.4 To provide for protection from the elements for pedestrians, primarily by the retention and/or introduction of awnings.
- HOB-S2.1.5 To retain the historic streetscape and particularly the red brick character of many individual buildings.
- HOB-S2.1.6 To prevent the painting of previously unpainted intact brickwork on the Elizabeth Street frontage.
- HOB-S2.1.7 To maintain the diversity and intactness of shop fronts through the retention of the physical fabric of existing shop fronts.
- HOB-S2.1.8 To facilitate development that provides detail and architectural interest at various levels of the streetscape, inset doorways and associated detailing are encouraged as they contribute to the diverse pattern of the existing streetscape.
- HOB-S2.1.9 To require development that reinforces the existing hierarchy and network of public spaces and does not build in existing laneways.
- HOB-S2.1.10 To encourage integrated artwork to contribute to the cultural and artistic focus that has developed in North Hobart.

HOB-S2.2 Application of this Plan

- HOB-S2.2.1 The specific area plan applies to the area of land designated as HOB-S2.0 North Hobart Specific Area Plan on the overlay maps and in Figure HOB-S2.1.
- HOB-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to and in substitution for the provisions of:
 - (a) General Business Zone; and
 - (b) Signs Code,as specified in the relevant provision.

HOB-S2.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S2.4 Definition of Terms

This clause is not used in this specific area plan.

HOB-S2.5 Use Table

This clause is not used in this specific area plan.

HOB-S2.6 Use Standards

This clause is not used in this specific area plan.

HOB-S2.7 Development Standards for Buildings and Works

HOB-S2.7.1 Building height

This clause is in substitution for General Business Zone - clause 15.4.1 Building height.

Objective:	That development: (a) is similar in height and bulk to buildings in the immediate vicinity and does not result in an intrusion to the streetscape; and (b) reinforces the pattern of vertical emphasis, with each building individually identifiable even if lot amalgamation occurs.
Acceptable Solutions	Performance Criteria
A1 Building height must: (a) not be more than 2 storeys; (b) not be more than 9m; and (c) if single storey, be not less than 4.8m (refer to Figure HOB-S2.2).	P1 Building height must not overtly project above or below adjacent buildings.

HOB-S2.7.2 Street Space (the land between the lot boundaries on either side of Elizabeth Street)

This clause is in substitution for General Business Zone - clause 15.4.2 Setbacks A1 and P1.

Objective:	To reinforce the existing dimension and scale of the street space and encourage formal enclosure of the streetscape.
Acceptable Solutions	Performance Criteria
A1 Buildings must be built to the frontage.	P1 Development affecting a place of cultural significance where the principal building is set back from the front boundary, is the only

	circumstance in which the introduction or retention of a setback may be appropriate.
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HOB-S2.7.3 Building form

This clause is a substitution of General Business Zone - clause 15.4.3 Design A2 and P2.

Objective:	That development: <ul style="list-style-type: none"> (a) reinforces the pattern of vertical emphasis, with each building individually identifiable even if lot amalgamation occurs; (b) reinforces characteristic solid (wall) to void (opening) ratio; (c) retains the traditional streetscape fabric; and (d) reinforces the strong horizontal line of awnings in the streetscape.
Acceptable Solutions	Performance Criteria
A1 Development must have a void to wall face ratio of: <ul style="list-style-type: none"> (a) 15%-25% above awnings; and (b) 25%-60% below awnings (refer to Figure HOB-S2.4). 	P1 Development should not be inconsistent with the characteristic solid (wall) to void (opening) ratio.
A2 Building width on the Elizabeth Street frontage must be: <ul style="list-style-type: none"> (a) not less than 7m; and (b) not more than 12m (refer to Figure HOB-S2.3). 	P2 Building width on the Elizabeth Street frontage that is more than 12m, must articulate the façade and roof form to create a pattern of individually identifiable entities at regular intervals of between 7m to 12m.
A3 The physical fabric of a traditional shopfront must be retained.	P3 A shopfront may be replaced if it can be demonstrated that the shopfront is not a critical component of the traditional streetscape.
A4 Awnings must be retained or reinstated.	P4 Development of the Elizabeth Street elevation that does not retain or reinstate awnings must demonstrate that the façade on the Elizabeth Street frontage was originally designed without an awning and

	that the pattern of development should continue.
A5 Awnings must be no deeper (vertically) than 450mm at the street edge (refer to Figure HOB-S2.5).	P5 Awnings must not overwhelm the building to which they are attached and must be of sufficient height above the footpath to allow adequate clearance for the movement of persons and goods.
A6 Awnings must be made of non-combustible materials.	P6 No Performance Criterion.
A7 Awnings must: <ul style="list-style-type: none"> (a) cover not less than 80% and not more than 90% of the footpath; and (b) be separated by not less than 450mm horizontally from the edge of the kerb (refer to Figure HOB-S2.5). 	P7 Awnings must: <ul style="list-style-type: none"> (a) be of sufficient width to provide protection for pedestrians having regard to the pattern of the streetscape; (b) cover not less than 80% and not more than 90%, of the typical footpath width, where the footpath has been extended, such as, at corners or pedestrian crossings and the like; and (c) be separated by not less than 450mm horizontally from the edge of the kerb.
A8 Awnings must have a clearance above the footpath of not less than 2.7m and not more than 3.6m.	P8 Awnings must be of sufficient height above the footpath to provide adequate clearance for the movement of persons and goods.

HOB-S2.7.4 Materials

This clause is in addition to General Business Zone - clause 15.4 Development Standards for Buildings and Works.

Objective:	To retain the remaining surface treatments of buildings as originally constructed and enable the use of new materials that make a positive contribution to the streetscape.
Acceptable Solutions	Performance Criteria
A1	P1

<p>(a) Unpainted or unrendered brick and stonework must not be painted or rendered;</p> <p>(b) No sandblasting of masonry walls or the removal of coatings on masonry walls is undertaken; and</p> <p>(c) Acceptable new materials are:</p> <ul style="list-style-type: none"> (i) masonry: red brick, stone (particularly sandstone); (ii) metal finishes: chrome plate, stainless steel, brass, (if for window frames, architectural hardware, awning soffits, ceiling linings); (iii) custom orb metal sheet, (if for roofing); and (iv) timber (if for window frames, doors, interior floors and architectural details). 	<p>Materials used on building surfaces must make a positive contribution to the streetscape, by:</p> <ul style="list-style-type: none"> (a) recognising and responding to the palette of materials that comprise the enduring image of central North Hobart; (b) respecting rather than mimicking the existing palette; and (c) displaying their inherent character - fake materials (those designed to appear as another finish) are inappropriate.
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HOB-S2.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

HOB-S2.9 Tables

HOB-S2.9.1 Sign standards

This clause is in substitution for Signs Code - Table C1.6 Sign Standards for above awning sign, awning facia sign, below awning sign and wall sign in the General Business Zone.

Sign Type	Applicable Zones	Signs Standards
above awning sign	General Business	<ul style="list-style-type: none"> (a) Vertical dimension no more than 500mm; (b) Width no more than 300mm; (c) Must not be approved if there is a below awning sign on the same site; (d) Must not be approved if a below awning or horizontal projecting wall sign located at awning level can be used; (e) Minimum distance between any other above awning sign or horizontal projecting wall sign is 2400mm; (f) Does not project beyond the width of the awning or has a length no more than 2700mm, whichever is the lesser; and

		(g) Must not be internally illuminated.
awning fascia sign	General Business	<ul style="list-style-type: none"> (a) Does not extend above, below or beyond the awning; (b) Must not project from the face of the fascia i.e. they must be painted on; (c) Projects no more than 40mm in profile from the surface to which they are attached and no less than 300mm from the kerb alignment; (d) Height of lettering or other graphics is no more than 450mm; and (e) Must not be illuminated.
below awning sign	General Business	<ul style="list-style-type: none"> (a) Vertical dimension no more than 500mm; (b) Width no more than 300mm; (c) Must not be approved if there is an above awning sign on the same site; (d) Minimum distance between any below awning sign or horizontal projecting wall sign is 2400mm; (e) Clearance from ground no less than 2400mm; (f) Sign to be perpendicular to building façade; (g) Does not project beyond the width of the awning or have a length no more than 2700mm, whichever is the lesser; and (h) Minimum distance from the side boundary of the site is 1200mm.
wall sign	General Business	<ul style="list-style-type: none"> (a) Must be face mounted; (b) Maximum dimension shall be equal to or less than a below awning sign; (c) Must not be illuminated; (d) Message on the front face only; (e) Projection from the face of the wall or fence no more than 450mm; (f) Does not extend laterally beyond the wall or above the top of the wall to which it is attached; and (g) Area of sign no more than 2m².

Figure HOB-S2.1 Boundary of North Hobart Specific Area Plan

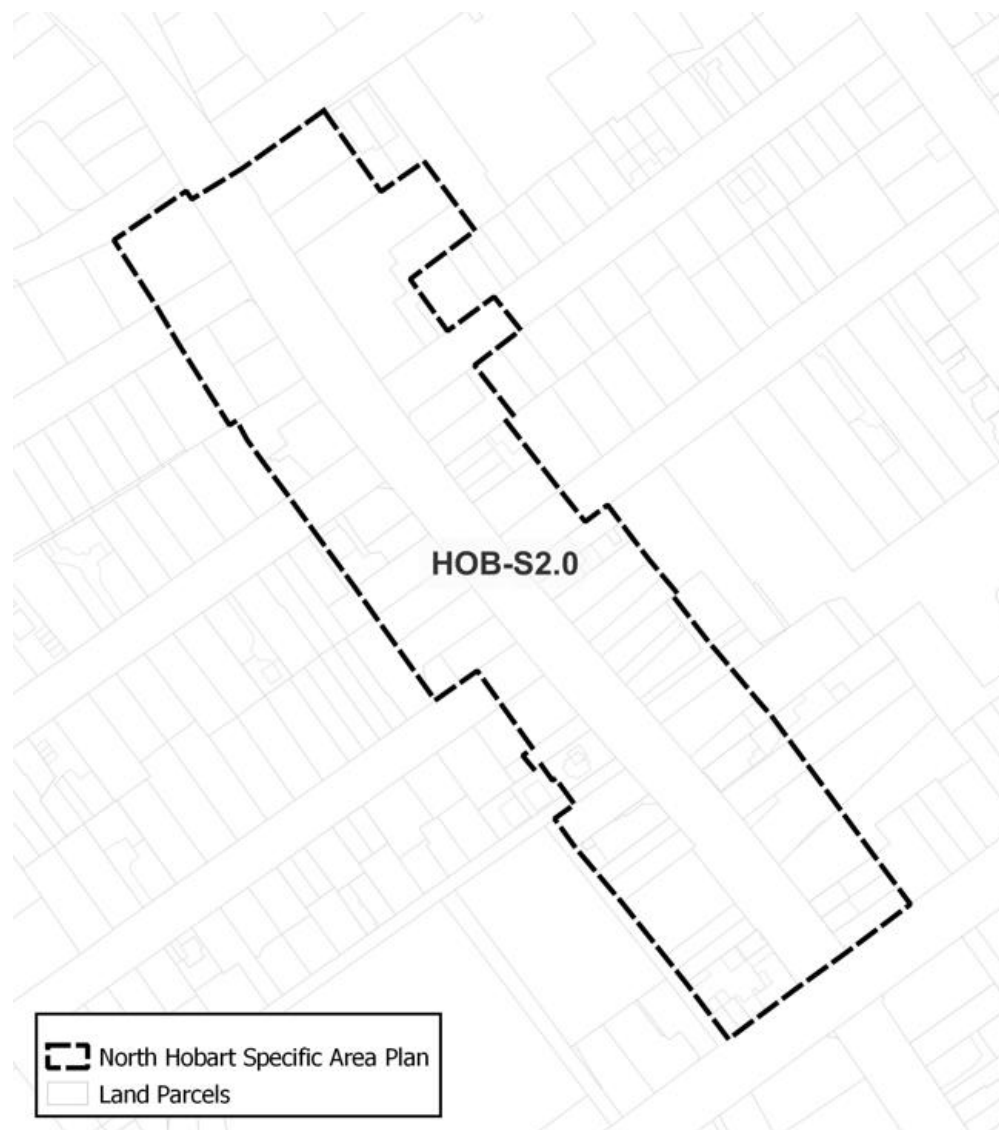


Figure HOB-S2.2 Building Form: Height, Example of buildings of appropriate height.



Figure HOB-S2.3 Building Form: frontage Width, example of buildings with appropriate frontage width



Figure HOB-S2.4 Building Form: Solid / Void Ratio, example of building with appropriate solid to void proportion.

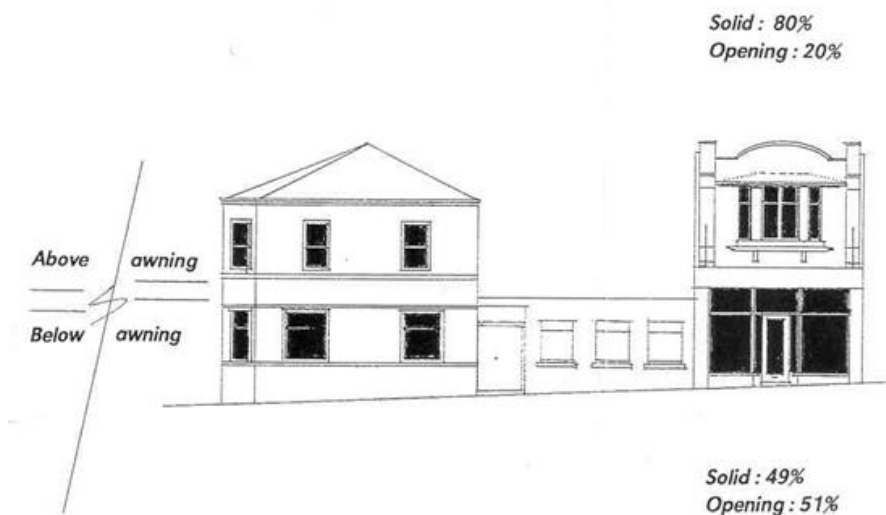
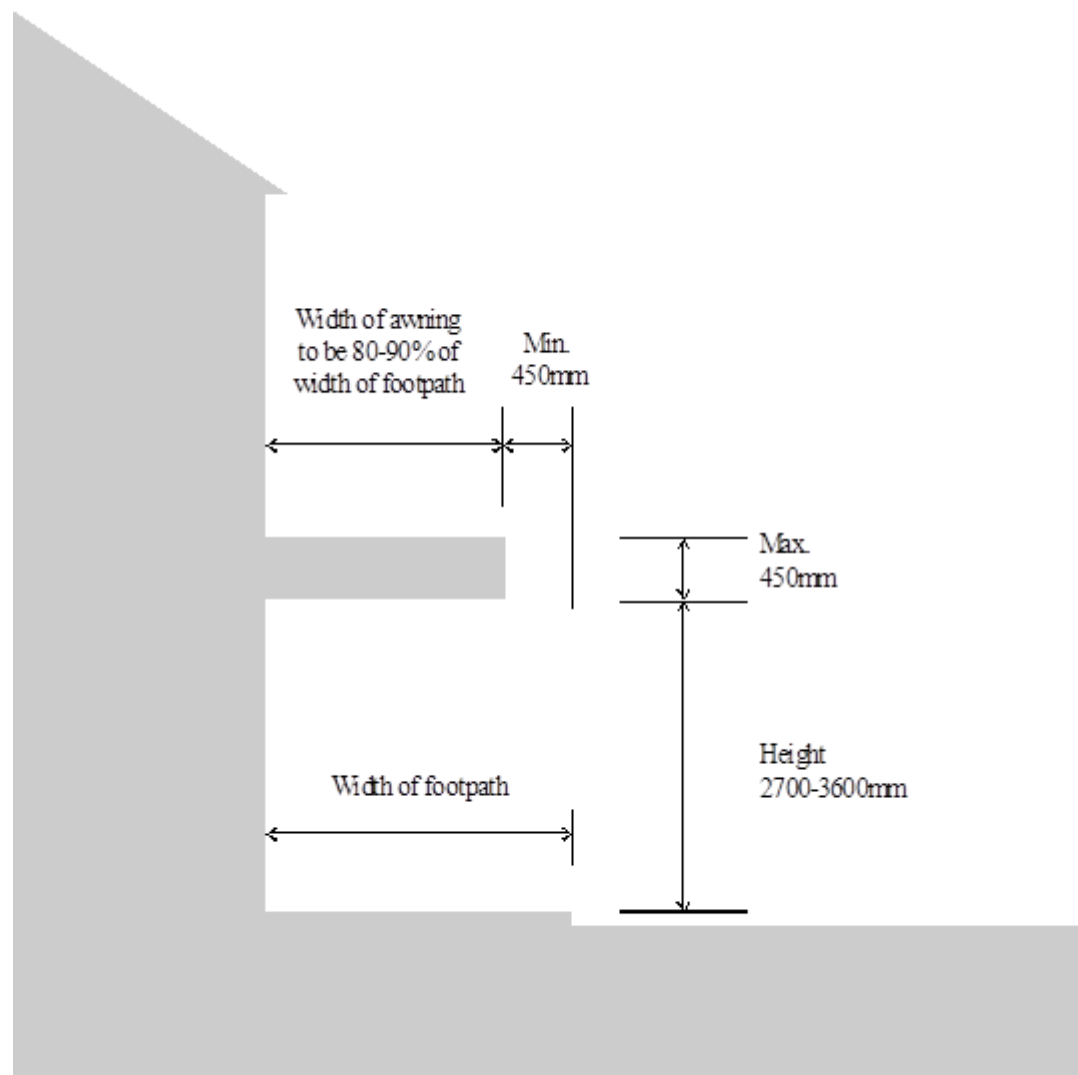


Figure HOB-S2.5 Awnings.



HOB-S3.0 Lower Sandy Bay Escarpment Specific Area PlanHOB-S3.1 Plan Purpose

The purpose of the Lower Sandy Bay Escarpment Specific Area Plan is:

- HOB-S3.1.1 To protect the landscape values of the Derwent Estuary by providing for development that minimises unreasonable impacts on views of the Lower Sandy Bay escarpment when viewed from the Derwent Estuary.
- HOB-S3.1.2 To provide for development that is consistent with the character and natural environment of the area.

HOB-S3.2 Application of this Plan

- HOB-S3.2.1 The specific area plan applies to the area of land designated as HOB-P3.0 Lower Sandy Bay Escarpment Specific Area Plan on the overlay maps and in Figure HOB-S3.1.
- HOB-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to the provisions of the Low Density Residential Zone as specified in the relevant provision.

HOB-S3.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S3.4 Definition of Terms

HOB-S3.4.1 In this Specific Area Plan, unless the contrary intention appears:

Term	Definition
boatshed	means an outbuilding, without facilities such as toilets, showers or sinks, ancillary to a Residential use on the same site, for small marine craft used for recreational purposes only and which does not include construction of any marine craft.
Lower Sandy Bay escarpment	means the line shown on the overlay map as Lower Sandy Bay escarpment.

HOB-S3.5 Use Table

This clause is not used in this specific area plan.

HOB-S3.6 Use Standards

This clause is not used in this specific area plan.

HOB-S3.7 Development Standards for Buildings and Works

HOB-S3.7.1 Siting of buildings close to the Lower Sandy Bay escarpment

This clause is in addition to Low Density Residential - clause 10.4 Development Standards for Dwellings, and clause 10.5 Development Standards for Non-dwellings.

Objective:	To protect the landscape values of the shoreline of the Derwent Estuary by siting buildings an appropriate distance from the Lower Sandy Bay escarpment.
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Buildings must not be sited:</p> <ul style="list-style-type: none"> (a) less than 20m landward; or (b) seaward, <p>of the Lower Sandy Bay escarpment; or</p> <p>A1.2</p> <p>An extension to an existing building, including an unroofed deck attached to or abutting a building, must:</p> <ul style="list-style-type: none"> (a) not be seaward of the Lower Sandy Bay escarpment; and (b) if less than 20m landward of the Lower Sandy Bay escarpment, must: <ul style="list-style-type: none"> (i) not be more than 15m² in floor area; or (ii) be within the existing building footprint, <p>as measured at 20 May 2015.</p>	<p>P1</p> <p>Buildings must be sited and designed to minimise unreasonable impacts on views of the Lower Sandy Bay escarpment from the Derwent Estuary, having regard to:</p> <ul style="list-style-type: none"> (a) minimising land disturbance; (b) maximising retention of native vegetation; (c) the use of suitable landscaping; (d) the use of non-reflective materials on facades visible from the Derwent Estuary; and (e) the use of subdued colours on external building surfaces; and <p>no part of a building is seaward of the Lower Sandy Bay escarpment unless replacement of an existing building within the existing footprint and of no greater scale than the building being replaced.</p>
<p>A2</p> <p>No Acceptable Solution</p>	<p>P2.1</p> <p>Within the area seaward of the Lower Sandy Bay Escarpment at the shoreline of the Derwent Estuary, a boatshed must be appropriately sited and designed having regard to:</p> <ul style="list-style-type: none"> a) minimising land disturbance; b) the use of non-reflective materials on facades visible from the Derwent Estuary; and c) the use of subdued colours on external building surfaces. <p>P2.2</p>

	A boatshed must have a gross floor area of no more than 40m ² , with an overall building footprint no more than 50m ² , including external decks or encroachments.
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HOB-S3.7.2 Site coverage

This clause is in substitution for Low Density Residential Zone - clause 10.4.4 Site coverage, and clause 10.5.1 Non-dwelling development A4 and P4.

Objective:	That site coverage: (a) is consistent with the character of the existing development and the natural environment in the area; (b) provides sufficient area for private open space and landscaping; and (c) assists with the management of stormwater runoff.
Acceptable Solutions	Performance Criteria
A1 (a) Site coverage must not be more than 30%; and (b) any part of a site seaward of the Lower Sandy Bay escarpment is not to be included in the site area for the purpose of calculating the site coverage, under sub-clause (a).	P1 Site coverage must be consistent with that existing on established properties and the character of the natural environment, in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site landward of the Lower Sandy Bay escarpment; (d) the existing buildings and any constraints imposed by existing development; (e) the provision for landscaping and private open space; (f) the need to remove vegetation; and (g) the site coverage of adjacent properties.

HOB-S3.8 Development Standards for Subdivision

HOB-S3.8.1 Lot design

This clause is in substitution to Low Density Residential Zone - clause 10.6.1 Lot design

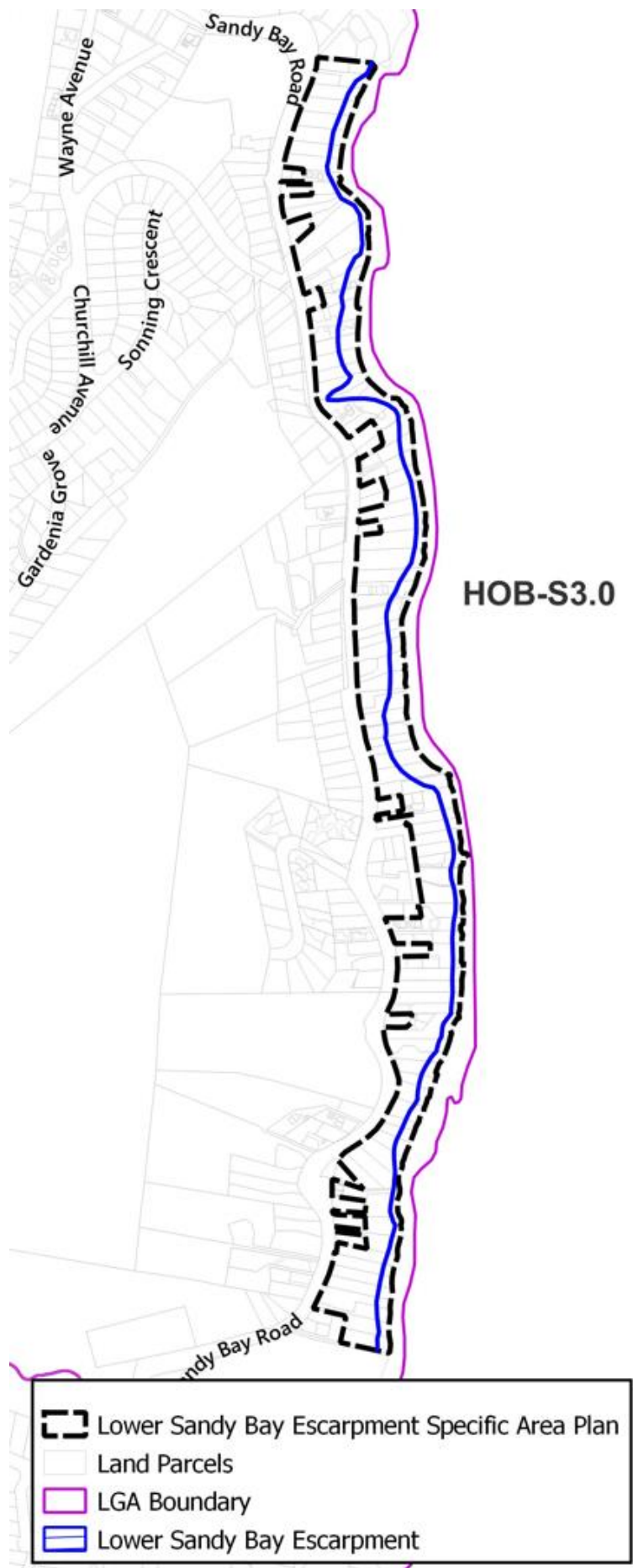
Objective:	That each lot:
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	<p>a) has an area and dimensions appropriate for use and development in the area of the specific area plan;</p> <p>b) is provided with appropriate access to a road;</p> <p>c) contains areas which are suitable for residential development; and</p> <p>d) has a building area sufficiently clear of the Lower Sandy Bay escarpment to minimise impacts on the landscape values of areas when viewed from the Derwent Estuary.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or lot proposed in a plan of subdivision, must:</p> <p>a) have an area of not less than 1500m² and:</p> <p>(i) be able to contain a minimum building area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 10.4.3 A1 and A2;</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>c. not less than 20m landward; and</p> <p>d. not seaward of the Lower Sandy Bay escarpment,</p> <p>ii) existing buildings are consistent with the setback required by clause 10.4.3.A1 and A2;</p> <p>b) be required for public use by the Crown, a council or a State authority;</p> <p>c) be required for the provision of Utilities; or</p> <p>d) be for the consolidation of a lot within another lot provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>a) the relevant requirements for development of buildings on the lots;</p> <p>b) the intended location of buildings on the lots;</p> <p>c) the topography of the site;</p> <p>d) adequate provision of private open space;</p> <p>e) the pattern of development existing on established properties in the area; and</p> <p>f) any engineering or infrastructure constraints to development,</p> <p>And must have an area of not less than 1000m².</p>

HOB-S3.9 Tables

This clause is not used in this specific area plan.

Figure HOB-S3.1 Specific Area Plan boundary



HOB-S4.0 Hobart Central Business Zone Specific Area Plan

HOB-S4.1 Plan Purpose

The purpose of the Hobart Central Business Zone Specific Area Plan is:

- HOB-S4.1.1 To maintain and strengthen the Hobart Central Business Zone as the primary activity centre for Tasmania, the Southern Region and the Greater Hobart metropolitan area with a comprehensive range and highest order of retail, commercial, administrative, community, cultural, employment areas and nodes, and entertainment activities provided.
- HOB-S4.1.2 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.
- HOB-S4.1.3 To provide an urban form that respects and responds to Hobart's unique natural and built characteristics.
- HOB-S4.1.4 To encourage a network of arcades and through-site links characterised by bright shop windows, displays and activities.
- HOB-S4.1.5 Maintain and enhance Elizabeth Street Mall and links to it as the major pedestrian hub of the Hobart Central Business Zone.
- HOB-S4.1.6 To facilitate residential development and visitor accommodation above ground floor level within the activity centre and surrounding the core commercial activity centre.
- HOB-S4.1.7 To respect the unique character of the Hobart central business district and maintain the streetscape and townscape contribution of places or precincts of historic heritage significance.

HOB-S4.2 Application of this Plan

- HOB-S4.2.1 The specific area plan applies to the area of land designated as HOB-S4.0 Hobart Central Business Zone Specific Area Plan on the overlay maps and in Figure HOB-S4.1.
- HOB-S4.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of:
 - (a) Central Business Zone;
 - (b) Signs Code; and
 - (c) Parking and Sustainable Transport Code,as specified in the relevant provision.

HOB-S4.3 Local Area Objectives

HOB-S4.3.1 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
HOB-S4.3.1.1	Hobart Central Business Zone Specific Area Plan, shown on an overlay map as HOB-S4.3.1.1	<ul style="list-style-type: none"> (a) That the Hobart Central Business Zone Specific Area Plan provides a compact built focus to the region reflecting its role as the heart of settlement. (b) That the Hobart Central Business Zone Specific Area Plan develops in a way that reinforces the layered landform rise back from the waterfront having regard to the distinct layers of the landform, respecting the urban amphitheatre including the amphitheatre to the Cove, while providing a reduction in scale to the Queens Domain, the Domain and Battery Point headlands and the natural rise to Barracks Hill (see Figure HOB-S4.9 and Figure HOB-S4.10). (c) That the Hobart Central Business Zone Specific Area Plan consolidates within, and provides a transition in scale from, its intense focus in the basin, acknowledging also the change in contour along the Macquarie Ridge, as shown in Figure HOB-S4.9, including both its rising and diminishing grades, including to the low point of the amphitheatre to the cove (see Figure HOB-S4.9 and Figure HOB-S4.10). (d) That the Hobart Central Business Zone Specific Area Plan achieves a cohesive built form, avoiding individually prominent buildings and reinforcing the containment provided by the urban amphitheatre. (e) That the Hobart Central Business Zone Specific Area Plan consolidates in a manner that provides separate building forms and a layered visual effect rather than the appearance of a contiguous wall of towers. (f) That a level of permeability through city blocks is maintained by reductions in bulk at each elevation as height increases, allowing for sunlight into streets and public spaces. (g) That the Hobart Central Business Zone Specific Area Plan provides a built form that complements the streetscape and townscape, and affords a high level of amenity. (h) That the built form of the Hobart Central Business Zone Specific Area Plan provides permeability in support of the open space network.

		<p>(i) That the Hobart Central Business Zone Specific Area Plan provides weather protection for footpaths to enhance pedestrian amenity and encourage, where appropriate, interior activity beyond the building entrance; and</p> <p>(j) That the historic heritage significance of places and precincts in the Hobart Central Business Zone Specific Area Plan be protected and enhanced in recognition of the significant benefits they bring to the economic, social and cultural value of the city as a whole.</p>
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HOB-S4.4 Definition of Terms

HOB-S4.4.1 In this Specific Area Plan, unless the contrary intention appears:

Term	Definition
active frontage area	means land shown on an overlay map and in Figure HOB-S4.2 as within the active frontage area.
amenity building envelope	means the building envelope described in Figure HOB-S4.4.
amphitheatre to the Cove	means the layering of rising ground from waterplane to the landform horizon, climbing away from the earlier rivulet outfalls as the low point into Sullivans Cove, incorporating adjacent hills and ridges, especially to the west and north-west, and also flanked by distinct headlands (refer to Figure HOB-S4.9).
basin	means the low ground area accentuated by the course of the Hobart Rivulet and located between surrounding ridges and hills (refer to Figure HOB-S4.9 and Figure HOB-S4.10).
central business core area	means land shown on an overlay map and in Figure HOB-S4.3 as within the central business core area.
central business fringe area	means land shown on an overlay map and in Figure HOB-S4.3 as within the central business fringe area.
cove floor	means the flat fill area of the wharf and water edge enclosed by the cove wall and depicted in Figure HOB-P10.1.
façade height	<p>means the level of a building façade taken at:</p> <p>(a) the point where the wall meets the eaves; or</p> <p>(b) the most prevalent wall height if a parapet wall;</p> <p>excluding turrets, dormer windows, gable ends and decorative elements that project above the eave line or most prevalent parapet wall height.</p>
floor area	means the gross floor area, excluding the combined total area of any stairs, loading bays, access ways, or parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.
heritage-adjacent	means on the same street frontage as a heritage place listed in the Local Historic Heritage Code or a registered place on the Tasmanian Heritage Register, and not separated from that heritage place or registered place

	by another building, full lot (excluding right of ways and lots less than 5m wide) or road (refer to Figure HOB-S4.6).
heritage building	means a building on a place that is: (a) listed under the Local Historic Heritage Code; or (b) listed on the Tasmanian Heritage Register, and that contributes to the historic heritage significance of that place.
heritage place	means a place listed in the Local Historic Heritage Code or on the Tasmanian Heritage Register.
heritage precinct	means a precinct listed in the Local Historic Heritage Code.
historic heritage significance	means: (a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or (b) the historic cultural heritage significance of a place as described in the Tasmanian Heritage Register
hotel Industry impact assessment	means a report detailing: (a) the proposed use, hours of operation and type and duration and frequency of music or entertainment; (b) the location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas; (c) the entry points, external areas for smokers and a waste management plan; (d) the nature and location of surrounding uses, and for non residential uses their hours of operation, and a written description of the site context; (e) the proposed management of noise in relation to noise sensitive areas within audible range of the premises, including residential uses and accommodation and associated private open space; (f) a summary of the consultation with adjoining landowners/occupiers and proposed measures to address any concerns; (g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting; (h) impacts on traffic and parking; (i) the intended design measures to prevent crime, including: (i) providing safe, well designed buildings; (ii) reducing opportunities for crime to occur; (iii) minimising the potential for vandalism and anti-social behaviour; (iv) promoting safety on neighbouring public and private land; and (j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.

individually prominent building	means a building that is significantly higher or has a larger apparent size within the townscape or when viewed in the street elevation.
open space network	means the collection of open spaces in the City of Hobart, of various types, uses, scale and importance, and their connections, which are typically in the form of streets and green corridors.
permeability	means the ease with which visual connectivity and pedestrian movement within the city can occur. It includes through-block links or connections, the open space network, the amount of light between buildings above the street wall, and the characteristic landscape connections when viewing out along and beyond the city streets.
public art	<p>means an artwork in any medium, planned and executed outside a gallery context, intended specifically for installation within a public space, and must have all of the following defining features:</p> <ul style="list-style-type: none"> (a) is not designed for commercial purposes, such as advertising or branding; (b) it is the work of a professional artist; (c) the artist produces or supervises the fabrication and installation of the artwork; (d) it is publicly accessible, either visually or physically.
reclaimed floor	means the flat fill surface of Sullivans Cove having a recognisable identity contained by the natural rise of the topography and the deep water of the harbour, sometimes reinforced by the built form (refer to Figure HOB-S4.9).
single aspect	means a dwelling or serviced apartment that has external windows on no more than one building elevation (not excluding skylights and windows to a light well or ventilation shaft).
solar penetration priority street	means land shown on an overlay map and in Figure HOB-S4.3 Central Business Zone as within the solar penetration priority street.
streetscape pattern	<p>means the characteristic pattern generated by the street wall, including its:</p> <ul style="list-style-type: none"> • vertical gradation, such as traditionally narrow lot widths; and • building detail, such as parapets, cornices, and awnings, along these frontages.
street wall	means a wall built on the frontage and forming a continuous or near continuous line of buildings.
townscape	means the built form of central Hobart in relation to existing height, bulk and scale in the setting of the urban amphitheatre. It strives to give order to the form of the city, the pattern of landscape and development of the urban landscape.
urban amphitheatre	means the setting of central Hobart, including the layered rise of landforms from the water plane datum to the landform horizons (refer to Figure HOB-S4.10).
urban context report	<p>means a report that addresses:</p> <ul style="list-style-type: none"> (a) a full description of the site including shape, size, orientation and easements; (b) topography and contours of the site and the surrounding area; (c) street frontage features such as poles, street trees, street furniture and cross-overs (d) the location, use and height of existing buildings and the location of any private open space on the site and surrounding properties; (e) the location of any public open space in the surrounding area;

	<p>(f) existing solar access to the site, surrounding properties and public spaces including footpaths;</p> <p>(g) existing views to and from the site, paying particular regard to those identified in Figure HOB-S4.8 and on the landform horizons to Kunanyi/ Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the cove floor;</p> <p>(h) any pedestrian linkways or vehicular laneways in the surrounding area;</p> <p>(i) the existing pattern of subdivision, including previous property boundaries on the site if amalgamation has occurred;</p> <p>(j) the history and pattern of development on the site and in the surrounding area;</p> <p>(k) the building form, scale and pattern of the surrounding area;</p> <p>(l) the architectural style, building details and materials of the surrounding area;</p> <p>(m) distances to adjoining zones;</p> <p>(n) off-site noise sources; and</p> <p>(o) any other notable physical or cultural characteristics of the site or surrounding area.</p>
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HOB-S4.5 Use Table

This clause is in substitution for Central Business Zone – clause 16.2 Use Table.

Use Class	Qualification
No Permit Required	
Business and Professional Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If not for: <ul style="list-style-type: none"> (a) an adult sex product shop; or (b) a supermarket with a floor area greater than 400m².
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	
Educational and Occasional Care	If: <ul style="list-style-type: none"> (a) not in the active frontage area; and (b) the ground floor frontage is not less than 4m.
Emergency Services	
Hotel Industry	If not for an adult entertainment venue.

Research and Development	If not located at ground floor level (excluding pedestrian or vehicle access) in the active frontage area.
Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not listed as No Permit Required.
Sports and Recreation	If located above ground floor level (excluding pedestrian or vehicular access).
Tourist Operation	If for a visitor centre or interpretation centre; (a)
Visitor Accommodation	If: (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not a camping and caravan park or overnight camping area.
Discretionary	
Bulky Goods Sales	Except at ground floor level (except for access) within the Active Frontage Overlay Figure HOB-S4.2 Active frontage area
Custodial Facility	If for a remand centre.
Educational and Occasional Care	If not listed as Permitted.
Equipment and Machinery Sales and Hire	If not in the active frontage area.
Hospital Services	If located above ground floor level (excluding pedestrian or vehicle access) in the active frontage area.
Hotel Industry	If not listed as Permitted.
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food or beverage production.
Service Industry	If for alterations or extensions to an existing Service Industry.
Sports and Recreation	If not listed as Permitted.
Storage	If: (a) not located at ground floor level (excluding pedestrian or vehicle access) in the active frontage area; or (b) not for a liquid, solid or gas fuel depot.
Tourist Operation	
Transport Depot and Distribution	If for a public transport facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	If not in the active frontage area.

Vehicle Parking	If not a commercial multi-storey car park, unless an extension or alteration to an existing commercial multi-storey car park.
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; or (b) not listed as Permitted.
Prohibited	
All other uses	

HOB-S4.6 Use Standards

HOB-S4.6.1 Adult entertainment venues

This clause is in addition to Central Business Zone – clause 16.3 Use Standards and A4 and P4 are in addition to Signs Code – clause C1.5 Use Standards.

Objective:	That adult entertainment venues do not: (a) negatively impact on the streetscape; or (b) cause an unreasonable loss of amenity for surrounding residential areas or sensitive locations.	
Acceptable Solutions		Performance Criteria
A1 Adult entertainment venues must be separated a distance of not less than 200m, measured in a straight line to the title boundary, from: (a) an Inner Residential Zone; and (b) from the boundary of a site used for a: <ul style="list-style-type: none"> (i) dwelling; (ii) primary school; (iii) secondary school; (iv) childcare centre; (v) crèche; (vi) place of worship; (vii) bed and breakfast accommodation; (viii) playground; or (ix) any other use if it is regularly frequented by children for recreational or cultural purposes. 		P1 Adult entertainment venues must not cause an unreasonable loss of amenity of an Inner Residential Zone or uses listed in HOB-S4.6.1 A1(b), having regard to: <ul style="list-style-type: none"> (a) noise and disturbance generated from within the adult entertainment venue and from patrons arriving at or departing from the venue; (b) the hours of operation and intensity of the proposed use; (c) the location of the proposed use and the nature of surrounding uses and zones; (d) the impact of the proposed use on the mix of uses in the immediate area; and (e) the impact on pedestrian safety and amenity.
A2 Adult entertainment venues must not:		P2 No Performance Criterion.

<p>(a) occupy a room or space with a ground floor frontage onto a street; or</p> <p>(b) be directly visible from the street.</p>	
<p>A3</p> <p>No form of public address or sound amplification is to be audible from outside the adult entertainment venue building.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p> <p>Signs for adult entertainment venues must:</p> <p>(a) only indicate the name of the business using text; and</p> <p>(b) not include graphics or images.</p>	<p>P4</p> <p>No Performance Criterion.</p>

HOB-S4.6.2 Hotel Industry

This clause is in addition to Central Business Zone – clause 16.3 Use Standards.

Objective:	That Hotel Industry uses do not cause an unreasonable loss of amenity and safety for the surrounding area and uses.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Hours of operation of a Hotel Industry use must not be within the hours of 12.00am to 7.00am.</p>		<p>P1</p> <p>Hours of operation of a Hotel Industry use must not cause an unreasonable loss of amenity and safety for the surrounding area and uses, having regard to:</p> <p>(a) the proposed hours of operation and intensity of the proposed use;</p> <p>(b) the location of the proposed use and the nature of surrounding uses and zones;</p> <p>(c) the impact of the proposed use on the mix of uses in the immediate area;</p> <p>(d) the impacts of light spill;</p> <p>(e) prevention of crime through environmental design measures that:</p> <p>(i) provide safe, well designed buildings</p> <p>(ii) reduce opportunities for crime to occur;</p> <p>(iii) minimise the potential for vandalism and anti-social behaviour; and</p>

	<p>(iv) promote safety on neighbouring public and private land; and</p> <p>(f) a Hotel Industry impact assessment.</p>
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HOB-S4.6.3 Car parking numbers

This clause is in substitution for Parking and Sustainable Transport Code – clause C2.5.1 Car parking numbers.

Objective:	That pedestrian activity and amenity in the central business district is not compromised through the provision of on-site car parking.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>On-site car parking spaces must:</p> <p>(a) not be provided; or</p> <p>(b) not be more than 1 space per 200m² of floor area for non-residential uses; or</p> <p>(c) not be more than 1 space per dwelling for residential uses; or</p> <p>(d) be for a Hospital Service or Emergency Service use.</p>	<p>P1</p> <p>On-site car parking spaces must not compromise pedestrian activity and amenity in the central business district, having regard to</p> <p>(a) pedestrian safety and convenience;</p> <p>(b) the enjoyment of al fresco dining or other outdoor activity;</p> <p>(c) air quality and environmental health; and</p> <p>(d) traffic safety.</p>

HOB-S4.7 Development Standards for Buildings and Works

HOB-S4.7.1 Building height, siting, bulk and design

This clause is in substitution for Central Business Zone – clause 16.4.1 Building height.

Objective:	<p>That building height, siting, bulk and design:</p> <p>(a) contributes positively to the streetscape and townscape;</p> <p>(b) does not cause an unreasonable impact on - local historic heritage significance;</p> <p>(c) does not cause an unreasonable loss of important views within the urban amphitheatre;</p> <p>(d) does not cause an unreasonable loss of amenity of public open spaces;</p> <p>(e) does not cause an unreasonable loss of residential amenity of land in an Inner Residential Zone; and</p> <p>(f) provides significant community benefits if outside the amenity building envelope.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height within the central business core area, excluding an extension to an existing building solely to provide access to toilets, facilities for people with disabilities, or required by legislation, must not be more than (refer to Figure HOB-S4.5):</p>	<p>P1.1</p> <p>Building height, siting and design of development within the central business core area excluding an extension to an existing building solely to provide access to toilets, facilities for people with disabilities, or required by legislation, must make a positive</p>

<ul style="list-style-type: none"> (a) 15m if set back not more than 15m of, a south-west or south-east facing frontage; (b) 20m if set back not more than 15m of, a north-west or north-east facing frontage; or (c) 30m if setback more than 15m from a frontage. 	<p>contribution to the streetscape and townscape, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant local area objectives; (b) the building proportion, materials and detail reflecting and reinforcing the streetscape pattern; (c) not being an individually prominent building due to its height or bulk; (d) reinforcing consistent building edges and height at the street wall, allowing for solar penetration where possible; (e) preventing unreasonable impacts on the view lines and view cones in Figure HOB-S4.8 and on the landform horizons to Kunanyi / Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the cove floor; (f) preventing unreasonable impacts on pedestrian amenity from overshadowing of the public footpath, particularly for city blocks with frontage to a solar penetration priority; (g) preventing unreasonable impacts on the amenity of public open space from overshadowing; (h) preventing unreasonable impacts on pedestrian amenity from adverse wind conditions, particularly if development is outside the amenity building envelope; and (i) how the building is viewed on all elevations including the roof to ensure it visually enhances the townscape, if development is outside the amenity building envelope. <p>P1.2 Buildings within the central business core area must not extend beyond the amenity building envelope unless:</p> <ul style="list-style-type: none"> (a) it is a minor extension to an existing building that already exceeds the amenity building envelope; or (b) significant benefits on public or private land within the Central Business Zone are provided by way of civic amenities, such as: <ul style="list-style-type: none"> (i) public open space or its improvement, that has a high level of amenity in terms of access to sunlight, space, location, safety and accessibility; (ii) through-site links that improve the permeability of the city for pedestrians, have high amenity value in terms of location, accessibility, safety and visual interest, including frontages that address the through-site link; (iii) public areas within the building such as
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	<p>community space or viewing areas;</p> <ul style="list-style-type: none"> (iv) public art that is of significant scale (whether by the size of an individual work, or the number or volume of multiple works), of significant monetary value, highly visible and clearly accessible to the public; or (v) public toilets in locations that have limited existing facilities; or (vi) a financial contribution in accordance with the relevant Council policy in lieu of provision of, or improvements to, significant civic amenities, where such amenities are planned or exist in the Central Business Zone. <p>P1.3 An urban context report prepared by a suitably qualified person and associated design response demonstrates that:</p> <ul style="list-style-type: none"> (a) the form, design, materials and detailing of the proposed development derive from and respond to the existing characteristics of the site and surrounding area where considered established and desirable and where such a response is; and (b) any proposed civic amenities are commensurate with the scale of the proposed building and are: <ul style="list-style-type: none"> (i) accessible; (ii) of high quality; (iii) desirable for the location; and (iv) of significant value for the city.
<p>A2</p> <p>Building height within 10m of an Inner Residential Zone must not be more than 9.5m.</p>	<p>P2</p> <p>Building height within 10m of an Inner Residential Zone must be consistent with the building height of existing buildings on adjoining lots in the residential zone.</p>
<p>A3</p> <p>Building height within the central business fringe area, excluding an extension to an existing building solely to provide access to toilets, facilities for people with disabilities, or required by legislation, must not be more than:</p> <ul style="list-style-type: none"> (a) 11.5m; or (b) 15m if the development provides at least 50% of the floor space above ground floor level for residential use. 	<p>P3.1</p> <p>Building height, siting, bulk and design of development within the central business fringe area, excluding an extension to an existing building solely to provide access to toilets, facilities for people with disabilities, or required by legislation, must respect and reflect the transition between the Central Business Zone and adjacent zones and must make a positive contribution to the streetscape and townscape, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant local area objectives; (b) the building proportion, materials and detail reflecting and reinforcing the streetscape pattern;

	<p>(c) the building not being an individually prominent building by virtue of its height or bulk;</p> <p>(d) reinforcing consistent building edges and height at the street wall, allowing for solar penetration where possible;</p> <p>(e) not creating unreasonable impacts on the view lines and view cones in Figure HOB-S4.8 and on the landform horizons to Kunanyi / Mt Wellington and the Wellington Range from public spaces within the Central Business Zone and the cove floor;</p> <p>(f) preventing unreasonable loss of pedestrian amenity from overshadowing of the public footpath, particularly for city blocks with frontage to a solar penetration priority street;</p> <p>(g) preventing unreasonable loss of amenity of public open space from overshadowing; and</p> <p>(h) preventing unreasonable loss of pedestrian amenity from adverse wind conditions, particularly if development is outside the amenity building envelope.</p> <p>how the building is viewed on all elevations including the roof to ensure it visually enhances the townscape, if development is outside the amenity building envelope.P3.2</p> <p>Buildings within the central business fringe area must not extend beyond the amenity building envelope unless:</p> <p>(a) it is a minor extension to an existing building that already exceeds the amenity building envelope; or</p> <p>(b) significant benefits on public and private land within the Central Business Zone are provided by way of civic amenities, such as:</p> <ul style="list-style-type: none"> (i) public open space or its improvement, that has a high level of amenity in terms of access to sunlight, space, location, safety and accessibility; (ii) through-site links that improve the permeability of the city for pedestrians, have high amenity value in terms of location, accessibility, safety and visual interest, including frontages that address the through-site link; (iii) public areas within the building such as community space or viewing areas; (iv) public art that is of significant scale (whether by the size of an individual work, or the number or volume of multiple works), of significant monetary value, highly visible and clearly accessible to the public; or (v) public toilets in locations that have limited existing facilities; or (vi) a financial contribution in accordance with the relevant Council Policy in lieu of
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	<p>provision of, or improvements to, significant civic amenities, where such amenities are planned or exist in the Central Business Zone.</p> <p>P3.3 An urban context report prepared by a suitably qualified person and associated design response demonstrates that:</p> <p>(a) the form, design, materials and detailing of the proposed development derive from and respond to the existing characteristics of the site and surrounding area where considered established and where such a response is desirable; and</p> <p>(b) any proposed civic amenities are commensurate with the scale of the proposed building and are:</p> <ul style="list-style-type: none"> (i) accessible; (ii) of high quality; (iii) desirable for the location; and (iv) of significant value for the city.
<p>A4</p> <p>Heritage-adjacent buildings set back less than 15m from a frontage must:</p> <p>(a) not be more than 1 storey or 4m (whichever is the lesser) higher than the façade height of a heritage building on an adjacent heritage place (refer to Figures HOB-S4.6 and HOB-S4.7); and</p> <p>(b) if the development is between two heritage places (refer to HOB-S4.7), not be more than the façade height of the highest heritage building on an adjacent heritage place.</p>	<p>P4</p> <p>Heritage-adjacent buildings set back less than 15m from a frontage must:</p> <p>(a) not unreasonably dominate existing heritage buildings on an adjacent heritage place; and</p> <p>(b) be compatible with and not detract from the historic heritage significance of an adjacent heritage place.</p>

HOB-S4.7.2 Façade design within the active frontage area

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works.

Objective:	That the design of building facades within the active frontage area is compatible with the streetscape, heritage buildings and the amenity of the public spaces.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Heritage-adjacent buildings within the active frontage area must:</p>	<p>P1</p> <p>The façade design of heritage-adjacent buildings within the active frontage area must:</p>

<p>(a) include building articulation to avoid a flat facade appearance through evident horizontal and vertical lines achieved by setbacks, fenestration alignment, design elements, or the outward expression of floor levels; and</p> <p>(b) locate any proposed awnings the same height from street level as any awnings of a heritage building on an adjacent heritage place.</p>	<p>(a) be sympathetic to the elevational treatment and materials of existing heritage buildings on an adjacent heritage place; and</p> <p>(b) be compatible with, and not detract from, the historic heritage significance of an adjacent heritage place.</p>
<p>A2</p> <p>New buildings or alterations to existing ground level façades within the active frontage area, facing a frontage or public space must:</p> <p>(a) have not less than 80% of the total surface area consisting of windows or doorways; or</p> <p>(b) not reduce the surface area of windows or doorways of an existing building if the surface area is already less than 80%.</p>	<p>P2</p> <p>New buildings or alterations to existing ground level façades within the active frontage area, facing a frontage or public space must be designed to be compatible with the streetscape, having regard to:</p> <p>(a) how the main pedestrian access to the building addresses the street or other public places; and</p> <p>(b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces.</p>
<p>A3</p> <p>New buildings and alterations to existing façades within the active frontage area must provide awnings over public footpaths.</p>	<p>P3</p> <p>New buildings and alterations to existing façades within the active frontage area must demonstrate that there will be no benefit to the streetscape or pedestrian amenity by providing awnings over public footpaths.</p>

HOB-S4.7.3 Pedestrian links

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works.

Objective:	To maintain and develop malls, arcades and through-site links that provide for pedestrian amenity.	
Acceptable Solutions		Performance Criteria
A1	Existing malls, arcades and through-site links must be retained.	P1 New malls, arcades or through-site links must be provided in convenient and accessible locations.
A2	Buildings must address adjoining malls, arcades and through-site links as well as street frontages.	P2 Buildings must minimise blank walls facing onto malls, arcades and through-site links and provide opportunities for activity or visual interest for those spaces.

HOB-S4.7.4 Residential and Visitor Accommodation amenity

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works.

Objective:	That buildings for Residential or Visitor Accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space and storage.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Residential or Visitor Accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with <i>Australian Standards AS 2107:2016 – Acoustics (Recommended design sound levels and reverberation times for building interiors)</i>.</p>	<p>P1</p> <p>Residential or Visitor Accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with the <i>Australian Standards AS2107:2016 – Acoustics (recommended design sound levels and reverberation times for building interiors)</i>, unless:</p> <ul style="list-style-type: none"> (a) alterations required to meet these standards would negatively impact on historic heritage significance of a heritage place or heritage precinct; or (b) external alterations of an existing building that are required to meet these standards would negatively impact on the streetscape.
<p>A2</p> <p>Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:</p> <ul style="list-style-type: none"> (a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure HOB-S4.11); or (b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either: <ul style="list-style-type: none"> (i) set back at least 5m from a side or rear boundary or other building on the same site; or (ii) facing a frontage (refer Figure HOB-S4.12). 	<p>P2</p> <p>Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:</p> <ul style="list-style-type: none"> (a) proximity to side and rear boundaries; (b) proximity to other buildings on the same site; (c) the height and bulk of other buildings on the same site; (d) the size of any internal courtyard or void; (e) the use of light wells or air shafts; (f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and (g) any assessment by a suitably qualified person.
A3	P3

<p>Every habitable room in a dwelling:</p> <ul style="list-style-type: none"> (a) must have at least one external window; (b) must have at least one external window visible from all points of the room if a living room; (c) if the only external window in the room is located within a recess, that recess must be: <ul style="list-style-type: none"> (i) a width of not less than 1.2m; and (ii) a depth of not less than 1.5 times the width, measured from the external surface of the external window; and (d) must have a room depth from an external window of: <ul style="list-style-type: none"> (i) not more than 2.5 times the ceiling height; or (ii) if an open plan layout (where the living, dining and kitchen are combined), not more than 8m. 	<p>Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to:</p> <ul style="list-style-type: none"> (a) the orientation of the room; (b) the size and location of windows; (c) the size of the room; (d) the ceiling height; (e) the opportunity for cross-ventilation; (f) the proposed use of the room; (g) overshadowing of the site from existing development; (h) existing site constraints; and (i) any assessment by a suitably qualified person.
<p>A4</p> <p>Private open space must be provided for each dwelling or serviced apartment on a site.</p>	<p>P4</p> <p>Fewer than all of the dwellings or serviced apartments on a site may be provided with open space if:</p> <ul style="list-style-type: none"> (a) on-site communal open space is provided that exceeds size requirements under HOB-S4.7.4 A6 by 10m² for each dwelling unit or serviced apartment without private open space, and is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility; (b) environmental conditions such as high winds or high levels of noise would significantly diminish the amenity of the private open space and this is unable to be mitigated by screening that does not unreasonably reduce access to daylight, as demonstrated by a suitably qualified person; or (c) the dwelling or serviced apartment is in an existing building that cannot reasonably accommodate private open space due to site constraints or impacts on historic heritage significance of a heritage place or local heritage precinct.

<p>A5</p> <p>Private open space for a dwelling or serviced apartment must:</p> <ul style="list-style-type: none"> (a) have an area not less than: <ul style="list-style-type: none"> (i) 8m² for 1 bedroom dwellings or serviced apartments; (ii) 10m² for 2 bedroom dwellings or serviced apartments; (iii) 12m² for 3 or more bedroom dwellings or serviced apartments; (b) not include plant and equipment such as outdoor components of an air conditioning unit; (c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m² in addition to minimum area in (a) above, that may be in a separate location, and is screened from public view; (d) have a minimum horizontal dimension of 2m or 1.5m if for a 1 bedroom dwelling or serviced apartment; (e) if above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and (f) be screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms. 	<p>P5</p> <p>Private open space for a dwelling or serviced apartment must be capable of meeting the projected outdoor recreation requirements of occupants, having regard to:</p> <ul style="list-style-type: none"> (a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit; (b) the amount of space available for furniture or plantings; (c) the potential for significant noise intrusion; (d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment development; (e) screening where necessary for privacy that does not unreasonably restrict access to daylight; (f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight; (g) screening from public view for clothes drying areas; and (h) any assessment from a suitably qualified person.
<p>A6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide on-site communal open space that:</p> <ul style="list-style-type: none"> (a) is at least 70m², with an additional 2m² for every dwelling or serviced apartment over 10; (b) if provided in multiple locations, has at least one single area not less than 40m²; 	<p>P6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide on-site communal open space that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:</p> <ul style="list-style-type: none"> (a) the area and dimensions of the space; (b) the total number of dwellings or serviced apartments on the site; (c) the accessibility of the space;

<ul style="list-style-type: none"> (c) has a horizontal dimension of not less than 3m; (d) includes not less than 20% of the total area for plantings (including food growing), being deep soil planting if at ground level; (e) is directly accessible from common entries and pathways; (f) screens any communal clothes drying facilities from public view; (g) may be above ground floor level, including rooftops; (h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms; (i) does not include vehicle driveways, manoeuvring or hardstand areas; and (j) includes not more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of: <ul style="list-style-type: none"> (i) a building on the site with a height more than 3m; or (ii) a side or rear boundary within 5m. 	<ul style="list-style-type: none"> (d) the flexibility of the space and opportunities for various forms of recreation; (e) the availability and location of common facilities within the space; (f) any proposed landscaping; (g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal area; (h) accessibility to daylight; (i) the development potential of adjacent sites and likely impacts on accessibility to daylights; (j) the outlook from the communal open space; (k) the level of noise intrusion from external noise sources; and (l) any assessment from a suitably qualified person; <p>unless:</p> <ul style="list-style-type: none"> i. the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints or impacts on historic heritage significance of a heritage place or local heritage precinct; or ii. open space, accessible by the public, that is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility and that can adequately accommodate the needs of occupants is provided on the site; or iii. private open space is provided for all dwellings or serviced apartments on the site, that provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation, entertainment, planting, outdoor dining and children's play.
<p>A7</p>	<p>P7</p> <p>Each multiple dwelling must be provided with adequate storage space.</p>

Each multiple dwelling must be provided with a dedicated and secure storage space of not less than 6m ³ and located externally to the dwelling.	
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HOB-S4.7.5 Waste storage and collection

This clause is in addition to Central Business Zone – clause 16.4 Development Standards for Buildings and Works.

Objective:	That storage and collection of waste does not cause an unreasonable loss of amenity and safety for surrounding occupants and for vehicular traffic, cyclists, pedestrians and other road and footpath users.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Commercially serviced bulk waste bins must be provided for sites:</p> <ul style="list-style-type: none"> (a) with more than one commercial tenancy; (b) with one commercial tenancy that is greater than 100m²; (c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); and (d) with more than 2 dwellings or visitor accommodation units (or 1 if a mixed use site) if fronting a pedestrian priority street, shown on an overlay under the Parking and Sustainable Transport Code; <p>unless:</p> <ul style="list-style-type: none"> (i) there are not more than 4 individual bins for kerbside collection at any one time per commercial site or any site fronting a pedestrian priority street, shown on an overlay under the Parking and Sustainable Transport Code; (ii) there are not more than 8 individual bins for kerbside collection at any one time per residential or mixed use site not fronting a pedestrian priority street, shown on an overlay under the Parking and Sustainable Transport Code; (iii) individual bins are commercially serviced without being placed on the kerbside for collection. 	<p>P1</p> <p>Commercially serviced bulk waste bins storage and collection of waste does not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, having regard to:</p> <ul style="list-style-type: none"> (a) the frontage of the site has a width equivalent to 5m for each dwelling, visitor accommodation unit or tenancy with individual bins; or (b) bulk waste bin storage and collection cannot reasonably be provided on site due to: <ul style="list-style-type: none"> (i) impacts on historic heritage significance of a heritage place or local heritage precinct; or (ii) site constraints, if for an existing building.

A2

An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:

- (a) if for individual bins per dwelling, Visitor Accommodation unit or commercial tenancy:
 - (i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage;
 - (ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building;
 - (iii) is not less than 5.5m horizontally from any dwelling or accommodation unit unless for bins associated with that dwelling, or within a fully enclosed building; and
 - (iv) is screened from the frontage and any dwelling or accommodation unit by a wall with a height of not less than 1.2m above the finished surface level of the storage area.
- (b) if for bulk waste bins:
 - (i) is located on common property;
 - (ii) includes dedicated areas for storage and management of recycling and compostables;
 - (iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building;
 - (iv) is screened from any public road, dwelling or accommodation unit by a wall with a height of not less than 1.8m above the finished surface level of the storage area;
 - (v) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off site; and
 - (vi) if the development is mixed use, have separate storage spaces for

P2

A storage area for waste and recycling bins must be provided that is:

- (a) capable of storing the number of bins required for the site;
- (b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant;
- (c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces;
- (d) screened from view from public spaces and dwellings or accommodation units; and
- (e) if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.

commercial and residential bins with separate access to each.	
<p>A3</p> <p>Bulk waste bins must be collected on-site by private commercial vehicles, and access to storage areas must:</p> <ul style="list-style-type: none"> (a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed to comply with AS2890.2:2018: <i>Parking Facilities – Off-Street Commercial Vehicle Facilities</i>; (b) ensure that the collection vehicle is located entirely within the site when collecting bins; and (c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways. 	<p>P3</p> <p>A waste collection plan demonstrates that arrangements for collecting waste do not compromise the amenity and safety for surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <ul style="list-style-type: none"> (a) the number of bins; (b) the method of collection; (c) the time of day of collection; (d) the frequency of collection; (e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access; (f) distance from vehicle stopping point to bins if not collected on site; (g) the traffic volume, geometry and gradient of the street; and (h) the volume of pedestrians using the street.

HOB-S4.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

HOB-S4.9 Tables

This clause is not used in this specific area plan.

Figure HOB-S4.1 Boundary of Central Business Zone Specific Area Plan

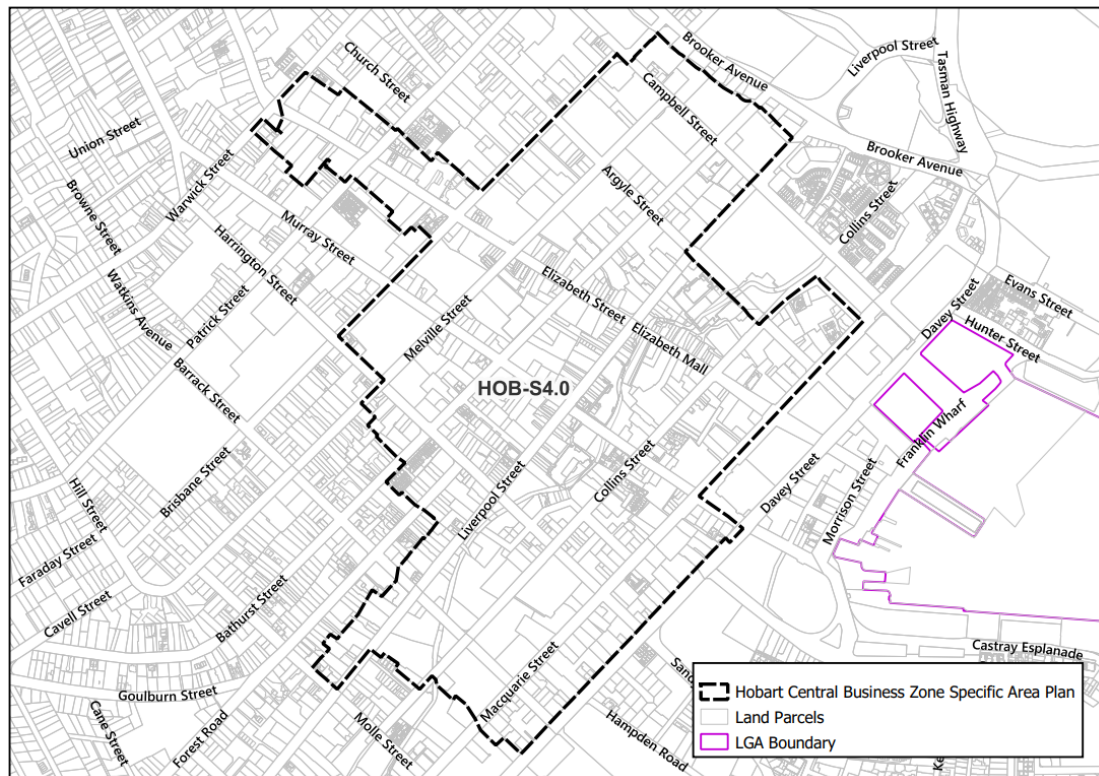


Figure HOB-S4.2 Active frontage area

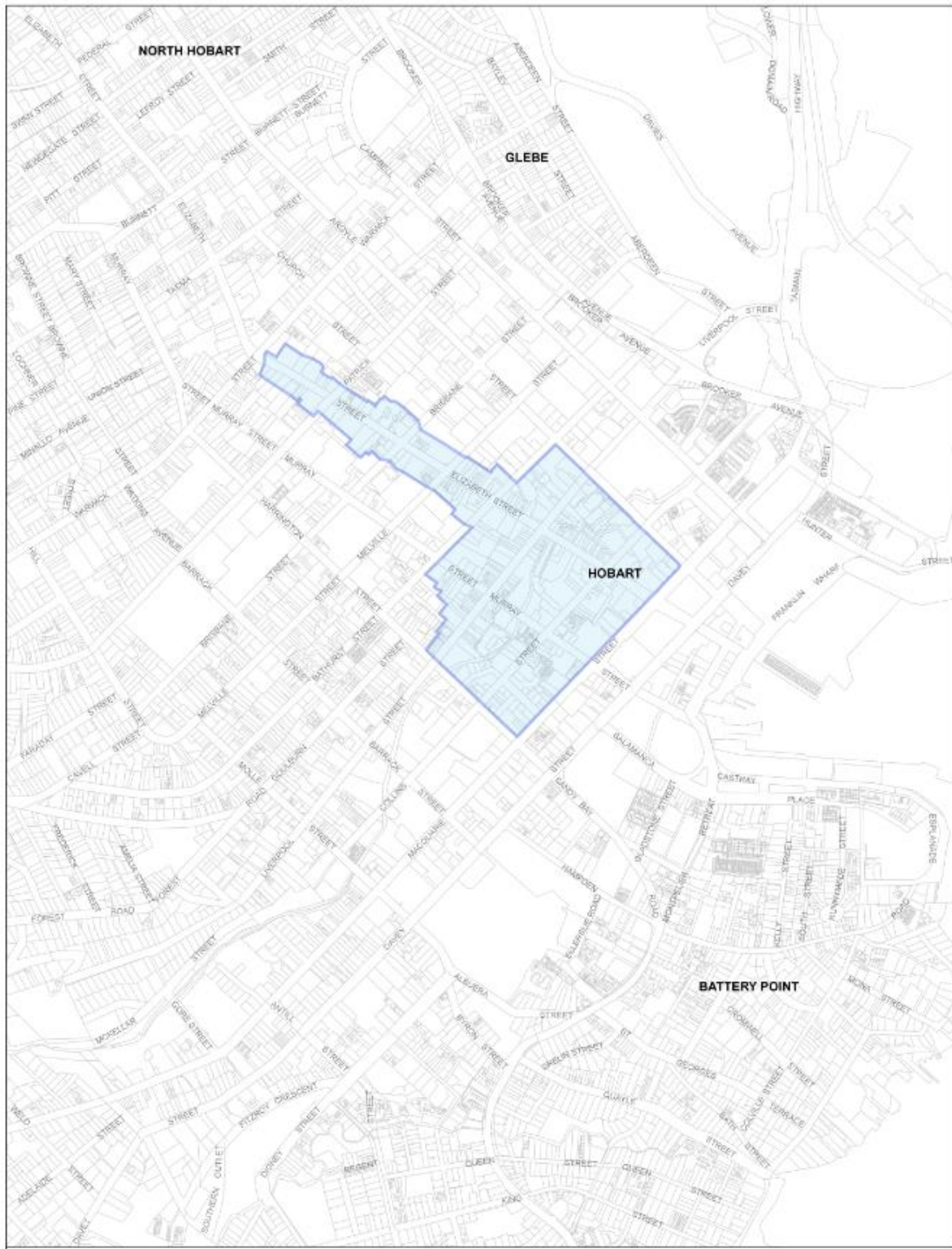


Figure HOB-S4.3 Central Business Zone Height areas

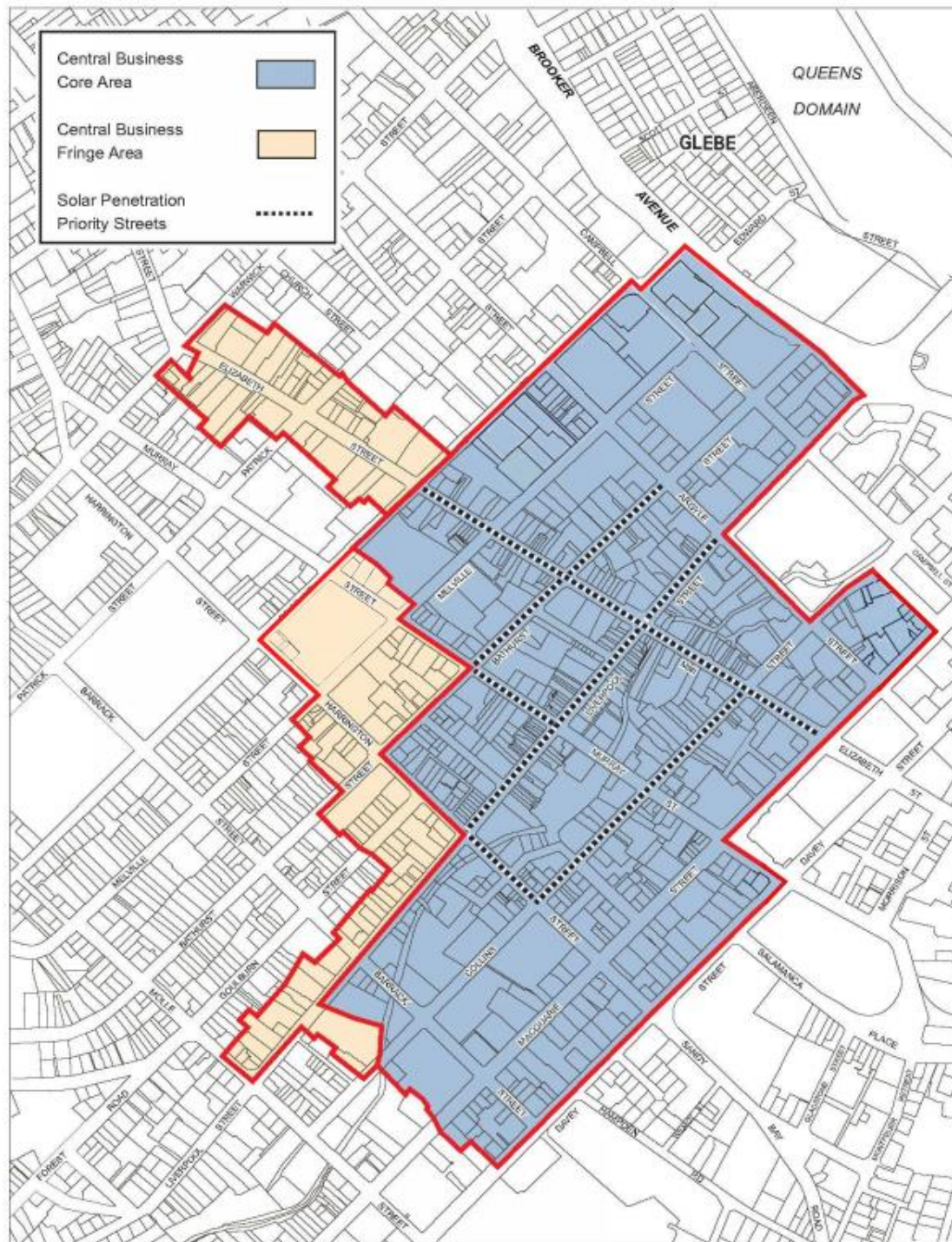


Figure HOB-S4.4

Amenity building envelope

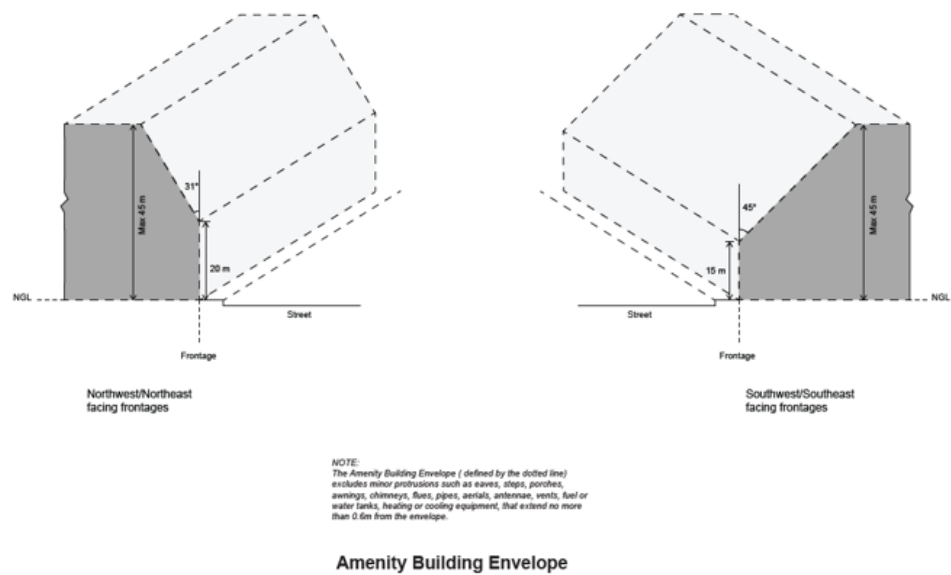


Figure HOB-S4.5

Acceptable Solution clause HOB4.7.1 Building height A1

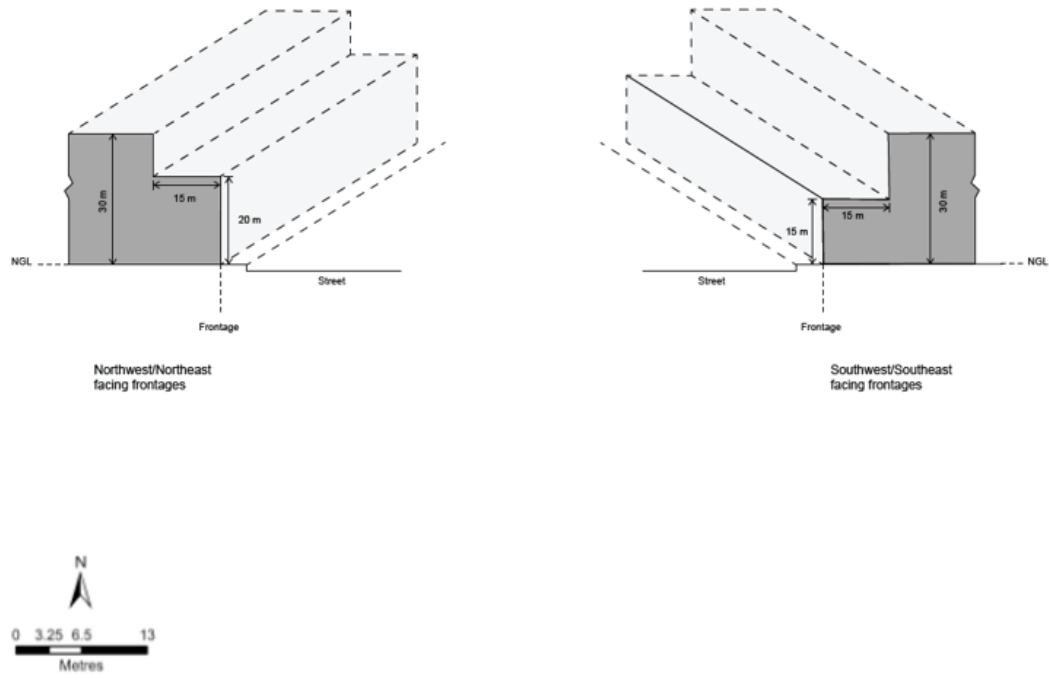


Figure HOB-S4.6. Example of heritage-adjacent area of application for new development required by clause HOB-S4.7.1 A4

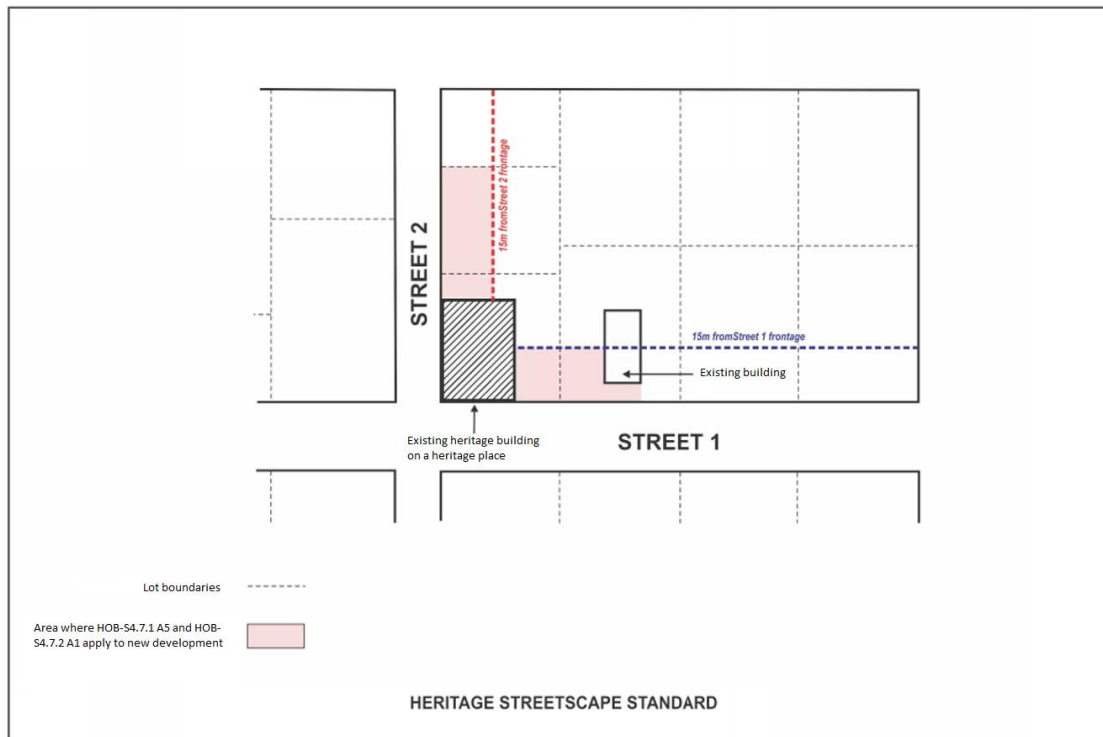


Figure HOB-S4.7 Examples of permitted heritage-adjacent development heights required by clause HOB-S4.7.1 A4

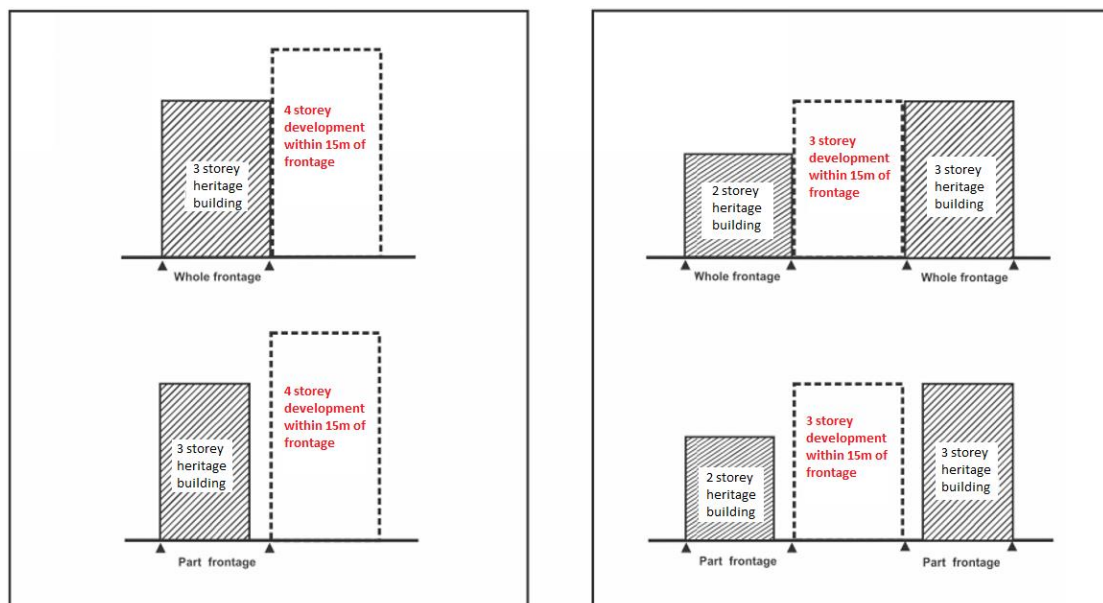
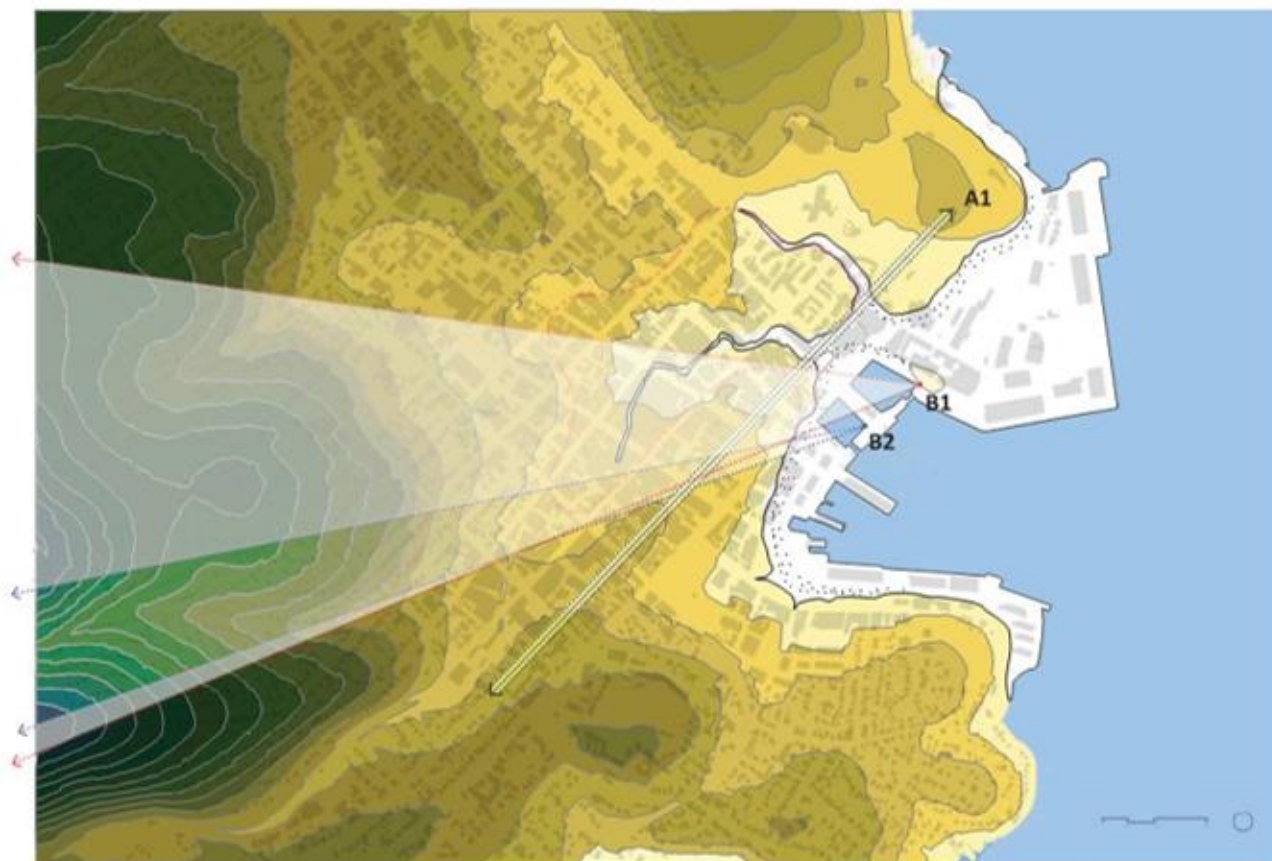


Figure HOB-S4.8 View lines and view cones



View Lines and View Cones

Legend :

A 1 : Macquarie Street to / from Cenotaph
View line width = street width

B 1 : Hunter Street (above Hunter Island) to kunanyi (Mount Wellington)
Cone Width : $22^{\circ} 21'$ at horizon, 32° extent of arc
Cone Elevation : $7^{\circ} 55'$, Base of cone : $6^{\circ} 41'$
View Point :
E : 474822.332
N : 658943.174

B 2 : Franklin Wharf (Constitution Dock edge - 10 m from SE corner) to face of kunanyi (Mount Wellington)
Angle from horizontal : $8^{\circ} 34'$
Building edges (left) : $81^{\circ} 49'$ (upper) $85^{\circ} 16'$ (lower)
Building edges (right) : $81^{\circ} 33'$ (upper) $82^{\circ} 30'$ (mid) $85^{\circ} 16'$ (lower)
View Point :
E : 474685.740
N : 658836.092

Figure HOB-S4.9Central Hobart landform structure

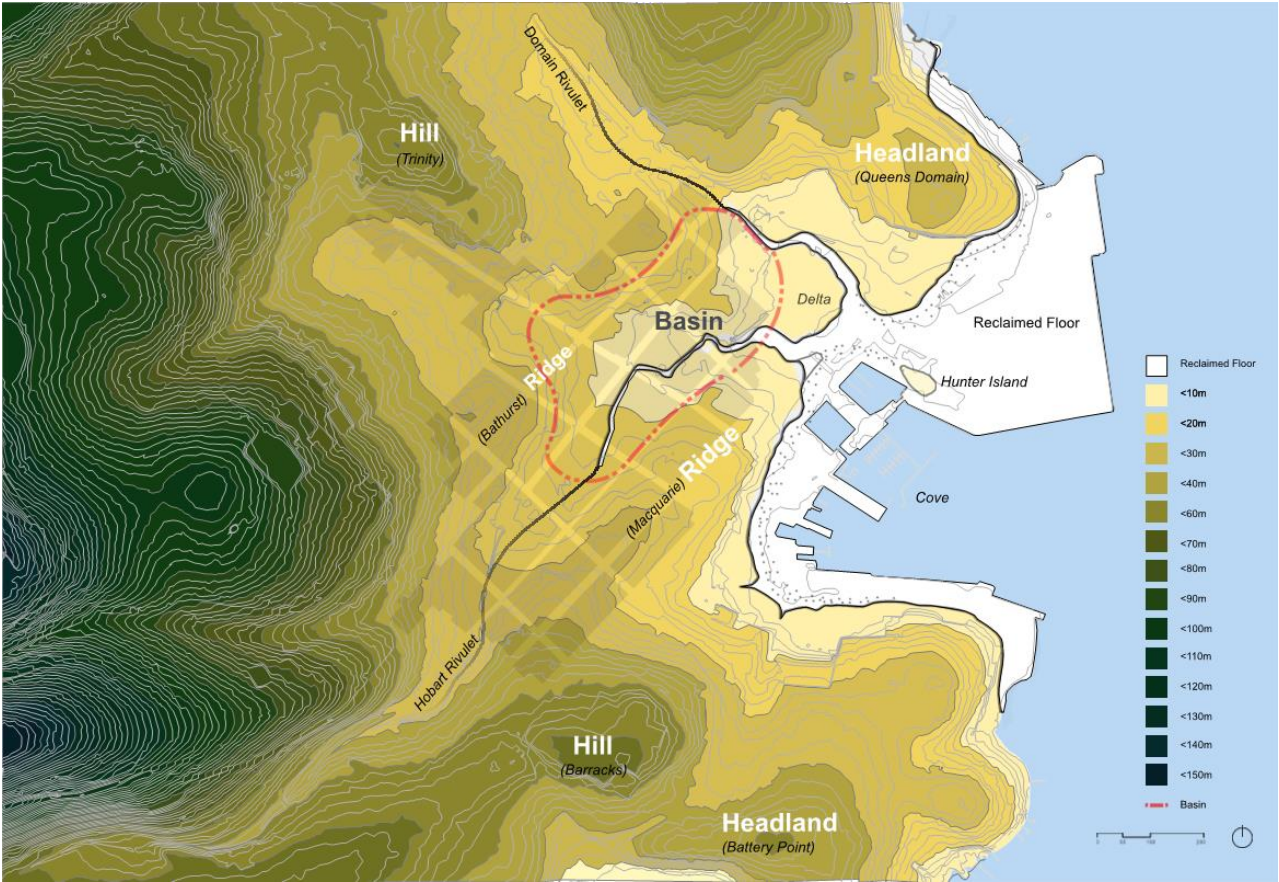
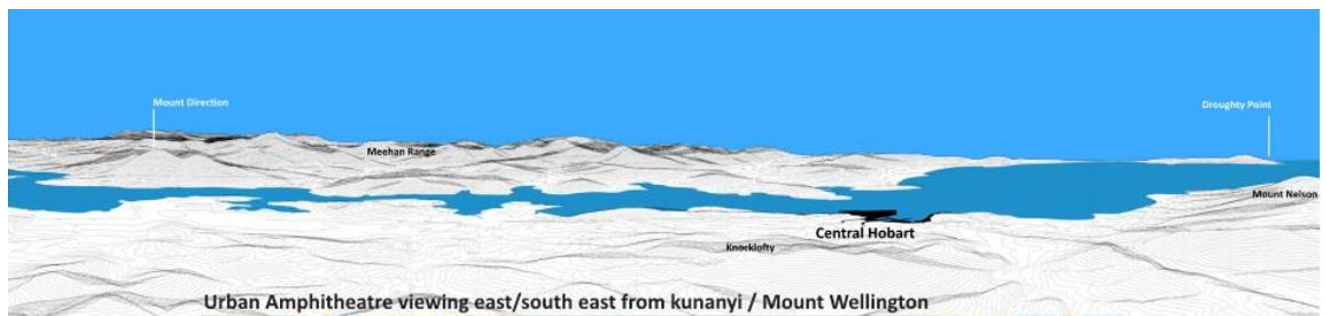


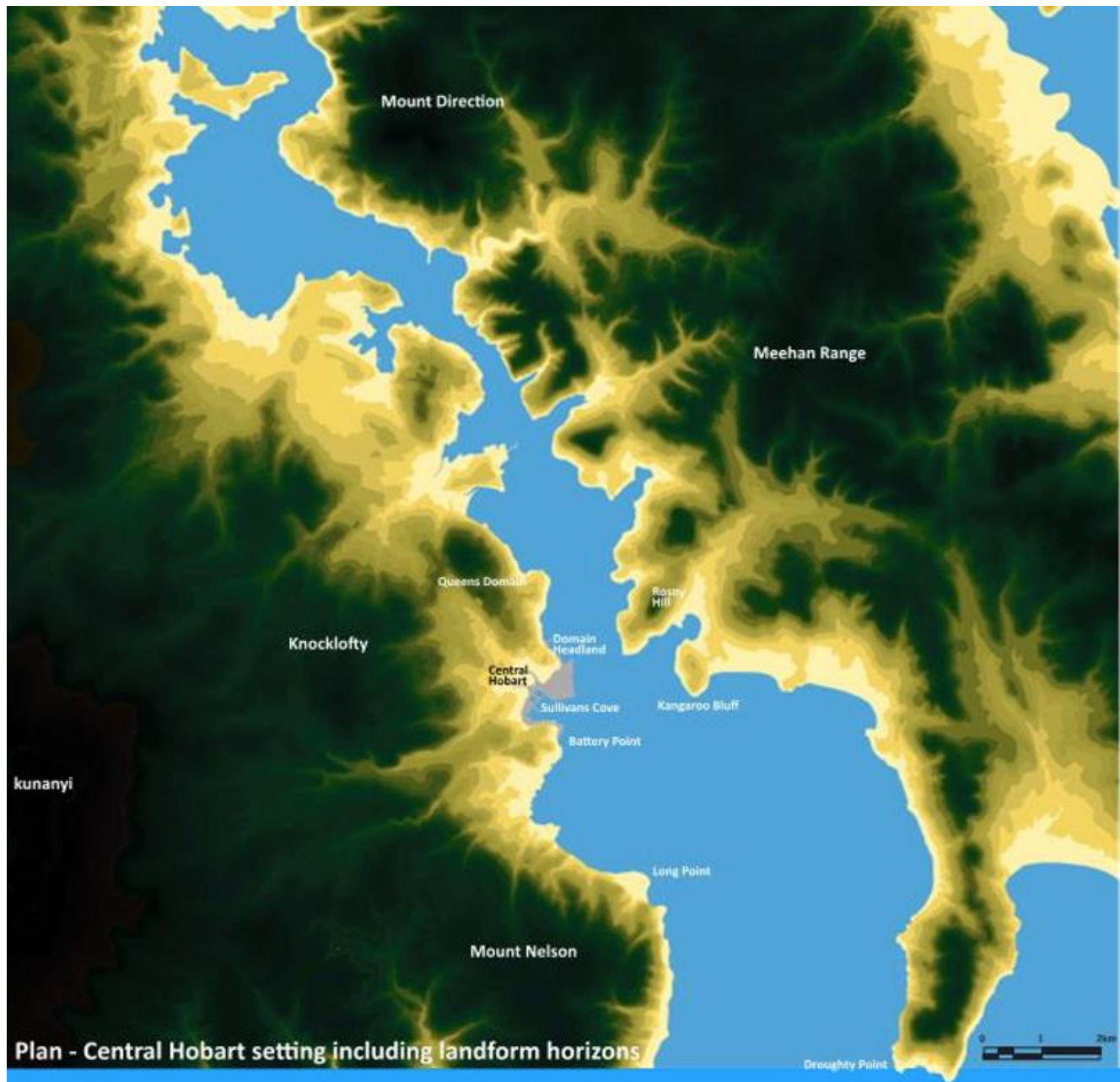
Figure HOB-S4.10

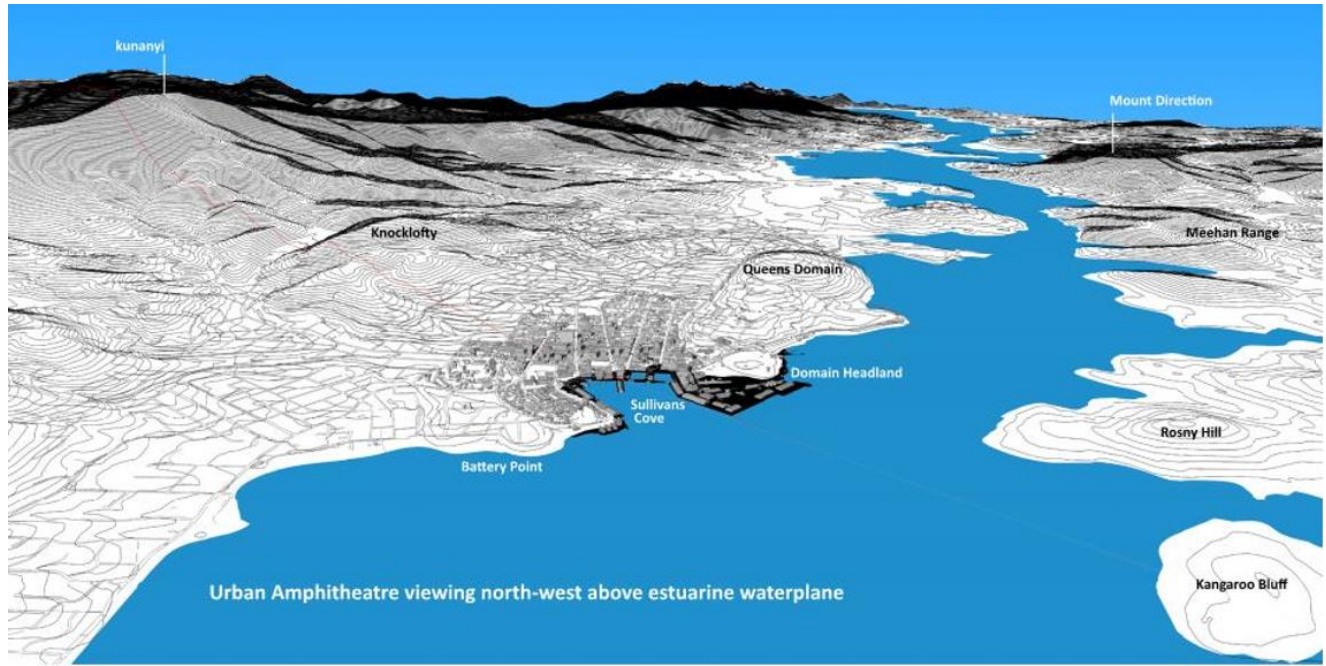
The amphitheatre to the cove within the urban amphitheatre



Diagrammatic section







The Urban Amphitheatre : Plan and Axonometric Views

Figure HOB-S4.11 Setbacks for developments including single aspect dwellings or single aspect serviced apartments under HOB-S4.7.4 A2 (a)

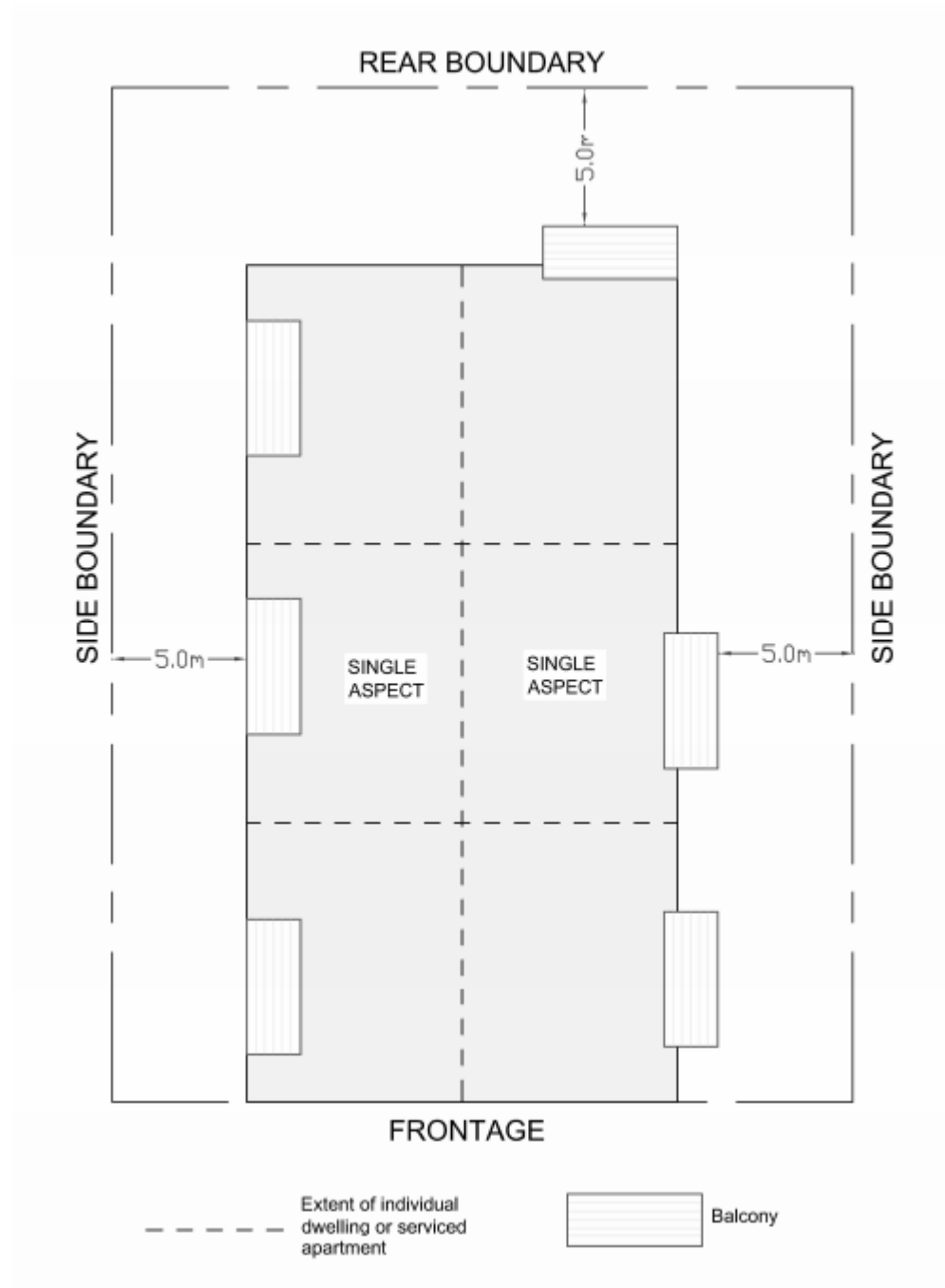
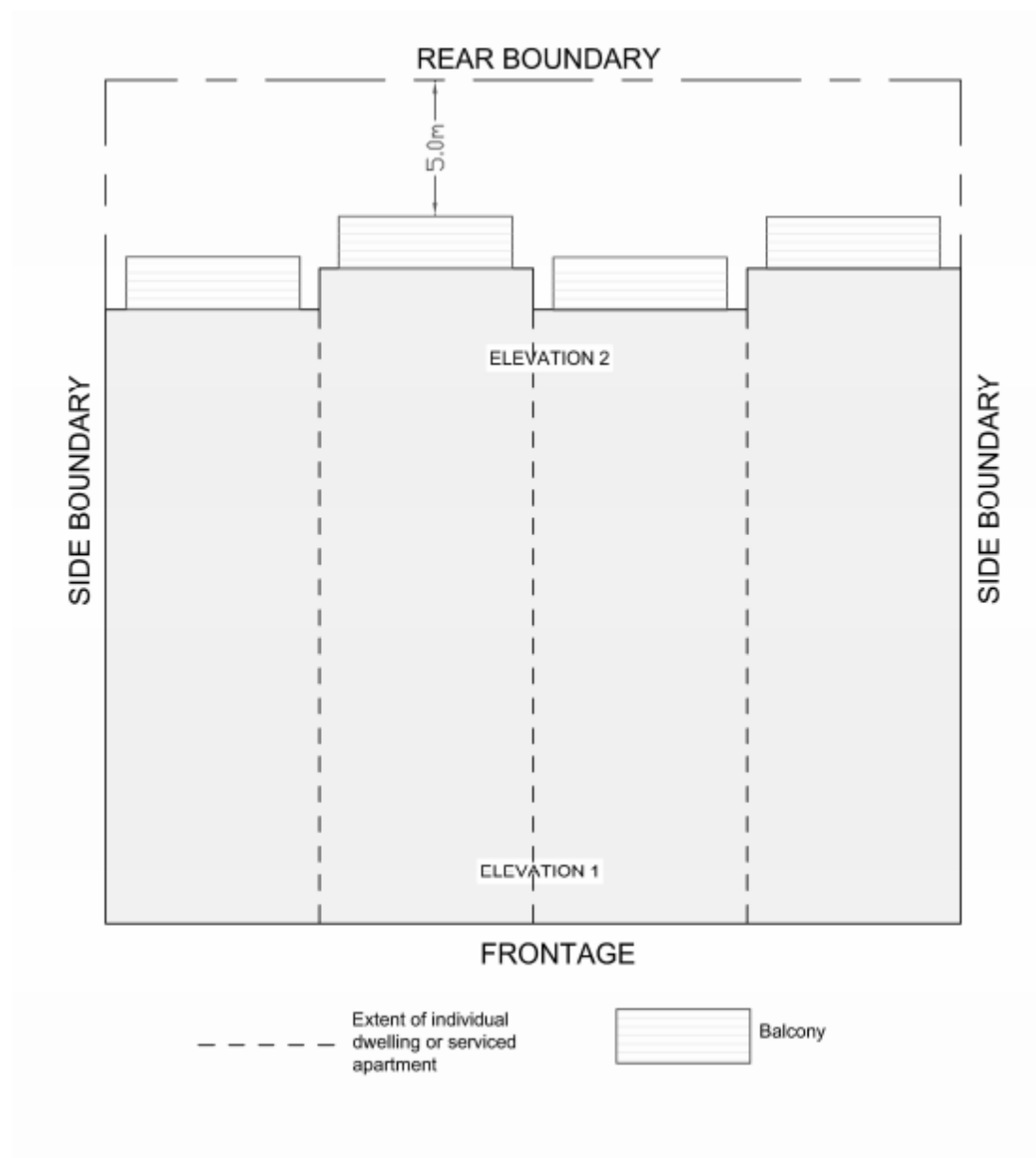
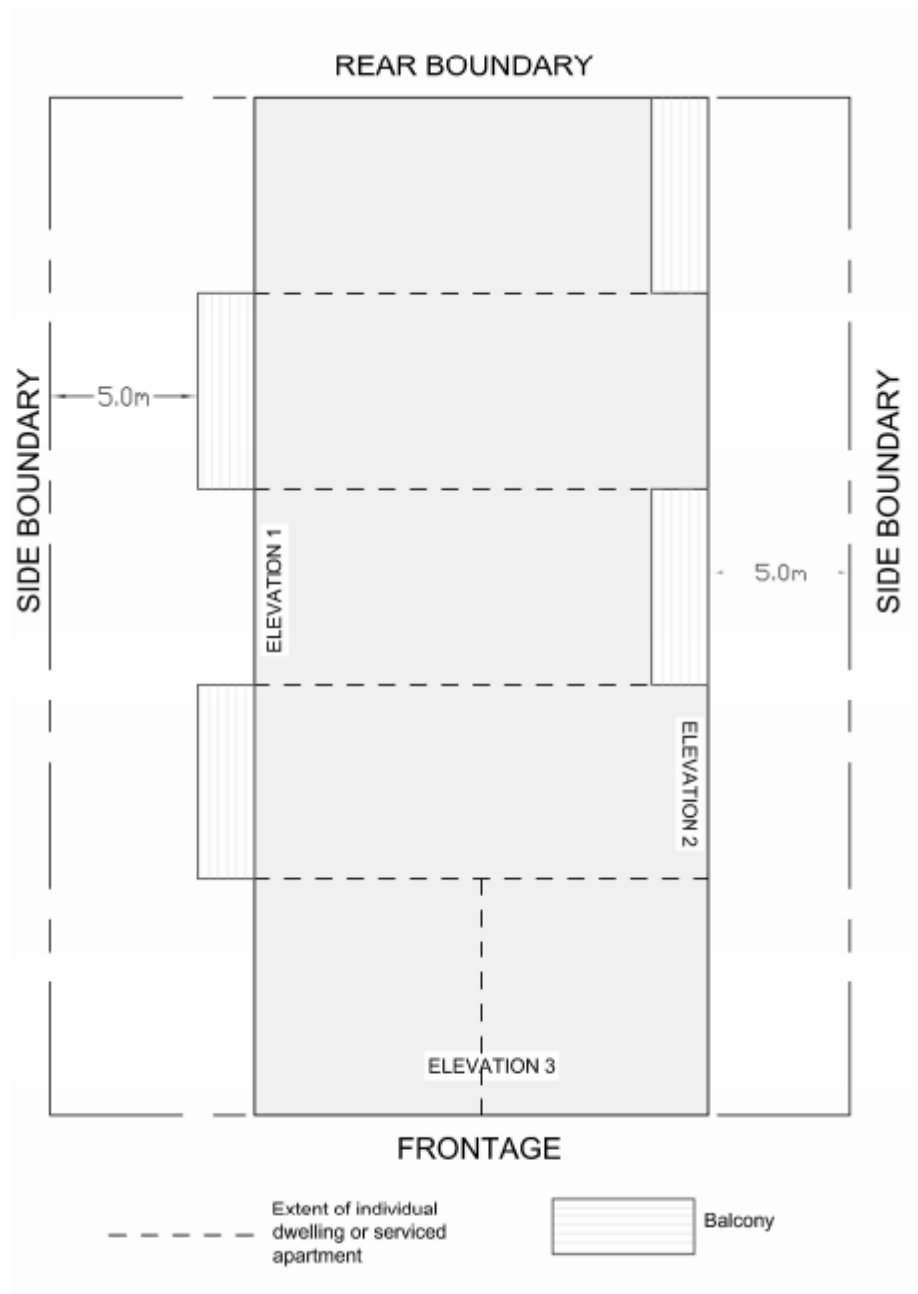


Figure HOB-S4.11 Setbacks for developments not including single aspect dwellings or single aspect serviced apartments under HOB-S4.7.4 A2 (b)

Example 1



Example 2



HOB-S5.0 Hobart Light Industrial Zone Specific Area Plan

HOB-S5.1 Plan Purpose

The purpose of the Hobart Light Industrial Zone Specific Area Plan is:

- HOB-S5.1.1 To provide for uses that are compatible with the unique, existing pattern of use in the area.
- HOB-S5.1.2 To provide for uses that minimise land use conflict in order to protect industrial viability and the safety and the amenity of sensitive land uses in adjacent zones.

HOB-S5.2 Application of this Plan

- HOB-S5.2.1 The specific area plan applies to the area of land designated as HOB-S5.0 Hobart Light Industrial Zone Specific Area Plan on the overlay maps and in Figure HOB-S5.1.
- HOB-S5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Light Industrial Zone as specified in the relevant provision.

HOB-S5.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S5.4 Definition of Terms

This clause is not used in this specific area plan.

HOB-S5.5 Use Table

This clause is in substitution for Light Industrial Zone - clause 18.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Emergency Services	
Equipment and Machinery Sales and Hire	If for hire of machinery and equipment.
Manufacturing and Processing	
Research and Development	
Service Industry	
Storage	
Discretionary	
Community Meeting and	

Entertainment	
Educational and Occasional Care	If for alterations or extensions to existing Educational and Occasional Care.
Food Services	
General Retail and Hire	If for alterations or extensions to existing General Retail and Hire.
Resource Processing	If for food and beverage production.
Sports and Recreation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

HOB-S5.6 Use Standards

This clause is not used in this specific area plan.

HOB-S5.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

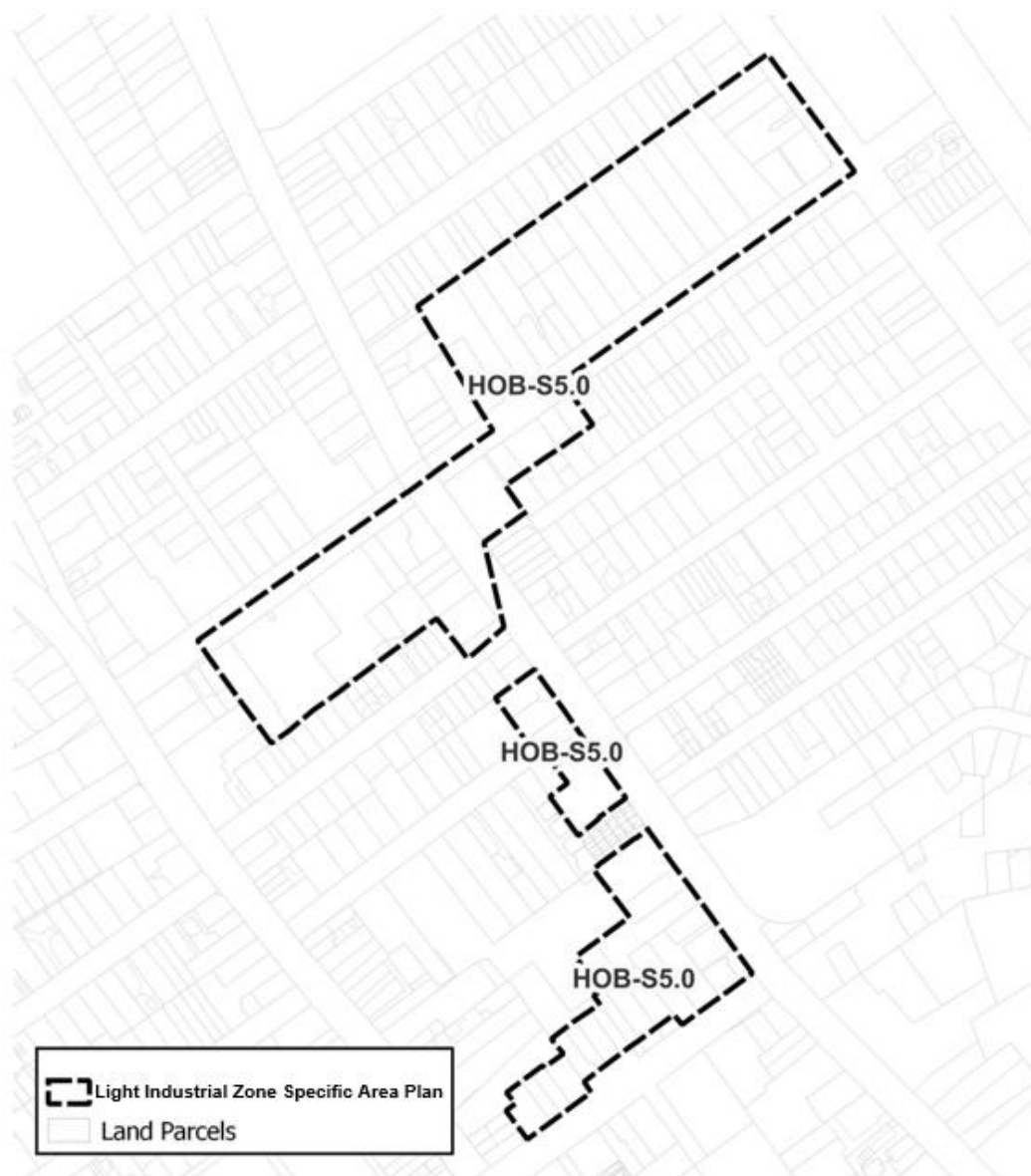
HOB-S5.8 Development Standards for Subdivision

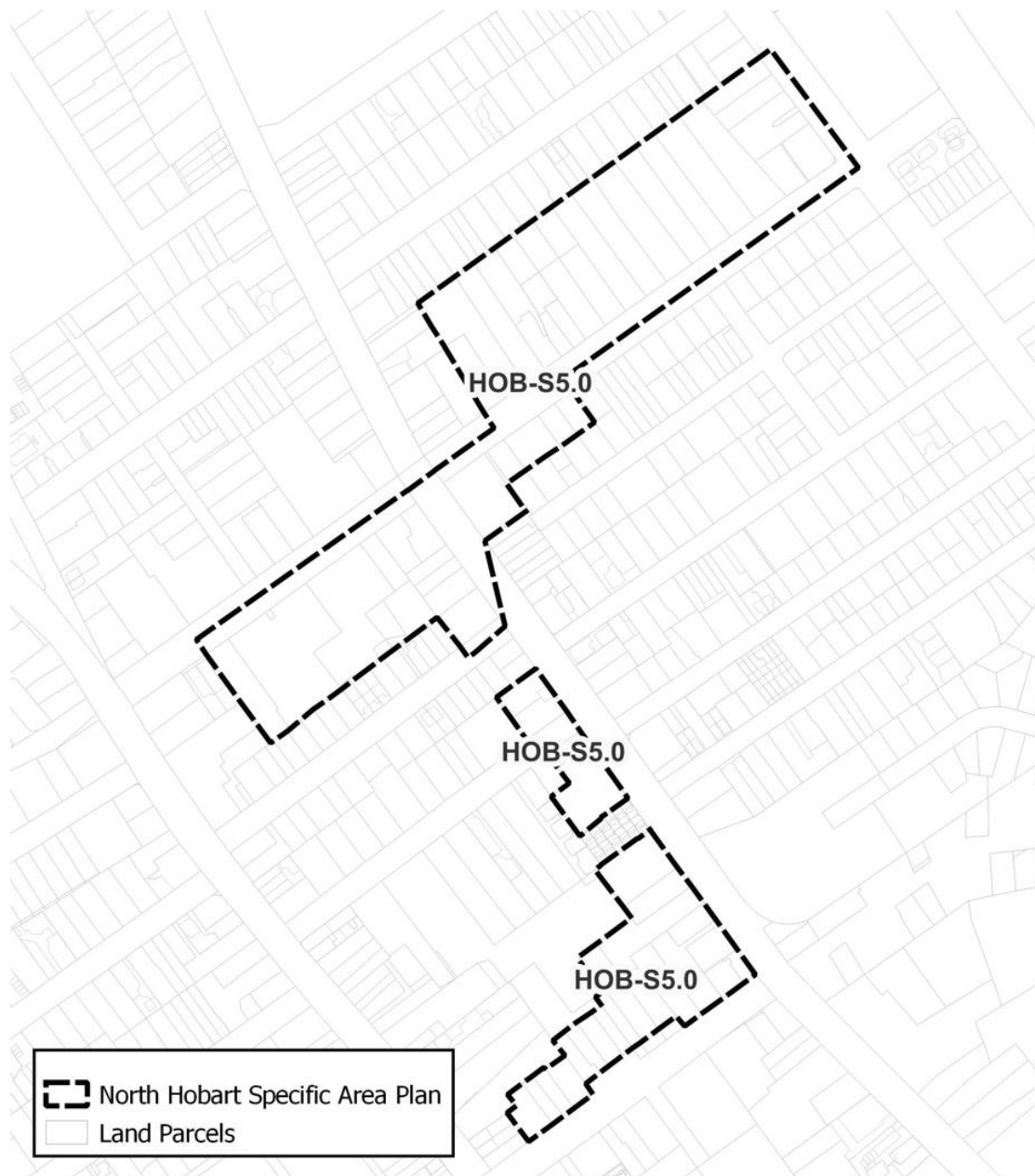
This clause is not used in this specific area plan.

HOB-S5.9 Tables

This clause is not used in this specific area plan.

Figure HOB-S5.1 Boundary of Light Industrial Zone Specific Area Plan





HOB-S6.0 Hobart Commercial Zone Specific Area Plan

HOB-S6.1 Plan Purpose

The purpose of the Hobart Commercial Zone Specific Area Plan is:

- HOB-S6.1.1 To provide for a diversity non-residential uses that reflect the transition between land in the Central Business Zone and residential areas.
- HOB-S6.1.2 To provide for residential use primarily above ground floor level.
- HOB-S6.1.3 To provide that building height reflects the transition between the Central Business Zone and the lower scale of the surrounding Urban Mixed Use and Inner Residential Zones. ~~is compatible with existing development in the streetscape and surrounding area.~~
- HOB-S6.1.4 To provide for Hotel Industry use that does not cause an unreasonable loss of amenity for surrounding residential areas or sensitive uses.

HOB-S6.2 Application of this Plan

- HOB-S6.2.1 The specific area plan applies to the area of land designated as HOB-S6.0 Hobart Commercial Specific Area Plan on the overlay maps and in Figure HOB-S6.1.
- HOB-S6.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of:
- (a) Commercial Zone; and
 - (b) Signs Code
- as specified in the relevant provision.

HOB-S6.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S6.4 Definition of Terms

- HOB-S6.4.1 In this Specific Area Plan, unless the contrary intention appears:

Term	Definition
heritage-adjacent	means on the same street frontage as a heritage place listed in the Local Historic Heritage Code or registered on the Tasmanian Heritage Register, and not separated from that heritage place by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer to Figure HOB-S6.3).
heritage place	means a place listed in the Local Historic Heritage Code or on the Tasmanian Heritage Register.
heritage precinct	means a precinct listed in the Local Historic Heritage Code.
historic heritage significance	means: <ul style="list-style-type: none">(a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or(b) the historic cultural heritage significance of a place as described in the Tasmanian Heritage Register

hotel Industry impact assessment	<p>means a report detailing:</p> <ul style="list-style-type: none"> (a) the proposed use, hours of operation type, duration and frequency of music or entertainment; (b) the location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas; (c) the entry points, external areas for smokers and a waste management plan; (d) the nature and location of surrounding uses, and for non-residential uses, their hours of operation, and a written description of the site context; (e) the proposed management of noise in relation to noise sensitive areas within audible range of the premises, including residential uses and accommodation and associated private open space; (f) a summary of the consultation with adjoining landowners/occupiers and proposed measures to address any concerns; (g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting; (h) impacts on traffic and parking; (i) the intended design measures to prevent crime, including: <ul style="list-style-type: none"> (i) providing safe, well designed buildings; (ii) reducing opportunities for crime to occur; (iii) minimising the potential for vandalism and anti-social behaviour; (iv) promoting safety on neighbouring public and private land; and (j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.
single aspect	means a dwelling or serviced apartment that has external windows on no more than one building elevation (not excluding skylights and windows to a light well or ventilation shaft).

HOB-S6.5 Use Table

This clause is in substitution for Commercial Zone – clause 17.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.

Residential	If for a home-based business.
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	
General Retail and Hire	
Hotel Industry	If for alterations or extensions to an existing Hotel Industry use.
Research and Development	
Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
Bulky Goods Sales	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Residential	If not listed as No Permit Required or Permitted.

Resource Processing	If for food and beverage production.
Service Industry	
Sports and Recreation	
Storage	
Transport Depot and Distribution	
Tourist Operation	
Utilities	
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

HOB-S6.6 Use Standards

HOB-S6.6.1 Adult entertainment venues

This clause is in addition to Commercial Zone – clause 17.3 Use Standards, and Signs Code – clause C1.5 Use Standards.

Objective:	<p>To provide that adult entertainment venues do not:</p> <ul style="list-style-type: none"> (a) negatively impact on the streetscape; or (b) cause an unreasonable loss of amenity for surrounding residential areas or sensitive locations. 	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Adult entertainment venues must be separated a distance of not less than 200m, measured in a straight line to the title boundary, from:</p> <ul style="list-style-type: none"> (a) a General Residential Zone or Inner Residential Zone; and (b) from a site used for a: <ul style="list-style-type: none"> (i) dwelling; (ii) primary school; (iii) secondary school; (iv) child care centre; 		<p>P1</p> <p>Adult entertainment venues must not cause an unreasonable loss of amenity of the General Residential Zone, Inner Residential Zone or uses listed in HOB-S6.6.1 A1(b), having regard to:</p> <ul style="list-style-type: none"> (a) noise and disturbance generated from within the adult entertainment venue and from patrons arriving at or departing from the venue; (b) the hours of operation and intensity of the proposed use; (c) the location of the proposed use and the nature of surrounding uses and zones;

<ul style="list-style-type: none"> (v) crèche; (vi) place of worship; (vii) bed and breakfast accommodation; (viii) playground; or (ix) any other use if it is regularly frequented by children for recreational or cultural purposes. 	<ul style="list-style-type: none"> (d) the impact of the proposed use on the mix of uses in the immediate area; (e) the impact on pedestrian safety and amenity.
<p>A2</p> <p>Adult entertainment venues must not:</p> <ul style="list-style-type: none"> (a) occupy a room or space with a ground floor frontage onto a street; or (b) be directly visible from the street. 	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>No form of public address or sound amplification is to be audible from outside the building.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p> <p>Signs must:</p> <ul style="list-style-type: none"> (a) only indicate the name of the business using text; and (b) not include graphics or images. 	<p>P4</p> <p>No Performance Criterion.</p>

HOB-S6.6.2 Hotel industry

This clause is in addition to Commercial Zone – clause 17.3 Use Standards.

Objective:	To provide that hotel industry uses do not cause an unreasonable loss of amenity for surrounding areas.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation of a Hotel Industry use must not be within the hours of 12.00am to 7.00am.</p>	<p>P1</p> <p>Hours of operation for a Hotel Industry use must not have an unreasonable impact on the amenity and safety of the surrounding area and uses, having regard to:</p> <ul style="list-style-type: none"> (a) the proposed hours of operation and intensity of the proposed use; (b) the location of the proposed use and the nature of surrounding uses and zones;

	<ul style="list-style-type: none"> (c) the impact of the proposed use on the mix of uses in the immediate area; (d) the impacts of lightspill; (e) prevention of crime through environmental design measures that: <ul style="list-style-type: none"> (i) provide safe, well designed buildings; (ii) minimise the potential for vandalism and anti-social behaviour; (iii) promote safety on neighbouring public and private land and (f) a hotel industry impact assessment.
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HOB-S6.7 Development Standards for Buildings and Works

HOB-S6.7.1 Building height

This clause is in substitution for Commercial Zone – clause 17.4.1 Building Height A1 and P1.

Objective:	That building height: <ul style="list-style-type: none"> (a) provides a-transition between the Central Business Zoneand the lower scale of the surrounding Urban Mixed Use and Inner Residential Zones; (b) does not cause an unreasonable loss of important views from public spaces; (c) does not unreasonably overshadow public open space; and (d) encourages residential use above ground floor level.
Acceptable Solutions	Performance Criteria
A1 Building height must not be more than: <ul style="list-style-type: none"> (a) 12m; or (b) 15m, if the development provides at least 50% of the floor space above ground level for residential use, 	P1 Buildings must make a positive contribution to the streetscape and character of the area, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) preventing unreasonable loss of views within the view lines and view cones shown Figure HOB-S6.2 and on the landscape horizons to Kunanyi / Mt Wellington and the Wellington Range from public spaces within the Commercial Zone; (c) (c) the height, bulk and form of proposed buildings providing a transition between the Central Business Zone and the lower scale of the surrounding Urban Mixed Use and Inner Residential Zones; (d) the apparent height when viewed from the adjoining road and public places; and

	(e) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing.
<p>A2</p> <p>Heritage-adjacent buildings set back less than 15m from a frontage must:</p> <ul style="list-style-type: none"> (a) not be more than 1 storey or 4m (whichever is the lesser) higher than the façade height of a heritage building on an adjacent heritage place (refer to Figures HOB-S6.3 and HOB-S6.4); and (b) <p>if the development is between two heritage places (refer to HOB-S6.4), not be more than the façade height of the highest heritage building on an adjacent heritage place.</p>	<p>P2Heritage-adjacent buildings set back less than 15m from a frontage must:</p> <ul style="list-style-type: none"> (a) not unreasonably dominate existing heritage buildings on an adjacent heritage place; and (b) be compatible with and not detract from the historic heritage significance of an adjacent heritage place.

HOB-S6.7.2 Façade design

This clause is in addition to Commercial Zone – clause 17.4.3 Design

Objective:	That building façades promote and maintain high levels of pedestrian interaction, amenity , and safety and are compatible with the streetscape .	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>New buildings must be designed to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways. 		<p>P1</p> <p>New buildings must be designed to be compatible with the streetscape having regard to:</p> <ul style="list-style-type: none"> (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security grilles and shutters and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

<p>A2</p> <p>New buildings or alterations to an existing façade must be designed to satisfy all of the following:</p> <p>(a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site;</p> <p>(b) if for a ground floor level façade facing a frontage:</p> <p>(i) have not less than 40% of the total surface area consisting of windows or doorways; or</p> <p>(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%;</p> <p>(c) if for a ground floor level façade facing a frontage must:</p> <p>(i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or</p> <p>(ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and</p> <p>(d) provide awnings over a public footpath if existing on the site or on adjoining properties.</p>	<p>P2</p> <p>New buildings or alterations to an existing façade must be designed to be compatible with the streetscape having regard to:</p> <p>(a) how the main pedestrian access to the building addresses the street or other public places;</p> <p>(b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces;</p> <p>(c) providing architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces;</p> <p>(d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if it is essential for the security of the premises and any other alternatives are not practical; and</p> <p>(e) providing awnings over a public footpath.</p>
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HOB-S6.7.3 Residential and Visitor Accommodation amenity

This clause is in addition to Commercial Zone – clause 17.4 Development Standards for Buildings and Works.

Objective:	That buildings for residential or visitor accommodation uses provide reasonable levels of amenity and safety in terms of noise, access to daylight and natural ventilation, open space and storage.	
Acceptable Solutions		Performance Criteria
A1	Residential or Visitor Accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with the Australian Standards AS2107:2016 – <i>Acoustics</i> (Recommended design sound levels and reverberation times for building interiors)).	P1 Residential or Visitor Accommodation development must demonstrate that design elements are able to achieve internal noise levels in accordance with the Australian Standards AS2107:2016 – <i>Acoustics</i> (recommended design sound levels and reverberation times for building interiors)), unless:

	<ul style="list-style-type: none"> (a) alterations required to meet these standards would negatively impact on historic heritage significance of a heritage place or local heritage precinct; or (b) external alterations of an existing building that are required to meet these standards would negatively impact on the streetscape.
<p>A2</p> <p>Residential or serviced apartment components of a new building (including external elements such as a balcony, roof garden, terrace or deck) must:</p> <ul style="list-style-type: none"> (a) if the building includes any single aspect dwellings or single aspect serviced apartments, be set back at least 5m from all side or rear boundaries and other buildings on the same site (refer Figure HOB-S6.5); or (b) if the building includes no single aspect dwellings and no single aspect serviced apartments, have at least two elevations of the building, and all habitable room windows, that are either: <ul style="list-style-type: none"> (i) set back at least 5m from a side or rear boundary or other building on the same site; or (ii) facing a frontage (refer Figure HOB-S6.6). 	<p>P2</p> <p>Residential or serviced apartment components of a new building must be designed to allow for reasonable access to daylight into habitable rooms and private open space, and reasonable opportunity for air circulation and natural ventilation, having regard to:</p> <ul style="list-style-type: none"> (a) proximity to side and rear boundaries; (b) proximity to other buildings on the same site; (c) the height and bulk of other buildings on the same site; (d) the size of any internal courtyard or void; (e) the use of light wells or air shafts; (f) development potential on adjacent sites, considering the zones and codes that apply to those sites; and (g) any assessment by a suitably qualified person.
<p>A3</p> <p>Every habitable room in a dwelling:</p> <ul style="list-style-type: none"> (a) must have at least one external window; (b) must have at least one external window visible from all points of the room if a living room; (c) where the only external window in the room is located within a recess, that recess must be: <ul style="list-style-type: none"> (i) a minimum width of 1.2m; and (ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and (d) must have a room depth from an external window of: 	<p>P3</p> <p>Every habitable room in a dwelling must have reasonable access to natural daylight and ventilation from an external window, having regard to:</p> <ul style="list-style-type: none"> (a) the orientation of the room; (b) the size and location of windows; (c) the size of the room; (d) the ceiling height; (e) the opportunity for cross-ventilation; (f) the proposed use of the room; (g) overshadowing of the site from existing development; (h) existing site constraints; and

<ul style="list-style-type: none"> (i) not more than 2.5 times the ceiling height; or (ii) if an open plan layout (where the living, dining and kitchen are combined), not more than 8m. 	<ul style="list-style-type: none"> (i) any assessment by a suitably qualified person.
<p>A4</p> <p>Private open space must be provided for each dwelling or serviced apartment on a site.</p>	<p>P4</p> <p>Fewer than all of the dwellings or serviced apartments on a site may be provided with open space if:</p> <ul style="list-style-type: none"> (a) on-site communal open space is provided on site that exceeds size requirements under HOB-S6.7.3 A6 by 10m² for each dwelling unit or serviced apartment without private open space, and is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility; (b) environmental conditions such as high winds or high levels of noise would significantly diminish the amenity of the private open space and this is unable to be mitigated by screening that does not unreasonably reduce access to daylight, as demonstrated by a suitably qualified person; or (c) the dwelling or serviced apartment is in an existing building that cannot reasonably accommodate private open space due to site constraints, or impacts on historic heritage significance of a heritage place or local heritage precinct.
<p>A5</p> <p>Private open space for a dwelling or serviced apartment must:</p> <ul style="list-style-type: none"> (a) have an area not less than: <ul style="list-style-type: none"> (i) 8m² for 1 bedroom dwellings or serviced apartments; (ii) 10m² for 2 bedroom dwellings or serviced apartments; (iii) 12m² for 3 or more bedroom dwellings or serviced apartments; (b) not include plant and equipment such as outdoor components of an air conditioning unit; 	<p>P5</p> <p>Private open space for a dwelling or serviced apartment must be capable of meeting the projected outdoor recreation requirements of occupants, having regard to:</p> <ul style="list-style-type: none"> (a) the size and minimum dimensions of the space, excluding space occupied by plant and equipment such as outdoor components of an air conditioning unit; (b) the amount of space available for furniture or plantings; (c) the potential for significant noise intrusion;

<ul style="list-style-type: none"> (c) unless drying facilities are provided elsewhere on the site, include a clothes drying area of at least 2m² in addition to minimum area in (a) above, that may be in a separate location, and is screened from public view; (d) have a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment; (e) if above ground floor level, not be located within 5m of private open space of any other dwelling or serviced apartment in another building (excluding between conjoined terrace-style dwellings or serviced apartments); and (f) be screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms. 	<ul style="list-style-type: none"> (d) proximity and overlooking to the private open space of existing adjacent residential and serviced apartment development; (e) screening where necessary for privacy that does not unreasonably restrict access to daylight; (f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight; (g) screening from public view for clothes drying areas; and (h) any assessment from a suitably qualified person.
<p>A6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide on-site communal open space on the site that:</p> <ul style="list-style-type: none"> (a) is at least 70m², with an additional 2m² for every dwelling or serviced apartment over 10; (b) if provided in multiple locations has at least one single area not less than 40m²; (c) has a horizontal dimension of not less than 3m; (d) includes not less than 20% of the total area for plantings (including food growing), being deep soil planting if at ground level; (e) is directly accessible from common entries and pathways; (f) screens any communal clothes drying facilities from public view; (g) may be above ground floor level, including rooftops; (h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms; 	<p>P6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide on-site communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:</p> <ul style="list-style-type: none"> (a) the area and dimensions of the space; (b) the total number of dwellings or serviced apartments on the site; (c) the accessibility of the space; (d) the flexibility of the space and opportunities for various forms of recreation; (e) the availability and location of common facilities within the space; (f) any proposed landscaping; (g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal area; (h) accessibility to daylight; (i) the development potential of adjacent sites and likely impacts on accessibility to daylight; (j) the outlook from the space;

<ul style="list-style-type: none"> (i) does not include vehicle driveways, manoeuvring or hardstand areas; and (j) includes no more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of: <ul style="list-style-type: none"> (i) a building on the site with a height more than 3m; or (ii) a side or rear boundary within 5m. 	<ul style="list-style-type: none"> (k) the level of noise intrusion from external noise sources; and (l) any assessment from a suitably qualified person; <p>unless:</p> <ul style="list-style-type: none"> (a) the dwellings or serviced apartments are located in an existing building where communal open space cannot be reasonably achieved due to site constraints, or impacts on historic heritage significance of a heritage place or local heritage precinct; or (b) open space, accessible by the public, that is of high quality in terms of location, access to sunlight, outlook, facilities, landscaping and accessibility and that can adequately accommodate the needs of occupants, is provided on the site; or (c) private open space is provided for all dwellings or serviced apartments on the site, that provides a reasonable level of amenity in terms of access to sunlight and outlook, and sufficiently caters for flexible outdoor recreation needs including relaxation, entertainment, planting, outdoor dining and children's play.
<p>A7</p> <p>Each multiple dwelling must be provided with a dedicated and secure storage space of not less than 6m³ and located externally to the dwelling.</p>	<p>P7</p> <p>Each multiple dwelling must be provided with adequate storage space.</p>

HOB-S6.7.4 Waste storage and collection

This clause is in addition to Commercial Zone – clause 17.4 Development Standards for Buildings and Works.

Objective:	That storage and collection of waste does not cause an reasonable loss of amenity and safety for surrounding occupants and for vehicular traffic, cyclists, pedestrians and other road and footpath users.	
Acceptable Solutions		Performance Criteria
A1	Commercially serviced bulk waste bins that are commercially serviced must be provided for sites:	P1 Commercially serviced bulk waste bins ,storage and collection does not unreasonably compromise the

<ul style="list-style-type: none"> (a) with more than one commercial tenancy; (b) with one commercial tenancy that is greater than 100m²; (c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); and (d) with more than 2 dwellings or visitor accommodation units (or 1 if a mixed use site); <p>unless:</p> <ul style="list-style-type: none"> (i) there are no more than 4 individual bins for kerbside collection at any one time per commercial site; (ii) there are no more than 8 individual bins for kerbside collection at any one time per residential or mixed use site; or (iii) individual bins are commercially serviced without being placed on the kerbside for collection. 	<p>amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians having regard to:</p> <ul style="list-style-type: none"> (a) the frontage of the site has a width equivalent to 5m for each dwelling, visitor accommodation unit or tenancy with individual bins; or (b) bulk waste bin storage and collection cannot reasonably be provided on site due to: <ul style="list-style-type: none"> (i) impacts on historic heritage significance of a heritage place or local heritage precinct; or (ii) site constraints, if for an existing building.
<p>A2</p> <p>An on-site storage area, with an impervious surface (unless for compostables), must be provided for bins that:</p> <ul style="list-style-type: none"> (a) if for individual bins per dwelling, Visitor Accommodation unit or commercial tenancy: <ul style="list-style-type: none"> (i) provides an area for the exclusive use of each dwelling, accommodation unit or tenancy, and is not located between the building and a frontage; (ii) is set back not less than 4.5m from a frontage unless within a fully enclosed building; (iii) is not less than 5.5m horizontally from any dwelling or accommodation unit unless for bins associated with that dwelling, or within a fully enclosed building; and (iv) is screened from the frontage and any dwelling or accommodation unit by a wall with a height of not less than 1.2m 	<p>P2</p> <p>A storage area for waste and recycling bins must be provided that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; (b) of sufficient size to enable convenient and safe access and manoeuvrability for occupants, and waste collection vehicles where relevant; (c) in a location on-site that is conveniently and safely accessible to occupants, without compromising the amenity and flow of public spaces; (d) screened from view from public spaces and dwellings or accommodation units; and (e) if the storage area is for common use, separated from dwellings or units on the site to minimise impacts caused by odours and noise.

<p>above the finished surface level of the storage area.</p> <p>(b) if for bulk waste bins:</p> <ul style="list-style-type: none"> (i) is located on common property; (ii) includes dedicated areas for storage and management of recycling and compostables; (iii) is not less than 5.5m from any dwelling or accommodation unit unless within a fully enclosed building; (iv) is screened from any public road, dwelling or accommodation unit by a wall with a height of not less than 1.8m above the finished surface level of the storage area; (v) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off-site; and (vi) where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each. 	
<p>A3</p> <p>Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:</p> <ul style="list-style-type: none"> (a) in terms of the location, sight distance, geometry and gradient of an access, as well as off-street parking, manoeuvring and service area, be designed and constructed to comply with AS2890.2:2018: <i>Parking Facilities – Off-Street Commercial Vehicle Facilities</i>; (b) ensure the vehicle is located entirely within the site when collecting bins; and (c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways. 	<p>P3</p> <p>A waste collection plan demonstrates that arrangements for collecting waste do not compromise the amenity and safety for surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <ul style="list-style-type: none"> (a) the number of bins; (b) the method of collection; (c) the time of day of collection; (d) the frequency of collection; (e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access; (f) distance from vehicle stopping point to bins if not collected on site; (g) the traffic volume, geometry and gradient of the street; and

	(h) the volume of pedestrians using the street.
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HOB-S6.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

HOB-S6.9 Tables

This clause is not used in this specific area plan.

Figure HOB-S6.1 – Boundary of Commercial Zone Specific Area Plan

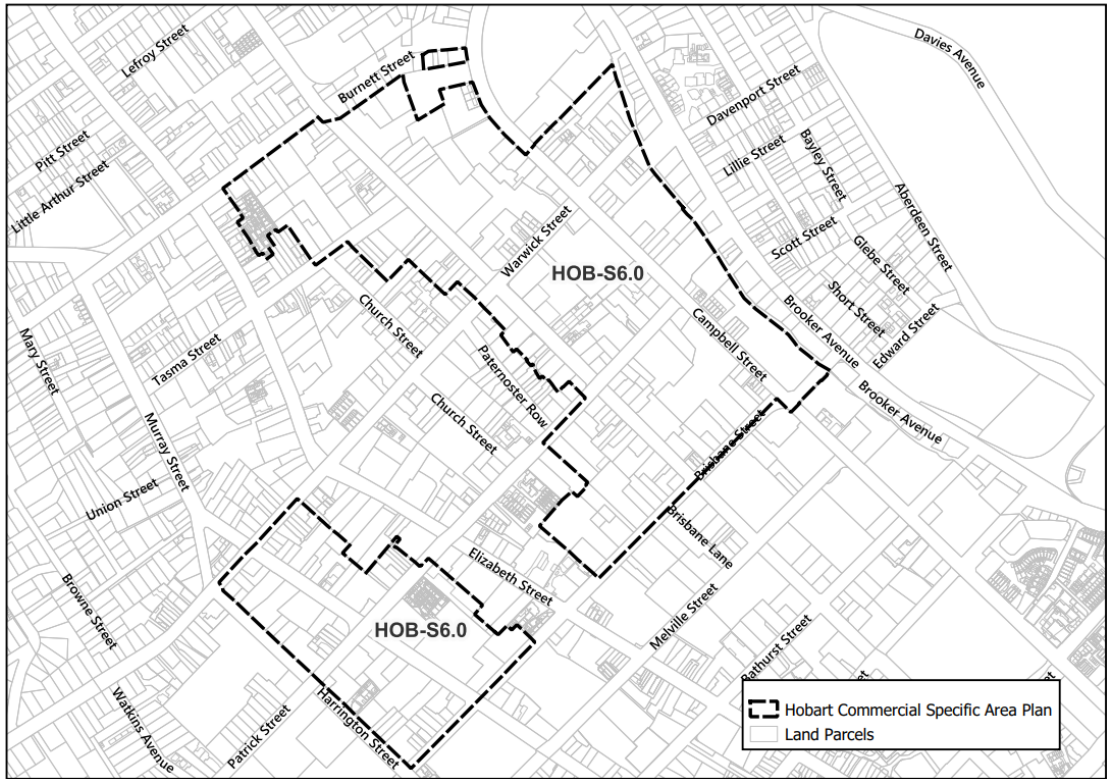
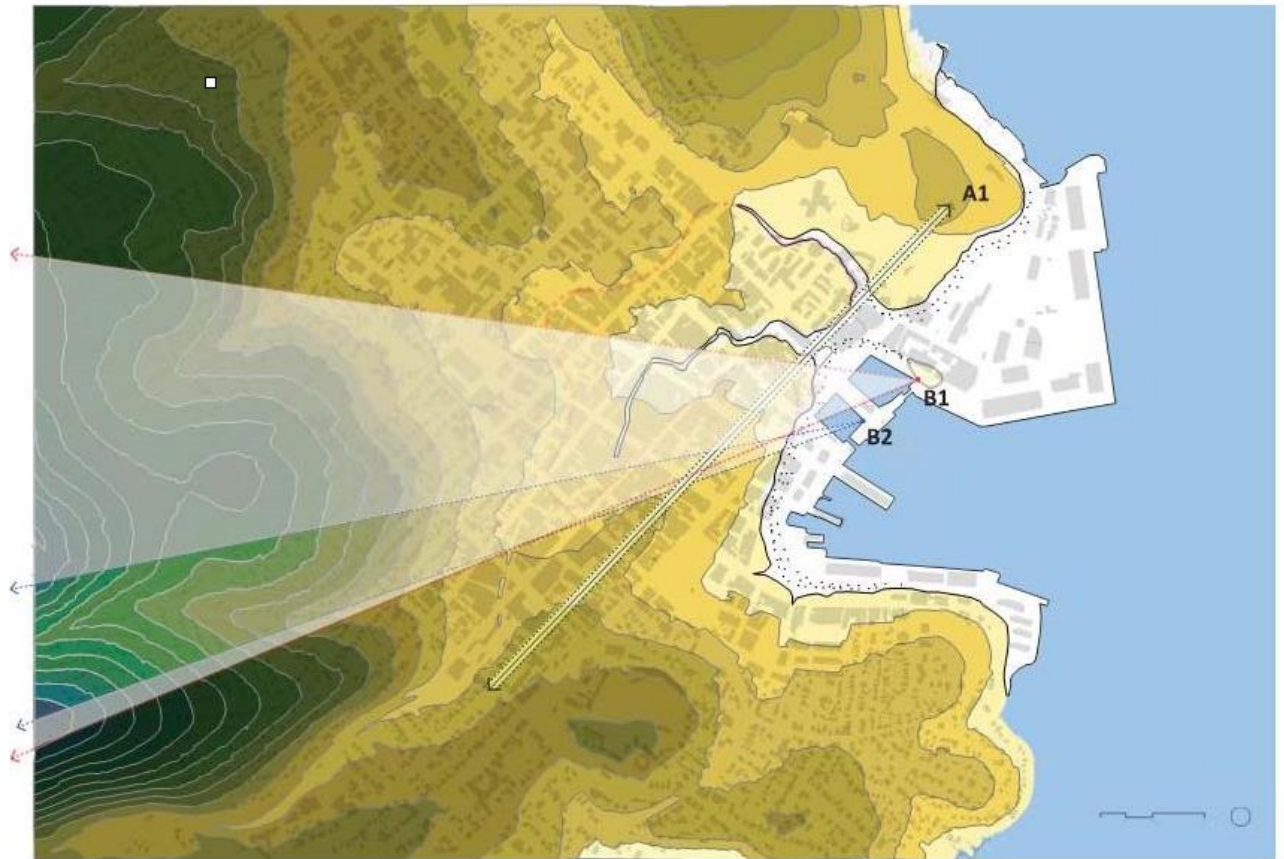


Figure HOB-S6.2 View lines and view cones



View Lines and View Cones

Legend :

A 1 : Macquarie Street to / from Cenotaph
View line width = street width

B 1 : Hunter Street (above Hunter Island) to kunanyi (Mount Wellington)
Cone Width : $22^{\circ} 21'$ at horizon, 32° extent of arc
Cone Elevation : $7^{\circ} 55'$, Base of cone : $6^{\circ} 41'$
View Point :
E : 474822.332
N : 658943.174

B 2 : Franklin Wharf (Constitution Dock edge - 10 m from SE corner) to face of kunanyi (Mount Wellington)
Angle from horizontal : $8^{\circ} 34'$
Building edges (left) : $81^{\circ} 49'$ (upper) $85^{\circ} 16'$ (lower)
Building edges (right) : $81^{\circ} 33'$ (upper) $82^{\circ} 30'$ (mid) $85^{\circ} 16'$ (lower)
View Point :
E : 474685.740
N : 658836.092

Figure HOB-S6.3 Example of heritage-adjacent area of application for new development required by clause HOB-S6.7.1 A2

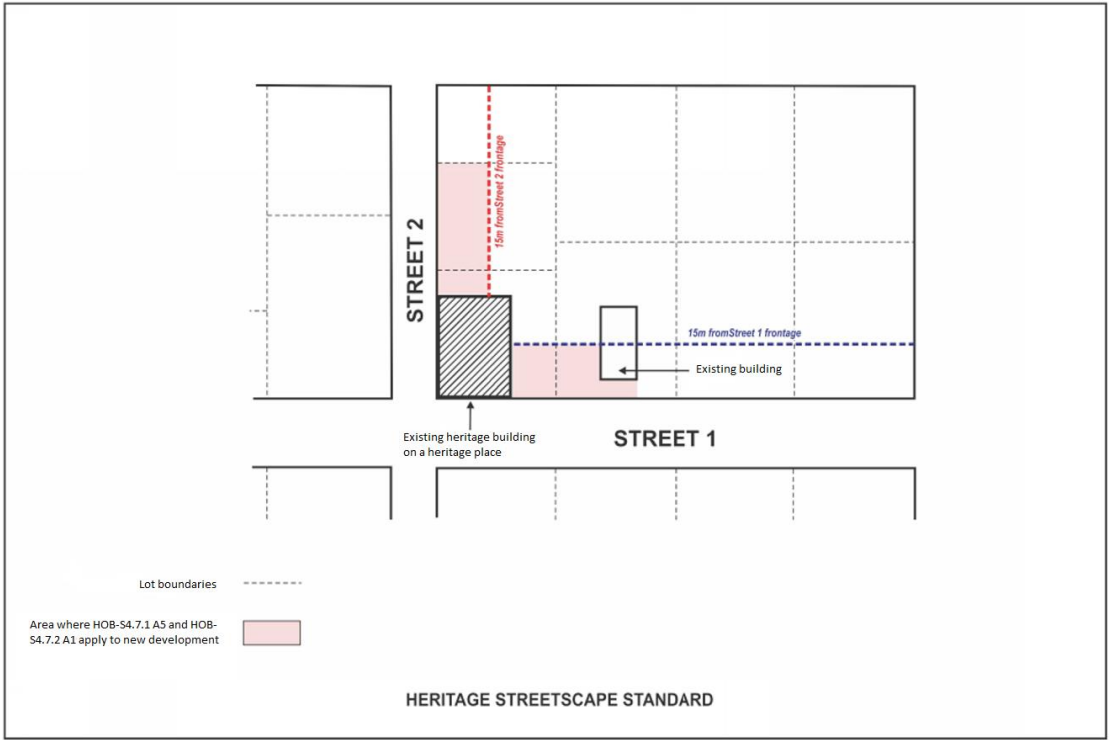


Figure HOB-S6.4 Examples of permitted heritage-adjacent development heights required by clause HOB-S6.7.1 A2

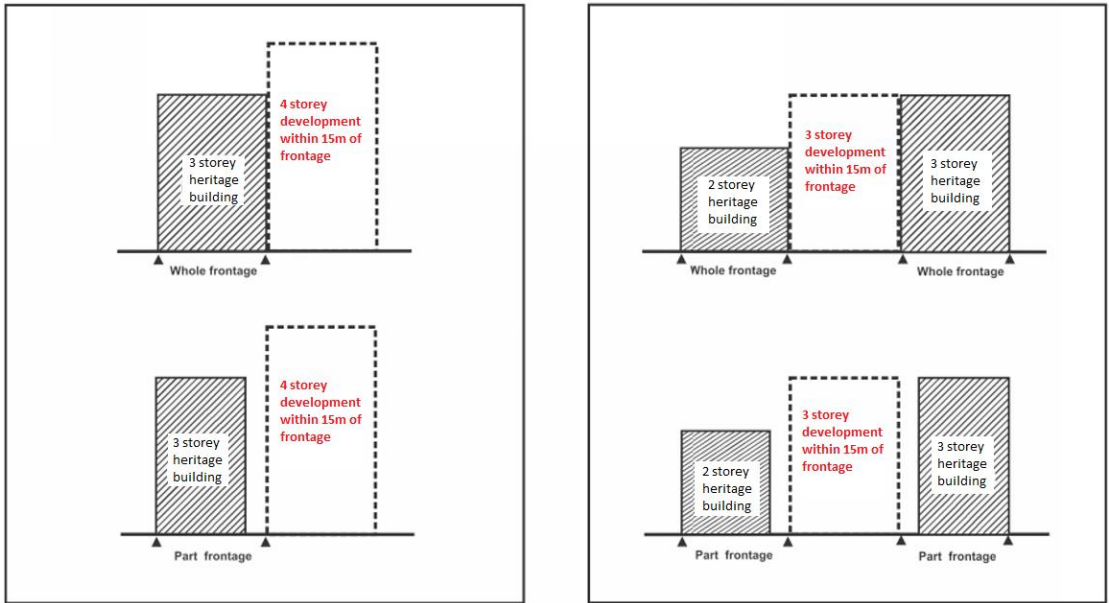


Figure HOB-S6.5 Setbacks for developments including single aspect dwellings or single aspect serviced apartments under HOB-S6.7.3 A2 (a)

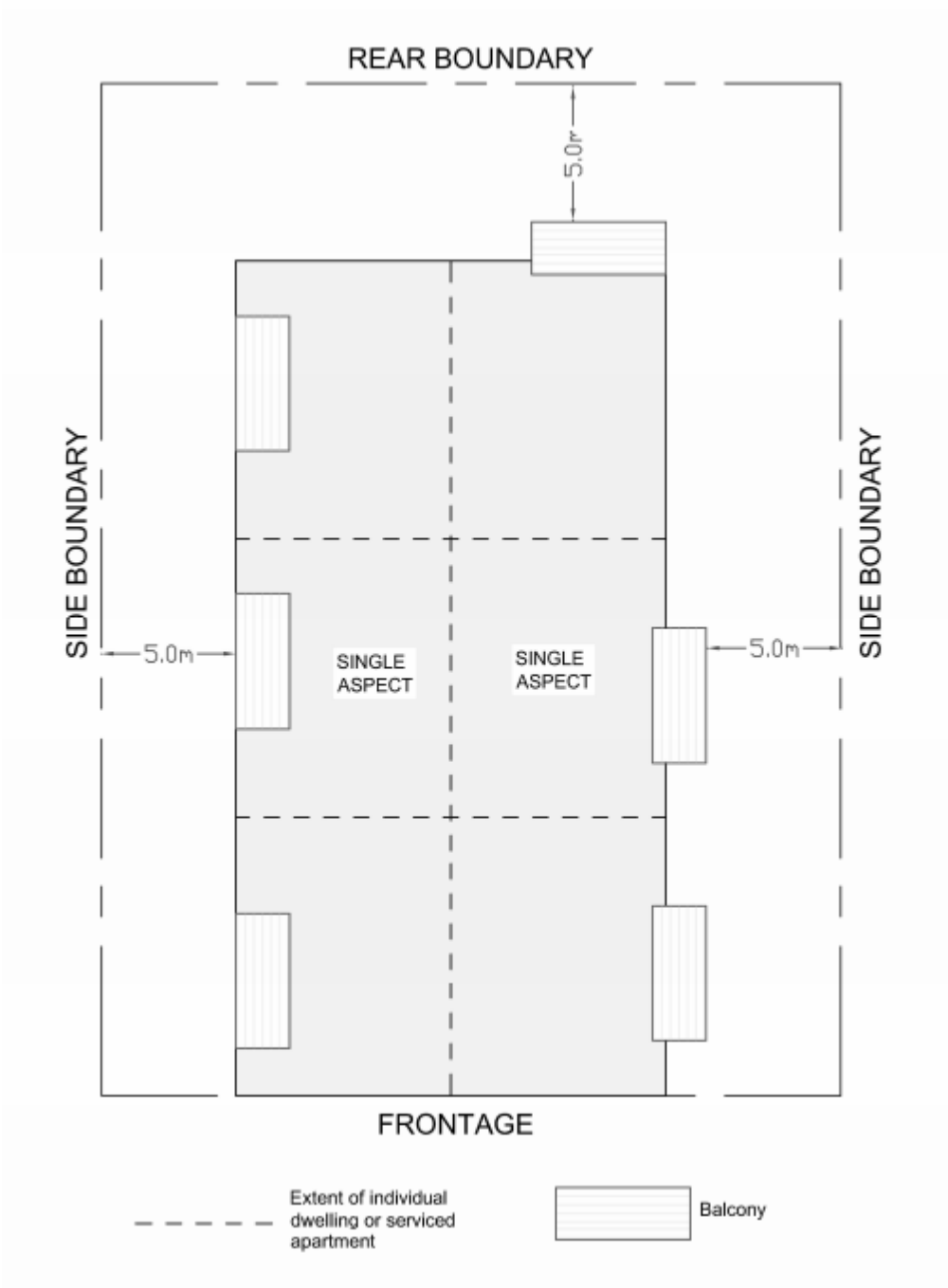
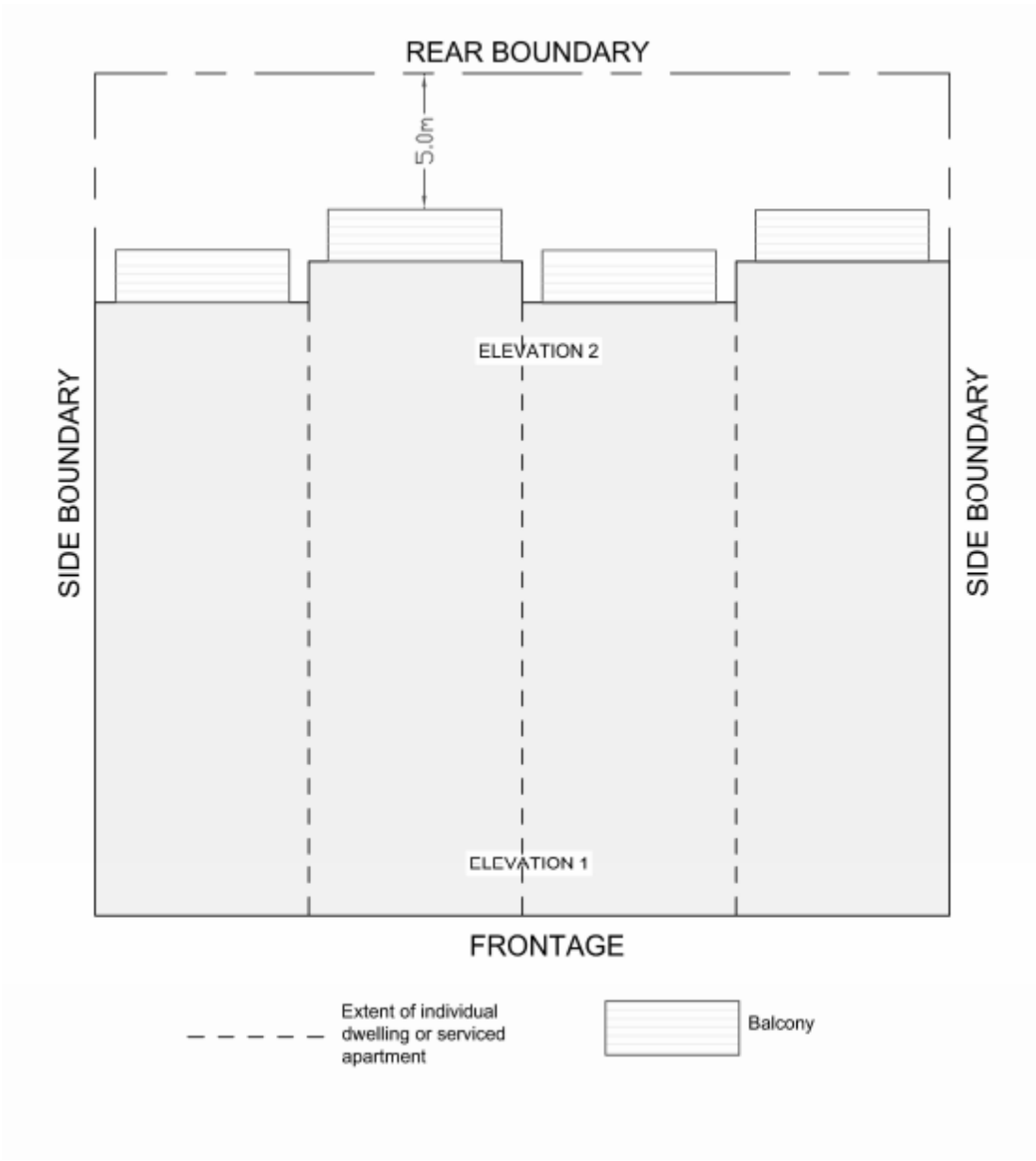
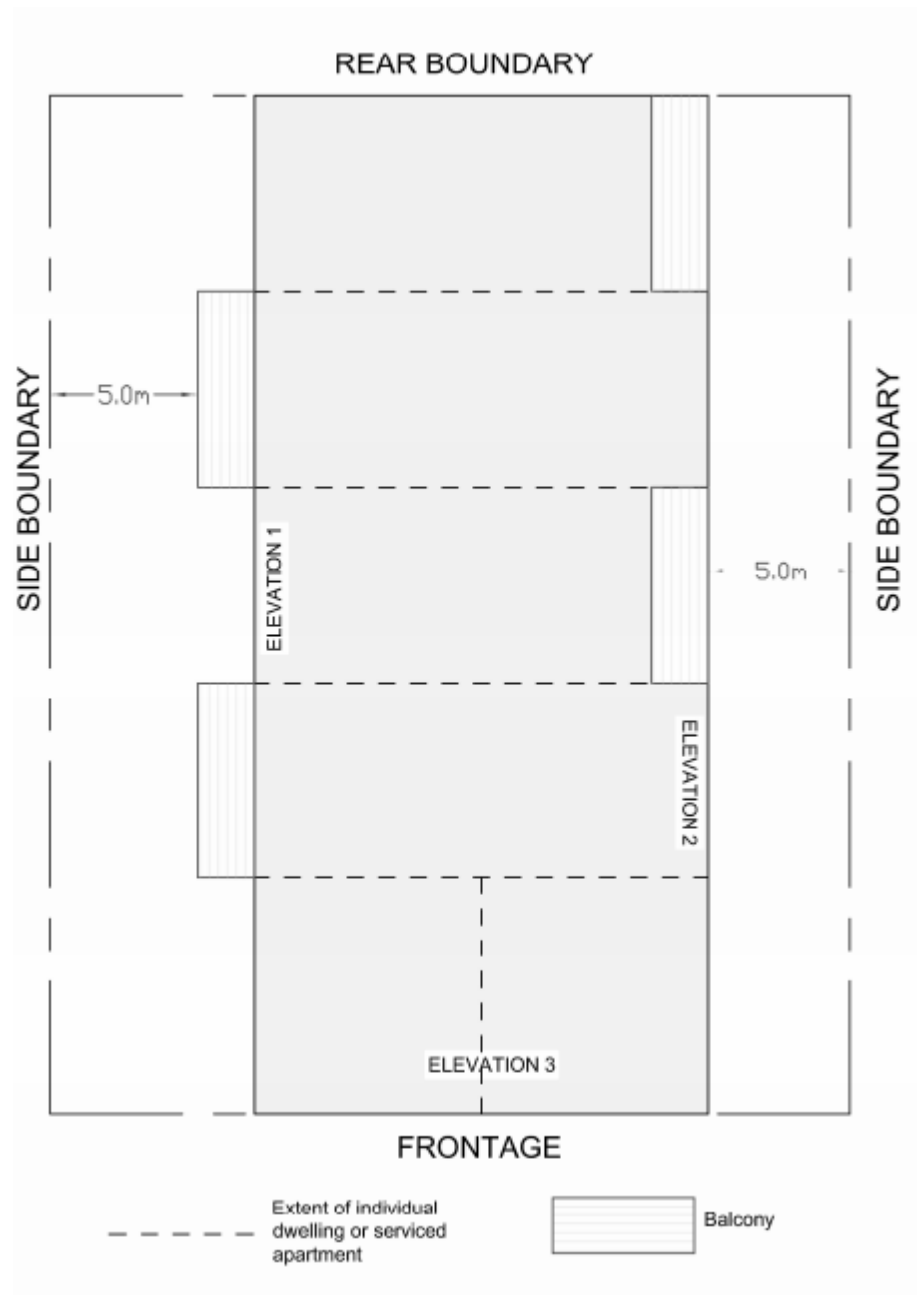


Figure HOB-S6.6Setbacks for developments not including single aspect dwellings or single aspect serviced apartments under HOB-S6.7.3 A2 (b)

Example 1



Example 2



HOB-S7.0 Battery Point Specific Area Plan

HOB-S7.1 Plan Purpose

The purpose of the Battery Point Specific Area Plan is:

- HOB-S7.1.1 To recognise and protect the heritage of Battery Point as a nationally significant historic precinct edfrom inappropriate use and development.
- HOB-S7.1.2 To provide primarily for residential use of land in Battery Point through the restriction of self-contained visitor accommodation.
- HOB-S7.1.3 To preserve the unique qualities that contribute to the historic character of Battery Point through limiting incompatible use and development.
- HOB-S7.1.4 To provide that the ongoing use of the Inner Residential zoned area of Battery Point prioritises residential amenity and is principally for residential purposes.
- HOB-S7.1.5 To provide for residential development that is compatible with the existing urban and historic development pattern.
- HOB-S7.1.6 To limit the establishment of non-residential uses in the Inner Residential Zone.
- HOB-S7.1.7 To provide that subdivision in Battery Point is consistent with historic patterns of development and does not create potential for future incompatible development.
- HOB-S7.1.8 To provide vehicle parking and access that is compatible with the streetscape, amenity, character and historic heritage significance of Battery Point.

HOB-S7.2 Application of this Plan

- HOB-S7.2.1 The specific area plan applies to the area of land designated as Battery Point Specific Area Plan on the overlay maps and in Figure HOB-S7.1.
- HOB-S7.2.2 In the area of land to which this plan applies, the provisions of the specific area plan modify, are in substitution for or are in addition to the provisions of:
 - (a) Inner Residential Zone;
 - (b) Urban Mixed Use Zone; and
 - (c) Parking and Sustainable Transport Code.as specified in the relevant provision.

HOB-S7.3 Local Area Objectives

- HOB-S7.3.1 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S7.4 Definition of Terms

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

Term	Definition
historic heritage significance	means: (a) the local historic heritage significance (as defined under the Local Historic Heritage Code) of a place; or (b) the historic cultural heritage significance of a place as described in the Tasmanian Heritage Register.

HOB-S7.5 Use Table

This clause is in substitution for Inner Residential Zone - clause 9.2 Use Table and Urban Mixed Use Zone - clause 13.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If located in the Urban Mixed Use Zone.
Food Services	If located in the Urban Mixed Use Zone.
General Retail and Hire	If located in the Urban Mixed Use Zone.
Residential	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If: (a) for consulting room, medical centre, veterinary surgery or child health clinic and not displacing a residential or

	<p>visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation); and</p> <p>(b) not listed as Permitted</p>
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for tertiary institution.
Emergency Services	
Food Services	<p>If:</p> <p>(a) in an existing building and not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation);</p> <p>(b) not for a take away food premises with a drive through facility; and</p> <p>(c) not listed as Permitted.</p>
General Retail and Hire	<p>If;</p> <p>(a) in an existing building, except if a local shop, and not displacing a residential or visitor accommodation use, unless occupying floor area previously designed and used for non-residential commercial purposes (excluding visitor accommodation); and</p> <p>(b) not listed as Permitted.</p>
Hotel Industry	If located in the Urban Mixed Use Zone.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Tourist Operation	If located in the Urban Mixed Use Zone.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

HOB-S7.6 Use Standards

HOB-S7.6.1 Visitor Accommodation

This clause is in substitution for Inner Residential Zone - clause 9.3.2 Visitor Accommodation and in addition to Urban Mixed Use Zone - clause 13.3 Use Standards.

Objective:	That Visitor Accommodation is of a scale that accords with the residential character and use of the area and does not cause an unreasonable loss of residential amenity.	
Acceptable Solutions		Performance Criteria
A1 In the Inner Residential Zone Visitor Accommodation (except for bed and breakfast establishment) must: (a) be within an existing building; and (b) not replace a residential use, unless on a site that is a local heritage place, in which case there is no Acceptable Solution.		P1 No Performance Criterion.
A2 In the Urban Mixed Use Zone Visitor Accommodation is not for a lot, as defined in the <i>Strata Titles Act 1998</i> , that is part of a strata scheme where another lot within that strata scheme is used for a residential use.		P2.1 In the Urban Mixed Use Zone, Visitor Accommodation within a strata scheme must have a separate ground level pedestrian access to a road unless there is an existing mix of uses on the site. P2.2 In the Urban Mixed Use Zone, Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to: (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the lots; (e) the extent and nature of any other non-residential uses; and (f) any impact on shared access and common property.

This clause is in addition to C2.0 Parking and Sustainable Transport Code - clause C2.5.1 Car parking numbers.

Objective:	That the provision of vehicle parking is compatible with the streetscape, amenity, character and historic heritage significance of the area.	
Acceptable Solutions		Performance Criteria
A1	The number of on-site car parking spaces must not be more than 1 car parking space per dwelling.	P1 The number of on-site car parking spaces must be compatible with the historic heritage significance and the setting of existing dwellings, having regard to: <ul style="list-style-type: none"> (a) the loss of any building fabric; (b) the removal of gardens or vegetated areas; and (c) the streetscape

HOB-S7.7 Development Standards for Buildings and Works

HOB-S7.7.1 Residential density for multiple dwellings

This clause is in substitution for Inner Residential Zone - clause 9.4.1 Residential density for multiple dwellings and in addition to Urban Mixed Use Zone - clause 13.4. Development Standards for Buildings and Works.

Objective:	That the density of multiple dwellings is compatible with the amenity, character and historic heritage significance of the area.	
Acceptable Solutions		Performance Criteria
A1	Multiple dwellings must have a site area per dwelling of not less than 350m ² .	P1 Multiple dwellings must only have a site area per dwelling less than 350m ² , if the development: <ul style="list-style-type: none"> (a) is compatible with the density of existing development on established properties in the area; and (b) does not detract from the pattern of development that is a characteristic of the historic heritage significance of the area in the vicinity of the site.

HOB-S7.7.2 Building setback

This clause is in substitution for Inner Residential Zone - clauses 9.4.4 Setbacks and building envelope for all dwellings and 9.5.1 Non-dwelling development A1, A2 and P1, P2, and Urban Mixed Use Zone - clause 13.4 2 Setback A1, A2 and P1, P2.

Objective:	That the siting of buildings is compatible with the streetscape, amenity, character and historic heritage significance of the area.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution.	P1 Buildings must be sited close to the street frontage, unless the prevailing setback on the same side of the street is substantial, where the setback must conform to the general building line.
A2	Buildings must have a rear setback not less than: (a) 6m for lots of less than 14m in width; or (b) 5m for lots more than 14m in width.	P2 The rear setback of the principal building must be compatible with: (a) the layout pattern of development that contributes to the historic heritage significance of the area; and (b) the private amenity facilitated by a house and garden form of development.
A3	No Acceptable Solution.	P3 A dwelling must substantially occupy the width of the frontage of a lot, excluding: (a) where the prevailing setbacks from side boundaries on the same side of the street are substantial; and (b) if (a) applies, not exclude a driveway or car parking at the side of the building.

HOB-S7.7.3 Building height

This clause is in substitution for Inner Residential Zone - clauses 9.4.2 Setbacks and building envelope for all dwellings and 9.5.1 Non-dwelling development A2 and P2, and Urban Mixed Use Zone - clause 13.4 1 Building height.

Objective:	That building height is compatible with the streetscape, amenity, character and historic heritage significance of the area.	
Acceptable Solutions		Performance Criteria
A1		P1

<p>Building height (excluding the basement or attic floor space with dormer windows) must not be more than:</p> <p>(a) 2 storeys; or</p> <p>(b) 1 storey if most buildings on the same side of the street in the immediate vicinity are single storey.</p>	<p>Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</p> <p>(c) the bulk and form of proposed buildings;</p> <p>(d) the apparent height when viewed from the adjoining road and public places; and</p> <p>(e) the pattern of development that is a characteristic of the historic heritage significance of the area in the vicinity of the site.</p>
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HOB-S7.7.4 Site coverage

This clause is in substitution for Inner Residential Zone - clauses 9.4.3 Site coverage A1 and P1 and 9.5.1 Non-dwelling development A3 and P3, and in addition to Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works.

Objective:	That site coverage is compatible with the streetscape, amenity, character and historic heritage significance of the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Site coverage must not be more than:</p> <p>(a) 50% where the principal building (excluding the basement) in part or whole is not more than 1 storey in height or 1 storey with attic floor space with dormer windows; or</p> <p>(b) 40% where the principal building (excluding the basement) in part or whole is 2 or more storeys.</p>	<p>P1</p> <p>Buildings must have a site coverage that is compatible with the existing established properties in the area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) the existing buildings and any constraints imposed by existing development;</p> <p>(d) the provision for landscaping and private open space; and</p> <p>(e) the pattern of development that is a characteristic of the historic heritage significance of the area in the vicinity of the site.</p>

HOB-S7.7.5 Location of parking and access for a dwelling

This clause is in addition to C2.0 Parking and Sustainable Transport Code - clause C2.6 Development Standards for Buildings and Works.

Objective:	That the provision of parking and vehicle access is compatible with the streetscape, amenity, character and historic heritage significance of the area.
Acceptable Solutions	Performance Criteria
A1 Land directly between a dwelling and the street must not be designed or paved or used for the manoeuvring or parking of vehicles unless to gain access.	P1 No Performance Criterion.

HOB-S7.8 Development Standards for Subdivision

HOB-S7.8.1 Lot Design

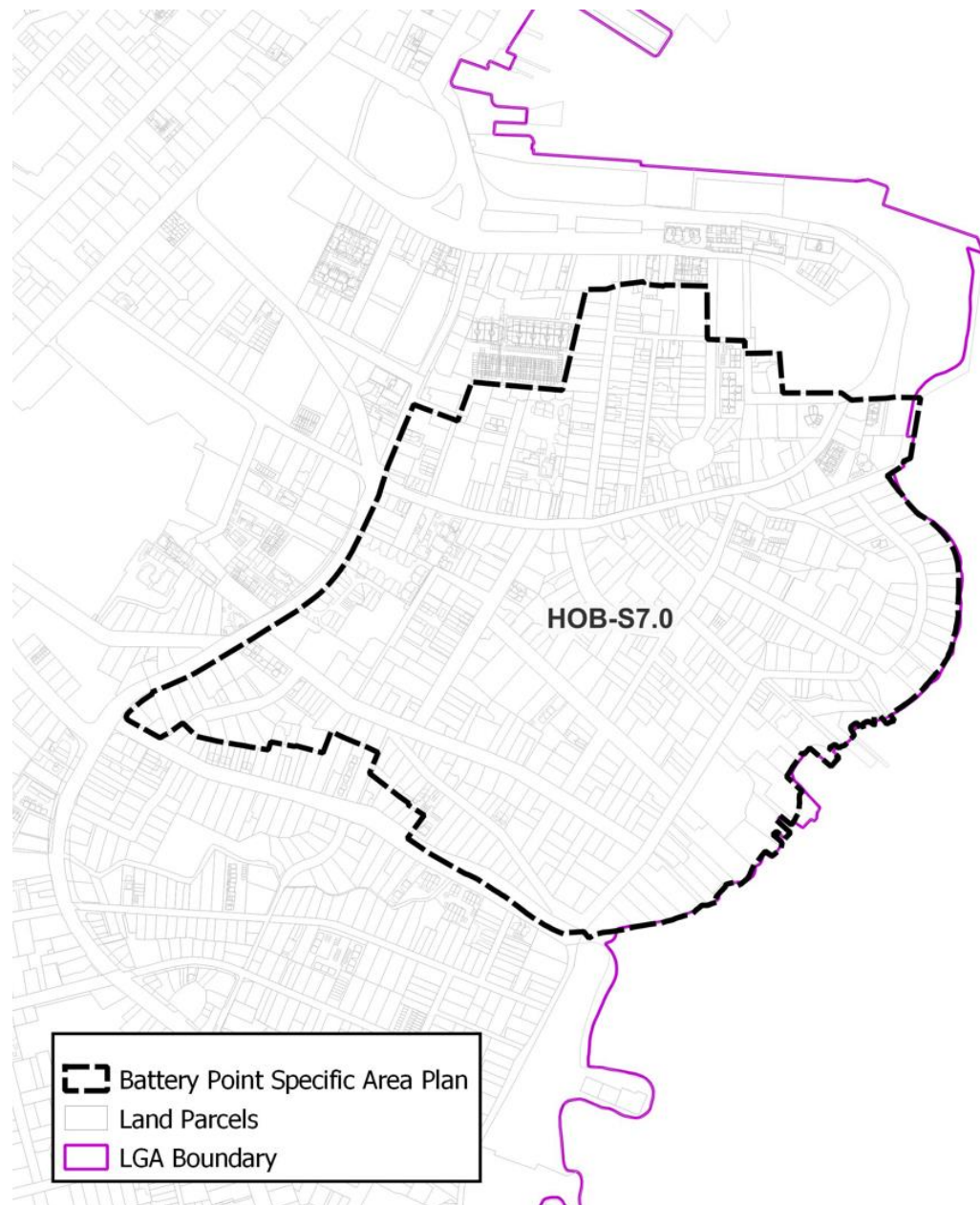
This clause is in substitution for Inner Residential Zone - clause 9.6.1 Lot design A1 and P1 and Urban Mixed Use Zone - clause 13.5.1 Lot design A1 and P1.

Objective:	That subdivision within Battery Point is consistent with historic pattern of development and limits potential for future incompatible development.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: <p>(a) be:</p> <ul style="list-style-type: none"> (i) not less than 400m² for a lot with an existing dwelling; or (ii) not less than 300m² for a vacant lot; and (iii) not more than 500m²; <p>(b) required for public use by the Crown, a council or a State authority;</p> <p>(c) required for the provision of Utilities; or</p> <p>(d) for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.

HOB-S7.9 Tables

This clause is not used in this specific area plan.

Figure HOB-S7.1 Boundary of Battery Point Specific Area Plan



HOB-S8.0 Calvary Hospital Surrounds Specific Area Plan

HOB-S8.1 Plan Purpose

The purpose of the Calvary Hospital Surrounds Specific Area Plan is:

HOB-S8.1.1 To prevent a concentration of medical related uses in the residential area around Calvary Hospital in order to minimise unreasonable loss of amenity to sensitive uses.

HOB-S8.2 Application of this Plan

HOB-S8.2.1 The specific area plan applies to the area of land designated as HOB-S8.0 Calvary Hospital Surrounds Specific Area Plan on the overlay maps and in Figure HOB-S8.1.

HOB-S8.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of:

- (a) General Residential Zone; and
- (b) Inner Residential Zone,
as specified in the relevant provision.

HOB-S8.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S8.4 Definition of Terms

This clause is not used in this specific area plan.

HOB-S8.5 Use Table

This clause is a substitution for General Residential Zone - clause 8.2 Use Table and Inner Residential Zone - clause 9.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling
Utilities	If for minor utilities.
Permitted	
Residential	If not listed as No Permit Required.

Visitor Accommodation	
Discretionary	
Business and Professional Services	If (a) for a veterinary centre, child health clinic, or for the provision of residential support services; and (b) not for a consulting room or a medical centre.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If: (a) for a local shop if located in a General Residential Zone; or (b) in an Inner Residential Zone.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

HOB-S8.6 Use Standards

This clause is not used in this specific area plan.

HOB-S8.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

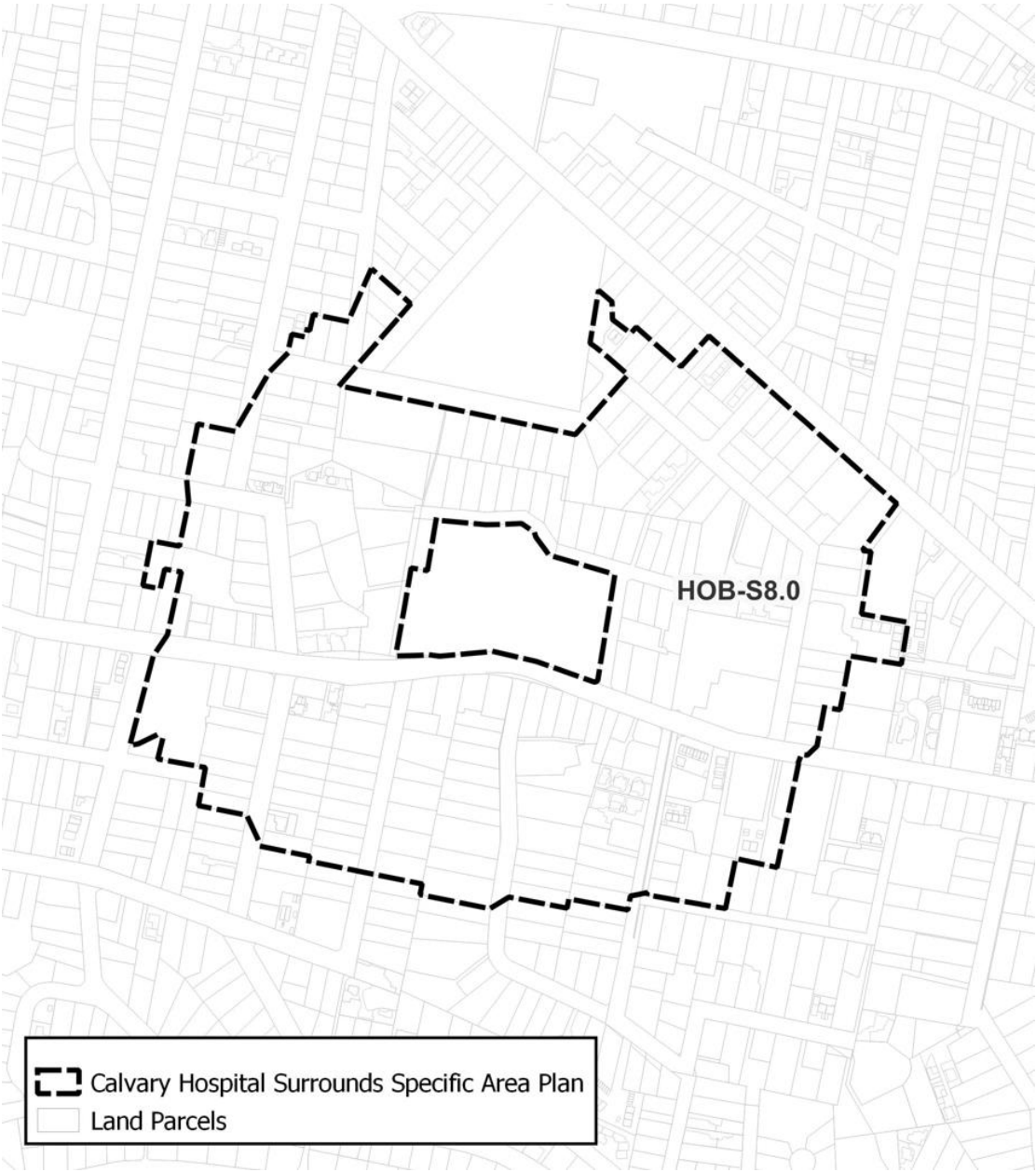
HOB-S8.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

HOB-S8.9 Tables

This clause is not used in this specific area plan.

Figure HOB-S8.1 Boundary of Calvary Hospital Surrounds Specific Area Plan



HOB-S9.0 New Town Road Specific Area Plan

HOB-S9.1 Plan Purpose

The purpose of the New Town Road Specific Area Plan is:

- HOB-S9.1.1 To maintain the existing mix of residential and commercial activities.
- HOB-S9.1.2 To provide for uses that do not cause an unreasonable loss of amenity for residents and that are appropriate to the mixed use characteristics of the area and the established pattern of development.
- HOB-S9.1.3 To encourage the retention of existing residential uses and provide that the area does not develop into a retail shopping strip.

HOB-S9.2 Application of this Plan

- HOB-S9.2.1 The specific area plan applies to land designated as New Town Road Specific Area Plan on the overlay maps and in Figure HOB-S9.1.
- HOB-S9.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Urban Mixed Use Zone, as specified in the relevant provision.

HOB-S9.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S9.4 Definition of Terms

This clause is not used in this specific area plan.

HOB-S9.5 Use Table

This clause is a substitution for Urban Mixed Use Zone - clause 13.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	

Business and Professional Services	
Community Meeting and Entertainment	
Food Services	If not for a take away food premises with a drive through facility, excluding in a building specifically designed and built for commercial purposes before 22 November 1999.
Hotel Industry	
Research and Development	
Residential	If not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Tourist Operation	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.
Discretionary	
Bulky Goods Sales	
Educational and Occasional Care	
Emergency Services	
General Retail and Hire	If not: (a) displacing a Residential or Visitor Accommodation use unless occupying floor area previously used for non-residential commercial purposes (excluding Visitor Accommodation); or (b) for an adult sex product shop.
Hospital Services	
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.

Resource Processing	If for food or beverage production.
Sports and Recreation	
Storage	
Transport Depot and Distribution	If for public transport facilities.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) not listed as Permitted.
Prohibited	
All other uses	

HOB-S9.6 Use Standards

This clause is not used in this specific area plan.

HOB-S9.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

HOB-S9.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

HOB-S9.9 Tables

This clause is not used in this specific area plan.

FIGURE HOB-S9.1 Boundary New Town Road Specific Area Plan



HOB-S10.0 Royal Hobart Hospital Helipad Airspace Specific Area Plan

HOB-S10.1 Plan Purpose

The purpose of the Royal Hobart Hospital Helipad Airspace Specific Area Plan is:

HOB-S10.1.1 To provide that development of land does not obstruct safe air navigation of aircraft approaching and departing the Royal Hobart Hospital helipad.

HOB-S10.2 Application of this Plan

HOB-S10.2.1 The specific area plan applies to the area of land designated as Royal Hobart Hospital Helipad Airspace Specific Area Plan on the overlay maps.

HOB-S10.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) Inner Residential Zone;
- (b) Urban Mixed Use Zone;
- (c) General Business Zone;
- (d) Central Business Zone;
- (e) Commercial Zone;
- (f) Light Industrial Zone;
- (g) ;
- (h) Utilities Zone;
- (i) Community Purpose Zone
- (j) Recreation Zone;
- (k) IOpen Space Zone;
- (l) Particular Purpose Zone Sullivans Cove;
- (m) Particular Purpose Zone Huon Quays;
- (n) Particular Purpose Zone University of Tasmania (Domain House Campus) and Philip Smith Centre; and
- (o) Particular Purpose Zone Macquarie Point.
- (p) ; and
- (q) Port and Marine Zone.

HOB-S10.2.3 In the area of land this plan applies to, the planning authority may impose conditions on a permit to require that cranes or other temporary structures used in the construction of a development do not create an obstruction or hazard for the operation of aircraft having regard to any advice from the Civil Aviation Safety Authority, the Department of Health and the helipad operator.

HOB-S10.3 Local Area Objectives

This clause is not used in this specific area plan.

HOB-S10.4 Definition of Terms

HOB-S10.1.1 In this Specific Area Plan, unless the contrary intention appears:

Term	Definition
inner area	means land shown on an overlay map as Inner Area 64.5m AHD.
outer area	means land shown on an overlay map as outer area 100m AHD.

HOB-S10.5 Use Table

This clause is not used in this specific area plan.

HOB-S10.6 Use Standards

This clause is not used in this specific area plan.

HOB-S10.7 Development Standards for Buildings and Works

HOB-S10.7.1 Building height

This clause is in addition to building height standards in the zones referred to in HOB-S10.2.2.

Objective:	That buildings do not interfere with safe aircraft operations in the vicinity of the Royal Hobart Hospital helipad.	
Acceptable Solutions		Performance Criteria
A1 Building height, including minor protrusions, masts or aerials must be no more than: (a) 64.5m AHD if within the inner area; or (b) 100m AHD if within the outer area.		P1 Buildings that exceed the specified height must not create an obstruction or hazard for the operation of aircraft, having regard to any advice from the Civil Aviation Safety Authority, the Department of Health and the helipad operator.

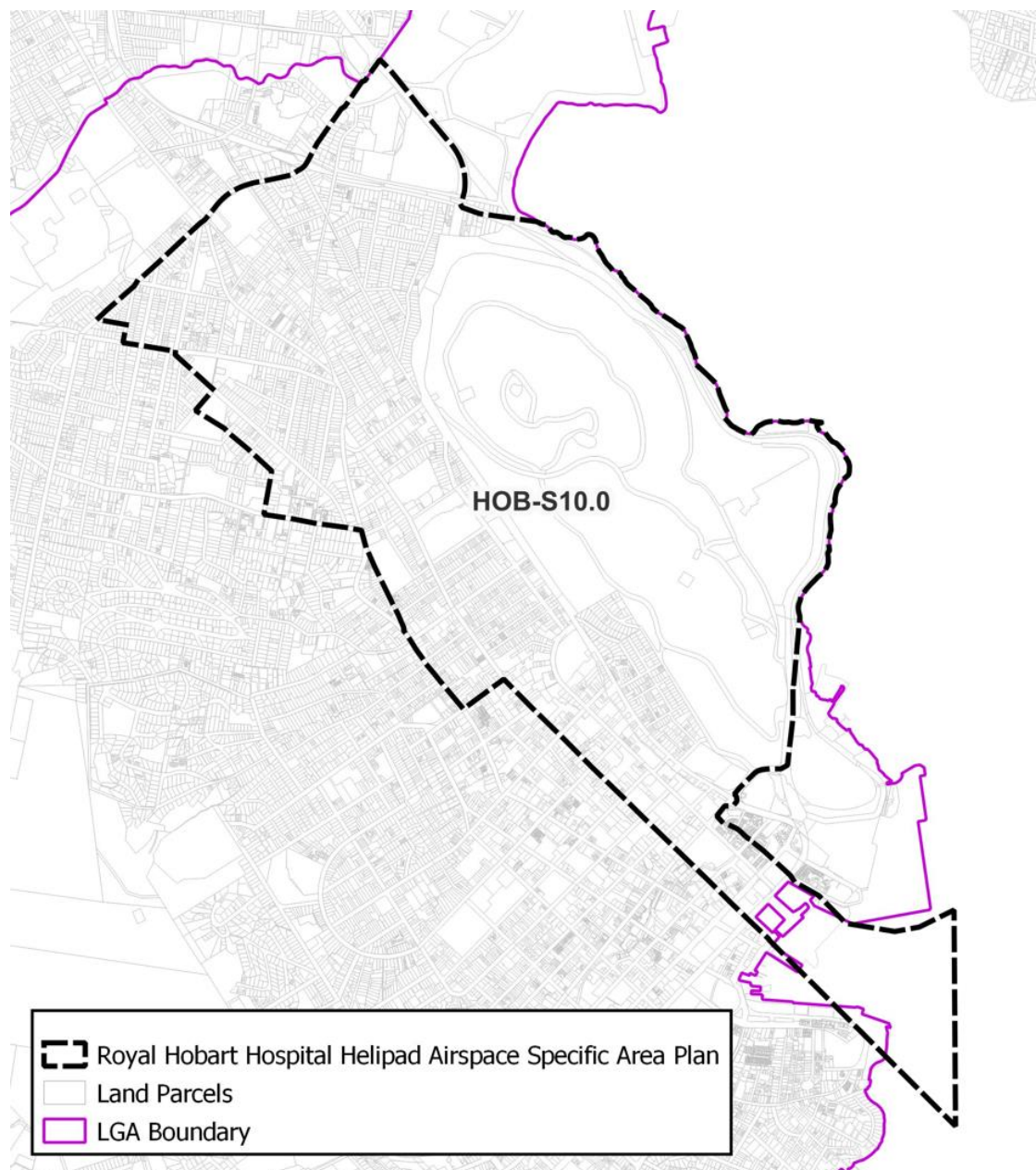
HOB-S10.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

HOB-S10.9 Tables

This clause is not used in this specific area plan.

Figure HOB-S10.1 Boundary of Royal Hobart Hospital Helipad Airspace Specific Area Plan



HOB-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant clause in State Planning Provisions
HOB-8.1	Niree Lane - as shown on an overlay map HOB-8.1	Niree Lane - as shown on an overlay map HOB-8.1.	<p>An additional Objective, Acceptable Solution and Performance Criterion for these sites is:</p> <p>Objective: That safe and adequate access is provided for the users of Niree Lane.</p> <p>A1 Vehicular access to parking spaces must not be provided from Niree Lane.</p> <p>P1 Vehicular access to parking spaces from Niree Lane must only be provided where all of the following are demonstrated:</p> <ul style="list-style-type: none"> a) the use of Niree Lane is safe and suitable for the type and volume of traffic likely to be generated; b) conflicts between users are avoided; and c) access is available for refuse and service vehicles. 	General Residential Zone - clause 8.4 Development Standards for Dwellings
HOB-8.2	Niree Lane - as shown on an overlay map HOB-8.2	Niree Lane - as shown on an overlay map HOB-8.2	<p>An additional Objective, Acceptable Solution and Performance Criterion for these sites is:</p> <p>Objective: That safe and adequate access is provided for the users of Niree Lane.</p> <p>A1 Each lot must have a frontage to a road which is at least 15m wide.</p> <p>P1 Each lot must front a road which has adequate width to provide access for refuse vehicles, emergency services vehicles and the future construction</p>	General Residential Zone - clause 8.6. Development Standards for Subdivision

			and maintenance of streets and to facilitate the construction and maintenance of public and private service infrastructure.	
HOB-9.1	321-323A Elizabeth Street, 325 Elizabeth Street and 16A Lefroy Street - as shown on an overlay map HOB-9.1	137808/1 137808/2 176661/1 137807/1 112639/1 112639/2	An additional discretionary use class for these sites is Vehicle Parking.	Inner Residential Zone - clause 9.2 Use Table
HOB-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ⁷ . - as shown on an overlay map HOB-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ⁸ . - as shown on an overlay map HOB-23.1	An additional standard for the Environmental Management Zone is: Notwithstanding any other provision of this planning scheme, use or development of land in Wellington Park must be in accordance with the provisions of the management plan approved under section 23 of the <i>Wellington Park Act 1993</i> .	Environmental Management Zone - clause 23.0
HOB-27.1	50 Olinda Grove, Mt Nelson	39/7673	An additional qualification for the Permitted Use Class Business and Professional Services for this site is: "If the use primarily caters for students, staff or the needs of visitors to the Hobart College."	Community Purpose Zone - clause 27.2 Use Table
HOB-28.1	Part of 10 Selfs Point Road, , New Town shown on an overlay map as HOB-28.1	Part of 163941/1	Additional Discretionary Use Classes for this site are: (a) Business and Professional Services with the qualification "If an office for a community-based organisation or a veterinary centre."; and (b) Domestic Animal Breeding, Boarding and Training with the	Recreation Zone - clause 28.2 Use Table

⁷ Wellington Park means:

- (a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
- (b) that area of land as varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

⁸ Wellington Park means:

- (c) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (*Wellington Park Act 1993*); or
- (d) that area of land as varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

			qualification “If for cats home facility.”	
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HOB-Code Lists

HOB-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

HOB-Table C6.1 Local Heritage Places

INSERT NEW TABLE AND ALSO IPS SPECIFIC EXTENTS

HOB-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.1	Battery Point	Battery Point	As identified in datasheet no. HOB-C6.2.1 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy</i> , January 2019.
HOB-C6.2.2	Glebe	The Glebe	As identified in datasheet no. HOB-C6.2.2 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.3	Hobart	City Centre	As identified in datasheet no. HOB-C6.2.3 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.4	Hobart	Hampden Road	As identified in datasheet no. HOB-C6.2.4 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.5	Hobart	Anglesea Barracks	As identified in datasheet no. HOB-C6.2.5 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.6	Hobart	Fitzroy Place	As identified in datasheet no. HOB-C6.2.6 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.7	Hobart	Davey and Macquarie Street	As identified in datasheet no. HOB-C6.2.7 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.8	Hobart	Warneford Street	As identified in datasheet no. HOB-C6.2.8 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.9	Rivulet	Hobart Rivulet Strickland Ave to Molle Street	As identified in datasheet no. HOB-C6.2.9 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.10	Lenah Valley	Edge Avenue	As identified in datasheet no. HOB-C6.2.10 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.11	Lenah Valley	Augusta Road A	As identified in datasheet no. HOB-C6.2.11 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB- C6.2.12	Lenah Valley	Augusta Road B	As identified in datasheet no. HOB-C6.2.12 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.13	Lenah Valley	Doyle Avenue	As identified in datasheet no. HOB-C6.2.13 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.14	Lenah Valley	Courtney Street	As identified in datasheet no. HOB-C6.2.14 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.15	Lenah Valley	Montagu Street	As identified in datasheet no. HOB-C6.2.15 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.16	Lenah Valley	Newlands Avenue	As identified in datasheet no. HOB-C6.2.16 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.17	Mount Stuart	Toorak Avenue	As identified in datasheet no. HOB-C6.2.17 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.18	Mount Stuart	Auvergne Avenue	As identified in datasheet no. HOB-C6.2.18 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.19	Mount Stuart	Rupert and Mortimer Avenues	As identified in datasheet no. HOB-C6.2.19 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.20	Mount Stuart	Elphinstone Road	As identified in datasheet no. HOB-C6.2.20 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.21	Mount Stuart	Mount Stuart Road	As identified in datasheet no. HOB-C6.2.21 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.22	North Hobart	Letitia and Park Street	As identified in datasheet no. HOB-C6.2.22 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.23	North Hobart	Carr Street	As identified in datasheet no. HOB-C6.2.23 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.24	North Hobart	McTavish Avenue and Commercial Lane	As identified in datasheet no. HOB-C6.2.24 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.25	North Hobart	Yardley and Wignall Streets	As identified in datasheet no. HOB-C6.2.25 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.26	North Hobart	Swan Street	As identified in datasheet no. HOB-C6.2.26 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.27	North Hobart	Elizabeth Street	As identified in datasheet no. HOB-C6.2.27 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.28	North Hobart	Lefroy Street	As identified in datasheet no. HOB-C6.2.28 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.29	North Hobart	Smith and George Street	As identified in datasheet no. HOB-C6.2.29 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.30	North Hobart	Burnett Street	As identified in datasheet no. HOB-C6.2.30 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.31	North Hobart	Tasma Street	As identified in datasheet no. HOB-C6.2.31 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.32	North Hobart	Trinity Hill and Church Street	As identified in datasheet no. HOB-C6.2.32 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.33	North Hobart	Letitia Street	As identified in datasheet no. HOB-C6.2.33 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.34	New Town	Tower Road	As identified in datasheet no. HOB-C6.2.34 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.35	New Town	Springvale Avenue	As identified in datasheet no. HOB-C6.2.35 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.36	New Town	Bellevue Parade	As identified in datasheet no. HOB-C6.2.36 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.37	New Town	Forster Street	As identified in datasheet no. HOB-C6.2.37 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.38	New Town	New Town Road	As identified in datasheet no. HOB-C6.2.38 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.39	New Town	Bay Road and Swanston Street	As identified in datasheet no. HOB-C6.2.39 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.40	New Town	Montagu Street	As identified in datasheet no. HOB-C6.2.40 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.41	New Town	Fraser Street	As identified in datasheet no. HOB-C6.2.41 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.42	New Town	Stoke Street	As identified in datasheet no. HOB-C6.2.42 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.43	New Town	Augusta Road and Bedford Street	As identified in datasheet no. HOB-C6.2.43 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.44	New Town	Paviour Street	As identified in datasheet no. HOB-C6.2.44 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.45	New Town	Harbroe Avenue	As identified in datasheet no. HOB-C6.2.45 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.46	New Town	Flint Avenue	As identified in datasheet no. HOB-C6.2.46 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.47	New Town	Clare Street	As identified in datasheet no. HOB-C6.2.47 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.48	New Town	Baker Street	As identified in datasheet no. HOB-C6.2.48 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.49	Sandy Bay	Quayle and King Street	As identified in datasheet no. HOB-C6.2.49 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.50	Sandy Bay	Duke and Princes Street	As identified in datasheet no. HOB-C6.2.50 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.51	Sandy Bay	Pillinger Street	As identified in datasheet no. HOB-C6.2.51 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.52	Sandy Bay	Ashfield Street	As identified in datasheet no. HOB-C6.2.52 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.53	Sandy Bay	Sandy Bay Road A	As identified in datasheet no. HOB-C6.2.53 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.54	Sandy Bay	Sandy Bay Road B	As identified in datasheet no. HOB-C6.2.54 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.55	Sandy Bay	Sandy Bay Road C	As identified in datasheet no. HOB-C6.2.55 and HOB-C6.2.56 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.56	Sandy Bay	Sandy Bay Road D	As identified in datasheet no. HOB-C6.2.56 and HOB-C6.2.55 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Design Criteria / Conservation Policy, January 2019.</i>
HOB-C6.2.57	Sandy Bay	Golf Links Estate	As identified in datasheet no. HOB-C6.2.57 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.58	Sandy Bay	Dynnyrne Road	As identified in datasheet no. HOB-C6.2.58 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.59	Sandy Bay	Quorn Street	As identified in datasheet no. HOB-C6.2.59 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.60	Sandy Bay	Lambert Avenue	As identified in datasheet no. HOB-C6.2.60 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.61	Sandy Bay	Nutgrove	As identified in datasheet no. HOB-C6.2.61 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.62	Sandy Bay	Maning Avenue	As identified in datasheet no. HOB-C6.2.62 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.63	South Hobart	Ispahan Ave	As identified in datasheet no. HOB-C6.2.63 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.64	South Hobart	Macquarie Street and Cascade Road	As identified in datasheet no. HOB-C6.2.64 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.65	South Hobart	Washington Street	As identified in datasheet no. HOB-C6.2.65 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.66	South Hobart	Wentworth Street	As identified in datasheet no. HOB-C6.2.66 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.67	South Hobart	Darcy Street	As identified in datasheet no. HOB-C6.2.67 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.68	South Hobart	Adelaide Street	As identified in datasheet no. HOB-C6.2.68 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.69	South Hobart	Davey Street	As identified in datasheet no. HOB-C6.2.69 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.70	West Hobart	Newdegate and Arthur Street	As identified in datasheet no. HOB-C6.2.70 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.71	West Hobart	Murray, Mary and Browne Street	As identified in datasheet no. HOB-C6.2.71 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.72	West Hobart	Lansdowne Crescent and Hill Street	As identified in datasheet no. HOB-C6.2.72 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.73	West Hobart	Patrick Street	As identified in datasheet no. HOB-C6.2.73 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.74	West Hobart	Bathurst and Melville Street	As identified in datasheet no. HOB-C6.2.74 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.75	West Hobart	Liverpool Street and Forest Road	As identified in datasheet no. HOB-C6.2.75 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.75	West Hobart	Liverpool Street and Forest Road	As identified in datasheet no. HOB-C6.2.75 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.
HOB-C6.2.76	West Hobart	Lower Jordan Hill Road	As identified in datasheet no. HOB-C6.2.76 of <i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic</i>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<i>Heritage Significance and Design Criteria / Conservation Policy</i> , January 2019.

HOB-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.3.1	Fern Tree	Pillinger Drive / Bracken Lane	<p><i>Description</i></p> <p>The Pillinger Drive/Bracken Lane landscape is set at the base of Kunanyi/Mount Wellington with Pillinger Drive being the primary access route to the Pinnacle.</p> <p><i>Statement of Local Historic Heritage Significance/ Historic Heritage Values</i></p> <p>The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, and as a group for their landscape value. The area's local historic heritage significance and values are derived from its unique character and values, which include the narrow and winding roads/laneway character, the natural roadside verges and vegetation which dominate the streetscape, the use of local stone and natural materials in garden design, houses, low walls, or other structures, the gardenesque, park-like character of the whole private open space area, large gardens comprising a mixture of mature exotic species and native vegetation, the inter-blending of built form with garden and natural surrounds, and the many built form structures which have used natural materials to help complement the original natural landscape and create a character of enclosure and intimacy.</p> <p><i>Design Criteria/Conservation Policy</i></p> <ol style="list-style-type: none"> 1. Elements which contribute to the collective natural and constructed landscape values should be retained. 2. New buildings, extensions or structures should not significantly obscure, dominate or detract from the garden character of each property or the enclosing vegetation on either side of the road.

			<ol style="list-style-type: none"> 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Alterations and additions to buildings or features should not obscure, dominate or detract from the architectural values of any local heritage place. 5. New buildings, extensions, structures should be compatible with and visually subservient when viewed from any road or public open space. 6. Fences, walls and gates should not detract from the precinct values in form, scale, height, siting and materials and respond to the heritage value of local heritage places. 7. Stone structures and features should be retained, protected and enhanced. 8. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained. 9. Where vegetation is being removed appropriate replacement or supplementary planting should be included. 10. Minor structures such as garages, carports and ancillary structures should not obscure heritage buildings, local heritage places or landscape features from any road or public open space. 11. The unformed existing verges and narrow lane/road character should be retained. 12. Local heritage places where gardens and vegetation is listed, should be protected and conserved in accordance with relevant policies. 13. The existing alignment and width of the historic carriage way and the road network should be retained with limited further expansion. 14. All new development should enhance the overall significance of the landscape precinct. 15. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.
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HOB-C6.3.2	Fern Tree / Ridgeway / Wellington Park	Huon Road Corridor	<p>Description</p> <p>The Huon Road corridor from Jacksons Bend south to the Municipal boundary is an important tourist route, which is characterised by the vegetation creating a strong sense of enclosure, and in places, panoramic viewing points with vistas to the southeast over North West Bay. This landscape precinct has a 50 metre buffer zone extending either side from the edge of Huon Road.</p> <p>Statement of Local Historic Heritage Significance/ Historic Heritage Values</p> <p>The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. The Precinct's local historic heritage significance and values stem from the historic winding narrow character of the road around the contour, its natural verge edges, the enclosing nature of the surrounding forest and under storey vegetation, its stone built form structures and the enclosed nature and almost total screening of any buildings by vegetation as seen from the road. From Reids Road south, there are open outward extending vistas, areas of cleared land interspersed with sections of road enclosed by vegetation. Constructed elements are secondary and not dominant in the natural landscape.</p> <p>Design Criteria/Conservation Policy</p> <ol style="list-style-type: none"> 1. Elements which contribute to the collective natural and constructed landscape values should be retained. 2. New buildings, extensions or structures should be visually subservient and not obscure, dominate or detract from the prevailing character of the Huon Road including the enclosing vegetation on either side of the road. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Fences, walls and gates should be modest and visually subservient and not detract from the precinct values in form, scale, height, siting and materials and
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			<p>respond to the heritage value of local heritage places.</p> <ol style="list-style-type: none"> 5. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained. 6. Where vegetation is being removed appropriate replacement or supplementary planting should be specified in any application for a planning permit. 7. Minor structures such as garages, carports and ancilliary structures should not obscure heritage buildings and/or local heritage places or dominate the landscape character when viewed from any road or public open space. 8. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.
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HOB-C6.3.3	Fern Tree / Ridgeway / Wellington Park	Pipeline Track Corridor	<p>Description</p> <p>The Pipeline Track landscape is a linear corridor and consists of a winding track with a 20 metre buffer zone on either side along the contour from Halls Saddle to Long Creek. The track is heavily canopied by forest with an under storey of scrub dominant along track sides. Shadows, shade and darker colours are characteristic. In damper wetter parts of the tracks or on south facing slopes or at creek crossings, a variety of mosses, lichens, liverworts, man-ferns, and other ferns are readily encountered making even the shortest walk quite a unique experience.</p> <p>Statement of Local Historic Heritage Significance/ Historic Heritage Values</p> <p>The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from its heritage value as an integral section of the Hobart Waterworks engineering structures that demonstrate a high degree of technical achievement and creative stonework design from the nineteenth century, the visual landscape qualities, scenic variation and an outstanding bushland character.</p> <p>Design Criteria/Conservation Policy</p> <ol style="list-style-type: none"> 1. Elements which contribute to the collective natural and constructed landscape values should be retained. 2. New buildings, extensions, alterations or minor structures such as garages, carports and ancilliary structures within the landscape precinct should be visually subservient, and not obscure, dominate or detract from the garden and bushland character on each side of the track. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Fences, walls and gates should be modest and visually subservient and not detract from the precinct values in form, scale, height, siting and materials and respond to the heritage value of local heritage places.
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			<ol style="list-style-type: none"> 5. Stone structures and features associated with the Hobart water supply system should be retained, protected and conserved. 6. Established and/or significant planted gardens, hedges, vegetation, both native and exotic communities, visually prominent trees, groupings and avenues within the buffer zone should be retained. 7. Local heritage places where gardens and vegetation are listed in Table C6.1 and Table C6.5 should be protected and conserved in accordance with C6.6.10 and C6.9.1. 8. The existing alignment, width and natural formation of the track should be retained with limited further expansion. 9. All new development should enhance the overall significance of the landscape precinct. 10. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.
HOB-C6.3.4	Queens Domain	Upper Queens Domain	<p>Description</p> <p>The Upper Queens Domain consists of a natural indigenous woodland park landscape located at the northern end of the Queens Domain.</p> <p>Statement of Local Historic Heritage Significance/ Historic Heritage Values</p> <p>The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from the following:</p> <ol style="list-style-type: none"> 1. The way the landscape has evolved in a historic sense as an indigenous modified natural landscape; 2. The vegetation cover with spacing and mix of mature trees and the wider open spaces between; 3. The picturesque Victorian park-like historic characteristics of the woodland demonstrating nineteenth century landscape ideals. These include for example; contrast, diversity, a certain

			<p>roughness, irregular shapes, variety, surprise, coupled with wide spaces between mature trees. This allows that picturesque effect to be extended as filtered vistas through the area, and beyond the Domain to wider prospect' long views of Kunanyi/Mount Wellington, Hobart, Mount Direction, Meehan Range, Derwent estuary and eastern shore. The prospect view was critical to such landscape ideals;</p> <ol style="list-style-type: none"> 4. The way foreground space is contiguous with and merges into middle distance filtered open space; there are no sharp boundaries; 5. The historic curving, winding and narrow carriage drives; and 6. Its important contribution to Australia's remaining domain spaces; it may be the oldest and only one which retains significant extant landscape characteristics. 7. Historic sites and remnant historic features relating to the historic themes of industry, defence, Victorian Park movement and innovation. <p><i>Design Criteria/Conservation Policy</i></p> <ol style="list-style-type: none"> 1. Elements which contribute to the open woodland landscape should be retained. 2. New buildings, extensions, structures or plantings should be visually subservient and not obscure vistas in any direction or be prominent on the ridgeline. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Alterations and additions to buildings or features within the landscape precinct should not obscure, dominate or detract from the heritage values of heritage buildings or local heritage places. 5. New buildings, extensions, structures or plantings should be compatible with and visually subservient when viewed from any road or public open space. 6. Fences and gates should not detract from the precinct values in form, scale, height and materials and respond to the heritage value of local heritage places. 7. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained.
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			<ol style="list-style-type: none"> 8. Minor structures such as garages, carports and ancilliary structures should not obscure existing heritage buildings and/or local heritage places from any road or public open space. 9. The existing alignment and width of historic carriage drives and the road network should be retained with limited further expansion. 10. Existing structured recreation facilities including carparking should be retained with limited further expansion. 11. Places of local heritage and archaeological significance should be protected and conserved in accordance with relevant policies. 12. Pedestrian access and pathways should be reinforced. 13. All new development should enhance the overall significance of the Domain.
HOB-C6.3.5	Queens Domain / Glebe	Middle Queens Domain	<p>Description</p> <p>The Middle Queens Domain consists of a designed park landscape located at the southern end of the Queens Domain.</p> <p>Statement of Local Historic Heritage Significance/ Historic Heritage Values</p> <p>The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from the following:</p> <ol style="list-style-type: none"> 1. The features of a designed landscape due to early plantings of exotic species; 2. The historic botany; species have been planted over the years to beautify the landscape and/or commemorate particular events; 3. The variety in vegetation species and patterns found in different parts of the landscape; 4. The presence of many mature conifer trees, some of which are highly unusual in Tasmania, even rare in Australia; 5. The aesthetic pattern of mature coniferous vegetation combined in juxtaposition with exotic deciduous trees such as elms, ash or oaks demonstrating a favoured nineteenth

			<p>century garden pattern which helped highlight effects of the picturesque and the gardenesque;</p> <ol style="list-style-type: none"> 6. The links to the Royal Tasmanian Botanical Gardens as the majority of exotic trees planted were most likely sourced from the Royal Society's Garden in either late nineteenth or early twentieth centuries; 7. The vegetation cover with spacing and mix of mature trees and the wider open spaces between; 8. The picturesque park-like historic characteristics of the woodland as determined by nineteenth century landscape ideals; 9. The historic curving, winding and narrow carriage drives; and 10. Its important and significant contribution to Australia's garden history and to the history of Australian domain spaces through its exotic tree collection and exotic minor landscape patterns. 11. Historic sites and remnant historic features relating to the themes of recreation, industry, convict history, defence and Victorian Park movement. <p><i>Design Criteria/Conservation Policy</i></p> <ol style="list-style-type: none"> 1. Elements which contribute to the open woodland landscape should be retained. 2. New buildings, extensions, structures or plantings should not obscure vistas in any direction or be prominent on the ridgeline. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Alterations and additions to buildings or features within the landscape precinct should not obscure, dominate or detract from the architectural values of that building. 5. New buildings, extensions, structures or plantings should be compatible with and visually subservient when viewed from any road or public open space. 6. Fences and gates should be modest and visually subservient in form, scale, height and materials and relate to the heritage values of local heritage places. 7. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained.
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			<ol style="list-style-type: none"> 8. Minor structures such as garages, carports and ancilliary structures should not obscure heritage buildings and/or local heritage places from any road or public open space. 9. The existing alignment and width of historic carriage drives and the road network should be retained with limited further expansion. 10. Existing structured recreation facilities including carparking should be retained with limited further expansion. 11. Places of local heritage and archaeological significance should be protected and conserved in accordance with relevant policies. 12. Pedestrian access and pathways should be reinforced. 13. All new development should enhance the overall significance of the Domain.
HOB-C6.3.6	Queens Domain / New Town	Queens Domain Foreshore	<p>Description</p> <p>The Queens Domain Foreshore landscape extends from Macquarie Point along the edge of the River Derwent to Cornelian Bay. It consists of a woodland landscape much like the upper Queen's Domain but of low shoreline topographic form and also contains maritime facilities.</p> <p>Statement of Local Historic Heritage Significance/ Historic Heritage Values</p> <p>The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from the following:</p> <ol style="list-style-type: none"> 1. The long vistas of open, unbuilt natural spaces, looking from the River Derwent, rising westwards towards the Royal Tasmanian Botanical Gardens, Government House, Domain Hill, Knocklofty and Kunanyi/Mount Wellington; and 2. The contribution of the shoreline landscape to providing an interconnecting landscape link to the other areas of naturalness on the Queens Domain dominated by vegetation, river edge and topographical form.

			<p>3. Historic sites and remnant historic features relating to the themes of recreation, transport, maritime industry, defence.</p> <p><i>Design Criteria/Conservation Policy</i></p> <ol style="list-style-type: none"> 1. The open, unbuilt natural and vegetated spaces and river edge character should be retained. 2. Vegetation rehabilitation should use appropriate native vegetation. 3. New buildings, extensions, structures or plantings should not obscure long vistas in any direction or be individually prominent. 4. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 5. Alterations and additions to buildings, structures or features within the landscape precinct should not result in intensification of use or fragmentation of the foreshore. 6. New buildings, extensions, structures or plantings should be compatible with or visually subservient and not obscure any heritage building and/or local heritage place when viewed from any road, the river or public open space. 7. Fences and gates should be appropriate in form, scale, height and materials and relate to existing foreshore elements and the setting. 8. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees and groupings should be retained. 9. The alignment and width of linear transport elements should be retained. 10. Existing structured recreation facilities including carparking should be retained with limited further expansion. 11. Local heritage places and places of archaeological potential should be protected and conserved in accordance with relevant policies. 12. Pedestrian access and pathways should be reinforced. 13. All new development should enhance the overall significance of the Domain.
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HOB-C6.3.7	Queens Domain / Hobart	Southern Queens Domain	<p>Description</p> <p>The Southern Queens Domain contains a large area of open space and a variety of uses including recreational facilities, the Regatta Grounds, the Cenotaph, the Philip Smith Centre and Domain House.</p> <p>Statement of Local Historic Heritage Significance/ Historic Heritage Values</p> <p>The Precinct is identified as having local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value. Its local historic heritage significance and values stem from the following:</p> <ol style="list-style-type: none"> 1. It has intrinsic value as a large area of cleared open space, once contiguous to the northern part of the Queens Domain, but with an evolved history of quite different use to the northern end; 2. Its history as Hobart's "commons" - a meeting place for all people and its association with military, government, civic, recreational and festival events. 3. Its sense of openness and wide panoramic and prospect views outwards in all directions lends a special spacious quality to this place which is rare in capital cities. 4. The formal, ordered and symmetrical ceremonial avenue of trees, memorials and open walkways with few intrusive elements. 5. Historic sites and remnant historic features relating to the themes and functions of civic spaces, engineering, industry, recreation, Victorian Parks movement, education and defence. <p>Design Criteria/Conservation Policy</p> <ol style="list-style-type: none"> 1. Elements which contribute to the open space character should be retained. 2. New buildings, works, extensions, structures, statues, monuments or plantings should not obscure or dominate vistas in any direction, alter symmetry or vary established, ordered patterns within the dominant northwest/southeast avenue and linear
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			<p>arrangements of the Cenotaph and forcourt.</p> <ol style="list-style-type: none"> 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed 4. Alterations and additions to buildings or features within the landscape precinct should not dominate, detract from or interrupt the openness, cleared open space and wide panoramic values and dominant linear patterns. 5. New buildings, extensions, structures or plantings should not significantly obscure, dominate or detract from the heritage values of heritage buildings and/or local heritage places. 6. Fences and gates should be modest and visually subservient and not detract from the precinct values in form, scale, height and materials and relate to and respond to heritage buildings and/or local heritage places. 7. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained as is. 8. The existing alignment and width of historic carriage drives and the road network should be retained with limited further expansion. 9. Local heritage places and places of archaeological potential should be protected and conserved in accordance with relevant policies. 10. Existing structured recreation facilities including carparking should be retained with limited further expansion. 11. Building and works to heritage buildings and local heritage places should be in accordance with a conservation strategy of a Conservation Management Plan. 12. Existing pedestrian access and pathways should be reinforced and remain dominant. 13. All new development should enhance the overall significance of the Domain.
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HOB-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
HOB-C6.4.1	South Hobart/ North Hobart/ Hobart/ Battery Point	Central Hobart Precinct	Not applicable	<p>Description</p> <p>The Central Hobart Precinct covers the area of Hobart where European use and development began in 1804. By the mid-nineteenth century, the Precinct had largely reached its peak of development with a high density of commercial, administrative and residential buildings along with hotels and industrial sites. A history of the development of the area is provided in: <i>Central Hobart - A Thematic History</i>, L Scripps (1991).</p> <p>Specific Extent</p> <p>The specific extent of the Precinct of Archaeological Potential Central Hobart Precinct is shown on the map as HOB-C6.4.1.</p> <p>Archaeological Potential</p> <p>The evolution of the Precinct is representative of Hobart's early to mid-nineteenth century urban growth and archaeological investigation of sites in the Precinct has the potential to provide significant information regarding the development of an early community, in an area where commercial, administrative, residential, industrial and recreational development coexisted.</p> <p>The Precinct has seen intensive development over an extended period and the archaeological potential of individual sites in the Precinct is variable depending on the history of disturbance. The</p>

				Precinct overall however has significant potential to yield archaeological information that will contribute to an understanding of Hobart's and Tasmania's history.
HOB-C6.4.2	Hobart	Mawsons Place and Dockside Pavillion 3 Argyle Street	40751/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 103 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Mawsons Place and Dockside Pavillion is shown on the map as HOB-C6.4.2.</p>
HOB-C6.4.3	Hobart	Chesterman's 10-14 Davey Street		<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 94 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Chesterman's is shown on the map as HOB-C6.4.3.</p>
HOB-C6.4.4	Battery Point	Princes Park 99 Salamanca Place	163300/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 7 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Princes Park is shown on the map as HOB-C6.4.4.</p>

HOB-C6.4.5	Battery Point	<p>Ordnance Stores</p> <p>13-23 Castray Esplanade</p>	<p>107424/0 107424/4 122840/15 122840/115 122840/155 122840/158 163301/2</p>	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 12 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Ordnance Stores is shown on the map as HOB-C6.4.5.</p>
HOB-C6.4.6	Battery Point	<p>Harbour Masters House</p> <p>27 Castray Esplanade</p>	<p>38938/1</p>	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 10 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Harbour Masters House is shown on the map as HOB-C6.4.6.</p>
HOB-C6.4.7	Hobart	<p>Hobart Cenotaph</p> <p>20 Mcvilly Drive</p>	<p>135056/4</p>	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 163 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Hobart Cenotaph is shown on the map as HOB-C6.4.7.</p>

HOB-C6.4.8	Hobart	Roberts store and offices. 2 Collins Street	121603/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 136-137 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Roberts Store and Offices is shown on the map as HOB-C6.4.8.</p>
HOB-C6.4.9	Hobart	52 Collins Street	174093/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 146-147 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 52 Collins Street is shown on the map as HOB-C6.4.9.</p>
HOB-C6.4.10	Hobart	Lot 1 Franklin wharf	170475/1 40751/1	<p>Description/Archaeological Potential</p> <p>The area between Victoria Dock and Constitution Dock and pedestrian areas to the north-east and north-west of Constitution Dock.</p> <p>Refer to inventory datasheet on page 122 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Lot 1 Franklin Wharf is shown on the map as HOB-C6.4.10.</p>

HOB-C6.4.11	Hobart	Davey Street Step/Cove Escarpment Davey Street	40419/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 70 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Davey Street Steps/Cove Escarpment is shown on the map as HOB-C6.4.11.</p>
HOB-C6.4.12	Hobart	Hotel Grand Chancellor 1 Davey Street	26351/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 148-149 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Hotel Grand Chancellor is shown on the map as HOB-C6.4.12.</p>
HOB-C6.4.13	Hobart	Royal Engineers Headquarters and Kings Yard 2 Davey Street	20452/2 113521/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 164 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Royal Engineers Headquarters and Kings Yard is shown on the map as HOB-C6.4.13.</p>

HOB-C6.4.14	Hobart	Dunn Place 3 Davey Street	130865/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 101-102 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Dunn Place is shown on the map as HOB-C6.4.14.</p>
HOB-C6.4.15	Hobart	16-20 Davey Street	32426/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 95 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 16-20 Davey Street is shown on the map as HOB-C6.4.15.</p>
HOB-C6.4.16	Hobart	32 Davey Street	251628/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 68 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 32 Davey Street is shown on the map as HOB-C6.4.16.</p>

HOB-C6.4.17	Hobart	St Mary's Hospital 34 Davey Street	156768/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 154 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential St Mary's Hospital is shown on the map as HOB-C6.4.17.</p>
HOB-C6.4.18	Hobart	Elizabeth Street between Davey and Macquarie Streets	Not applicable	<p>Description/Archaeological Potential</p> <p>Elizabeth Street road reservation.</p> <p>Refer to inventory datasheet on page 153 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Elizabeth Street between Davey and Macquarie Streets is shown on the map as HOB-C6.4.18.</p>
HOB-C6.4.19	Hobart	5 Elizabeth Street	32426/1	<p>Description/Archaeological Potential</p> <p>Former Nettlefold's Garage.</p> <p>Refer to inventory datasheet on page 100 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 5 Elizabeth Street is shown on the map as HOB-C6.4.19.</p>

HOB-C6.4.20	Hobart	Franklin Square 70 Macquarie Street	157664/1000	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 125 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Franklin Square is shown on the map as HOB-C6.4.20.</p>
HOB-C6.4.21	Battery Point	2-4 Gladstone Street	119691/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 42 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 2-4 Gladstone Street is shown on the map as HOB-C6.4.21.</p>
HOB-C6.4.22	Hobart	Hunter Street	129483/9 170475/1 169036/2	<p>Description/Archaeological Potential</p> <p>Hunter Street Roadway.</p> <p>Refer to inventory datasheet on page 118-119 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Hunter Street is shown on the map as HOB-C6.4.22.</p>

HOB-C6.4.23	Hobart	Macquarie No. 1 Shed 18 Hunter Street	169069/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 120 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Macquarie No. 1 Shed is shown on the map as HOB-C6.4.23.</p>
HOB-C6.4.24	Hobart	15 Hunter Street	141799/0	<p>Description/Archaeological Potential</p> <p>Former Dockside Fitness.</p> <p>Refer to inventory datasheet on page 96-97 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 15 Hunter Street is shown on the map as HOB-C6.4.24.</p>
HOB-C6.4.25	Hobart	The Drunken Admiral 17-19 Hunter Street	139031/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 104 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential The Drunken Admiral is shown on the map as HOB-C6.4.25.</p>

HOB-C6.4.26	Hobart	Designer Makers Building. 17-19 Hunter Street	143505/0	<p><i>Description/Archaeological Potential</i></p> <p>Refer to inventory datasheet on page 108 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003.</p> <p><i>Specific Extent</i></p> <p>The specific extent of the Place of Archaeological Potential Designer Makers Building is shown on the map as HOB-C6.4.26.</p>
HOB-C6.4.27	Hobart	Hewitt Warehouse. 19-35 Hunter Street	143505/0	<p><i>Description/Archaeological Potential</i></p> <p>Refer to inventory datasheet on page 111 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p><i>Specific Extent</i></p> <p>The specific extent of the Place of Archaeological Potential Hewitt Warehouse is shown on the map as HOB-C6.4.27.</p>
HOB-C6.4.28	Hobart	Bunster House. 19-35 Hunter Street	143505/0	<p><i>Description/Archaeological Potential</i></p> <p>Refer to inventory datasheet on page 118-119 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p><i>Specific Extent</i></p> <p>The specific extent of the Place of Archaeological Potential Bunster House is shown on the map as HOB-C6.4.28.</p>

HOB-C6.4.29	Hobart	The Ice House. 19-35 Hunter Street	143505/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 115 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential The Ice House is shown on the map as HOB-C6.4.29.</p>
HOB-C6.4.30	Hobart	19A-35A Hunter Street	143505/0	<p>Description/Archaeological Potential</p> <p>Courtyard.</p> <p>Refer to inventory datasheet on page 109 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 19A-35A Hunter Street is shown on the map as HOB-C6.4.30.</p>
HOB-C6.4.31	Hobart	21 Hunter Street	143505/0	<p>Description/Archaeological Potential</p> <p>Part of 19A-35 Hunter Street, Hobart</p> <p>Refer to inventory datasheet on page 105 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 21 Hunter Street is shown on the map as HOB-C6.4.31.</p>

HOB-C6.4.32	Hobart	23 Hunter Street	143505/0	<p>Description/Archaeological Potential</p> <p>Part of 19A-35 Hunter Street, Hobart</p> <p>Refer to inventory datasheet on page 106 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 23 Hunter Street is shown on the map as HOB-C6.4.32.</p>
HOB-C6.4.33	Hobart	25 Hunter Street	143505/0	<p>Description/Archaeological Potential</p> <p>Part of 19A-35 Hunter Street, Hobart</p> <p>Refer to inventory datasheet on page 107 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 25 Hunter Street is shown on the map as HOB-C6.4.33.</p>
HOB-C6.4.34	Hobart	29 Hunter Street	143505/0	<p>Description/Archaeological Potential</p> <p>Part of 19A-35 Hunter Street, Hobart</p> <p>Refer to inventory datasheet on page 112 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 29 Hunter Street is shown on the map as HOB-C6.4.34.</p>

HOB-C6.4.35	Hobart	Gasworks Village. 2 Macquarie Street	117066/0 117066/9	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 130 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Gasworks Village is shown on the map as HOB-C6.4.35.</p>
HOB-C6.4.36	Hobart	Woolstore Tavern. 7 Macquarie Street	127453/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 131 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Woolstore Tavern is shown on the map as HOB-C6.4.36.</p>
HOB-C6.4.37	Hobart	Former Millers Soap Factory. 7 Macquarie Street	127453/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 132 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Former Millers Soap Factory is shown on the map as HOB-C6.4.37.</p>

HOB-C6.4.38	Hobart	The Old Woolstore Apartments. 7 Macquarie Street	127453/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 134-135 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential The Old Woolstore Apartments is shown on the map as HOB-C6.4.38.</p>
HOB-C6.4.39	Hobart	Tasmanian Museum and Art Gallery. 40 Macquarie Street	33845/1 35223/1 PID 7625329	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 167 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Tasmanian Museum and Art Gallery is shown on the map as HOB-C6.4.39.</p>
HOB-C6.4.40	Hobart	Town Hall 50 Macquarie Street	142916/1	<p>Description/Archaeological Potential</p> <p>As identified in: <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Town Hall is shown on the map as HOB- C6.4.40.</p>

HOB-C6.4.41	Hobart	City Hall 57-63 Macquarie Street	155478/1	<p>Description/Archaeological Potential</p> <p>Including adjoining Market Place road reservation.</p> <p>Refer to inventory datasheet on page 127 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential City Hall is shown on the map as HOB-C6.4.41.</p>
HOB-C6.4.42	Hobart	Hope and Anchor Tavern 65 Macquarie Street	29481/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 143 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Hope and Anchor Tavern is shown on the map as HOB-C6.4.42.</p>
HOB-C6.4.43	Hobart	67-69 Macquarie Street	27882/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 142 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 67-69 Macquarie Street is shown on the map as HOB-C6.4.43.</p>

HOB-C6.4.44	Hobart	71 Macquarie Street	63676/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 141 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 71 Macquarie Street is shown on the map as HOB-C6.4.44.</p>
HOB-C6.4.45	Hobart	Hobart Hotel. 85A-87 Macquarie Street	141751/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 138 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Hobart Hotel is shown on the map as HOB-C6.4.45.</p>
HOB-C6.4.46	Hobart	2-4 Market Place	139491/4 144774/1 135937/5	<p>Description/Archaeological Potential</p> <p>Formally 1-3 Market Place, Hobart</p> <p>Refer to inventory datasheet on page 144 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 2-4 Market Place is shown on the map as HOB-C6.4.46.</p>

HOB-C6.4.47	Hobart	Albion Foundry 6-8 Market Place	144774/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 145 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Albion Foundry is shown on the map as HOB-C6.4.47.</p>
HOB-C6.4.48	Hobart	Mawson Place	32426/1	<p>Description/Archaeological Potential</p> <p>Mawson Place grassed area. Howard's Hotel Site.</p> <p>Refer to inventory datasheet on page 92-93 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Mawson Place is shown on the map as HOB-C6.4.48.</p>
HOB-C6.4.49	Hobart	1 Montpelier Retreat	60166/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 34 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 1 Montpelier Retreat is shown on the map as HOB-C6.4.49.</p>

HOB-C6.4.50	Hobart	2-4 Montpelier Retreat	59938/1 59938/2	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 60 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 2-4 Montpelier Retreat is shown on the map as HOB-C6.4.50.</p>
HOB-C6.4.51	Hobart	1 Montpelier Retreat	169262/1	<p>Description/Archaeological Potential</p> <p>Formerly 3-5 Montpelier Retreat, Hobart</p> <p>Refer to inventory datasheet on page 64 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 3-5 Montpelier Retreat is shown on the map as HOB-C6.4.51.</p>
HOB-C6.4.52	Hobart	1 Montpelier Retreat	169262/1	<p>Description/Archaeological Potential</p> <p>Montpelier Retreat Car Park. Formerly 11-27 Montpelier Retreat.</p> <p>Refer to inventory datasheet on page 50-51 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 1 Montpelier Retreat is shown on the map as HOB-C6.4.52.</p>

HOB-C6.4.53	Hobart	Morrison Street (backing onto No 5 Morrison Street)	32426/1	<p>Description/Archaeological Potential</p> <p>Franklin Hotel Site.</p> <p>Refer to inventory datasheet on page 87-88 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Morrison Street (backing onto No 5) is shown on the map as HOB-C6.4.53.</p>
HOB-C6.4.54	Hobart	Morrison Street between Brooke Street and Elizabeth Street	Not applicable	<p>Description/Archaeological Potential</p> <p>Morrison Street road reservation.</p> <p>Refer to inventory datasheet on page 91 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Morrison Street between Brooke Street and Elizabeth Street is shown on the map as HOB-C6.4.54.</p>
HOB-C6.4.55	Hobart	3 Morrison Street	32426/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 90 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 3 Morrison Street is shown on the map as HOB-C6.4.55.</p>

HOB-C6.4.56	Hobart	Telegraph Hotel 19 Morrison Street	249473/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 78 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Telegraph Hotel is shown on the map as HOB-C6.4.56.</p>
HOB-C6.4.57	Hobart	29 Morrison Street	37888/1	<p>Description/Archaeological Potential</p> <p>The Harbour Lights Café.</p> <p>Refer to inventory datasheet on page 80 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 29 Morrison Street is shown on the map as HOB-C6.4.57.</p>
HOB-C6.4.58	Hobart	31-33 Morrison Street	58103/2 58103/3	<p>Part of 31-35 Morrison Street, Hobart</p> <p>Refer to inventory datasheet on page 81 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 31-33 Morrison Street is shown on the map as HOB-C6.4.58.</p>

HOB-C6.4.59	Hobart	35 Morrison Street	58103/1	<p>Description/Archaeological Potential</p> <p>Part of 31-35 Morrison Street, Hobart</p> <p>Refer to inventory datasheet on page 82 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 35 Morrison Street is shown on the map as HOB-C6.4.59.</p>
HOB-C6.4.60	Hobart	Parliament House 2 Murray Street	PID 5670847	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 170-172 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Parliament House is shown on the map as HOB-C6.4.60.</p>
HOB-C6.4.61	Hobart	Customs House Tavern 1-3 Murray Street	38309/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 61 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Customs House is shown on the map as HOB-C6.4.61.</p>

HOB-C6.4.62	Hobart	Marine Hotel 5 Murray Street	38309/2	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 62 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Marine Hotel is shown on the map as HOB-C6.4.62.</p>
HOB-C6.4.63	Hobart	34 Davey Street	156768/1	<p>Description/Archaeological Potential</p> <p>Formally known as 6-10 Murray Street, State Offices.</p> <p>Refer to inventory datasheet on page 152 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 34 Davey Street is shown on the map as HOB-C6.4.63.</p>
HOB-C6.4.64	Hobart	New Constitution Hotel 7 Murray Street	54401/5	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 63 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential New Constitution House is shown on the map as HOB-C6.4.64.</p>

HOB-C6.4.65	Hobart	34 Davey Street	156768/1	<p>Description/Archaeological Potential</p> <p>Formally known as 12-14 Murray Street, Former Hydro Building.</p> <p>Refer to inventory datasheet on page 151 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 34 Davey Street is shown on the map as HOB-C6.4.65.</p>
HOB-C6.4.66	Hobart	21 Murray Street	PID 5668886	<p>Description/Archaeological Potential</p> <p>Public Offices.</p> <p>Refer to inventory datasheet on page 123-124 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 21 Murray Street is shown on the map as HOB-C6.4.66.</p>
HOB-C6.4.67	Hobart	Parliament House Lawns 2 Murray Street	PID 5670847	<p>Description/Archaeological Potential</p> <p>Cnr Salamanca and Morrison Streets.</p> <p>Refer to inventory datasheet on page 52 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Parliament House Lawns is shown on the map as HOB-C6.4.67.</p>

HOB-C6.4.68	Hobart	Salamanca Place	44801/1	<p>Description/Archaeological Potential</p> <p>The Squares.</p> <p>Refer to inventory datasheet on page 14-15 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Salamanca Place is shown on the map as HOB-C6.4.68.</p>
HOB-C6.4.69	Battery Point	21-23 Salamanca Place	67868/2 67868/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 39 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 21-23 Salamanca Place is shown on the map as HOB-C6.4.69.</p>
HOB-C6.4.70	Battery Point	25 Salamanca Place	90515/3	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 38 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 25 Salamanca Place is shown on the map as HOB-C6.4.70.</p>

HOB-C6.4.71	Battery Point	27 Salamanca Place	197037/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 37 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 27 Salamanca Place is shown on the map as HOB-C6.4.71.</p>
HOB-C6.4.72	Battery Point	Lord Rodney Inn 29 Salamanca Place	197036/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 36 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Lord Rodney Inn is shown on the map as HOB-C6.4.72.</p>
HOB-C6.4.73	Battery Point	The Sailors Rest 31 Salamanca Place	60166/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 35 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential The Sailors Rest is shown on the map as HOB-C6.4.73.</p>

HOB-C6.4.74	Battery Point	Forsyth's Sail Loft. 33 Salamanca Place	60166/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 34 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 33 Salamanca Place is shown on the map as HOB-C6.4.74.</p>
HOB-C6.4.75	Battery Point	39 Salamanca Place	101911/1	<p>Description/Archaeological Potential</p> <p>Formerly Knopwood's Retreat.</p> <p>Refer to inventory datasheet on page 32 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential 39 Salamanca Place is shown on the map as HOB-C6.4.75.</p>
HOB-C6.4.76	Battery Point	Derwent Iron Works 24 Salamanca Square and Part of 47-51 Salamanca Place	1826058/1 122931/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 28 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Derwent Iron Works is shown on the map as HOB-C6.4.76.</p>

HOB-C6.4.77	Battery Point	Turner's Jam Factory 22 Salamanca Square, 53-61 Salamanca Place and part of 47-51 Salamanca Place	129068/2 128968/1 197011/1 122931/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 25-26 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Turner's Jam Factory is shown on the map as HOB-C6.4.77.</p>
HOB-C6.4.78	Battery Point	Kerr, Bogle and Co's Store 63 Salamanca Place	127919/0 127919/1 127919/2 127919/3 127919/4 127919/5 127919/6	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 27 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Kerr, Bogle & Co's Store is shown on the map as HOB-C6.4.78.</p>
HOB-C6.4.79	Battery Point	Woobys Lane and Smarts Walk Salamanca Place	128966/2 128966/3	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 24 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Woobys Lane & Smarts Walk is shown on the map as HOB-C6.4.79.</p>

HOB-C6.4.80	Battery Point	Peacock's Jam Factory 65-79 Salamanca Place	90478/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 24 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Peacock's Jam Factory is shown on the map as HOB-C6.4.80.</p>
HOB-C6.4.81	Battery Point	Johnson's Cooperage 81 Salamanca Place	124825/1 145260/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 23 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Johnson's Cooperage is shown on the map as HOB-C6.4.81.</p>
HOB-C6.4.82	Battery Point	Downing's Store. 83 Salamanca Place	145260/2	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 22 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Downing's Store is shown on the map as HOB-C6.4.82.</p>

HOB-C6.4.83	Battery Point	Page's Wool Store 85 Salamanca Place	156306/5 156306/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 21 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Page's Wool Store is shown on the map as HOB-C6.4.83.</p>
HOB-C6.4.84	Battery Point	McPherson's Store 87 Salamanca Place	156306/0 156306/5 156306/2	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 20 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential McPherson's Store is shown on the map as HOB-C6.4.84.</p>
HOB-C6.4.85	Battery Point	Nathan & Moses Warehouse 89 Salamanca Place	133177/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 19 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Nathan & Moses Warehouse is shown on the map as HOB-C6.4.85.</p>

HOB-C6.4.86	Battery Point	Boats Crew Quarters 100-106 Salamanca Place	59694/99 59694/100 59694/102 59694/104 59694/106	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 11 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Boats Crew Quarters is shown on the map as HOB-C6.4.86.</p>
HOB-C6.4.87	Battery Point	Salamanca Quarry Salamanca Square	129225/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 29-30 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Salamanca Quarry is shown on the map as HOB-C6.4.87.</p>
HOB-C6.4.88	Queens Domain	Domain Slipyards Tasman Highway	134037/1 134036/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 168 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Domain Slipyards is shown on the map as HOB-C6.4.88.</p>

HOB-C6.4.89	Hobart	Wapping Project Precinct Wapping	135126/2 138012/0 136739/0 133040/0 139566/0 132308/0	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 169 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Wapping Project Precinct is shown on the map as HOB-C6.4.89.</p>
HOB-C6.4.90	Hobart	Hobart Rivulet - Domain Diversion Tunnel Wapping/Cenotaph	141191/3 20452/1 113521/1 135056/4 113521/1 163942/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 162 of the <i>Sullivans Cove Archaeological Zoning Plan</i>, dated July 2003.</p> <p>Specific Extent</p> <p>The specific extent of the Place of Archaeological Potential Hobart Rivulet - Domain Diversion Tunnel is shown on the map as HOB-C6.4.90.</p>

HOB-Table C6.5 Significant Trees

Referen ce Number	Town/Loca lity		Property Name and Street Address	Folio of the Register	Descriptio n / Specific Extent	Botanical Name	Common Name	No. of trees
HOB- C6.5.1	Queens Domain		Aberdeen Street	Not applicabl e	12 trees on both sides of the street (near intersection with Liverpool Street), adjacent to the Aquatic Centre and University Rose Gardens.	<i>Quercus robur</i>	English oak	12
HOB- C6.5.2	South Hobart		20 Adelaide Street	62597/1	21 trees along the Weld Street site boundary	<i>Cupressus torulosa</i>	Bhutan cypress	21

HOB-C6.5.3	South Hobart		20 Adelaide Street	62597/1	One tree adjacent to the centre of the Adelaide Street site boundary	<i>Cupressus torulosa</i>	Bhutan cypress	1
HOB-C6.5.4	South Hobart		20 Adelaide Street	62597/1		<i>Cupressus torulosa</i>	Bhutan cypress	2
HOB-C6.5.5	Hobart / Battery Point		Albuera Street	Not applicable	Albuera Street road reservation adjacent to 96-120 Davey Street at the intersection of Albuera and Byron Streets	<i>Eucalyptus globulus</i>	Tasmania n Blue gum	4
HOB-C6.5.6	Battery Point		9 Albuera Street	35786/1		<i>Juglans regia</i>	English walnut	1
HOB-C6.5.7	Battery Point		23 Albuera Street	139638/0; 139638/1;	3 English oak trees along the boundary	<i>Quercus robur</i>	English oak	3

				139638/ 2; 139638/ 3; 139638/ 4	adjacent to 96-120 Davey Street			
HOB- C6.5.8	West Hobart		Allison Street	Not Applicable	5 trees on the median strip of Allison Street	<i>Fraxinus angustifolia</i> subsp. <i>Oxycarpa</i> 'Raywood'	Claret ash	5
HOB- C6.5.9	Mount Stuart		Alt-Na- Craig Avenue	Not Applicable	2 trees adjacent to 23 Auvergne Avenue on Alt-Na- Craig Avenue frontage	<i>Eucalyptus viminalis</i>	White gum	2
HOB- C6.5.10	Sandy Bay		2 Amanda Crescent	5080/86	Not Applicable	<i>Eucalyptus viminalis</i>	White gum	1
HOB- C6.5.11	Battery Point		Arthur Circus	Not Applicable	Three trees in the central park area of	<i>Aesculus hippocastanum</i>	Horse chestnut	3

					Arthur Circus			
HOB- C6.5.12	Hobart		186 Bathurst Street	171891/ 1	One tree on the corner of Barrack and Bathurst Streets	<i>Schinus areira</i>	Peppercor n tree	1
HOB- C6.5.13	New Town		61 Bay Road, 'Runnymed e'	147052/ 1	Runnymede	<i>Araucaria heterophylla</i>	Norfolk Island pine	1
HOB- C6.5.14	New Town		61 Bay Road, 'Runnymed e'	147052/ 1	Not Applicable	<i>Corynocarpu s laevigatus</i>	Karaka or New Zealand laurel	1
HOB- C6.5.15	New Town		61 Bay Road, 'Runnymed e'	147052/ 1	Not applicable	<i>Juglans regia</i>	English walnut	1
HOB- C6.5.16	New Town		61 Bay Road,	147052/ 1	Not applicable	<i>Photinia serrulata</i>	Chinese hawthorn	1

			'Runnymede'					
HOB-C6.5.17	Sandy Bay		7 Beach Road	240406/1		<i>Cupressus torulosa</i>	Bhutan cypress	8
HOB-C6.5.18	Sandy Bay		17 Beach Road	Not applicable	Long Beach Reserve	<i>Eucalyptus globulus</i>	Tasmania n blue gum	13
HOB-C6.5.19	New Town		38 Bellevue Parade	93804/6		<i>Liquidambar styraciflua</i>	Liquidambar	1
HOB-C6.5.20	Hobart		67 Brisbane Street	198440/1	Not applicable	<i>Cupressus torulosa</i>	Bhutan cypress	1
HOB-C6.5.21	Glebe		71 Brooker Avenue	163523/1	Domain House site, adjacent to Edward Street	<i>Quercus robur</i>	English oak	2
HOB-C6.5.22	Glebe		71 Brooker Avenue	163523/1	Domain House site, near Graphics building	<i>Quercus robur</i>	English oak	1

HOB-C6.5.23	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Cedrus deodara</i>	Deodar cedar	1
HOB-C6.5.24	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Cedrus atlantica</i> 'Glaucal'	Atlas blue cedar	1
HOB-C6.5.25	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Araucaria bidwillii</i>	Bunya bunya	1
HOB-C6.5.26	Glebe		71 Brooker Avenue	163523/1	Domain House site southern boundary of the site	<i>Abies pinsapo</i>	Spanish fir	1
HOB-C6.5.27	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Aesculus hippocastanum</i>	Horse chestnut	1

HOB-C6.5.28	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Abies pinsapo var Glauca</i>	Blue spanish fir	1
HOB-C6.5.29	Glebe		71 Brooker Avenue (at boundary with 1 Carriage Drive)	163523/1	Domain House site, Aberdeen Street frontage	<i>Pinus wallichiana</i>	Bhutan pine	1
HOB-C6.5.30	Glebe		71 Brooker Avenue (at boundary with 1 Carriage Drive)	163523/1	Domain House site, Aberdeen Street frontage	<i>Araucaria columellaris</i>	Cook pine	1
HOB-C6.5.31	Glebe		71 Brooker Avenue	163523/1	Domain House Site, adjacent to tennis court.	<i>Thuja occidentalis 'Pyramidalis compacta'</i>	White cedar	12
HOB-C6.5.32	Lenah Valley		39 Brushy Creek Road	87500/1		<i>Pyrus communis</i>	pear tree	1

HOB-C6.5.33	Lenah Valley		41 Brushy Creek Road	196989/1		<i>Eucalyptus globulus</i>	Tasmania n blue gum	2
HOB-C6.5.34	North Hobart		39 Burnett Street	185936/3		<i>Magnolia grandiflora</i>	magnolia	1
HOB-C6.5.35	Dynnyrne		2 Caroline Street	28381/1		<i>Eucalyptus viminalis</i>	White gum	1
HOB-C6.5.36	Glebe		1 Carriage Drive (near boundary with 71 Brooker Avenue)	135056/1	Domain House site, Aberdeen Street frontage	<i>Casaurina obesa</i>	Swamp oak	1
HOB-C6.5.37	Glebe		1 Carriage Drive (near boundary with 71 Brooker Avenue)	135056/1	Domain House Site, Aberdeen Street frontage	<i>Casaurina obesa</i>	Swamp oak	1
HOB-C6.5.38	Hobart		Castray Esplanade	44801/1 44801/2		<i>Platanus x acerifolia</i>	Plane tree	15

HOB-C6.5.39	Sandy Bay		1,9,11, 13 & 15 Cedar Court	197352/1, 5056/4, 5056/3, 59089/0; 59089/1; 59089/2, 58855/0; 58855/1; 58855/2; 196994/1; 198988/1	Also includes hedge at 9 Mawhera Avenue and 8A Maning Avenue	<i>Cupressus macrocarpa</i>	Monterey cypress	Hedge
HOB-C6.5.40	Sandy Bay		Chessington Court	Not applicable	2 trees on the roundabout at the end of the Chessington Court cul-de-sac	<i>Eucalyptus globulus</i>	Tasmanian blue gum	2
HOB-C6.5.41	Hobart		96-120 Davey Street	105609/1	Anglesea Barracks site	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1

HOB-C6.5.42	Hobart		96-120 Davey Street	105609/1	Anglesea Barracks site (Linden Avenue)	<i>Tilea x europaea</i>	European Linden (common lime)	22
HOB-C6.5.43	Sandy Bay		2 Churchill Avenue	176312/1	5 trees in open courtyard at centre of UTAS campus	<i>Eucalyptus globulus</i> and <i>Eucalyptus pulchella</i>	Tasmania n blue gum and white peppermin t	5
HOB-C6.5.44	Sandy Bay		2 Churchill Avenue	176312/1	5 trees in open courtyard at centre of UTAS campus	<i>Eucalyptus globulus</i> and <i>Eucalyptus pulchella</i>	Tasmania n blue gum and white peppermin t	5
HOB-C6.5.45	Sandy Bay		2 Churchill Avenue	176312/1		<i>Ulmus minor</i> 'Variegata'	variegated elm	1
HOB-C6.5.46	Sandy Bay		2 Churchill Avenue	176312/1		<i>Populus nigra</i> 'Italica'	Lombardy poplar	3
HOB-C6.5.47	Sandy Bay		2 Churchill Avenue	176312/1		<i>Eucalyptus viminalis</i>	White gum	2

HOB-C6.5.48	Sandy Bay		2 Churchill Avenue	176312/1		<i>Ulmus parvifolia</i>	Chinese elm	3
HOB-C6.5.49	Sandy Bay		2 Churchill Avenue	176312/1		<i>Cupressus torulosa</i>	Bhutan cypress	1
HOB-C6.5.50	Sandy Bay		2 Churchill Avenue	176312/1		<i>Fagus sylvatica 'Purpurea'</i>	copper beech	1
HOB-C6.5.51	Sandy Bay		2 Churchill Avenue	176312/1		<i>Eucalyptus morrisbyi</i>	morrisbys gum	2
HOB-C6.5.52	Sandy Bay		Churchill Avenue	Not applicable	3 trees adjacent to The Hutchins School oval on Churchill Avenue	<i>Eucalyptus globulus</i> and <i>Eucalyptus viminalis</i>	Tasmania n blue gum and white gum	3
HOB-C6.5.53	Hobart		Collins Street	Not applicable	11 trees in the road reserve alongside 2-6 Collins Street	<i>Platanus x acerifolia</i> and <i>Platanus orientalis</i>	London Plane tree and oriental plane tree	11

HOB-C6.5.54	Hobart		2080210 Collins Street	56693/1	Not applicable	<i>Eucalyptus melliodora</i>	Yellow box	2
HOB-C6.5.55	Battery Point		4 Colville Street	59055/0; 5322/4	Not applicable	<i>Magnolia grandiflora</i>	Magnolia	1
HOB-C6.5.56	Battery Point		Colville Street	Not applicable	2 trees on Colville Street nature strip adjacent to 12 St Georges Terrace	<i>Eucalyptus globulus</i>	Tasmania n blue gum	2
HOB-C6.5.57	South Hobart		35 Congress Street	51170/1	Not applicable	<i>Corylus avellana</i> 'contorta'	Twisted hazelnut	1
HOB-C6.5.58	Battery Point		30 Cromwell Street	125539/3	30 Cromwell Street	<i>Abies pinsapo</i>	Spanish fir	1
HOB-C6.5.59	Battery Point		30 Cromwell Street	125539/3	30 Cromwell Street	<i>Abies numidica</i>	Algerian fir	1

HOB-C6.5.60	New Town		85 Creek Road	131230/1		<i>Sequoiadendron giganteum</i>	giant sequoia	1
HOB-C6.5.61	Battery Point		6 Cromwell Street	223048/1		<i>Juglans regia</i>	English walnut	1
HOB-C6.5.62	South Hobart		D'Arcy Street	Not applicable	11 trees on the southern side of D'Arcy Street, adjacent to the South Hobart playground	<i>Tilia cordata and Quercus coccinea</i>	Small-leaved lime and scarlet oak	11
HOB-C6.5.63	Mount Stuart		Darling Parade	Not applicable	2 trees on the nature strip, adjacent to 9 Darling Parade	<i>Eucalyptus globulus</i>	Tasmanian blue gum	2
HOB-C6.5.64	Hobart		90 Davey Street	114191/1	5 English oaks and one white gum along Davey Street and	<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i> and	White gum and English oak	6

					Hampden Road frontage	<i>Quercus robur</i>		
HOB-C6.5.65	Hobart		96-120 Davey Street (Angelsea Barracks)			<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.66	Hobart		142-146 Davey Street	140758/1	Not applicalbe	<i>Quercus robur</i>	English oak	7
HOB-C6.5.67	Hobart		161 Davey Street	129111/3	1 tree on internal parcel of land between 161 Davey Street and 260 Macquarie Street	<i>Juglans regia</i>	English walnut	1
HOB-C6.5.68	South Hobart		251 Davey Street	158350/1	The Hermitage	<i>Quercus robur</i>	English oak	1

HOB-C6.5.69	South Hobart		301 Davey Street	231010/1	Between the dwelling and Weld Street	<i>Sequoiadendron giganteum</i>	Giant sequoia	1
HOB-C6.5.70	South Hobart		309 Davey Street	251580/1	Toogooloow a rear lot	<i>Cupressus lusitanica</i>	Mexican cypress	1
HOB-C6.5.70	South Hobart		320 Davey Street	59480/0-12, 59493/0, 13-24	Lindfield	<i>Cupressus torulosa</i>	Bhutan cypress	9
HOB-C6.5.71	South Hobart		336 Davey Street	198967/1		<i>Araucaria heterophylla</i>	Norfolk pine	2
HOB-C6.5.72	South Hobart		344 Davey Street	128585/1	Not applicalbe	<i>Corymbia ficifolia</i>	Red Fflowering gum	1
HOB-C6.5.73	Queens Domain	2	2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus ponderosa</i>	Ponderosa pine	1
HOB-C6.5.74	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic	<i>Pinus sabiniana</i>	Digger pine	1

					.Centre, 'The Hollow'			
HOB- C6.5.75	Queens Domain		2 Davies Avenue	164058/ 1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Cedrus atlantica</i>	Atlas cedar	1
HOB- C6.5.76	Queens Domain		2 Davies Avenue	164058/ 1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus wallichiana</i>	Bhutan pine	1
HOB- C6.5.77	Queens Domain		2 Davies Avenue	164058/ 1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus nigra var. maritima</i>	Corsican pine	1
HOB- C6.5.78	Queens Domain		2 Davies Avenue	164058/ 1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Cedrus atlantica</i>	Atlas cedar	1

HOB-C6.5.79	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus canariensis</i>	Canary Island pine	1
HOB-C6.5.80	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Cedrus atlantica</i>	Atlas cedar	1
HOB-C6.5.81	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus nigra var. maritima</i>	Corsican pine	1
HOB-C6.5.82	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus attenuata</i>	Knobcone pine	1
HOB-C6.5.83	Queens Domain		2 Davies Avenue	164058/1	TCA Ground	<i>Ulmus procera</i>	English elm	1

HOB-C6.5.84	Queens Domain		2 Davies Avenue	164058/1	24 trees between Doone Kennedy Aquatic Centre and Tennis Centre	<i>Eucalyptus viminalis</i>	White gum	24
HOB-C6.5.85	Queens Domain		2 Davies Avenue	164058/1	537 trees along Soldiers Memorial Avenue	<i>Cedrus deodara</i> , <i>Cedrus atlantica glauca</i> , <i>Cedrus libani</i> and <i>Cupressus sempervirens</i>	Deodar, blue atlas cedar, Italian cypress and cedar of Lebanon	537
HOB-C6.5.86	Queens Domain		2 Davies Avenue	164058/1	1 tree alongside Soldiers Memorial Avenue, close to 20 Carriage Drive	<i>Eucalyptus viminalis</i>	White gum	1

HOB-C6.5.87	South Hobart		28 Denison Street	25090/1		<i>Salix babylonica</i>	weeping willow	1
HOB-C6.5.88	Sandy Bay		7 Duke Street	127735/1		<i>Ulmus Glabra 'Lutescens'</i>	golden elm	1
HOB-C6.5.89	Dynnyrne		16 Dynnyrne Road	201227/1		<i>Phoenix canariensis</i>	date palm	1
HOB-C6.5.90	Sandy Bay		Earl Street	197017/11	Earl Street road reservation, opposite 4-12 Earl Street. Council asset numbers: AL6159000 2, AL6159000 5, AL6159000 9, AL6159000 14 and	<i>Ulmus procera</i>	English elm	5

					AL6159000 17			
HOB- C6.5.91	Sandy Bay		Earl Street	197017/ 11	Along University of Tasmania boundary	<i>Crataegus monogyna</i>	Common hawthorn	Hedg e
HOB- C6.5.92	Glebe		2 Edward Street	128318/ 2	Corner of Brooker Avenue and Edward Street.	<i>Abies numidica</i>	Algerian fir	2
HOB- C6.5.93	South Hobart		3 Elboden Street	124562/ 1	Manilla	<i>Araucaria heterophylla</i>	Norfolk Island pine	1
HOB- C6.5.94	Hobart		Elizabeth Street	Not appilcabl e	Adjacent to 81 Elizabeth Street	<i>Metasequoia glyptostroboi des</i>	Dawn redwood	3
HOB- C6.5.95	North Hobart		446 Elizabeth Street	42203/1	Not applicable	<i>Ficus macrophylla</i>	Moreton Bay fig	1

HOB-C6.5.96	North Hobart		448-450 Elizabeth Street	137763/1	Not applicable	<i>Cedrus deodara</i>	Deodar	1
HOB-C6.5.97	North Hobart		454 Elizabeth Street			<i>Quercus robur</i>	English oak	1
HOB-C6.5.98	New Town		7 Emmett Place	152693/2	Swanston House	<i>Araucaria bidwillii</i>	Bunya pine	1
HOB-C6.5.99	North Hobart		Federal Street		Road reserve between Elizabeth Street and Argyle Street	<i>Platanus orientalis</i> 'Insularis'	Plane tree	7
HOB-C6.5.100	Sandy Bay		3 Fisher Avenue	230559/1		<i>Cupressus macrocarpa</i>	Monterey cypress	Hedge
HOB-C6.5.101	Sandy Bay		Fisher Avenue	249339/1	Road reservation adjacent to 3 Fisher Avenue	<i>Tilia cordata</i>	Small-leaved lime	2

HOB-C6.5.102	Sandy Bay		6 Fisher Avenue	60402/1	Not applicable	<i>Liriodendron tulipifera</i>	Tulip tree	1
HOB-C6.5.103	Sandy bay		10 Fisher Avenue	125362/1	Not applicable	<i>Cedrus deodara</i>	Deodora	1
HOB-C6.5.104	Sandy Bay		10 Fisher Avenue	125362/1	Not applicable	<i>Cedrus atlantica f. glauca</i>	Blue atlas cedar	1
HOB-C6.5.105	Sandy Bay		Fisher Avenue	234245/1	Road reservation adjacent to 33 Fisher Avenu.	<i>Ulmus glabra 'Lutescens'</i>	Golden wych elm	1
HOB-C6.5.106	Sandy Bay		46 Fisher Avenue	137744/2	Not applicable	<i>Ulmus procera</i>	English Eem	1
HOB-C6.5.107	Sandy Bay		1 Fisher Lane	158521/3 158062/2	Adjacent to Fisher Avenue, opposite 3 and 4 Walford Road	<i>Crataegus sp.</i>	Hawthorn	Hedg e

HOB-C6.5.108	Dynnyrne		20 Fitzroy Crescent	168982/1	Fitzroy Gardens.	<i>Platanus x hispanica</i>	Plane tree	46
HOB-C6.5.109	Dynnyrne		20 Fitzroy Crescent	168982/1	Fitzroy Gardens - Upper	<i>Quercus robur</i>	English oak	4
HOB-C6.5.110	Dynnyrne		20 Fitzroy Crescent	168982/1	Fitzroy Gardens - Upper and Lower	<i>Ulmus minor</i> 'Variegata'	Variegated elm	4
HOB-C6.5.111	Dynnyrne		20 Fitzroy Crescent	168982/1		<i>Fagus sylvatica</i> "Purpurea"	copper beech	1
HOB-C6.5.112	Dynnyrne		20 Fitzroy Crescent	168982/1		<i>Quercus cerris</i>	Turkey oak	1
HOB-C6.5.113	Sandy Bay		Fitzroy Place	Not applicable	Fitzroy Place road reservation	<i>Platanus x hispanica</i>	London plane tree	45
HOB-C6.5.114	Sandy Bay		15 Fitzroy Place	33916/1	Not applicable	<i>Quercus robur</i>	English oak	1

HOB-C6.5.115	West Hobart		Forest Road		Centre of the road	<i>Platanus x acerifolia</i>	London plane tree	24
HOB-C6.5.116	Sandy Bay		12 French Street	224927/1	2 trees within French Street reserve	<i>Eucalyptus globulus</i>	Tasmania n blue gum	2
HOB-C6.5.117	South Hobart		Glen Street	Not applicable	1 tree at the end of Glen Street (adjacent to 6 Glen Street)	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.118	Mount Stuart		40 Gordon Avenue	197217/1	Not applicable	<i>Cupressus torulosa</i>	Bhutan cypress	3
HOB-C6.5.119	West Hobart		126-146 Goulburn Street	140570/1	Goulburn Street Primary School - 1 tree at the centre of the site, 1 tree at the Forest	<i>Quercus robur</i>	English oak	2

					Road frontage			
HOB-C6.5.120	West Hobart		Goulburn Street	Not applicable	1 tree at the corner of Goulburn Street and Barton Avenue	<i>Ulmus glabra 'lutescens'</i>	Golden elm	1
HOB-C6.5.121	West Hobart		Gourlay Street	137671/1	Lansdowne Crescent Primary School - Tree adjacent to school building fronting Lansdowne Crescent	<i>Quercus robur</i>	English oak	1
HOB-C6.5.122	Fern Tree		50 Grays Road	125306/1	Not applicable	<i>Nothofagus cunninghamii</i>	Myrtle	1
HOB-C6.5.123	New Town		5 Gregson Avenue	Not applicable	Bend in road between 3 and 9	<i>Eucalyptus viminalis</i>	White gum	3

					Gregson Avenue			
HOB-C6.5.124	Battery Point		80-82 Hampden Road	136419/0	Not applicable	<i>Ulmus procera</i>	English elm	1
HOB-C6.5.125	Battery Point		103 Hampden Road	PID 5576893	Narryna Heritage Museum	<i>Fraxinus excelsior</i>	English ash	1
HOB-C6.5.126	Hobart		164 Harrington Street	41250/1	St Mary's College (Harrington Street frontage)	<i>Aesculus hippocastanum</i>	Horse chestnut	1
HOB-C6.5.127	Sandy Bay		2 Heathorn Avenue	61938/1	Not applicable	<i>Phoenix canariensis</i>	Canary Island palm	2
HOB-C6.5.128	West Hobart		Hill Street	Not applicable	1 tree on roundabout at intersection of Hill Street and Warwick Street	<i>Platanus x acerifolia</i>	London plane tree	1

HOB-C6.5.129	West Hobart		Hill Street	Not applicable	3 trees on roundabout at intersection of Hill Street and Pine Street	<i>Platinus x acerifolia</i>	London plane tree	3
HOB-C6.5.130	Fern Tree		833a Huon Road	107873/1		<i>Betula pendula</i>	silver birch	1
HOB-C6.5.131	South Hobart		71 Jubilee Road			<i>Fagus sylvatica</i> 'Roseomarginata'	tricolour beech	1
HOB-C6.5.132	South Hobart		71 Jubilee Road			<i>Drimys winteri</i>	Winter's Bark	1
HOB-C6.5.133	South Hobart		71 Jubilee Road			<i>Dacrydium cupressinum</i>	rimu	1
HOB-C6.5.134	South Hobart		71 Jubilee Road			<i>Davidia involucrata</i>	dove tree	1
HOB-C6.5.135	Sandy Bay		98 King Street	119302/1	Not applicable	<i>Phoenix canariensis</i>	Date palm	1

HOB-C6.5.136	Sandy Bay		121 King Street	43575/1	Not applicable	<i>Ulmus procera</i>	English elm	1
HOB-C6.5.137	Sandy Bay		Lambert Avenue	140540/1	Trees in road reservation	<i>Quercus robur</i>	English oak	10
HOB-C6.5.138	West Hobart		Lansdowne Crescent	137671/1	West Hobart oval	<i>Acacia melanoxylon</i>	Blackwood	1
HOB-C6.5.139	West Hobart		Lansdowne Crescent	Not applicable	5 trees on road reserve between Allison Street and Warwick Street	<i>Platanus x acerifolia</i>	London plane trees	5
HOB-C6.5.140	Lenah Valley		268 Lenah Valley Road	40791/1	Ancanthe Park - near corner of Lenah Valley Road and Creek Road	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1

HOB-C6.5.141	South Hobart		Linear Park	40498/1; 167478/5	Linear Park (near rivulet bridge at the end of Anglesea Street, on boundary of South Hobart Primary School)	<i>Cedrus deodara</i>	Deodar	3
HOB-C6.5.142	Hobart		48 Liverpool Street	163050/1	Royal Hobart Hospital - corner of Cambell Street and Collins Street)	<i>Schinus molle</i>	Peppercorn tree	1
HOB-C6.5.143	West Hobart		394 Liverpool Street	Not applicable	Road reservation outside 394 Liverpool Street	<i>Cupressus lusitanica</i>	Mexican cypress	1
HOB-C6.5.144	Sandy Bay		1 Longview Avenue	68094/5	Not applicable	<i>Fraxinus excelsior</i> 'Aurea'	Golden ash	1

HOB-C6.5.145	Sandy Bay		Lord Street	Not applicable	1 tree on median strip at Lord Street/ Regent Street intersection	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.146	Sandy Bay		5a Lord Street			<i>Quercus palustris</i>	pin oak	1
HOB-C6.5.147	Sandy Bay		67 Lord Street	55178/60	Not applicable	<i>Cedrus atlantica</i> 'Glaucua'	Blue atlas cedar	1
HOB-C6.5.148	Sandy Bay		83 Lord Street	55178/78	Not applicable	<i>Cupressus sempervirens</i>	Italian cypress	2
HOB-C6.5.149	Queens Domain		7 Lower Domain Road		Government House	<i>Sequoiadendron giganteum</i>	giant sequoia	1
HOB-C6.5.150	Queens Domain		7 Lower Domain Road		Government House	<i>Schinus polygama</i>	Chilean pepper tree	1

HOB-C6.5.151	Queens Domain		7 Lower Domain Road		Government House	<i>Lagunaria patersonii</i>	Norfolk Island hibiscus	1
HOB-C6.5.152	Queens Domain		7 Lower Domain Road		Government House	<i>Araucaria heterophylla</i>	Norfolk Island pine	2
HOB-C6.5.153	Queens Domain		7 Lower Domain Road		Government House	<i>Corynocarpus laevigatus</i>	karaka	1
HOB-C6.5.154	Queens Domain		7 Lower Domain Road		Government House	<i>Quercus ilex</i>	holm oak	1
HOB-C6.5.155	Queens Domain		7 Lower Domain Road		Government House	<i>Laurus azorica</i>	Canary laurel	1
HOB-C6.5.156	Queens Domain		7 Lower Domain Road		Government House	<i>Cedrus deodar</i>	deodar cedar	1
HOB-C6.5.157	Queens Domain		7 Lower Domain Road		Government House	<i>Azara microphylla</i>	vanilla tree	1

HOB-C6.5.158	Queens Domain		7 Lower Domain Road		Government House	<i>Schinus polygama</i>	Chilean pepper tree	1
HOB-C6.5.159	Queens Domain		7 Lower Domain Road		Government House	<i>Laurus nobilis</i>	bay laurel	1
HOB-C6.5.160	Queens Domain		7 Lower Domain Road		Government House	<i>Pinus muricata</i>	Bishop pine	1
HOB-C6.5.161	Queens Domain		7 Lower Domain Road		Government House	<i>Quercus robur</i>	English oak	43
HOB-C6.5.162	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Sequoiadendron giganteum</i>	Big tree (Wellingtonia)	1
HOB-C6.5.163	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus taeda</i>	Loblolly pine	1

HOB-C6.5.164	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus roxburghii</i>	Long-leaved Indian pine	3
HOB-C6.5.165	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus canariensis</i>	Canary Island pine	1
HOB-C6.5.166	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Abies pinsapo</i>	Spanish fir	1
HOB-C6.5.167	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Cupressus funebris</i>	Cypress	1
HOB-C6.5.168	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Cephalotaxus harringtonia</i>	Japanese plum-yew	1
HOB-C6.5.169	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian	<i>Pinus wallichiana</i>	Himalayan pine	1

					Botanical Gardens			
HOB-C6.5.170	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus gerardiana</i>	Gerard's pine	1
HOB-C6.5.171	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Sequoiadendron giganteum</i>	Big tree (Wellingtonia)	2
HOB-C6.5.172	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus sabiniana</i>	Digger pine	1
HOB-C6.5.173	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Agathis robusta</i>	Queensland kauri pine	1
HOB-C6.5.174	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Juniperus oxycedrus</i>	Prickly juniper	1

HOB-C6.5.175	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Syzigium australe</i>	Lilly pilly	1
HOB-C6.5.176	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Corymbia maculata</i>	Spotted gum	1
HOB-C6.5.177	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Eucalyptus cladocalyx</i>	Sugar gum	1
HOB-C6.5.178	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens, Lower Domain Road	<i>Pseudotsuga menziesii</i>	Douglas fir	1
HOB-C6.5.179	Queens Domain		11 Lower Domain Road	249579/2	Not applicable	<i>Quercus suber</i>	Cork oak	1

HOB-C6.5.180	Hobart	7	70 Macquarie Street	157664/1000	Not applicable	<i>Quercus robur</i>	English oak	1
HOB-C6.5.181	Hobart		89-93 Macquarie Street	213194/1	1 tree at corner of Macquarie Street and Argyle Street	<i>Araucaria heterophylla</i>	Norfolk pine	1
HOB-C6.5.182	Hobart		190-190A Macquarie Street	96378/0	Not applicable	<i>Juglans regia</i>	English walnut	1
HOB-C6.5.183	Hobart		212-218 Macquarie Street	28370/1	St Michael's Collegiate School	<i>Ulmus parvifolia</i>	Chinese elm	1
HOB-C6.5.184	South Hobart		319 Macquarie Street			<i>Quercus robur</i>	English oak	1
HOB-C6.5.185	South Hobart		326 Macquarie Street	108487/1	Not applicable	<i>Tilia x europaea</i>	Common oime	1

HOB-C6.5.186	South Hobart		377 Macquarie Street	43161/1	Not applicable	<i>Quercus robur</i>	English oak	1
HOB-C6.5.187	South Hobart		377 Macquarie Street	43161/1	Not applicable	<i>Ulmus procera</i>	English elm	2
HOB-C6.5.188	South Hobart		408 Macquarie Street	133234/1	Not applicable	<i>Cupressus torulosa</i>	Bhutan cypress	2
HOB-C6.5.189	Sandy Bay		8A Maning Avenue	197352/1, 5056/4, 5056/3, 59089/0; 59089/1; 59089/2, 58855/0; 58855/1; 58855/2; 196994/1; 198988/1	Also includes hedge at 9 Mawhera Avenue and 1, 9, 11, 13 and 15 Cedar Court	<i>Cupressus macrocarpa</i>	Monterey cypress	Hedge

HOB-C6.5.190	Sandy Bay		8 Margaret Street			<i>Schinus molle</i>	peppercorn tree	1
HOB-C6.5.191	Sandy Bay		11-13 Margaret Street			<i>Pyrus communis</i>	pear tree	4
HOB-C6.5.192	Sandy Bay		11 Margaret Street			<i>Buxus sempervirens</i>	English box hedge	hedge
HOB-C6.5.193	Sandy Bay		4 Marieville Esplanade			<i>Schinus molle</i>	peppercorn tree	1
HOB-C6.5.194	Sandy Bay		9 Mawhera Avenue	197352/1, 5056/4, 5056/3, 59089/0; 59089/1; 59089/2, 58855/0; 58855/1; 58855/2; 196994/1; 198988/1	Also includes hedge at 8A Maning Avenue and 1, 9, 11, 13 and 15 Cedar Court	<i>Cupressus macrocarpa</i>	Monterey cypress	Hedge

HOB-C6.5.195	South Hobart		McKenzie Street	Not applicable	1 tree in McKenzie Street, adjacent to child care centre at 24-26 Weld Street	<i>Ulmus glabra 'lutescens'</i>	Golden elm	1
HOB-C6.5.196	Queens Domain		20 McVilly Drive	135056/4	Not applicable	<i>Quercus ilex</i>	holm oak	2
HOB-C6.5.197	Queens Domain		20 McVilly Drive	135056/4	Not applicable	<i>Populus nigra 'Italica'</i>	black poplar	4
HOB-C6.5.198	Queens Domain		20 McVilly Drive	135056/4	Not applicable	<i>Cupressus torulosa</i> and <i>Sequoiadendron giganteum</i>	Bhutan cypress and giant sequoia	46
HOB-C6.5.199	West Hobart		169 Melville Street	161770/1		<i>Juglans regia</i>	English walnut	1
HOB-C6.5.1200	New Town		52 Montagu Street	207993/1		<i>Cupressus torulosa</i>	Bhutan cypress	hedge

HOB-C6.5.200	Mount Stuart		1 Mortimer Avenue	112649/1	Not applicable	<i>Cupressus Lorulosa</i>	Bhutan cypress	32
HOB-C6.5.201	Mount Stuart		16 Mortimer Avenue	116838/1	Not applicable	<i>Betula pendula</i>	Silver birch	1
HOB-C6.5.202	Mount Stuart		18 Mortimer Avenue	199038/1	Not applicable	<i>Betula pendula</i>	Silver birch	1
HOB-C6.5.203	Mount Stuart		55 Mount Stuart Road	120969/1	Not applicalbe	<i>Laurus nobilis</i>	Bay tree	1
HOB-C6.5.204	Hobart		Murray Street	Not applicable - Road reservation	Not applicable	<i>Tilia cordata</i>	Small-leaved lime	2
HOB-C6.5.205	Hobart		Murray Street	Not applicable	Adjacent to 2 Murray Street - Parliament Lawns	<i>Ulmus procera</i>	English elm	7
HOB-C6.5.206	Hobart		2 Murray Street	PID 5670847	Not applicable	<i>Tilia x europaea</i>	Common lime	17

HOB-C6.5.207	Hobart		2 Murray Street	PID 5670847	Not applicable	<i>Quercus robur</i>	English oak	4
HOB-C6.5.208	Hobart		23 Murray Street	168357/1	St Davids Cathedral	<i>Quercus ilex</i>	Holm oak	1
HOB-C6.5.209	Sandy Bay		23 Nelson Road	14/1003	Boundary of Queenborough Oval along Nelson Road and Peel Street	<i>Cupressus/Hesperocyparis macrocarpa</i>	Monterey cypress	Hedge and 1 tree
HOB-C6.5.210	Sandy Bay		23 Nelson Road	14/1003	Queenborough Oval (between two ovals)	<i>Pinus radiata</i>	Radiata pine	4
HOB-C6.5.211	Mount Nelson		Nelson Road	Not applicable	Road reserve adjacent to 108-108A Nelson Road	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1

HOB-C6.5.212	New Town		224 New Town Road	Not applicable	Ogilvie High School	<i>Salix babylonica</i>	Weeping willow	1
HOB-C6.5.213	New Town		224 New Town Road	Not Applicable	Ogilvie High School	<i>Quercus palustris</i>	Pin oak	1
HOB-C6.5.214	South Hobart		14 Old Farm Road	13308/2	Not applicable	<i>Notalaea ligustrina</i>	Native olive	1
HOB-C6.5.215	Sandy Bay		13 Parliament Street	109063/1	Not applicable	<i>Cupressus/Hesperocyparis macrocarpa</i>	Monterey cypress	hedge
HOB-C6.5.216	West Hobart		Petty Street	Not applicable	Nature strip	<i>Corymbia ficifolia</i>	Flowering gum	1
HOB-C6.5.217	West Hobart		Petty Street		Road reserve adjacent to 4 Petty Street	<i>Eucalyptus morrisbyi</i>	Morrisby's gum	1
HOB-C6.5.217	Sandy Bay		24 Princes Street			<i>Abies numidica</i>	Algerian fir	1

HOB-C6.5.218	Sandy Bay		113 Princes Street	Not applicable	Princes Street Primary School	<i>Platanus acerifolia</i>	London plane tree	2
HOB-C6.5.219	Dynnyrne		6 Proctors Road	227997/1	Not applicable	<i>Phoenix dactylifera</i>	Date palm	1
HOB-C6.5.220	Sandy Bay		Quayle Street	Not applicable	Median strip	<i>Platanus x hispanica</i>	Plane tree	23
HOB-C6.5.221	Sandy Bay		Quayle Street	Not applicable	Opposite 4 Quayle Street	<i>Eucalyptus globulus</i>	Blue gum	1
HOB-C6.5.222	Sandy Bay		6 Quorn Street	1109887/8	Not applicable	<i>Cupressus/Hesperocyparis macrocarpa</i>	Monterey cypress	hedge
HOB-C6.5.223	New Town	68	Risdon Road	44331/3	Poplarville	<i>Araucaria heterophylla</i>	Norfolk Island pine	2

HOB-C6.5.224	New Town		Risdon Road	Not Applicable	Trees either side of the road opposite 74 Risdon Road (Lauderdale Cottage)	<i>Platanus x acerifolia</i> and <i>Ulmus x hollandica</i>	London plane tree and Dutch elm	2
HOB-C6.5.225	South Hobart		6 Romilly Street	26278/1		<i>Quercus robur</i>	English oak	1
HOB-C6.5.226			18 Roope Street	7973/1		<i>Quercus robur</i>	English oak	1
HOB-C6.227	Lenah Valley		16 Rosehill Crescent	22638/18	Not applicable	<i>Eucalyptus viminalis</i>	White gum	1
HOB-C6.5.228	Hobart		Salamanc a Place	44801/1 44801/2 Road reservati on	Not applicable	<i>Platanus x acerifolia</i>	Plane tree	26

HOB-C6.5.229	Mount Stuart		Salier Crescent	Not applicable	Road reserve, adjacent to 15 Salier Crescent	<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret ash	1
HOB-C6.5.300	Hobart		20 Sandy Bay Road	232212/1	St David's Park	<i>Fraxinus sylvatica</i> and <i>Tilia cordata</i>	European beech and small-leaved lime	4
HOB-C6.5.301	Hobart		20 Sandy Bay Road	232212/1	St David's Park	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.302	Battery Point		53 Sandy Bay Road	160940/2, 211943/1	One tree is inside the property, one is in the road reservation in front of it	<i>Quercus robur</i>	English oak	2
HOB-C6.5.303	Battery Point		53 Sandy Bay Road	160940/2	Not applicable	<i>Arbutus unedo</i>	Irish strawberry tree	1

HOB-C6.5.304	Battery Point		53 Sandy Bay Road	160940/2	Not applicable	<i>Magnolia grandiflora</i>	Magnolia	2
HOB-C6.5.305	Battery Point		Sandy Bay Road	134325/11	Road reservation adjacent to 55A Sandy Bay Road	<i>Quercus robur</i>	English oak	1
HOB-C6.5.306	Battery Point		67 Sandy Bay Road			<i>Hesperocyparis macrocarpa</i>	Monterey cypress	1
HOB-C6.5.307	Battery Point		74 Sandy Bay Road	108428/0	Not applicable	<i>Ulmus procera</i>	English elm	3
HOB-C6.5.308	Battery Point		74 Sandy Bay Road			<i>Cedrus deodar</i>	deodar cedar	1
HOB-C6.5.309	Battery Point		Sandy Bay Road	133640/10, 133640/11	Public open space adjacent to 82 Sandy Bay Road	<i>Ulmus procera</i>	English elm	4

HOB-C6.5.310	Battery Point		Sandy Bay Road	133640/10	Public open space adjacent to 82 Sandy Bay Road	<i>Cupressus torulosa</i>	Bhutan cypress	1
HOB-C6.5.311	Sandy Bay		117 Sandy Bay Road	58614/0	1 tree at corner of Sandy Bay Road and Byron Street	<i>Eucalyptus viminalis</i>	White gum	1
HOB-C6.5.312	Sandy Bay		296 Sandy Bay Road	220086/1		<i>Ulmus procera</i>	English elm	2
HOB-C6.5.313	Sandy Bay		410 Sandy Bay Road	252493/1	South of the entrance gates of c1928-30	<i>Sequoiadendron giganteum</i>	giant sequoia	2
HOB-C6.5.314	Sandy Bay		410 Sandy Bay Road			<i>Araucaria heterophylla</i>	Norfolk Island pine	1
HOB-C6.5.315	Sandy Bay		Sandy Bay Road	Not applicable	Side of Sandy Bay Road, between Derwentwat	<i>Platanus x acerifolia</i>	London plane tree	12

					er Avenue and Waimea Avenue			
HOB- C6.5.316	Sandy Bay		469 Sandy Bay Road	60175/3	Not applicable	<i>Phoenix canariensis</i>	Canary Island palm	1
HOB- C6.5.317	Sandy Bay		480 Sandy Bay Road	249341/ 1	Maning Avenue Reserve	<i>Ulmus procera</i>	English elm	1
HOB- C6.5.318	Sandy Bay		491 Sandy Bay Road	119381/ 2		<i>Cupressus x leylandii</i>	Leyland cypress	hedge
HOB- C6.5.319	Sandy Bay		564 Sandy Bay Road	40659/1	Not applicable	<i>Fagus sylvatica 'Purpurea'</i>	European copper beech	1
HOB- C6.5.320	Sandy Bay		564 Sandy Bay Road	PID 7573901	Not applicable	<i>Pyrus communis</i>	Common pear	1
HOB- C6.5.321	Sandy Bay		609 Sandy Bay Road	231292/ 1	Not applicable	<i>Phoenix canariensis</i>	Canary Island palm	1

HOB-C6.5.322	Sandy Bay		Sandy Bay Road	232695/1	Alexandra Battery Park (Churchill Avenue frontage)	<i>Eucalyptus viminalis</i>	White gum	1
HOB-C6.5.323	Sandy Bay		646A Sandy Bay Road	232814/1; 157661/1000	Not applicable	<i>Eucalyptus globulus</i>	Tasmania n blue gum	2
HOB-C6.5.324	Sandy Bay		706 Sandy Bay Road	252510/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.325	Sandy Bay		892 Sandy Bay Road	136597/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmania n blue gum	2
HOB-C6.5.326	Sandy Bay		908 Sandy Bay Road	73315/1	The Grange picnic area	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.327	New Town		St Johns Avenue	Not applicable	St Johns Park	<i>Quercus robur</i>	English oak	24

HOB-C6.5.328	New Town		9 St Johns Avenue	223265/16	Not applicable	<i>Ulmus procera</i>	English elm	1
HOB-C6.5.329	New Town		12 St Johns Avenue	PID 3259384	St Johns Park, near Creek Road frontage	<i>Aesculus hippocastanum</i>	Horse chestnut	1
HOB-C6.5.330	New Town		12 St Johns Avenue	PID 3259384	At eastern side of number 14 St Johns Avenue, either side of church entrance	<i>Quercus robur</i>	English oak	2
HOB-C6.5.330	New Town		12 St Johns Avenue	PID 3259384		<i>Carpinus betulus</i>	European hornbeam	1
HOB-C6.5.331	South Hobart		Strickland Avenue	133259/2	Council land adjacent to 207a Strickland Avenue	<i>Eucalyptus viminalis</i>	White gum	1

HOB-C6.5.332	West Hobart		9 Summerhill Road	59855/3	Not applicable	<i>Acer palmatum</i>	Japanese maple	1
HOB-C6.5.333	Fern Tree		64 Summerleas Road	204811/1	Not applicable	<i>Eucalyptus pulchella</i>	White peppermint	2
HOB-C6.5.334	Lenah Valley		Suncrest Avenue	Not applicable	Nature strip adjacent to 5 Suncrest Avenue	<i>Chamaecyparis lawsoniana</i>	Lawson cypress	2
HOB-C6.5.335	North Hobart		30 Swan Street	63449/34		<i>Morus rubra</i>	mulberry tree	1
HOB-C6.5.336	New Town		120 Swanston Street	156324/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.337	New Town		29 Tower Road	246217/1	Not applicable	<i>Phoenix dactylifera</i>	Date palm	1
HOB-C6.5.338	Sandy Bay		36 View Street	55178/230	Not applicable	<i>Fagus sylvatica</i> 'Purpurea'	Copper beech	1

HOB-C6.5.339	West Hobart		168 Warwick Street	116126/3	Not applicable	<i>Pyrus communis</i>	Pear tree	1
HOB-C6.5.340	West Hobart		224 Warwick Street	112760/1	Not applicable	<i>Pyrus communis</i>	Pear tree	1
HOB-C6.5.341	Dynnyrne		40 Waterworks Road	122770/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.342	Dynnyrne		46 Waterworks Road	11846/3	Not applicable	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.343	Ridgeway		220 Waterworks Road		Waterworks Reserve	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.344	South Hobart		4 Weld Street	131611/1	Not applicable	<i>Cupressus species</i>	Cypress species	1
HOB-C6.5.345	South Hobart		4 Weld Street	131611/1	Not applicable	<i>Sophora microphylla</i>	Kowhai	1

HOB-C6.5.346	South Hobart		58 Wentworth Street	205336/1	Not applicable	<i>Ulmus minor</i> 'Variegata'	Silver elm	1
HOB-C6.5.347	South Hobart		Wentworth Street	Not applicable	Road reservation adjacent to 98 Wentworth Street	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.348	Sandy Bay		26 Willowdene Avenue	60787/13	Not applicable	<i>Salix babylonica</i>	Weeping willow	1
HOB-C6.5.349	Tolmans Hill		Woodcutters Road	174041/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.350	Tolmans Hill		17 Woodcutters Road	145331/16	Not applicable	<i>Eucalyptus globulus</i>	Tasmania n blue gum	1
HOB-C6.5.351	Sandy Bay		66 York Street	55178/144		<i>Phoenix canariensis</i>	Canary Island date palm	1

HOB-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in this Local provisions Schedule.				

HOB-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local provisions Schedule.			

HOB-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Hobart	0.9	1.9	2.5	2.2
New Town	0.9	1.9	2.6	2.3
Queens Domain	0.9	1.9	2.5	2.2
Sandy Bay	0.9	1.9	2.5	2.2
Hobart Average	0.9	1.9	2.6	2.3

HOB-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant clause in the LPS
<i>Battery Point Slipyards Conservation Management Plan</i>	HLCD Pty Ltd, April 2008	HOB-P5.4
<i>National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 16 May 2013.</i>		HOB-P11.3
<i>Australian Standard AS 1158 - Pedestrian Area Lighting Standard</i>		HOB-P8.5.2
<i>AS2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>		HOB-S4.7.4; HOB-S6.7.3; HOB-P11.6.1; HOB-P11.6.11
<i>Australian Standard AS 4282 - Outdoor Lighting Obtrusive Effects</i>		HOB-P8.5.2
<i>Macquarie Point Reset Masterplan 2017-2030</i>	Macquarie Point Development Corporation, 2019	HOB-P11.1
<i>City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy</i>	City of Hobart, Hobart, January 2019	HOB-Table C6.2
<i>Sullivans Cove Archaeological Zoning Plan</i>	Parham, D. and Scripps L., Austral Archaeology Pty Ltd for the City of Hobart and Tasmanian Heritage Council, Hobart, 2003	HOB-Table C6.4
<i>Central Area Heritage Review</i>	Bennett, K. for the City of Hobart, 2003	HOB-Table C6.1
<i>Central Hobart - A Thematic History</i>	Scripps, L. for the City of Hobart, 1991	HOB-Table C6.4
<i>City of Hobart Significant Tree Register</i>	City of Hobart, Hobart, January 2023	HOB-Table C6.5
<i>Queens Domain Cultural Heritage Management Plan</i>	Austral Archaeology Pty Ltd for the City of Hobart, 2002	HOB-P12.3

Appendix A: Local Historic Heritage Code Datasheets

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.2360

Address

12 Mercer Street, New Town

Reference Number

HOB-C6.1.2360

Description

Built in 1924 number 12 Mercer Street was built on land that originally formed part of 33 acres and 3 roods granted to the Lord Bishop of Tasmania, the land was granted under the Glebe Lands Act 1865, the act granted land situated in New Town which includes the location of Mercer Street today. 12 Mercer Street is a single storey brick Federation Arts and Crafts residence. Constructed on a sandstone base the asymmetrical residence features a gabled roof form with Marseilles pattern terracotta roof tiles, and exposed brackets under the eaves. Gable infill consists of timber shingles, and gable ends feature curved apex ornaments (see images). Central to the front of the residence is a projecting bay with casement led light windows positioned either side of a central wide and tall battered brick chimney (see images). The front entrance to the house is via an arched porch with brick columns and sandstone capping on the southern side of the residence (see images). Stone lintels are positioned above lead light casement windows that also feature lead light top lighting, and brick sills are positioned below the windows. A low level clinker brick fence frames the front garden complete with a curvilinear Art Nouveau styled front gate.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 12 Mercer Street is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of New Town. Built in 1924 the building represents the pattern of residential development that occurred within Mercer Street during this period.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Is representative of the principal characteristics of a single storey Federation Arts and Crafts residence which contributes to the historical streetscape.

12 Mercer Street is one of a very small number of residences in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the Federation period of development in this area of New Town.

(iv) aesthetic characteristics;

Slightly set back from the street in a front garden framed by a low level brick fence the residence is a prominent visual element and makes a significant contribution to the streetscape. Number 12 Mercer Street is a representative example of a Federation Arts and Crafts brick residence, distinguished by its asymmetrical form, gabled terracotta tile roof, prominent battered brick chimney, shingle gable infill, led light casement windows, arched entrance porch, and sandstone base.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.2602**Address**

232 New Town Road, New Town

Reference Number

HOB-C6.1.2602

Description

Number 232 New Town Road is the former New Town police station, built in 1928 on land that originally formed part of land occupied by the Government Farm. Situated slightly off the road behind an early brick wall, the building is situated between the entrance to Ogilvie High School and St Johns Avenue. Number 232 New Town Road is an early Inter-War institutional style building. The two storey brick building features a pitched corrugated iron roof with parapeted gables. The building features finely painted stone mouldings along the accents of gables, and a motif in the central gable dates the building c.1928. The near symmetrical building features a central projecting gabled bay, with three grouped sash windows positioned along both the top and ground level. Windows feature stone quoining and pointed arch mouldings (see images). Positioned either side of the central projecting bay are identical entrance porches, positioned above the sloping roofs of these porches on the top floor are small diamond windows set in square frames. The building features two original brick chimneys with stucco mouldings.

Specific Extent**Statement of local historic heritage significance and historic heritage values**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 232 New Town Road is of local historic significance for contributing to the understanding of early 20th century development along New Town Road. Built in 1928 the building demonstrates an early Inter-War institutional building, and the historical trend of establishing small police stations to service Hobart's residential areas.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 232 New Town Road is significant for its ability to demonstrate the principal characteristics of a two storey brick Inter-War institutional building. The building contributes to the historical streetscape of New Town Road and is significant in conjunction with neighbouring buildings, in demonstrating a relatively intact nineteenth/early twentieth century mixed commercial, institutional, and residential streetscape.

(iv) aesthetic characteristics;

Positioned close to the road and bordered by low level brick walling the former New Town Police Station is a prominent visual element and makes a significant contribution to the streetscape. The building is a representative example of a two storey brick early Inter-War complex. Distinguished by its gabled parapet roof, painted stone mouldings, sash windows with stone sills and decorative quoining, two prominent brick chimneys, and a symmetrical façade configuration.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3511

Address

8 Tower Road, New Town

Reference Number

HOB-C6.1.3511

Description

Built in 1914 the Federation weatherboard residence was built on land that originally formed part of 33 acres and 3 roods granted to the Lord Bishop of Tasmania, the land was granted under the Glebe Lands Act 1865, the act granted land situated in New Town which includes the location of Tower Road today. The residence is situated on a corner lot positioned between Tower Road and Mercer Street, and features a large open front garden with original woven wire fence and gates (see images). The weatherboard residence sits on a sandstone base and features a hipped and gabled roof, with one gable addressing Tower Road and the other slightly smaller gable facing Mercer Street. A bullnose verandah with slender timber posts and an arched timber frieze wraps around the residence between the two gables, with a small section of early infilled verandah facing Mercer Street. Two tall corbelled brick chimneys are positioned on either side of the residence. The gable infill features patterned pressed tin, and simply detailed timber bargeboards. Below the gables are square bay windows, with separate faceted corrugated iron roofs, and timber framed sash windows (see images). Below the window sills are framed pressed tin panels positioned to the front and both sides of the bay. The front door of the residence is located on the Tower Road frontage of the building, the four panelled timber door features green side and top frosted glazing (see images).

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 8 Tower Road is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of New Town. Built in 1914 the building demonstrates the pattern of development that occurred along Tower Road and the tendency to locate residences close to main roads such as New Town Road prior to automobile use.

(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Number 8 Tower Road is representative of the principal characteristics of Federation weatherboard residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the early 20 th century period of development in the Tower Road area.
(iv) aesthetic characteristics; Positioned on a corner lot in an open front garden with original fence the residence forms prominent visual element and makes a significant contribution to the streetscape. Number 8 Tower Road is a representative example of single storey weatherboard Federation residence, distinguished by its hipped and gabled corrugated iron roof, tall corbeled brick chimneys, and square bay windows, bullnose verandah supported by slender timber posts, decorative pressed tin panels, and sash windows.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3091

Address

Grand Stand, 1-5 Ryde Street, North Hobart

Reference Number

HOB-C6.1.3091

Description

The North Hobart Oval Argyle Street grandstand known as the Horrie Gorringe Stand began construction in 1923 it seated 840 people and was opened in 1924 for the Australian National Football Carnival. The grandstands namesake Horrace (Horrie) Gorringe was a celebrated Tasmanian footballer who represented the state numerous times between 1915 and 1930. In 1991 club rooms were constructed beneath the grandstand.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; The Horrie Gorringe Grandstand positioned along Argyle Street is of local historic significance as a representation of the early 20th century cultural and recreational facilities of Hobart. The ground has been the venue of many famous sporting and cultural events and is closely associated with local sporting identities.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Not applicable
(iv) aesthetic characteristics; Significance as a fine example of an early 20th century timber and brickwork grandstand at a major sports venue. The grandstand acts as a landmark within the area creates a significant aesthetic focal point along this section of Argyle Street. The structure demonstrates the major characteristics of sporting grandstands of this period.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.470

Address

256 Brooker Avenue, North Hobart

Reference Number

HOB-C6.1.470

Description

Number 256 Brooker Avenue is positioned on 35 perches originally granted to John Foster a prominent magistrate, merchant, and shipowner. Brooker Avenue was formerly known as Park Street before the creation of the Brooker Highway in 1954. Built in 1910 number 256 Brooker Avenue is a substantial Federation Queen Anne brick residence positioned on the corner of Newport Street and Brooker Avenue. The residence is constructed on a sandstone base and features a hipped and gabled corrugated iron roof with exposed rafters, and original stuccoed brick chimneys (see image). The property has an entrance porch facing onto Newport Street, a set of sandstone steps leads to a timber and lead light door with both top and side lighting panels (see image). Beneath gables are grouped windows with multi-pane top lighting and stone sills, and a faceted bay window is positioned on the south-west elevation of the building. The upper sections of the building feature roughcast render over the brickwork, and gable infill features timber shingle panelling and decorative brackets beneath. Number 256 Brooker Avenue is positioned within a large garden.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Number 256 Brooker Avenue is of local historic significance for contributing to the understanding of the early 20 th century suburbanisation of North Hobart. Built in 1910 the building demonstrates the pattern of development that occurred along Park and Letitia Street and the tendency to locate residences close to main roads prior to automobile use.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Number 256 Brooker Ave is representative of the principal characteristics of Federation Queen Anne brick residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the early 20 th century period of development in this area of North Hobart.

(iv) aesthetic characteristics;

Positioned on a large block the substantial residence forms prominent visual element and makes a significant contribution to the streetscape. 256 Brooker Avenue is a representative example of a single storey brick Federation Queen Anne residence, distinguished by its sandstone base, hipped and gabled corrugated iron roof, tall stuccoed brick chimneys, exposed rafters, grouped windows with multi-pane top lights, faceted bay window, gable infill shingle detailing and decorative brackets, and front entrance door featuring side and top lighting panels.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.614

Address

'Wyvenhoe' 21 Carr Street, North Hobart

Reference Number

HOB-C6.1.614

Description

Number 21 Carr Street was built on land that originally formed part of 11 Acres Gtd. to James Milne Wilson a politician, and successful brewer. In the 1830s Wilson built Hobartville Estate on the granted land, the estate was later taken over by James Lord and after his death the land surrounding Hobartville was subdivided into 54 residential lots in 1885. Wyvenhoe was constructed in 1898 and occupied three of the fifty four subdivided blocks. Wyvenhoe is a large single storey Victorian Italianate brick residence constructed on a sandstone base. The residence features a corrugated iron roof with decorative bracketed eaves, and several prominent corbeled brick chimneys (see image). Rounded arched windows with stone sills are visible throughout the residence, and two projecting bays with faceted roofs are positioned on the eastern and southern elevations. The residence maintains a large curtilage with established garden and plantings. The building has been extended and altered over time, however the original features and form of the overall building is still clearly apparent.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 21 Carr Street is of local historic significance for contributing to the understanding of the late 19 th and early 20 th century suburbanisation of North Hobart. Built in 1898 the building represents the subdivision of Hobartville Estate, and the pattern of residential development that occurred within Carr Street during this period.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Is representative of the principal characteristics of a large single storey brick Victorian Italianate residence which contributes to the historical streetscape. 21 Carr Street is one of a very small number of residences in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late 19 th and early 20 th century period of development in this area of North Hobart.
(iv) aesthetic characteristics; Slightly set back from the street in a front garden the large residence is a prominent visual element and makes a significant contribution to the streetscape. Number 21 Carr Street is a representative example of a Victorian Italianate brick residence, distinguished by its asymmetrical form, prominent corbelled brick chimneys, bracketed eaves, and faceted bays.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1214

Address

40-46 Federal Street, North Hobart

Reference Number

HOB-C6.1.1214

Description

The land on which numbers 40-46 Federal Street were constructed on was originally part of 5 acres 3 roods and 34 perches granted to Elizabeth Lowes. The 2 bedroom workers cottages were built in the late 1890s and most likely housed workers from the nearby Government Quarry on the Domain. The four identical weatherboard cottages feature hipped corrugated iron roofs, with small bullnose verandah roofs supported by slender timber posts (see images). The facade of each residence features a single sash window, and four panel timber door with a small top light. The modest cottages feature prominent corbeled brick chimneys, and open verandahs feature decorative timber friezes, or iron lace. The cottages are positioned close to the street and feature small and narrow front gardens some with low level fencing (see images). The rear yards of buildings extend to the adjacent Feltham Street. At least two of the cottage have had rear extensions however the original form of all buildings is still clearly apparent.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 40-46 Federal Street is of local historic significance for contributing to the understanding of the late 19 th and early 20 th century suburbanisation of North Hobart. Built in the late 1890s the building represents the pattern of residential development that occurred within Feltham Street, and represent the modest speculative built housing of this period.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; The residences are representative of the principal characteristics of late Victorian workers cottages and the row of four largely unaltered cottages contributes to the historical streetscape. Numbers 40-46 Federal Street are part of a small number of residences in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late Victorian period of development in this area of North Hobart.

(iv) aesthetic characteristics;

The row of cottages are positioned close to the street with small and narrow front gardens framed by a low level picket fences. The residences form a prominent visual element and make a significant contribution to the streetscape. Numbers 40-46 Federal Street are representative examples of Late Victorian weatherboard workers cottages, distinguished by hipped corrugated iron roofs, prominent corbelled brick chimneys, bullnose verandahs with slender timber posts, and sash windows. 40-46 Federal Street forms part of a surviving row of four near-identical workers cottages located in the centre of Federal Street, this intact setting reinforces the collective value of the individual buildings.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1217

Address

48 Federal Street, North Hobart

Reference Number

HOB-C6.1.1217

Description

The land on which St Margaret's Church stands originally formed part of 5 acres, 3 roods, and 34 perches granted to Elizabeth Lowes. In 1896 St Margaret's Anglican Church Parish of The Holy Trinity was built and consecrated. The building was designed by prominent Tasmanian architect George Fagg, the church underwent extensive remodelling in 1928. The church was owned by The Trustees of The Diocese of Tasmania until 2007 when the property was purchased and converted into a residence.

The building is constructed of brick and positioned on a sandstone base. The church is positioned with a minimal set back from the street, and positioned to the eastern side the narthex features a small arched entrance with a gabled brick parapet. The symmetrical façade of the church features two slender arched windows with deep recessed sandstone sills, and detailed sandstone and brick arched lintels are positioned above (see images). In the centre of the two windows is a finely detailed pointed brick arch with decorative hood moulding, and inset is a wide three panelled arched window (see images). This archway which extends down to the sandstone base was the original entrance to the church and was converted to a central window in the 1928 remodelling. The gable features a simply detailed timber bargeboard, with a half timber and roughcast stucco infill, with an ironwork crucifix positioned on the apex of the gable.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

48 Federal Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of North Hobart. Built in the 1896 (remodelled in 1928) the building represents the pattern of development that occurred within Federal and Feltham Street, and signifies the population growth of North Hobart and the subsequent establishment of religious facilities in the local area.

(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; The property is representative of a class of place that demonstrates a late Victorian church building that represent the parish providing for religious and community needs, the property also exemplifies religious and community ways of life in the late 19 th and 20 th century.
(iv) aesthetic characteristics; Located in central Federal Street and positioned with a minimal setback from the street, the site's position amongst modest single storey cottages gives the Church a distinct prominence in the urban fabric of Federal Street. Distinguished by sandstone bases, brick construction, gabled roofs, sandstone sills and lintels, decorative hood mouldings, and crucifixes positioned on gable apexes. The property forms a prominent visual element and makes a significant contribution to the streetscape.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; The church has social significance for its place in the spiritual lives of the people of North Hobart from 1896 until its closure in 2007. The property was also a place for community and social gatherings since 1896 and has social importance within its community.
(ii) the life or works of a person, or group of persons, of importance to the locality or region; As a representative example of the work of the noted architect George Fagg who practiced in Tasmania from 1885 until his death in 1897. George Fagg designed many Churches throughout Hobart, including the Baptist Tabernacle on Elizabeth St, St Clements Church in Kingston, and the Magdalen Home & Convent (St Canice) in Sandy Bay.

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet – HOB-C6.1.1225

Address

51 Feltham Street, North Hobart

Reference Number

HOB-C6.1.1225

Description

The Ware Street Free Kindergarten was constructed 1928 at the rear of St Margarets Church, the site known as 51 Feltham Street, Feltham Street was originally named Ware Street until 1939. The buildings was designed by prominent Tasmanian architects John Stroud Glaskin and Robert Flack Ricards. The building was described in news articles at the time as 'perhaps the most up to-date kindergarten in Hobart. It has a large class-room 30ft. x 30ft", a babies' room 14ft. x 14ft., two cloak rooms, and all conveniences.

The building is constructed of brick and positioned on sandstone base. It features a gabled roof form and the façade of the building is positioned internally to address the church rather than Feltham Street. While the rear of the building backs onto Feltham Street where a prominent corbelled brick chimney is positioned. The symmetrical façade of the hall features four expressed brick pilasters with two positioned on the edges of the frontage, and two flanking the central three windows. Two smaller windows are positioned either side of the central arrangement, all windows feature timber frames, and thick sandstone lintels. The front and side gables all feature half-timber and roughcast infill, with side gables featuring small arched roof vents. Ironwork crucifixes are fixed to all three gables of the building.

The building has served many purposes with uses including; a Sunday school, soup kitchen, free kindergarten, and hosted fundraising events, concerts, and community meetings. The building was owned by The Trustees of The Diocese of Tasmania until 2007 when the property was purchased and converted into a residence.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

51 Feltham Street is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of North Hobart. Built in 1928 the building represents the pattern of development that occurred within Federal and Feltham Street, and signifies the population growth of North Hobart and the subsequent establishment of religious & pre-school education facilities in the local area. The building demonstrates the social demands of the Inter-War period in respect of providing education to economically-disadvantaged children, which was seen as desirable for its potential to improve both the future prospects of children and the quality of life for the whole community.

(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; The property is representative of a class of place that demonstrates a Inter-War educational building. The purpose built kindergarten characteristics are found in the simple external form, construction methods, and detailing.
(iv) aesthetic characteristics; The position of the building amongst modest single storey cottages gives the building a distinct prominence in the urban fabric of Feltham Street. Distinguished by a sandstone bases, brick construction, gabled roofs, sandstone sills and lintels, decorative hood mouldings, and crucifixes positioned on gable apexes. Although the building addresses the church rather than the street the property forms a prominent visual element and makes a significant contribution to the streetscape.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; The building has social significance for its place in the lives of the people of North Hobart from 1928 until its closure in 2007. The property was also a place for community, educational, and social gatherings since 1928 and has social importance within its community.
(ii) the life or works of a person, or group of persons, of importance to the locality or region; As a representative example of the work of architects John Stroud Glaskin and Robert Flack Ricard.

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1223

Address

1-15 Feltham Street, North Hobart

Reference Number

HOB-C6.1.1223

Description

The land on which numbers 1-15 Feltham Street were constructed on was originally granted to George Taylor. Originally named Ware Street, the small streets name was changed to Feltham Street in 1939. The 2 bedroom workers cottages were built in 1900 and most likely housed workers from the nearby Government Quarry on the Domain. The eight identical weatherboard cottages feature pyramid hipped corrugated iron roofs, with separate verandah roof supported by slender timber posts (see images). The frontage of each residence originally featured a single sash window, and four panel timber door with a small top light, however numbers 11, 7, 5, and 1 Feltham Street now have enclosed or glazed verandahs. The modest cottages feature corbeled brick chimneys, and those with open verandahs feature decorative timber friezes. The cottages are positioned close to the street and feature small and narrow front gardens some with low level picket fencing. The rears of a number of cottages have been extended however the original form of all the buildings is still clearly apparent.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

1-15 Feltham Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of North Hobart. Built in 1900 the buildings represents the pattern of residential development that occurred within Feltham Street, and represent the modest speculative built housing of this period.

(ii) creative or technical achievements; Not applicable

(iii) a class of building or place; The residences are representative of the principal characteristics of late Victorian workers cottages and the row of eight largely unaltered cottages contributes to the historical streetscape. Numbers 1-15 Feltham Street are part of a small number of residences in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late Victorian period of development in this area of North Hobart.

(iv) aesthetic characteristics;

The row of cottages are positioned close to the street with small and narrow front gardens some framed by a low level picket fences. The residences form a prominent visual element and make a significant contribution to the streetscape. Numbers 1-15 Feltham Street are representative examples of Late Victorian weatherboard workers cottages, distinguished by hipped corrugated iron roofs, corbelled brick chimneys, verandahs with slender timber posts, and sash windows. 1-15 Feltham Street forms part of a surviving row of eight near-identical workers cottages located at the eastern end of Feltham Street, this intact setting reinforces the collective value of the individual buildings.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.2877**Address**

32 Pitt Street, North Hobart

Reference Number

HOB-C6.1.2877

Description

Number 32 Pitt Street is positioned on part of 11 acres and 1 rood granted to John Dunn. Built for Rev Isaac Hardcastle Palfreyman, a Reverend of the Free Methodist Church. In 1883 Rev Palfreyman built and opened his own independent Church and private school at 32 Pitt Street (then known as King Street). The Obituary of Rev Palfreyman that appeared in the Mercury on 4th of June 1921 describes the church as "a wooden building seating about 200 people, and at the place the reverend carried on a private school". 1934 newspaper report on the Jubilee of the Pitt Street Sunday school confirms the building was still in use. And in 1950 a Mr M Murdoch was utilising the hall for religious purposes including bible study and gospel services. 1965 16th Hobart Llanherne Air Scouts From at least 1965 until 1994 the building was owned by The Boy Scouts Association. After this date the building was sold for private use and has remained as a residence since.

Number 32 Pitt Street is an example of a Victorian Carpenter Gothic building. The building features a steeply pitched corrugated iron gabled roof, the street facing gable has ornate timber bargeboards, and pointed timber finial with pendant, this finial has replaced the original crucifix that was positioned here (see image). In the upper gable is a small six pane rectangular window, although early photos of the building show a small arched gable vent was originally located here. The building entrance features double timber doors, which originally sat within a pointed arch frame but now has a small awning roof above (see image). Each side elevation features two pointed arch windows with six glazed panes inset into a timber frame. The building features a porch at the rear with a separate smaller gable. The eastern elevation shows a very small fibreboard lean-to-addition with a single timber door. The street frontage has low level timber picket fence partially running along the front boundary.

Specific Extent

Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 32 Pitt Street is of local historic significance for contributing to the understanding of the late 19 th century history of the North Hobart area. Built in 1883 the building contributes to the understanding of the history of religious worship and recreation in North Hobart. Number 32 Pitt Street represents the population growth in North Hobart during this period and the consequential establishment of social and religious services to cater for the needs of increasing population.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Not applicable
(iv) aesthetic characteristics; 32 Pitt Street is significant for its ability to demonstrate the principal characteristics of a Victorian Carpenter Gothic hall/church. The building is positioned close to the street and has important townscape significance as a dominant landmark within Pitt Street. The weatherboard building is distinguished by its steeply pitched corrugated iron gabled roof, featuring a bargeboard with scalloped detailing. Each side elevation features two pointed arch windows with six glazed panes inset into a timber frame. The building features a porch at the rear with a separate smaller gable.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Number 32 Pitt Street is of cultural heritage significance because it has special meaning for the community from its history as a church hall. Important to the North Hobart (and wider Hobart) community as a meeting and recreational space since 1883.
(ii) the life or works of a person, or group of persons, of importance to the locality or region; The church is of cultural heritage significance for its association with Rev Isaac Hardcastle Palfreyman and family from construction in 1883 until at least 1934.

Images for statements of local historic heritage significance and heritage values





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3090

Address

Grand Stand, 1-5 Ryde Street, North Hobart

Reference Number

HOB-C6.1.3090

Description

The grandstand of at North Hobart oval located along 1-5 Ryde Street was constructed in late 1921 and was named the George Miller Stand after long time North Hobart Football Club member. It was the first stand built at the oval that was opened in 1922, and remains the oldest in use. In 2012 a blaze tore through the George Miller stand which sustained substantial fire damage, resulting in the timber component of the building needed to be replaced. Reconstruction work on the grandstand was completed in 2014

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; The George Miller Grandstand at 1-5 Ryde Street is of local historic significance as a representation of the early 20th century cultural and recreational facilities of Hobart. The ground has been the venue of many famous sporting and cultural events and is closely associated with local sporting identities.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Not applicable
(iv) aesthetic characteristics; Significance as a fine example of an early 20th century timber and brickwork grandstand at a major sports venue. The grandstand acts as a landmark within the area creates a significant aesthetic focal point along Ryde Street. The structure demonstrates the major characteristics of grandstands of this period.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3487

Address

57 Tasma Street, North Hobart

Reference Number

HOB-C6.1.3487

Description

This section of Tasma Street was formerly known as High Street, the street was constructed by the late 1830s, and the land on either side was subdivided into parcels which were granted to numerous settlers. Built in 1910 Number 57 Tasma Street was constructed on three roods and 27 perches originally granted to John Morgan. The two storey brick Federation Italianate residence with a corrugated hip roof and two tall brick chimneys. Constructed on a sandstone base the residence features a two storey three faceted bay to the street with arched windows and a moulded string course between the storeys (see images). There is a verandah on both levels with the upper level featuring a bullnose roof, and is partially enclosed by glazing on the eastern side. The verandah is supported with timber posts, and cast iron railings, brackets and frieze (see images). There are paired eave brackets and a four panelled timber front door with frosted glass in the top and side lights. The property has a number of outbuildings located in the rear yard, and an unsympathetic external stair case has been added to the front of the residence (see images). The open front yard allows the residence to have a significant street presence.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 57 Tasma Street is of local historic significance for contributing to the understanding of the early 20 th century suburbanisation of this area of North Hobart. The building is a representation of the early Federation period of residential development that occurred within Tasma Street.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 57 Tasma Street is a predominately intact example of a substantial Federation Italianate residence. The building is one of a small number of residences in the area that represents this architectural style, and forms part of a small

collection of significant Federation residences that are evidence of the early Federation period of development in Tasma Street.

(iv) aesthetic characteristics;

Positioned close to the street with an open front yard the Federation Italianate residence is a prominent visual feature and makes a significant contribution to the streetscape.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3492**Address**

79 Tasma Street, North Hobart

Reference Number

HOB-C6.1.3492

Description

This section of Tasma Street was formerly known as High Street, the street was constructed by the late 1830s, and the land on either side was subdivided into parcels which were granted to numerous settlers. Number 79 Tasma Street was built in 1840 on land that was originally part of 13 perches granted to John Smith. The residence is one of the earliest in the street and appears in its original form on James Sprent's comprehensive early 1840s survey of Hobart. The modest early Victorian Georgian cottage has an unusual façade with an asymmetrical fenestration arrangement that has resulted from additions to the building over its history (see images). The residence is set slightly off the street with a small cottage garden bordered by a low level masonry fence. The cottage features a hipped corrugated iron roof, with a front verandah supported by slender timber posts, and timber diagonal cross balustrading (see images). A single modestly detailed brick chimney remains to the front of the building. Two sash windows are positioned on the façade and a central four panel timber door is placed between the two windows.

Specific Extent**Statement of local historic heritage significance and historic heritage values**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 79 Tasma Street is of local historic significance for contributing to the understanding of the early 19 th century suburbanisation of this area of North Hobart. The building is a representation of the Victorian period of residential development that occurred within Tasma Street.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 79 Tasma Street is a substantially intact example of a modest early Victorian Georgian cottage. The building is one of a number of residences in the area that represents this architectural style, and forms part of a small collection of significant Victorian Georgian residences that are evidence of the early Victorian period of development in Tasma Street.

(iv) aesthetic characteristics;

Positioned close to the road at the western end of Tasma Street the Victorian Georgian workers cottage is a prominent visual feature and makes a significant contribution to the streetscape. The residence is a representative example of a modest Victorian Georgian brick cottage. Distinguished by its hipped corrugated iron roof, sash windows, and brick chimney. The cottage forms part of a surviving group of several modest Victorian Georgian buildings located at the western end of Tasma Street, this intact setting reinforces the collective value of the individual buildings.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1314

Address

6 Frederick Street, West Hobart

Reference Number

HOB-C6.1.1314

Description

Frederick Street appears in James Sprent's 1843 map of Hobart, and the location on which number 6 Frederick Street was built formed part of land originally granted to Ann Williams. Built in the late 1890s the Victorian cottage has undergone some aesthetic changes however the original form of the overall building and its architectural style is still clearly apparent. The weatherboard cottage features a symmetrical façade, a hipped roof that has had its original cladding replaced with ceramic tiles, a barrel roofed dormer with two small sash windows, and a single tall painted brick chimney (see images). The cottage is positioned on a stone base with a set of central steps leading up to a verandah and front door. The verandah is supported by slender timber posts and is enclosed on both sides with glazed panels (see images). Sash windows are positioned either side of the central front door featuring a top light. The cottage is positioned close to the street and a low level masonry fence borders a small front garden.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 6 Frederick Street is of local historic significance for contributing to the understanding of the late nineteenth and early 20th century suburbanisation of West Hobart. Built in the late 1890s the building represents residential development within Frederick Street during this period.

(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Is representative of the principal characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. Number 6 Fredrick Street is one of a number of cottages in the area that represents this architectural style, and forms part of a collection of significant housing stock that is evidence of the late Victorian period of development in this area of West Hobart
(iv) aesthetic characteristics; Positioned close to the street the cottage is a prominent visual element and makes a significant contribution to the streetscape. Number 6 Fredrick Street is a representative example of a late Victorian weatherboard cottage, distinguished by its symmetrical form, hipped roof, barrel roof dormer, sash windows, front verandah, and tall chimney.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1315

Address

12 Frederick Street, West Hobart

Reference Number

HOB-C6.1.1315

Description

Frederick Street appears in James Sprent's 1843 map of Hobart, the land on which number 12 Frederick Street was built formed part of 39 perches originally claimed by Martin John Flanagan. Built in the late 1890s the Victorian cottage has undergone some aesthetic changes however the original form of the overall building and its architectural style is still clearly apparent. The weatherboard cottage features a symmetrical façade, hipped roof that has had its original cladding replaced with ceramic tiles, and tall cement rendered brick chimneys. The cottage is positioned on a sandstone base and a set of stairs with timber balustrading lead up to a small covered porch and front door. Double hung sash windows are positioned either side of the central front door featuring a top light (see Figure 2). The cottage is positioned close to the street and a low level timber picket fence borders the small front garden.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 12 Frederick Street is of local historic significance for contributing to the understanding of the late nineteenth and early 20th century suburbanisation of West Hobart. Built in the late 1890s the building represents residential development within Frederick Street during this period.

(ii) creative or technical achievements; Not applicable

(iii) a class of building or place; Is representative of the principal characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. 12 Fredrick Street is one of a number of cottages in the area that represents this architectural style, and forms part of a collection of significant housing stock that is evidence of the late Victorian period of development in this area of West Hobart

(iv) aesthetic characteristics;

Positioned close to the street the cottage is a prominent visual element and makes a significant contribution to the streetscape. 12 Fredrick Street cottage is a representative example of a late Victorian cottage, distinguished by its symmetrical form, hipped roof, sandstone base, sash windows, and tall chimneys.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1316

Address

13 Frederick Street, West Hobart

Reference Number

HOB-C6.1.1316

Description

Frederick Street appears in James Sprent's 1843 map of Hobart, and the location on which number 13 Frederick Street was built formed part of 1A-2R-11Ps granted to M J McLaughlin. Built in 1915 the Federation Arts and Crafts residence has undergone some extensions to the rear however the original form of the overall building and its architectural style is still clearly apparent. The two storey asymmetrical brick residence has a medium setback from the street with a front garden path leading up to a set of steps into an enclosed porch. The roof takes a varied gable form, with prominent eaves with exposed rafters, prominent gable verge, and brackets under gables (see images). The large street facing gable features timber shingle infill in the upper gable, and roughcast rendered walling beneath. A projecting bay window made up of four panels with frosted top lights is positioned beneath the gable and is supported by timber brackets beneath. Positioned directly below the projecting bay window, on the ground floor are two casement windows with a detailed brick lintel and thick stone sill (see images). Two tall and prominent roughcast rendered chimneys with exposed brick detailing are positioned on the northern and southern sides of the residence. The northern side of the residence features an arched window with lead light detailing, and the north facing gable features shingle infill, with a double casement window beneath, and a projecting bay window directly below on the ground floor level. A low level painted masonry fence with pedestrian gate borders the front of the property. The rear of the residence has been extended however the original form of the overall building is still clearly apparent.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

13 Frederick Street is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of West Hobart. Built in 1915 the building represents the pattern of residential development that occurred within Frederick Street during this period.

(ii) creative or technical achievements; Not applicable

(iii) a class of building or place; Is representative of the principal characteristics of a double storey Federation Arts and Crafts residence which contributes to the historical streetscape. 13 Frederick Street is one of a small number of residences in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the Federation period of development in this area of West Hobart

(iv) aesthetic characteristics;

Positioned with a medium set back from the street in a front garden framed by a low level painted masonry fence, the residence is a prominent visual element and makes a significant contribution to the streetscape. Number 13 Frederick Street is a representative example of a Federation Arts and Crafts brick residence, distinguished by its asymmetrical form, gabled roof, roughcast rendered brick chimneys, projecting bay windows, exposed rafters under eaves, shingle gable infill, led light casement windows, roughcast rendered walling, and detailed brick lintels.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Figures for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.2029

Address

395 Liverpool St, West Hobart

Reference Number

HOB-C6.1.2029

Description

Number 395 sits on 2 roods and 16 perches originally granted to George Wilson. In 1900 Mr William Mathers built *Mirimar*, the double storey 'Decorated' Federation timber weatherboard residence is positioned high above the road with a large open front garden. The residence features a hipped corrugated iron roof with timber brackets under the eaves, and four tall corbelled brick chimneys. A 1973 extension with external stairs was constructed on the eastern elevation of the residence which has slightly altered the original symmetrical façade of the residence. The front of the building features a double storey verandah with slender timber posts, decorative iron lace frieze and balustrading (see images). The upper floor features large timber framed sash windows positioned either side of a central door, the four panelled timber door featuring side and top lighting opens onto the verandah, and two decorative lamps are fixed to the wall on either side of the door. The lower storey follows the same fenestration layout as the storey above however the sash windows are a slightly smaller scale, and the central front door features a top light but no side lighting (see images). Although the building has been extended the original form of the overall building is still clearly apparent.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Number 395 Liverpool Street is of local historic significance for contributing to the understanding of the late 19 th and early 20 th century suburbanisation of West Hobart. Built in 1900 the building demonstrates the pattern of development that occurred along upper Liverpool Street and the tendency to locate residences close to main roads prior to automobile use. 395 Liverpool Street is significant as an estate of the Mathers family that was subsequently subdivided with the neighbouring residences numbers 397, and 393 built by the extended family, demonstrating this common practice at the time.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Number 395 Liverpool Street is representative of the principal characteristics of Federation 'Decorated' weatherboard residence. The residence is one of a number in the area that represents this architectural style, and forms part of a

collection of significant residences that are evidence of the early 20th century period of development in the upper Liverpool Street area.

(iv) aesthetic characteristics;

Set back from the street and positioned on the high side of Liverpool Street the residence forms prominent visual element and makes a significant contribution to the streetscape. 395 Liverpool Street is a representative example of a two storey weatherboard Federation 'Decorated' residence, distinguished by its hipped corrugated iron roof, tall corbeled brick chimneys, double storey verandah supported by slender timber posts, with decorative iron lacework friezes and balustrading, and sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3583

Address

2/111 Warwick Street, West Hobart

Reference Number

HOB-C6.1.3583

Description

111 Warwick Street is a Victorian Georgian building positioned off Warwick Street with part of the building appearing in Sprent's 1840s survey of Hobart. The building is located within an internal lot and cannot be viewed from Warwick Street. The residence takes a varied form with a two storey brick Victorian Georgian building orientated towards the east, the residence features a hipped corrugated iron roof, and a ground storey verandah with pairs of slender timber posts and balustrading. The symmetrical façade features three twelve pane sash windows with stone lintels and sills on the upper storey. Whilst the ground floor consists of two twelve pane sash windows with stone lintels and sills, and timber shutters, a central front door features multi-pane top lighting. Two tall corbeled painted brick chimneys are positioned to the rear of the building. An early timber weatherboard extension is situated on the western side of the property. The extension features a twin gabled roof form with a central front door, informally placed multi-pane windows, and a single simply detailed brick chimney.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Number 111 Warwick Street is of local historic significance for contributing to the understanding of the mid to late 19 th century suburbanisation of West Hobart. The building demonstrates the pattern of development that occurred along Warwick Street and the tendency to locate residences close to main roads such as Elizabeth Street.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Number 111 Warwick Street is representative of the principal characteristics of a Victorian Georgian residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the mid to late 19 th century period of development in this area of West Hobart.
(iv) aesthetic characteristics;

Set back from the street in a large internal block 111 Warwick Street is a representative example of a painted brick Victorian Georgian residence with an early twin gabled weatherboard extension. The residence is distinguished by its symmetrical form, hipped corrugated iron roof, tall corbeled brick chimneys, a concave verandah supported by slender paired timber posts and balustrading, and multi-pane sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3583**Address**

127 Warwick Street, West Hobart

Reference Number

HOB-C6.1.3583

Description

Built in 1900 Number 127 Warwick Street was built on land that was originally part of 2 acres, and 2 perches granted to brothers Charles & Edward Elliott. Located on an internal block the building can only be partially viewed from Warwick Street. Built in 1900 the Victorian cottage has undergone some additions and aesthetic changes, however the original form of the overall building and its architectural style is still clearly apparent. The cottage has an unusual façade with an asymmetrical fenestration arrangement. Two eight pane sash windows are positioned to the south western side of the façade, whilst a single sash window is positioned towards the north western edge of the façade. Situated between the windows is a timber front door with a large glazed panel inset in the top half of the door (see images). Single gabled dormer window is positioned to the north western side of the building and features multi-pane glazing. The roof of the residence takes a mansard form, whilst the veranda is positioned under a broken back roof (see images). The original roof cladding has been replaced with synthetic tiles. The cottage features two rendered brick chimneys, and the property retains a large rear yard with established garden.

Specific Extent**Statement of local historic heritage significance and historic heritage values**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 127 Warwick Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of West Hobart. The building demonstrates the pattern of development that occurred along Warwick Street and the tendency to locate residences close to main roads such as Elizabeth Street before the rise in automobile use.

(ii) creative or technical achievements; Not applicable

(iii) a class of building or place; Number 127 Warwick Street is representative of the principal characteristics of a late Victorian cottage. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late 19th to early 20th century period of development in this area of West Hobart.

(iv) aesthetic characteristics;

Set back from the street in a large internal block 127 Warwick Street is a representative example of a late Victorian cottage. The residence is distinguished by its mansard roof, tall brick chimneys, a broken back verandah supported by slender paired timber posts, and multi-pane sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3593

Address

156 Warwick Street, West Hobart

Reference Number

HOB-C6.1.3593

Description

The segments of land formed by Lansdowne Crescent, Warwick and Hill Streets, were known as Crescent Fields, and were subdivided in the late 1850s. Residential development was slow until the 1880s and 1890s, and the introduction of a tram service to the area in 1914, greatly influenced residential development. Number 156 Warwick Street was built on land that formed part of two roods and 16 perches that were granted to Basset Dickson Jnr. Drainage plans date the building to the early 1900s and the large residence is an example of Federation Queen Anne architecture. The building is now used as a medical centre and is setback off the street with a large open front garden with terraced stone walling. Positioned on a sandstone base the painted brick residence features a hipped and gabled corrugated iron roof with three tall painted corbeled brick chimneys. A bullnose verandah supported by slender timber posts featuring a decorative timber frieze, and balustrading. The street facing gable features roughcast stucco infill with a half-timber effect, a modestly detailed timber bargeboard, and two timber brackets supporting the projecting gable. Positioned beneath the gable is a four panelled bay window featuring multi-pane amber top lights and sash windows beneath. A set of stone steps lead from the garden up to the front verandah where the centrally positioned front door with side and top lighting is situated, adjacent to the front door is a single sash window (see images). The eastern elevation features a section of verandah that has been enclosed. The residence has retained a large block however a large asphalt carpark at the rear has slightly diminished the heritage curtilage of the property.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 156 Warwick Street is of local historic significance for contributing to the understanding of the late 19th and early 20th century suburbanisation of West Hobart. Built in the early 1900s the building demonstrates the pattern of development that occurred along Warwick Street that coincided with the introduction of tram services to the area.

(ii) creative or technical achievements; Not applicable

(iii) a class of building or place; Number 156 Warwick Street is representative of the principal characteristics of Federation Queen Anne residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late 19th and early 20th century period of development in this area of West Hobart.

(iv) aesthetic characteristics;

Set back from the street in a large and open front garden the residence forms a prominent visual element and makes a significant contribution to the streetscape. 156 Warwick Street is a representative example of a stuccoed Federation Queen Anne residence, distinguished by its asymmetrical form, hipped and gabled corrugated iron roof, tall, corbeled brick chimneys, bullnose verandah supported by slender timber posts, decorative timber frieze and balustrading, bay window with multi-pane and coloured top lighting, and sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3594**Address**

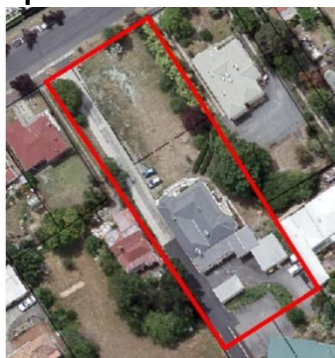
166 Warwick Street, North Hobart

Reference Number

HOB-C6.1.3594

Description

The segments of land formed by Lansdowne Crescent, Warwick and Hill Streets, were known as Crescent Fields, and were subdivided in the late 1850s. Residential development was slow until the 1880s and 1890s, and the introduction of a tram service to the area in 1914, greatly influenced residential development. The building was constructed in 1900 and is an example of a Federation Italianate residence. The large single storey brick residence is set far off the street but remains highly visible within the street scape. The residence features a hipped and gabled corrugated iron roof, featuring three painted brick chimneys. The building is positioned on a high base and a set of steps lead to a front verandah with central front door (see images). The asymmetrical façade of the residence features a faceted bay window with a separate roof, featuring three curved arch windows, featuring stucco mouldings articulating lintels. The front verandah is supported by slender posts with decorative brackets, and iron lace frieze, a small section of verandah is enclosed with glazing on the eastern side. The central front door features arched lead light glazing, and top and side lighting also with lead lighting. Adjacent to the front door beneath the verandah is a three panel window, featuring timber frames, and two sash windows are positioned either side of a larger fixed window(see images). The building now serves as a religious centre and the residence has retained a large block, however the building has undergone extensions to the rear, and a large gravel carpark at the front of the property has slightly diminished the heritage curtilage of the property.

Specific Extent**Statement of local historic heritage significance and historic heritage values**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Number 166 Warwick Street is of local historic significance for contributing to the understanding of the late 19 th and early 20 th century suburbanisation of West Hobart. Built in the 1900 the building demonstrates the pattern of development that occurred along Warwick Street that coincided with the introduction of tram services to the area.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Number 166 Warwick Street is representative of the principal characteristics of Federation Italianate residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of

significant residences that are evidence of the late 19th and early 20th century period of development in this area of West Hobart.

(iv) aesthetic characteristics;

Set back from the street the residence still holds prominence visually and makes a significant contribution to the streetscape. 166 Warwick Street is a representative example of a stuccoed Federation Queen Anne residence, distinguished by its asymmetrical form, hipped and gabled corrugated iron roof, brick chimneys, verandah supported by slender posts with decorative brackets and iron lace frieze, a faceted bay window with separate roof, and central front door featuring lead lighting, top, and side lights.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3630

Address

11 Watkins Avenue, West Hobart

Reference Number

HOB-C6.1.3630

Description

Number 11 Watkins Avenue is positioned on land originally owned by George Watkins, a former convict who acquired 1 acres, 3 roods, and 9 perches on the southern side of Warwick Avenue after he was pardoned 1844. A gardener and labourer Watkins cultivated the land which remained in the family until Watkins Avenue was created to connect Warwick Street and Patrick Street in the mid-1920s. Sir Robert Cosgrove former Premier of Tasmania, purchased land from the Watkins family in 1924 and subdivided it into allotments with access onto the western side of Watkins Avenue. Sir Robert built number 11 Watkins Avenue for himself and family in 1929 and lived there until at least the late 1950s with his wife Dame Gertrude Cosgrove. He became Premier in 1939 and served in that position until 1958 making him the longest serving Premier in Tasmania's history.

Number 11 Watkins Avenue is a substantial two storey Inter-War brick residence, positioned on a large block with a generous rear yard. Features of the residence include; a low hipped corrugated iron roof with wide eaves and exposed rafters. Two tall brick chimneys are positioned on either side of the residence, and a recessed upper storey balcony that faces onto the street (see images). Windows feature stone sills and lintels, and a bay window on the front elevation features a separate faceted roof (see images). The entrance door is positioned centrally in beneath a small inset porch, the timber front door features a lead lighting with floral motifs, and side and top lighting panels. The residence features a low brick fence with two cast iron pedestrian gates and a central path, the entrance is approached via a set of concrete steps with iron hand rails. Number 11 Watkins Avenue is set back from the street and features an established front yard, the scale and geometric form of the building make it a prominent element within the streetscape.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 11 Watkins Avenue is of local historic significance for contributing to the understanding of the early 20th century suburbanisation of West Hobart. Sir Robert Cosgrove former Premier of Tasmania, purchased land from the Watkins family in 1924 and subdivided it into allotments with access onto the western side of Watkins Avenue. Sir Robert built number 11 Watkins Avenue for himself and family in 1929.

(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Number 11 Watkins Avenue is an example of a substantial Inter-War brick residence. The house is one of a small number residences in the area that represents a substantial two storey Inter-War brick residential building, 11 Watkins Avenue forms part of a collection of significant residences that are evidence of the Inter-War period of development in this area of West Hobart.
(iv) aesthetic characteristics; Positioned on a large block, the scale and geometric form of 11 Watkins Avenue makes it a prominent element within the streetscape. The substantial two storey Inter-War brick residence features a low hipped corrugated iron roof with wide eaves and exposed rafters, two tall brick chimneys are positioned to either side of the building. A key feature of the facade is the recessed upper storey balcony that looks onto the street. Windows feature stone sills and lintels, and a bay window on the front elevation features a separate faceted roof. The entrance door is positioned centrally beneath a small inset porch, the timber front door features lead lighting with floral motifs, and side and top light panels. A low brick front fence with two cast iron pedestrian gates is positioned along the frontage of the residence, and a central path lead to a set of concrete steps with iron hand rails positioned up to the front door. Number 11 Watkins Avenue is set back from the street and features an established front yard, and large rear yard with mature trees.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Number 11 Watkins Avenue was built as the primary residence for Sir Robert Cosgrove and wife Dame Gertrude Cosgrove in 1929, they lived at the residence for over two decades. Sir Robert became Premier in 1939 and served in that position until 1958 making him the longest serving Premier in Tasmania's history.

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3682**Address**

13 William Street, West Hobart

Reference Number

HOB-C6.1.3682

Description

William Street appears in James Sprent's 1843 map of Hobart, and the land on which number 13 William Street was built originally formed part of 39 perches claimed by Martin John Flanagan. Built in the late 1890s the Victorian Georgian residence features a symmetrical façade and hipped corrugated iron roof. The cottage is positioned on a stone base, and a front verandah is supported by slender timber posts with multi pane glazing enclosing one side (see images). Timber framed sash windows are positioned either side of the central front door featuring a top light. The cottage is positioned close to the street and a timber picket fence borders a small front garden. (see images

Specific Extent**Statement of local historic heritage significance and historic heritage values**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Number 13 William Street is of local historic significance for contributing to the understanding of the late nineteenth and early 20th century suburbanisation of West Hobart. Built in the late 1890s the building represents residential development within William Street during this period.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Is representative of the principal characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. 13 William Street is one of a number of cottages in the area that represents this architectural style, and forms part of a collection of significant housing stock that is evidence of the late Victorian period of development in this area of West Hobart.
(iv) aesthetic characteristics; Positioned close to the street the cottage is a prominent visual element and makes a significant contribution to the streetscape. 13 William Street cottage is a representative example of a late Victorian cottage, distinguished by its symmetrical form, hipped roof, and

sandstone base, front verandah with slender timber posts, sash windows, and central front door.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.633

Address

2/52 Cascade Road, South Hobart

Reference Number

HOB-C6.1.633

Description

Built in 1880 on part of 229 acres originally granted to Robert Lapthrop Murray, number 52 Cascade Road is a late Victorian 'Decorated' cottage. Positioned on the corner of Congress Street and Cascade Road the residence sits on the high side of Cascade Road and is positioned on a sandstone base. The single storey weatherboard residence features a hipped corrugated iron roof, and three tall corbeled brick chimneys. A corrugated iron bullnose verandah is located on the front and eastern elevations, supported by slender timber posts with decorative iron lace, and timber balustrading. The residence features symmetrical fenestration on the façade with sash windows positioned either side of the central four panel timber door, with side and top lighting (see images). The eastern elevation features a sash window beneath the verandah, and a small projecting wing also features a sash window (see images). The residence has a small cottage garden fronting Cascade Road that is enclosed by a masonry retaining wall with a timber picket fence. The rear of the building has been extended however the original form of the overall building is still clearly apparent.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Number 52 Cascade Road is of local historic significance for contributing to the understanding of the late 19 th century suburbanisation of South Hobart. Built in 1880 the building demonstrates the pattern of development that occurred along Cascade Road and the tendency to locate residences close to main roads prior to automobile use.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Number 52 Cascade Road is representative of the principal characteristics of Victorian 'Decorated' weatherboard residence. The residence is one of a number in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the late Victorian period of development in this area of South Hobart.

(iv) aesthetic characteristics;

Positioned on a corner lot on the high side of Cascade Road the residence forms prominent visual element and makes a significant contribution to the streetscape. 52 Cascade Road is a representative example of a weatherboard Victorian 'Decorated' cottage, distinguished by its hipped corrugated iron roof, tall corbeled brick chimneys, bullnose verandah supported by slender timber posts, decorative iron lacework, sandstone base, and sash windows.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

images for statements of local historic heritage significance and heritage values





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1718

Address

673-677 Huon Road, Fern Tree

Reference Number

HOB-C6.1.1718

Description

Number 677 Huon Road was built in the aftermath of the 1967 bushfires, the residence was one of many constructed in the late 1960s in Fern Tree in a post fire building boom. The Canning family lost their house at 677 Huon Road during the 1967 fires and employed Melbourne architect David McGlashan to design a new family home on the site. Positioned at the end of a long driveway, the residence is hidden from the road and positioned in a large garden setting. Constructed in 1969 the residence comprises of three modest platforms that step down the slope of the site allowing the residence to sit within the landscape. The building is constructed of concrete bricks, timber panelling, and large expanses of fixed glazing. Three skillion roofs are all pitched at the same angle with corrugated iron cladding and box gutters. A central wide concrete brick chimney also forms a prominent element of the residence. The reflection pools, Japanese influenced courtyard, and terraced gardens were designed by Torquil Canning who grew up in the residence and went on to become a horticulturist. The garden was part of the former Open Garden Scheme and remains a significant element of the property.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

Number 677 Huon Road is of local historic significance for contributing to the understanding of late 20th century Modernist design approach, and landscaping design in Tasmania. The building represents the post 1967 bushfires residential construction within Fern Tree.

(ii) creative or technical achievements;

The residence demonstrates significant heritage value in establishing a high degree of creative achievement through the sensitive articulation of the building in response to the steep site and the relationship to its Tasmanian bush setting. The property is also of

creative significance for its landscaping techniques with Japanese influenced courtyard and reflection pools.

(iii) a class of building or place; Not applicable
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(iv) aesthetic characteristics;

The residence is distinguished by its three platforms each stepping down the steep site. The corrugated iron skillion roof features box gutters, and a wide concrete block chimney. The single storey building is constructed of concrete bricks, timber panelling, and large expanses of fixed glazing with clerestory windows. The extensive landscaped gardens feature reflection pools, stone walling, and established trees and shrubs.
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(b) Significance of the local heritage place and its values because of its association with:
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(i) a particular community or cultural group for social or spiritual reasons; Not applicable
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(ii) the life or works of a person, or group of persons, of importance to the locality or region;

As a representative example of the work of architect David McGlashan, landscape designer Torquil Canning.

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.540**Address**

31-35 Campbell Street, Theatre Royal Hotel

Reference Number

HOB-C6.1.540

Description

The Theatre Royal Hotel was built in 1904 on the site of the original 1830s hotel of the same name. George Adams of Tattersalls gambling syndicate fame purchased and demolished the original hotel and in its place constructed the current building in 1904. George Adams remained the licensee until 1915 when Mr Patrick Gleeson took over the ownership for three years, this was followed by Mr Richard Jackman who was the proprietor of the hotel for twenty six years from 1919 until his death in 1945. Positioned on the corner of Campbell and Sackville Street the Theatre Royal Hotel is a Federation Free Classical style building. The two storey brick hotel has a single storey wing that has been altered significantly however the remainder of the building is predominately intact. The hotel features tiling half way up the external walls of the ground storey, detailed stucco mouldings, a parapet roof form with central pediment containing Art Nouveau lettering, detailed cornicing, and stringcourse banding. The top storey features a roughcast treatment along the upper section above windows, upper storey sash windows have coloured multi-pane top lights, and curved arched lintels with stucco detailing (see images). The ground floor features sash windows with curved brick lintels, and decorative brick motifs. Three original entrances are positioned along the building with one onto facing onto Campbell Street, another positioned on the corner of the two streets, and a third more discrete entrance is located along Sackville Street. Each doorway is highly decorative and features a pointed pediment detail with an arched brick lintel below, and corbelled brick motif detailing positioned below the arches (see images). The hotel along with the neighbouring c.1836 Theatre Royal remains one of the last surviving buildings of Hobart's Wapping district.

Specific Extent**Statement of local historic heritage significance and historic heritage values**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

31 Campbell Street is of local historic significance for contributing to the understanding of early 20th century commercial development in the Wapping district of Hobart. Built in 1904 the building demonstrates a Federation Free Classical hotel, and is one of the very few buildings dating from the 19th and early 20th century that remains in the area.

(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 31 Campbell Street is significant for its ability to demonstrate the principal characteristics of a relatively intact two storey brick Federation Free Classical commercial building. The building is one of a small number in the inner Hobart area that represents this architectural style. The building also plays an important role as one of very few nineteenth and early twentieth century buildings remaining in the Wapping district that can contribute to the understanding of the districts history.
(iv) aesthetic characteristics; Positioned on the street and wrapping around the corner of Campbell and Sackville Street the building is a prominent visual element and makes a significant contribution to the streetscape. The Theatre Royal Hotel demonstrates the principal characteristics of a Federation Free Classical building. Distinguished by its parapet roof form, parapeted pediment with Art Nouveau lettering, stucco mouldings, tiled exterior walls, string course banding, finely detailed arched entrances, and roughcast treatment to the upper storey.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

images for statements of local historic heritage significance and heritage



values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.741

Address

158 Collins Street, Hobart.

Reference Number

HOB-C6.1.741

Description

158 Collins Street was originally known as Signet House with construction dating to the late 19th century. The building has had a number of commercial uses and is currently utilized by healthcare providers. Positioned close to the street the three storey stuccoed brick building features refined detailing and makes a significant contribution to the streetscape. The building features a parapet roof with a modestly projecting cornice, and moulded stringcourses define each level of the building. The top floor features four rectangular windows with stucco moulding and stone sills, whilst the middle floor follows the same fenestration pattern, the four windows on this level are in the form of curved arches (see images). The ground floor features an arched entrance way to the eastern side of the façade, fitted with a large timber panelled door and glazed top light. The centre of the ground floor façade features a large arched shopfront styled window with intricate lead light detailing. One of the most significant features of the building is the arched carriage way on the western side of the façade (see images). The arched carriage way allows access to the internal block and exposes the early brickwork behind the stuccoed façade.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 158 Collins Street is of local historic significance for contributing to the understanding of late 19th century commercial development along Collins Street.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 158 Collins Street is significant for its ability to demonstrate the principal characteristics of a relatively intact three storey stuccoed brick late Victorian commercial building. The building forms part of a group of buildings within the area that represents this architectural period, and contributes to the mixed streetscape of nineteenth and early-mid twentieth century commercial buildings within the area.

(iv) aesthetic characteristics; Positioned close to the street 158 Collins Street is a prominent visual element and makes a significant contribution to the streetscape. Distinguished by its parapet roof, string course mouldings, rectangular windows on the upper level, curved arch windows on the middle level, and the arched carriage way on the ground floor.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1124

Address

Part of 197-205 Elizabeth Street, Hobart

Reference Number

HOB-C6.1.1124

Description

Positioned on 1 acres 1 rood and 5 perches originally granted to John Dunn number 205 Elizabeth Street is a tall and narrow building dating from the late Federation / early Inter-War period. The three storey brick building features a largely altered shop front on the ground floor however the upper two storeys remain intact. The symmetrical building features a parapet roof form, with sandstone capping, and a decorative sandstone cornice with dentils and detailed moulding is positioned above the top floor windows (see images). The two top storey timber framed sash windows feature multi-pane top lights and decorative brick lintels, below the windows are glazed tiles. The 2nd storey features two timber framed sash windows, with glazed tiles beneath (see images). The façade has a strong vertical emphasis with vertical bays divided by exposed brickwork, and expressed brick columns.

Specific Extent**Statement of local historic heritage significance and historic heritage values**

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 205 Elizabeth Street is of local historic significance for contributing to the understanding of the early 20th century mixed commercial and residential develop of the mid-town area of Elizabeth Street.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place;
(iv) aesthetic characteristics; Positioned between two larger buildings, number 205 Elizabeth Street is a prominent visual element and makes a significant contribution to the streetscape. The building is distinguished by its symmetrical form, parapet roof, sandstone cornice with detailed moulding and dentils, sash windows, glazed tile walling, detailed brick lintels, and the strong vertical emphasis of the building with vertical bays divided by exposed brickwork, and expressed brick columns.
(b) Significance of the local heritage place and its values because of its association with:

- | |
|--|
| (i) a particular community or cultural group for social or spiritual reasons; Not applicable |
| (ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable |

Images for statements of local historic heritage significance and heritage values

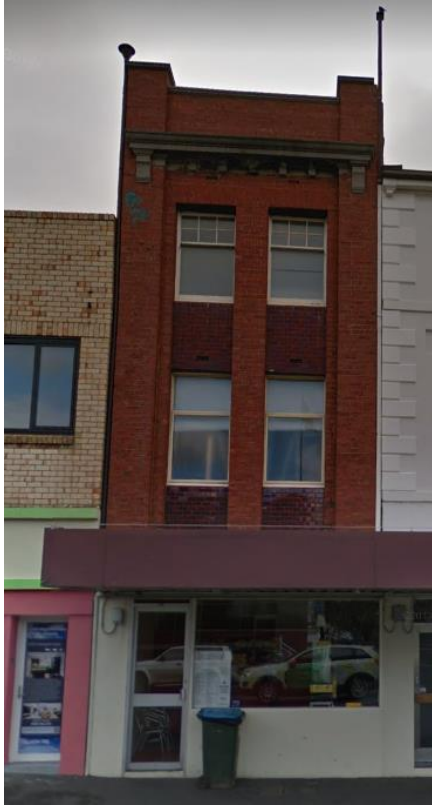




Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.2311

Address

98A Campbell Street, 2 Melville Street, 1-5 Melville Street, Hobart

Reference Number

HOB-C6.1.2311

Description

Constructed as part of the Hobart Convict Penitentiary later known as the Hobart Gaol and Criminal Courts, the site has a lengthy association with correction, law enforcement and religious activity. The section of nineteenth century sandstone walling is located on the boundary between 1 and 5 Melville Street, and 98A Campbell Street. The development of a prison on the site began in 1821, and the wall is constructed using squared sandstone blocks, with the length spanning nearly two street blocks (see images). A large section of the site was demolished in 1963, and the high sandstone walling that surrounded the gaol was dismantled to retain only the low level walling that remains today (see images). The walling demonstrates the original boundary of the large complex that occupied the site from 1821 until 1985 as a continuous place of correction, law enforcement, and religious activity in Hobart.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; For demonstrating the principal characteristics of colonial sandstone walling associated with the Hobart Convict Penitentiary later known as the Hobart Gaol and Criminal Courts. The wall is of cultural heritage significance as a representation of an early stone wall in central Hobart that relates to the first stages of settlement in the area.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Is representative of the principal characteristics of a colonial sandstone wall that contributes to the historical streetscape. The wall provides a significant connection to the establishment of the Hobart Convict Penitentiary later known as the Hobart Gaol and Criminal Courts.
(iv) aesthetic characteristics; The sandstone walling creates a prominent visual element and makes a significant contribution to the streetscape. The sandstone wall is significance as an integral element of the Hobart Convict Penitentiary heritage site later known as the Hobart Gaol and Criminal Courts.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.10

Address

Hobart Rivulet, CBD (Molle Street - River Derwent)

Component Streets

- Argyle Street
- Barrack Street
- Collins Street
- Elizabeth Street
- Harrington Street
- Murray Street
- Liverpool Street
- Victoria Street

Reference Number

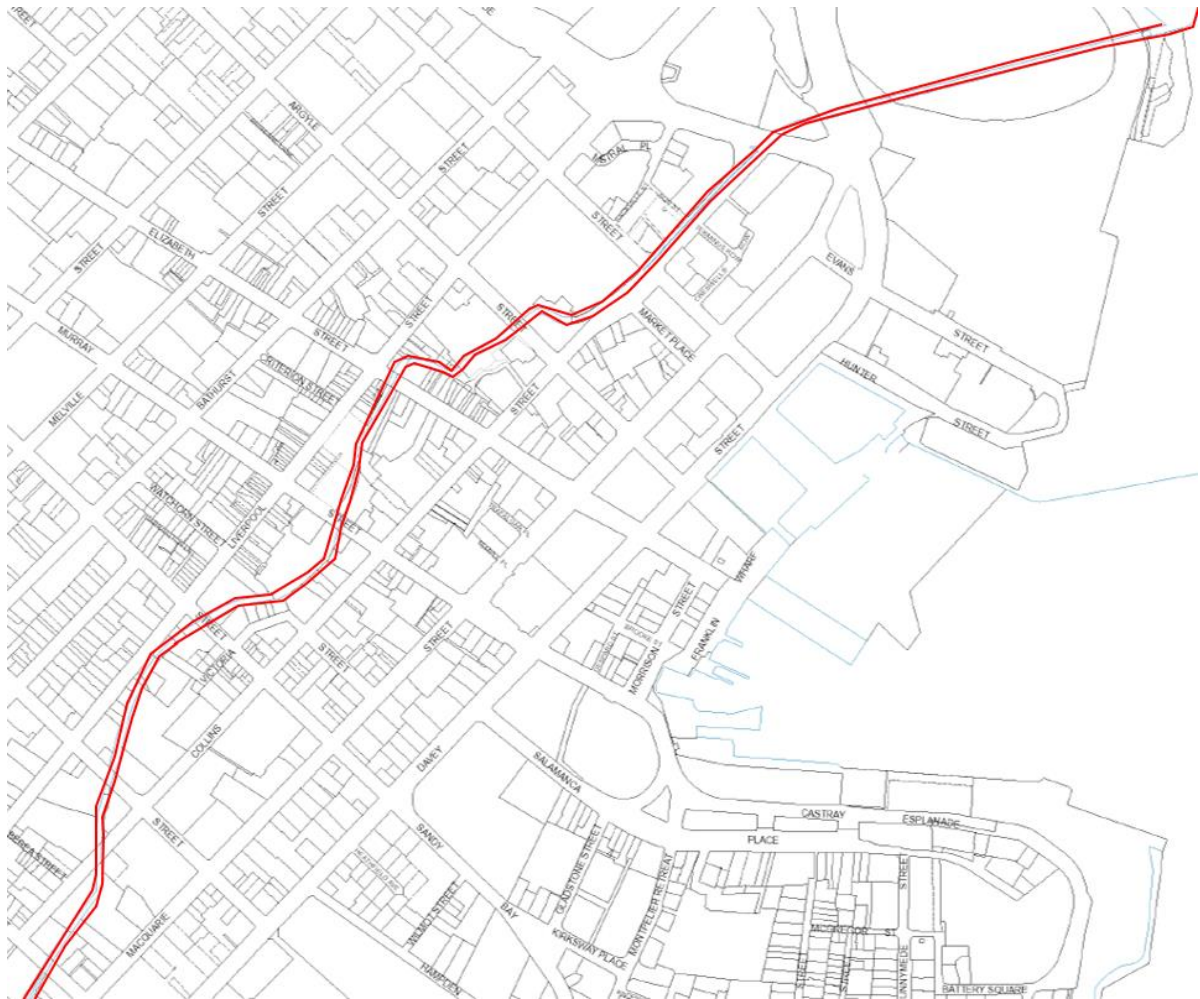
HOB-C6.1.10

Description

The Hobart Rivulet was once the life blood of the early settlement of Hobart with the history of the rivulet reflecting the development of the city. The rivulet was not only a primary source of drinking water for Hobart's population, but was also a significant source of energy for early industries. Early industries around Molle Street and upper Collins Street included Walkers Brewery and Flour Mill, Johnstone Brothers Woollen Factory, and a number of other small factories, distilleries, and government flour and timber mills were established along this section of the rivulet. The first bridges over the rivulet were of basic timber construction, Wellington Bridge in Elizabeth Street is thought to have been the first substantial structure to negotiate the rivulet built in 1816. Construction began on brick and stone bridges in the 1820s across Argyle Street, Campbell Street, and Murray Street.

The working class area of Wapping which was centred around lower Collins, Campbell, and Hunter Streets developed around the rivulet with a number of industries such as the gas works, abattoirs, fish markets, and a soap factory were located in the area. The industrial activity and population growth prompted the rivulet become rapidly polluted, and typhoid epidemics during the 1880s and 1890s prompted local government to improve the quality of the Rivulet by attempting to restrict industrial contamination, and enclosing the waterway beneath the city. Floods are frequent on the rivulet and some major floods, such as those in 1854, 1872, and 1960, severely damaged parts of the city. The rivulet maintains a subtle presence as it winds its way beneath the city, however there are small sections of the rivulet that remain open and can be viewed from street level, including the bridge on Molle Street next to the Johnstone Brothers Woollen Factory, the opening on Collins Street backing onto the former Tepid Baths, and former Walkers Brewery and Flour Mill, the Barrack Street Bridge that sees the rivulet flow between Collins and Liverpool Streets, Harrington Street features a small bridge in front of a public toilet complex, Elizabeth Street Mall features an opening the Wellington Bridge, with the final opening within the CBD visible on the corner of Collins and Campbell Street outside the Royal Hobart Hospital in the Wapping district. The rivulet runs a curving course flowing easterly from Molle Street downwards through the CBD eventually terminating into the River Derwent flowing under the Cenotaph on the Domain. A number of buildings back onto the rivulet but frontages of buildings remain addressing the street rather than the rivulet. Some buildings are constructed over the top of the rivulet, an example being the Murray Street entrance Cat and Fiddle Arcade. Refer to images below.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history;

- The numerous remaining buildings, complexes, intact infrastructure, and archaeological features which demonstrate the importance and contribute to the understanding of the Rivulet in the development of early Hobart industrial activity and settlement.
- For the representation of diverse historical themes, and a wide variety of significant elements and physical features including bridges, walling, and tunnels.

(ii) creative or technical achievements; Not applicable

(iii) a class of building or place;

The significant former industrial complexes The Johnstone Brothers Woollen Factory, and Walkers Brewery and Flour Mill demonstrate the development of early Hobart industrial activity.

(iv) aesthetic characteristics;

The contribution of the Rivulet to the aesthetic and visual qualities through its urban setting and the historic structures along its length.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



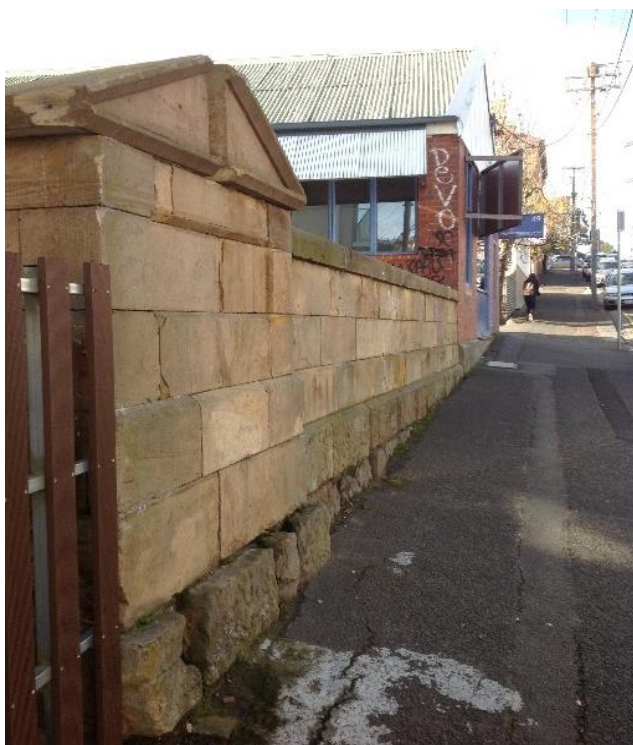


Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.2426

Address

The Telegraph Hotel, 19 Morrison Street, Hobart

Reference Number

HOB-C6.1.2426

Description

Number 19 Morrison Street was built in 1941 on the site of a much earlier (1858) building that was also known as The Telegraph Hotel. Positioned on the corner of

Brooke and Morrison Street the hotel is an example of the Inter-War Streamline Moderne style. The two storey hotel brick with a parapet roof features tiling from the floor to roof of the ground level, and a suspended awning roof curving around the street corner with letter signage reading 'Telegraph Hotel' (see images). Fenestration along the ground level remains largely intact, including decorative glass bricks on the Brooke Street facade, however windows under the awning section have replaced with modern glazing (see images). The semicircular wing of the building is positioned to wrap around the intersection of Morrison and Brooke Street, with the upper storey featuring the original steel frame curved windows. The remainder of the upper storey windows are also steel framed and remain highly intact (see images). Painted and projecting string courses emphasizes the strong horizontal appearance of the building. A single projecting bay with a stepped parapet is visible on the Brooke Street façade, whilst another stepped parapet is visible on the Brook Street façade, whilst another stepped parapet with a recessed window bay and balconette is located on the Morrison Street façade.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 19 Morrison Street is of local historic significance for contributing to the understanding of mid-20th century commercial development along the Hobart waterfront area. Built in 1941 the building demonstrates an Inter-War Streamline Moderne commercial building.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 19 Morrison Street is significant for its ability to demonstrate the principal characteristics of a relatively intact two storey brick Inter-War Streamline Modern commercial building. The building is one of a small number in the area that represents this architectural style, and contributes to the mixed streetscape of nineteenth and early-mid twentieth century commercial buildings within the area.
(iv) aesthetic characteristics; Positioned on the street and wrapping around the corner of Morrison and Brooke Street the building is a prominent visual element and makes a significant contribution to the streetscape. The Telegraph Hotel demonstrates the principal characteristics of an Inter-War Streamline Moderne commercial building. Distinguished by its parapet roof form, steel window framing, tiled exterior walls, horizontal emphasis through string course banding, curved central bay, and suspended awning roof.
(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable
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(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable
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Images for statements of local historic heritage significance and heritage values





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.2427

Address

Peter Johnstone Marine, 21-25 Morrison Street, Hobart

Reference Number

HOB-C6.1.2427

Description

Number 21-25 Morrison Street is positioned on land originally granted to Richard Lewis auctioneer and merchant in Van Diemens land in the early to mid 19th century. Number 21-25 Morrison Street was built in 1915 by Mr J.G Turner a Fruit Merchant and Manufacturer who had long been associated with maritime and wharfing activities within Hobart. The building is positioned on the corner of Brooke and Morrison Street and is an example of Federation Warehouse style. The two storey brick building was originally created with four separate shop fronts facing onto Morrison Street whilst it appears the remainder of the building was utilized for warehousing (see images). The building features a parapet roof with a decorative central parapeted gable, and a projecting cornice wraps around the building, and emphasized piers divide the façade into five bays. Shopfront windows are positioned along the ground floor of the façade, whilst the upper floor features five grouped windows with stone sills (see images). The building has operated as Peter Johnstone Ship chandlers since 1964, and is a significant landmark within the Hobart waterfront.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 21 Morrison Street is of local historic significance for contributing to the understanding of early 20 th century commercial / industrial development along the Hobart waterfront area. Built in 1915 the building demonstrates the Federation Warehouse style.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 21 Morrison Street is significant for its ability to demonstrate the principal characteristics of a relatively intact two storey brick Federation Warehouse building. The building is one of a small number in the area that represents this architectural style, and contributes to the mixed streetscape of nineteenth and early-mid twentieth century commercial buildings within the area.
(iv) aesthetic characteristics; Positioned on the street and wrapping around the corner of Morrison and Brooke Street the building is a prominent visual element and makes a significant contribution to the streetscape. 21-25 Morrison Street demonstrates the principal characteristics of a Federation Warehouse building. Distinguished by its parapet roof form with central parapeted gable, emphasised piers, shopfront windows, projecting cornice, stringcourse banding, and symmetrical fenestration along the façade.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1707

Address

Sesquicentenary Memorial, Hunter Street, Hobart

Reference Number

HOB-C6.1.1707

Description

Located over the Franklin Wharf bridge, positioned on the waterside edge of Hunter Street sits the Sesquicentenary Memorial of Hobart. The monument celebrates the 1804 landing of Lieutenant Colonel David Collins at Sullivan's Cove to establish the first permanent settlement in Van Diemen's Land. The 1954 celebrations of 150 years of colonial settlement in Hobart was marked by another historical event, with the royal visit of Queen Elizabeth the Second to Tasmania. On the 20th of February the memorial unveiling ceremony took place in Hunter Street with Queen Elizabeth and Prince Phillip Duke of Edinburgh in attendance, officially opened by the Queen

the unveiled monument was constructed of Tasmanian Red Granite, and features sandstone carvings of the HMS Lady Nelson and the HMS Ocean (see images). Some years after the unveiling the monument was moved from its central position in Hunter Street, to the more practical position on the water side edge of the street where it remains today in a largely unaltered state.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; The Sesquicentenary Memorial of Hobart was unveiled by Queen Elizabeth the Second on February 20 th 1954, marking 150 years to the day that Lieutenant Colonel David Collins landed at Sullivan's Cove to establish the first permanent colonial settlement in Van Diemen's Land. The memorial is of local historic heritage significant for its representation of two significant events in Hobart's history, the 1804 settlement of Hobart, and the 1954 Royal Visit to Tasmania.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Not applicable
(iv) aesthetic characteristics; Not applicable
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



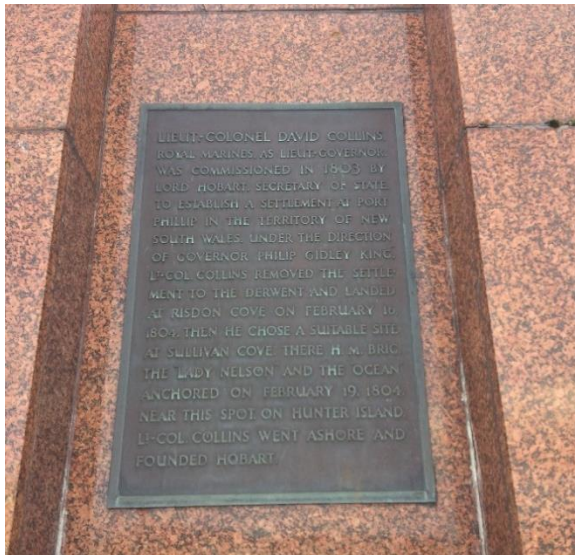


Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3532

Address

Victoria Dock, Hobart

Reference Number

HOB-C6.1.3532

Description

The 19th century crane is located between Victoria Dock and the Mures building, the crane was in use prior to 1885. It originally operated on the edge of Franklin Wharf, in Morrison Street, and was moved to Victoria Dock in the 1890s. The crane still remains in working order and is currently used by small boats and craft within Victoria Dock for marine repairs and maintenance (see images).

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; The crane located at Victoria Dock is an example of a 19 th century crane that has been associated with shipping, and maritime activities in Hobart for the past 133 years.
(ii) creative or technical achievements; Not applicable

(iii) a class of building or place; Not applicable
(iv) aesthetic characteristics; Not applicable
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1385

Address

2-4 Gladstone Street, Hobart, Reference Number HOB-C6.1.1385

Reference Number

HOB-C6.1.1385

Description

Number 2-4 Gladstone Street is a two-storey conjoined Victorian Georgian warehouse building, dating from the mid-late 1800s. James Sprenst's 1840s map of

Hobart shows the plot of land that the buildings were later constructed on lists successful Jewish merchant and ex-convict Judah Solomon as the landholder during this period. Although altered the Georgian form of the warehouses are still evident. The buildings are of sandstone construction but have been heavily rendered and painted. The buildings feature symmetrical facades and hipped corrugated iron roofs (see images). Number two Gladstone Street features a central gantry bay on the upper floor with large stone lintel above, that has been infilled with glazing (see images). Sash windows appear to have been replaced with three panelled steel frame windows.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 2-4 Gladstone Street is of local historic significance for contributing to the understanding of a midlate 19th century warehouse in Sullivan's Cove. The building demonstrates a two-storey conjoined warehouse, and is one of the very few buildings dating from the 19th century that remains in Gladstone Street.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 2-4 Gladstone Street is significant for its ability to demonstrate the principal characteristics of a two storey conjoined Victorian Georgian warehouse building. The building plays an important role as one of the few nineteenth century buildings remaining in Gladstone Street that can contribute to the understanding of the areas 19th century history.
(iv) aesthetic characteristics; Positioned on the street the two conjoined Victorian Georgian warehouse buildings make a significant contribution to the streetscape. The buildings are distinguished by hipped corrugated iron roofs, symmetrical facades, and the visible gantry bay on the top floor of Number Two Gladstone Street.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.2421

Address

37 Montpelier Retreat, Battery Point

Reference Number

HOB-C6.1.2421

Description

Number 37 Montpelier Retreat formed part of 6 acres and 39 perches originally granted in 1836 to William Thomas Parramore, who served as secretary to Lieutenant-Governor George Arthur. Number 37 consists of two conjoined buildings of varying styles, the earlier building on the eastern end of the lot was constructed around 1890, and the slightly later building on the western side was constructed in the first decades of the 1900s. The 1890s structures appears to have been built as a late Victorian decorated brick cottage constructed on a sandstone base. The cottage is positioned off the street within a small cottage garden that is confined by a low sandstone wall. The cottage features a symmetrical façade with a central timber door with top light, and sash windows with stone sills and lintels are positioned either side. A set of steps leading through the garden access the elevated veranda which is supported by two slender Tuscan style columns, and decorative ironwork panels of balustrading frame the veranda. The cottage features a hipped corrugated iron roof with a large Italianate dormer centrally positioned to face the street. The adjoining building which dates to the Federation period features a gabled parapet roof with brick capping, the façade features a central pair of sash windows with the upper sash consisting of multi-panes. A narrow ventilator is positioned above the window in the centre of the gable. The building is accessed via the veranda of the adjoining cottage through a single four panelled timber door. Number 37 Montpelier has had a number of uses over the years including a residence, public house, antique shop, and now operates as a restaurant. Refer to the images below.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 37 Montpelier Retreat is of local historic significance for contributing to the understanding of late 19 th and early 20 th century development with Battery Point. The property demonstrates the evolution of a brick Victorian decorated cottage with the early 20 th century addition of a brick Federation style building.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 37 Montpelier Retreat is significant for its ability to demonstrate the principal characteristics of a Victorian decorated cottage with a later Federation addition. The building contributes to the historical streetscape of Montpelier Retreat and is one of a small number of buildings remaining in Montpelier Retreat that represents the late 19 th and early 20 th century development of the area.
(iv) aesthetic characteristics; Setback off the street in a small cottage garden framed by low level sandstone walling number 37 Montpelier Retreat is a prominent visual element and makes a significant contribution to the streetscape. The buildings are representative examples of a late Victorian decorated brick cottage, and an adjoin brick Federation building. The cottage is distinguished by its symmetrical form, corrugated iron hipped roof, large Italianate dormer

window, prominent brick chimneys, and sash windows with stone lintels and sills. The Federation addition is distinguished by its gabled parapet roof, central sash windows, and original brick chimneys.

(b) Significance of the local heritage place and its values because of its association with:

(i) a particular community or cultural group for social or spiritual reasons; Not applicable

(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3135

Address

46-48 Sandy Bay Road, Battery Point

Reference Number

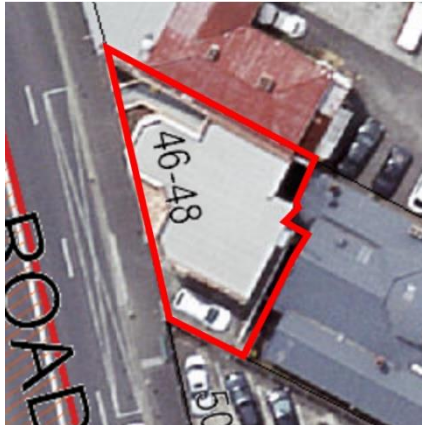
HOB-C6.1.3135

Description

Number 46-48 Sandy Bay Road formed part of 6 acres and 39 perches originally granted in 1836 to William Thomas Parramore, who served as secretary to Lieutenant-Governor George Arthur. City of Hobart drainage plans date the construction of the residence to 1936. 42-46 Sandy Bay Road is a two storey Inter-War Art Deco apartment block. Constructed of brick the building features a parapet roof with two projecting double storey bays flanking the central balcony on the top storey, and central entrance porch on the ground floor (see images). The apartment features three entrances, one via the central ground floor entrance porch, the second via a set of concrete steps on the northern face of the building that access to the top floor, and a third entrance is located to the southern side on the ground floor the building (see images). A prominent Art Deco styled flat and wide brick chimney is located on the southern side of the building. String course banding runs above the lower and upper level sash windows, and a patterned motif moulding runs along the parapet of the building (see images). The central top floor balcony features brick

balustrading with parallel line detailing. The residence has a modest set back and a stylized brick and ironwork fence borders the building from the road (see images).

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 46-48 Sandy Bay Road is of local historic significance for contributing to the understanding of the mid-20th century infill development along Sandy Bay Road. Built in 1936 the building demonstrates the evolution of small scale apartment buildings during this period.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 46-48 Sandy Bay Road is significant for its ability to demonstrate the principal characteristics of a two storey face brick Inter-War apartment block. The building contributes to the historical streetscape of Sandy Bay Road and is one of a small number of apartment blocks in the area that represents this architectural style, and forms part of a collection of significant residences that are evidence of the Inter-War of development and infill in inner city Hobart.
(iv) aesthetic characteristics; Positioned close to the road and framed by a low level stylised brick and ironwork fence the building is a prominent visual element and makes a significant contribution to the streetscape. Number 46-48 Sandy Bay Road is a representative example of an Inter-War Art Deco brick apartment block, distinguished by its two double storey bays, central balcony with entrance porch below, parapet roof form, a single prominent flat and wide brick chimney, moulded motifs, and string course banding across the lower and upper levels.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3136

Address

50-62 Sandy Bay Road, Battery Point

Reference Number

HOB-C6.1.3136

Description

50-62 Sandy Bay Road formed part of 6 acres and 39 perches originally granted in 1836 to William Thomas Parramore, who served as secretary to Lieutenant-Governor George Arthur. Number 50-62 Sandy Bay Road was built by a Mr A.H Aspinall in 1905. The double storey Federation brick building, consists of shopfronts on the ground level, flats on the upper level, and has an extra basement level at the rear. The building is positioned directly onto the street frontage, and wraps around the corner of Sandy Bay Road and Montpelier Retreat (see images). Constructed on a sandstone base the brick building features a parapet roof with sandstone cornicing, and a sandstone stringcourse defines the upper and lower levels of the building. The ground level features shop front windows, and a single decorative porthole window is positioned on the northern end of the façade (see images). A sandstone pediment is positioned on the corner of the building drawing attention to its corner position on the street. Two prominent chimneys are located along the Montpelier Retreat side of the building, with another chimney positioned to the rear. Upper storey windows are sash with timber frame, and feature stone lintels. Ground floor shop front windows and

doorways also feature stone lintels. Metal holsters are fixed along the top storey of the residence that indicate an awning roof was at some stage a feature of the building (see images). The rear of the building features significant early weatherboard additions with bay windows, casement windows, and lead lighting (see images). The rear of the building steps down the sloping road of Montpellier Retreat to provide an additional basement level to the building.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; 50-62 Sandy Bay Road is of local historic significance for contributing to the understanding of early 20th century development along Sandy Bay Road. Built in 1905 the building demonstrates a Federation commercial/residential building, located in one of the early established commercial areas of inner Hobart.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 50-62 Sandy Bay Road is significant for its ability to demonstrate the principal characteristics of a two storey brick Federation style commercial/residential complex. The building contributes to the historical streetscape of Sandy Bay Road and is significant in conjunction with its neighbours, in demonstrating a relatively intact late nineteenth/early twentieth century mixed commercial and residential streetscape.
(iv) aesthetic characteristics; Positioned on the street and wrapping around the corner of Sandy Bay Road and Montpellier Retreat the building is a prominent visual element and makes a significant contribution to the streetscape. Number 50-62 Sandy Bay Road is a representative example of a two storey Federation brick commercial / residential complex. Distinguished by its parapet roof, sandstone cornicing, sash windows with stone lintels, sandstone string course, prominent brick chimneys, and shop front configuration on the ground floor.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage values





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1823

Address

2A Lambert Avenue, Sandy Bay

Reference Number

HOB-C6.1.1823

Description

Number 2A Lambert Avenue forms part of 38 acres and 3 roods that were originally granted to Lambert Dobson. Lambert Avenue was created and subdivided for housing in 1910, number 2A is an example of infill development that occurred in the street during the 1940s-1950s. Number 2A was built for Mr Frederick J Baily in 1950, who also owned the adjoining property at 399 Sandy Bay Road. The residence is set back from the street behind a sandstone and timber fence, and features the original garage with timber bi-fold doors along the western end of the street elevation. The residence is a two storey brick Functionalist building with Streamline Moderne design elements. The building features a prominent double storey parapeted curved bay with a large panels of windows along both storeys (see images). The roof of the residence is clad in tiles and a prominent wide and tall brick chimney is positioned towards the street, and a stringcourse of stone runs above the lower and top floor windows (see images). The building is orientated to address the garden rather than the street and features a garden patio, landscaped hedges, and established trees.

Specific Extent



Statement of local historic heritage significance and historic heritage values

<p>(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:</p>
--

(i) local history; 2A Lambert Avenue is of local historic significance for contributing to the understanding of the development of Lambert Avenue, and the infill development that occurred in the street during the mid-20 th century.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Not applicable
(iv) aesthetic characteristics; Positioned slightly off the street in a large established garden number 2A is a prominent visual element within Lambert Avenue and makes a significant contribution to the streetscape. The Functionalist building with Streamline Modern design elements is distinguished by its curved double storey parapeted bay, string course moulding, corner windows, original garage with bi-fold doors, and prominent wide and tall brick chimney.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value





Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1822

Address

4 Lambert Avenue, Sandy Bay

Reference Number

HOB-C6.1.1822

Description

Number 4 Lambert Avenue is positioned on 38 acres and 3 roods originally Granted to Sir. W.L. Dobson. The Victorian Italianate residence named *Birralee* was built in 1890 and served as the long term residence of the Whiteside family. Built in the late nineteenth century, *Birralee* reflected the growing popularity of Sandy Bay as a residential suburb for successful Hobart businessmen, and the growth in residential development that corresponded with the introduction of a tram service to the area in 1893. The substantial two storey painted brick residence features a hipped corrugated iron roof, and demonstrates the principal characteristics of a substantial Victorian Italianate residence in a large garden setting. The asymmetrical residence features a double storey bay window with a separate faceted roof projecting towards the street (see images). Windows on the ground level feature curvilinear mouldings above lintels, stringcourse moulding running beneath window sills on the upper floor, and ornamental dentils beneath the eaves (see images). The eastern elevation features a double storey verandah, enclosed on the bottom storey and partially enclosed on the upper storey with glazing. Three tall painted corbeled brick chimneys are visible on the roof. A tall fence with hedging boards borders the residence from the street. Birralee retains a large and established rear garden and a small front yard.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Number 4 Lambert Avenue is of local historic significance for contributing to the understanding of the late 19 th century suburbanisation of Sandy Bay. Built in 1890 Birralea reflects the growing popularity of Sandy Bay as a residential suburb for successful Hobart businessmen, particularly after the introduction of a tram service to the area in 1893.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; 4 Lambert Avenue is an intact example of a substantial Victorian Italianate residence. The building is one of a number of residences in the area that represents this architectural style, and forms part of a collection of significant Victorian Italianate residences that are evidence of the late Victorian period of development in Sandy Bay.
(iv) aesthetic characteristics; Positioned close to street the substantial Victorian Italianate residence is a prominent visual feature and makes a significant contribution to the streetscape. Number 4 Lambert Avenue demonstrates the principal characteristics of a Victorian Italianate residence. Distinguished by its hipped corrugated iron roof, painted brickwork, faceted bay windows, double storey verandah, decorative mouldings and dentils, tall corbeled brick chimneys, and large intact garden setting.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.3023

Address

1/48 Regent Street, Sandy Bay

Reference Number

HOB-C6.1.3023

Description

Number 1/48 Regent Street was constructed for Mr George Wright and Mrs Rosina Wright in 1888. The house remained in the Wright family for the next 50 years, and was sold in 1938 after the death of their daughter Maud who inherited and lived in the house. The residence is an example of a late Victorian weatherboard cottage. The property features a hipped roof clad in corrugated iron, featuring two tall painted brick chimneys, and two gabled dormer windows facing onto the street (see images). The façade has an infilled verandah fronting the street, the glazed infill features green and

purple frosted top lights, and weatherboard skirting. A central front door and flanking sash windows are visible beneath the verandah (see images). The residence has a modest setback from the street with a small front garden framed with a low timber picket fence.

Specific Extent



Statement of local historic heritage significance and historic heritage values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Number 1/48 Regent Street is of local historic significance for contributing to the understanding of the late 19th century suburbanisation of Sandy Bay. Built in the 1880s the house demonstrates the residential development that occurred along Regent Street during the late Victorian period.
(ii) creative or technical achievements; Not applicable
(iii) a class of building or place; Is representative of the principal characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. 1/48 Regent Street is one of a number of cottages in the area that represents this architectural style, and forms part of a collection of significant housing stock that is evidence of the late Victorian period of development in this area of Sandy Bay.
(iv) aesthetic characteristics; Positioned close to the street the cottage is a prominent visual element and makes a significant contribution to the streetscape. 1/48 Regent Street is a representative example of a late Victorian cottage, distinguished by its symmetrical form, steep hipped roof, tall brick chimneys, sash windows, and central front door.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Not applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable

Images for statements of local historic heritage significance and heritage value



Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1501

Address

Pillinger Drive - Pinnacle Road - Mountain Summit

Reference Number

HOB-C6.1.1501

Description

The construction of the first section of road from Huon Road to the Springs commenced in 1885, using short term prison labour and completed by free labour. The bottom section of the new road formed Pillinger Drive, named after the Government Minister of Public Works, Alfred Thomas Pillinger who oversaw the project. The section of road was officially opened for traffic to The Springs in February 1899 and measured a distance of two miles and fifty two chains.

From c.1890s to the 1920s there was a large increase in the recreational use of Kunanyi/Mount Wellington, this was largely due to places now being accessible along the newly built road by both horse and cart and motorcar from Huon Road to The Springs.

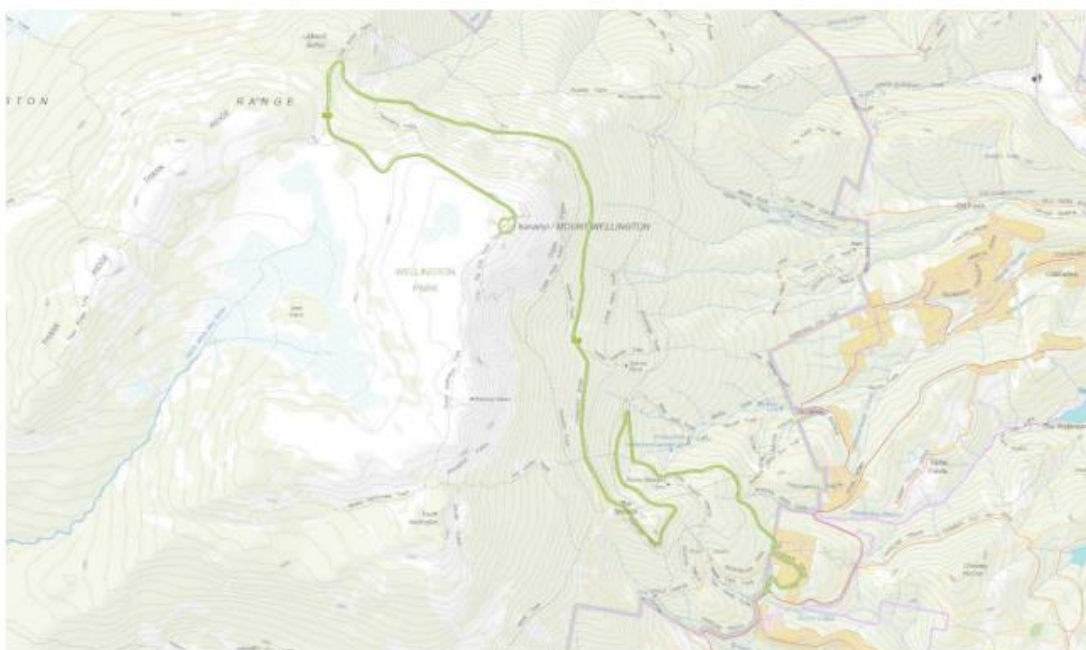
Given the success of the new road the State Government struck a deal with the Hobart City Council to continue the road to The Pinnacle. The section of roadway from The Springs to The Pinnacle was built as part of a government program during the Great Depression work for the dole scheme. Many local residents were employed to work on the road with construction commencing with 40 workers in August 1934 and growing to a workforce of up to 90 men as the construction progressed. The manual labour was hard with much of the work done by hand, with the aid of wheelbarrows, and horses dragging scoops and carts. There was a danger element to the work with frequent gelignite blasts used to break up large sections of rock in order for the road to progress.

The Springs was used as a base for workers, with basic huts housing the unmarried men and used as sleeping quarters. As the road progressed further up the mountain another base camp was constructed just below Big Bend, where archaeological evidence of the workers camps is thought to exist.

The extension from The Springs to the Pinnacle was controversial given the level of clearing and excavation of the mountain landscape was visible from the city, with the new road extension termed by critics 'Ogilvie's Scar' after A.G. Ogilvie who was Premier during this period. As the road neared completion a new summit lookout, ice-skating rink, and car parking for several hundred cars were constructed near The Pinnacle. Chains of wire cabling had been salvaged from old Melbourne cable trams, and Mt Lyell copper mine were re-used for the erection of guard barriers along the road. After two and a half years of gruelling construction the road was officially opened on January 23rd 1937 by Governor Sir Ernest Clark and Premier A.G Ogilvie.

The road construction provided long-term employment for Hobart citizens that struggled during the Great Depression. For generations Pinnacle Road has enabled Hobart locals and tourists from across the world to enjoy the Kunanyi/Mount Wellington summit and the views it offers of Hobart city and the River Derwent. The road today is operational, and has been subject to ongoing maintenance and is considered to be in good condition, with a high degree of integrity.

Specific extent



Extent of listing for Pillinger Drive and Pinnacle Road highlighted green.

Pillinger Drive – width of road including carriageway and shoulders C616

Pinnacle Road – width of road including carriageway and shoulders C616

Statement of local historic heritage significance and historic heritage values.

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i) local history; Pinnacle Road is of historical significance as a tangible reminder of the work undertaken from 1895-1899 and 1935-1937 by both prison labourers and local residents many of whom were
employed during the Great Depression work for the dole scheme. The road is also associated with the settlement and population growth of early Hobart and the demand for recreational use of the mountain.
(ii) creative or technical achievements; Pinnacle Road was regarded as a great engineering achievement in early road building and surveying in Tasmania. The work was undertaken in harsh climatic conditions carried out with 19 th and early 20 th century equipment such as hand tools, explosives, wheelbarrows and horses dragging scoops. The reusing of materials such as the tram cables for the vehicle barriers are testament to the economic hardship experienced in Tasmania at the time.
(iii) a class of building or place; Not applicable
(iv) aesthetic characteristics; Pinnacle Road is of historical significance as a highly visited and valued area of public open space, in a natural setting. Pinnacle Road is of aesthetic significance as a road winding through the dramatic topography and landscape of the mountain.
(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons; Pinnacle Road is socially significant for its provision of access to popular places for recreation and leisure within the Wellington Park area. The local community continues to demonstrate its attachment to Pinnacle Road by using it to access these places.
(ii) the life or works of a person, or group of persons, of importance to the locality or region. Is significant in relation to its association with Premier A.G Ogilvie.

Images for statements of local historic heritage significance and heritage values



Building Pinnacle Road, Mt. Wellington, with Premier A. G. Ogilvie and Mayor J. J. Wignall (AOT NS4023/1/51)



View of and from Pinnacle Road (AOT PH30/1/1780)

