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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 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 properties in their siting, height and bulk; (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; (g) to provide for improved pedestrian access and require greater priority to be given pedestrian

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

HOB-P1.5.2 External lighting

Objective:	That external lighting does not cause an unreasonable loss of residential amenity to residential zones.	
	Acceptable Solutions	Performance Criteria
A1	<p>External lighting within 50m of a residential zone must:</p> <p>(a) be within the hours of 6.00am and 10.00pm, excluding security lighting; and</p> <p>(b) security lighting must be baffled so that direct light does not extend into a residential zone.</p>	<p>P1</p> <p>External lighting within 50m of a residential zone must not cause an unreasonable loss of residential amenity to residential zones, 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-P1.5.3 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 for a take-away food premises must be within the hours of 7.00am and 9.00pm.	P1 The operation of take-away food premises 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 and does not cause an unreasonable loss of residential amenity of nearby residential areas.	
Acceptable Solutions		Performance Criteria
A1	Building height must be not more than the Acceptable Solutions shown in Figure HOB-P1.2.	P1 Building height must: <ul style="list-style-type: none"> (a) be sufficient to prevent an unreasonable loss of residential amenity on adjoining lots, having regard to: <ul style="list-style-type: none"> (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 properties; 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 (b) not more than 10% of the site west of Churchill Avenue on the upper campus (refer to Figure HOB-P1.1).	P1 Site coverage must : (a) be consistent with any relevant local area objectives; (b) be sympathetic to the landscape setting; (c) maintain adequate areas of open space; (d) protect streetscape values;	

	<p>(e) minimise unreasonable adverse impacts on residential amenity on neighbouring properties, having regard to:</p> <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
<p>A1</p> <p>A landscaped area, excluding access ways, with a width of not less than 2m must be provided:</p> <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). 	<p>P1</p> <p>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.</p>

HOB-P1.6.5 Outdoor Storage Areas

Objective:	To provide for outdoor storage areas for non-residential use that 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) be screened from any road or public open space adjoining the site; and (c) not encroach upon parking areas, driveways or 	<p>P1</p> <p>Outdoor storage areas, must:</p> <ul style="list-style-type: none"> (a) be located, treated or screened to not cause an unreasonable loss of the visual amenity of the locality; and (b) not encroach upon car parking areas, driveways

landscaped areas.	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.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>No Acceptable Solution.¹</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 (h) any relevant local area objectives. 	

¹ An exemption applies for fences in this zone – see Table 4.6

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: (a) be accommodated within existing buildings; or (b) not involve an increase in floor area of more than 50m ² from 20 May 2015.	P1 Any new development must be in accordance with a site development plan, prepared to the satisfaction of the planning authority, which 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 Subdivision - 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 lot proposed in a plan of subdivision, must: (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

Subdivision - 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, which 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-P1.8 Tables

This sub-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 sufficient car parking on site 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 which unreasonably impacts on the amenity of the surrounding residential area.
- HOB-P2.1.7 To provide vehicular access to the site which is confined 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 sub-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:

Terms	Definition
Existing buildings	Includes 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 related to 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 cause an unreasonable loss of residential amenity to residential zones.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must be not more than:</p> <p>(a) 55dB(A) (LAeq) within the hours of 7.00am to 7.00pm;</p> <p>(b) the lower of 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), within the hours of 7.00pm to 7.00am; and</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with Part D of the Noise Measurement Procedures Manual, 2nd edition, July 2008.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>	

HOB-P2.5.2 External lighting

Objective:	That external lighting does not cause an unreasonable loss of residential amenity to 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 between the hours of 6.00am and 10.00pm, excluding security lighting; and</p> <p>(b) security lighting must be baffled so that direct light does not extend into a residential zone.</p>	<p>P1</p> <p>External lighting within 50m of a residential zone must not cause an unreasonable loss of residential amenity to residential zones, 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-P2.5.3 Commercial vehicle movements

Objective:	That commercial vehicle movements do not cause unreasonable loss of amenity to residential zones.	
Acceptable Solutions		Performance Criteria
A1	Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, 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 movements and the unloading and loading of commercial vehicles for a use, must not cause an unreasonable loss of residential amenity on land within a residential zone due to early morning or late night operation.

HOB-P2.5.4 Car parking numbers

The Car Parking and Sustainable Transport Code - clause C2.5.1 Car parking numbers, is overridden by this sub-clause.

Objective:	To provide appropriate car parking numbers 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 in 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 hospital to be substantially contained within the existing buildings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development and works must be essential to enable the hospital to comply with legislative, safety and regulatory requirements pertaining to hospital services and must:</p> <p>(a) be accommodated within existing buildings; or</p> <p>(b) not involve an increase in floor area of more than 100m².</p>	<p>P1</p> <p>Any new development and works must:</p> <p>(a) be to facilitate activity that is essential to the hospital's continued effective delivery of its services as a major community health facility;</p> <p>(b) not exceed 200m² in floor area; and</p> <p>(c) not have an adverse impact on the visual amenity and privacy of adjacent residential development.</p>

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
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>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.</p>

HOB-P2.6.3 Outdoor storage areas

Objective:	To provide for outdoor storage areas for non-residential use that do not detract from the appearance of the site or the locality.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Medical waste or other refuse must be stored within a roofed building prior to collection.</p>	<p>P1</p> <p>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 sensitive</p>

	uses 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 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:	To enable subdivision that provides sufficient land area for the physical demands of allowable uses and only occurs when 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 sub-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 provide for the operation of the hospital and any associated ancillary activities where they do not impact on the 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 sub-clause is not used in this particular purpose zone.

HOB-P3.3 Definition of Terms

This sub-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 related to 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 residential zones.	
Acceptable Solutions	Performance Criteria	
A1 Noise emissions measured at the boundary of a residential zone must be not 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; and (c) 65dB(A) (LAm _{ax}) at any time.	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.	

Measurement of noise levels must be in accordance with Part D of the Noise Measurement Procedures Manual, 2nd edition, July 2008.	
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HOB-P3.5.2 External lighting

Objective:	That external lighting does not cause an unreasonable loss of residential amenity to residential zones.	
Acceptable Solutions	Performance Criteria	
A1 External lighting within 50m of a residential zone must: (a) be turned off between the hours of 6.00am and 10.00pm, excluding security lighting; and (b) security lighting must be baffled so that direct light does not extend into a residential zone.	P1 External lighting within 50m of a residential zone must not cause an unreasonable loss of residential amenity to 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-P3.5.3 Commercial vehicle movements

Objective:	That commercial vehicle movements do not cause unreasonable loss of amenity to residential zones.	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicle movements, the unloading and loading of commercial vehicles and garbage removal, 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 movements, the unloading and loading of commercial vehicles and garbage removal, must not cause an unreasonable loss of residential amenity on land within a residential zone due to early morning or late night operation.	

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 cause an unreasonable loss of residential amenity to adjoining land.	
Acceptable Solutions	Performance Criteria	
A1 Building height must be not more than 8.5m.	P1 Building height must: <ul style="list-style-type: none"> (a) be sufficient to prevent an unreasonable adverse impact on residential amenity on adjoining lots, having regard to: <ul style="list-style-type: none"> (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 June 21 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 loss of residential amenity to adjoining residential zones.	
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: <ul style="list-style-type: none"> (a) provides transitional space between the road and building allowing mutual passive surveillance; (b) is compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; (c) provides measures to minimise adverse impact of noise generated by traffic on user amenity; 	

	<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>Buildings must be sited so there is no unreasonable loss of residential amenity to adjoining properties within a residential zone, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of on adjoining properties to less than 3 hours between 9.00am and 5.00pm on June 21, or further decrease sunlight hours if already less and 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 properties.</p>

HOB-P3.6.3 Site coverage

Objective:	That site coverage maintains the character of the streetscape and protects residential amenity.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Site coverage must be not more than 50%.</p>	<p>P1</p> <p>Site coverage must:</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> <p>(c) maintain or enhance streetscape qualities.</p>

HOB-P3.6.4

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
<p>A1</p> <p>A building, or car parking area separated from a boundary of a property in a General Residential Zone by not more than 6m must have landscaping treatment:</p> <p>(a) with a width of not less than 2m along that boundary;</p> <p>(b) containing vegetation that will grow to a mature height of not less than 3m and not more than 25% transparency.</p>	<p>P1</p> <p>A building, or car parking area separated from a boundary of a property in a General Residential Zone by not more than 6m must have landscaping treatment that:</p> <p>(a) enhances the appearance of the development;</p> <p>(b) provides a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) does not create entrapment spaces;</p> <p>(d) assists the integration of new buildings and related structures into the residential character of surrounding streetscapes; and</p> <p>(e) alleviates adverse impacts on neighbours.</p>

HOB-P3.6.5

Outdoor storage areas

Objective:	To provide for outdoor storage areas for non-residential use that do not detract from the appearance of the site or the locality.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Medical waste or other refuse must be stored within a roofed building prior to collection.</p>	<p>P1</p> <p>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 having regard to odour, noise or visual intrusion.</p>
<p>A2</p> <p>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.</p>	<p>P2</p> <p>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.</p>

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 loss of residential amenity to an adjacent residential zone, having regard to: (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 material 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 when 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

This sub-clause is not used in this particular purpose zone.

² An exemption applies for fences in this zone – see Table 4.6

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	The local area objectives for Particular Purpose Zone - Wrest Point are: (a) to provide for 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 (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.

HOB-P4.3 Definition of Terms

This sub-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	

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 Hours of operation of a take away food premises, within the hours of 10.00pm and 6.00am must not cause a direct or indirect disturbance or unreasonable loss of amenity to the surrounding area or occupiers of nearby property.

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 be not more than 12m.	P1 Building height must: <ul style="list-style-type: none"> (a) be sufficient to prevent an unreasonable loss of residential amenity and adjoining properties, having regard to: <ul style="list-style-type: none"> (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 properties; 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 be not more than 40%.	P1 Site coverage must: <ul style="list-style-type: none"> (a) protect streetscape and landscape values; (b) prevent unreasonable loss of residential amenity to adjacent properties, having regard to: <ul style="list-style-type: none"> (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 properties; (c) maintain adequate areas of open space; and (d) protect 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 unreasonable loss of amenity of Sandy Bay Road caused by any reduction in views to the River Derwent.	

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 Landscaping treatment must: (a) have a width of not less than 5m along the boundary with any vehicle 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 and must: (a) enhance the appearance of the site and complement the streetscape; (b) reduce the visual impact of buildings; (c) soften 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) be consistent with 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) be screened from roads or public open space adjoining the site; (c) not encroach upon parking areas, driveways or landscaped areas.	P1 Outdoor storage areas, must: (a) be located, treated or screened to not cause an unreasonable loss of 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 A fence must contribute positively to the streetscape and not cause an unreasonable loss of residential amenity to an adjacent residential zone, having regard to: (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

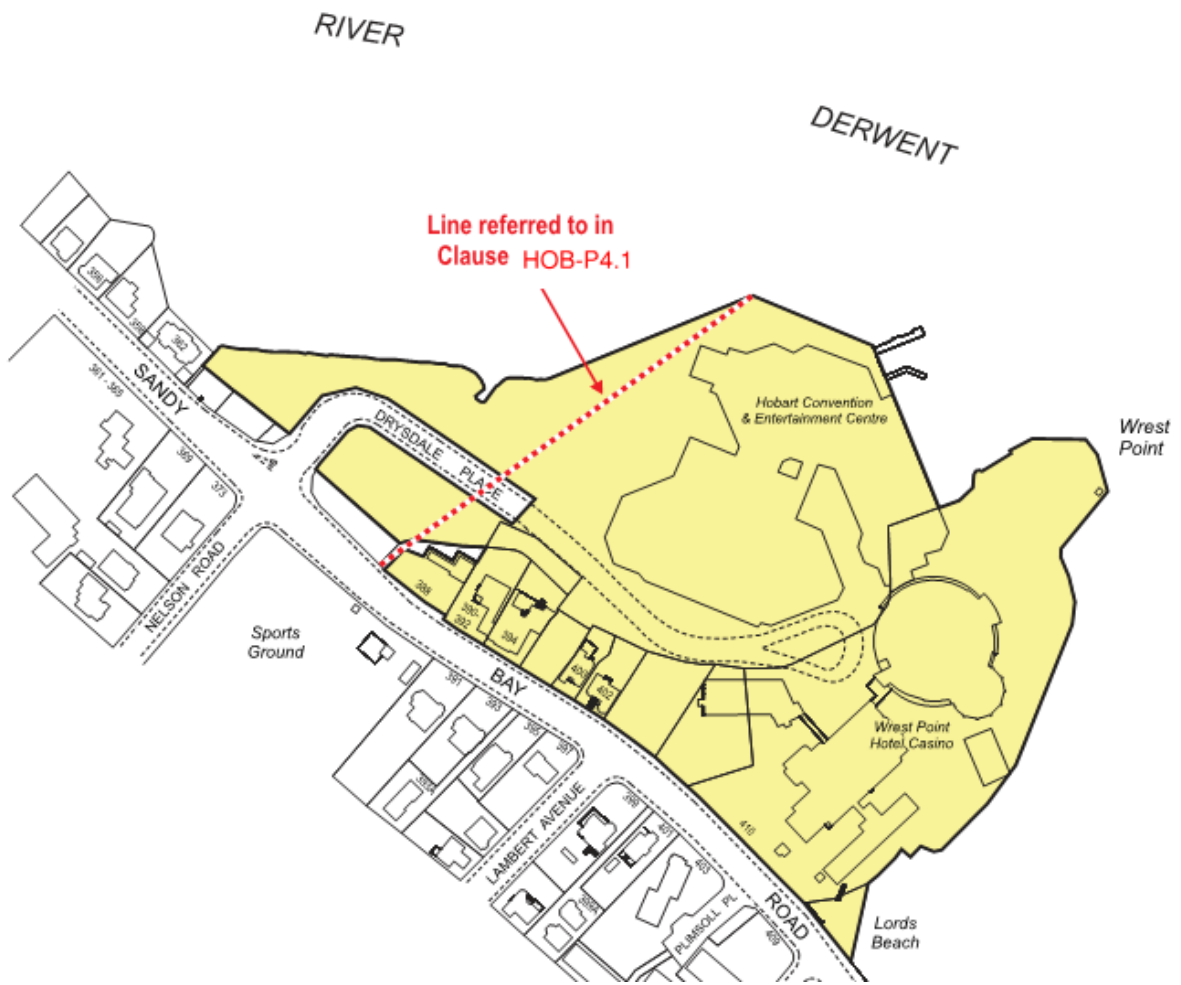
Objective:	That subdivision provides sufficient land area for the physical demands of allowable uses.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Each lot, or lot proposed in a plan of subdivision: (a) must have an appropriate area and dimensions to accommodate a proposed development or allow for the continuation of an existing use; and (b) should be to facilitate a use consistent with the zone purpose, and must not compromise the use of the Wrest Point Hotel/Casino as a tourist and entertainment destination.	

HOB-P4.8 Tables

³ An exemption applies for fences in this zone – see Table 4.6

This sub-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.	<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 which 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 the use of the workshops and sheds as working spaces for craftsmen or artists and uses that encourage appreciation and interpretation of the slipyards and its significant features. These may include a boat building museum, exhibition space or a small cafe to encourage visitation and service visitors and tenants on the site;(d) to encourage traditional boat building as an education or leisure activity in order to maintain links to the historic function of the slipyards;

		<p>(e) to encourage facilities 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 in order 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 sub-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	If : (a) related to a slipyard activity;

	<p>(b) not duplicating another use in the same use class already operating in the slipyards area;</p> <p>(c) essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; and</p> <p>(d) facilitating the adaptation of a building of high or medium significance (as shown in Figure HOB-P5.1 Significant Elements), in accordance with the Battery Point Slipyards Conservation Management Plan April 2008 (particularly Section 7.0 - Conservation Policy).</p>
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 in association with a Community Meeting and Entertainment, Educational and Occasional Care or Tourist Operation use.
General Retail and Hire	<p>If:</p> <p>(a) related to slipyard activity;</p> <p>(b) not duplicating another use in the same use class already operating in the slipyards area;</p> <p>(c) essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; and</p> <p>(d) facilitating the adaptation of a building of high or medium significance (as shown in Figure HOB-P5.1 Significant Elements), in accordance with the Battery Point Slipyards Conservation Management Plan (particularly Section 7.0 - Conservation Policy).</p>
Manufacturing and Processing	<p>If:</p> <p>(a) not listed as Permitted;</p> <p>(b) essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; or</p> <p>(c) directly related to a boat building or slipyard activity.</p>
Natural and Cultural Values Management	
Research and Development	<p>If:</p> <p>(a) related to a slipyard activity;</p>

	<p>(b) not duplicating another use in the same use class already operating in the slipyards area;</p> <p>(c) essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; and</p> <p>(d) facilitating the adaptation of a building of high or medium significance (as shown in Figure HOB-P5.1 Significant Elements), in accordance with the Battery Point Slipyards Conservation Management Plan April 2008 (particularly Section 7.0 - Conservation Policy).</p>
Residential	If for a caretakers dwelling that is essential to a use allowed in the zone.
Storage	<p>If:</p> <p>(a) related to a slipyard activity;</p> <p>(b) essential to maintain the economic viability of a slipyard on the site which would otherwise close without this use being introduced; and</p> <p>(c) facilitating the adaptation of a building of high or medium significance (as shown in Figure HOB-P5.1 Significant Elements), in accordance with the Battery Point Slipyards Conservation Management Plan (particularly Section 7.0 - Conservation Policy).</p>
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 Battery Point Slipyards Conservation Management Plan (particularly Section 7.0 - Conservation Policy).
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	P1	
<p>(a) Boats built or slipped must be not more than 100 tonnes in weight or 30m in length; and</p> <p>(b) Hours of operation:</p> <p>(i) within the slipyards, excluding within a building, must be within the hours of 7.00am to 9.00pm; and</p> <p>(ii) for a Food Services use must be within the hours of 9.00am to 6.00pm.</p>	<p>A use must demonstrate its operation will not cause significant direct or indirect environmental risk or unreasonable residential amenity impacts.</p>	

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

Objective:	To allow uses other than boat building or uses related to slipyard activity within the slipyards site where they will assist in maintaining the traditional industrial character of the slipyards or its conservation as a heritage place.	
Acceptable Solutions	Performance Criteria	
A1	P1	
<p>A use, excluding boat building or a slipyard related use, must:</p> <p>(a) be not more than 25% of the total floor area occupied by the Slipyard lessee at the 28th June 2007;</p> <p>(b) Ancillary office space must not be more than 15% of the total floor area occupied by the Slipyard lessee at the 28th June 2007,;</p> <p>(c) not require new buildings or structures;</p> <p>(d) not involve the storage of goods or materials outside of a building, 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>	<p>The mix and intensity of use is consistent with the relevant local area objectives.</p>	

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 area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>New buildings or additions to existing buildings must:</p> <ul style="list-style-type: none"> (a) have an eaves height above ground floor level of not more than 6m; and (b) have a building height of not more than 7.5m, or 6m if adjacent to the Mariners Cottage shown in Figure HOB-P5.1 Significant Elements. 	<p>P1</p> <p>Building height and design must::</p> <ul style="list-style-type: none"> (a) reinforce the character of the slipyards site that comprises a mixture of single and double storey buildings; (b) not overwhelm the scale of buildings of medium or high significance shown in Figure HOB-P5.1 Significant Elements; (c) retain key views shown in Figure HOB-P5.1 Significant Elements; (d) the form, appearance and materials of new buildings or additions must reflect the traditional industrial character of the slipyards area ; and (e) new buildings or additions to existing buildings must <ul style="list-style-type: none"> (i) be of an industrial appearance, similar to existing buildings in the area; (ii) be designed in a contemporary manner and not falsely recreate the appearance of age; (iii) have a simple, shed like form and appearance with a skillion or gable roof; (iv) be clad in timber or sheet metal; (v) have a similar ratio of openings to solid wall as existing buildings (large areas of glazing to buildings are generally not appropriate); (vi) have large openings facing the foreshore or large doors compatible with the boat shed or workshop style of existing buildings in the area; and

	<p>(vii) in the repair of buildings of medium or high significance similar materials and finishes are used.</p>
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HOB-P5.6.2 Existing buildings and structures of no heritage significance

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

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 not exceed 25% of the existing footprint.	<p>P1</p> <p>New buildings or additions must retain adequate space between buildings and the sense of openness of the area.</p>
A2	New buildings or additions must be separated from existing buildings not less than 1m.	<p>P2</p> <p>The separation of new buildings from buildings listed as an element of high or medium significance in Figure HOB-P5.1, must reflect the existing spacing between buildings.</p>
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 Significant Elements.	<p>P3</p> <p>New buildings must be of a linear floor plan and adopt an east-west orientation, similar to existing buildings in the slipyards area, 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.</p>

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, except for 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 where: <ul style="list-style-type: none"> (i) fencing is of an industrial nature such as chain wire mesh and permeable, with the exception for 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: <ul style="list-style-type: none"> (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.

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 in Figure HOB-P5.1 Significant Elements:</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 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	P1	
<p>(a) Development on the archaeological sites shown on Figure HOB-P5.1 Significant Elements 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 historical archaeological significance; and</p> <p>(b) buildings, structures, trees or shrubs must not be within the Ross Patent Slip area, as shown in Figure HOB-P5.1 Significant Elements..</p>	<p>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.</p>	

HOB-P5.6.8 Signs

This clause is a substitution of Signs Code - clauses C1.4.1, 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	P1	
<p>A sign must:</p> <p>(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</p> <p>(b) be a wall mounted sign as defined in Table C1.3 Sign type definitions with a maximum total area of 2m².</p>	<p>A sign must be designed and sited to:</p> <p>(a) be in keeping with the character of a building or property;</p> <p>(b) retain the character of the slipyards site or Napoleon Street; and</p> <p>(c) respect the identified heritage elements of the site.</p>	

HOB-P5.7 Development Standards for Subdivision

HOB-P5.7.1 Subdivision

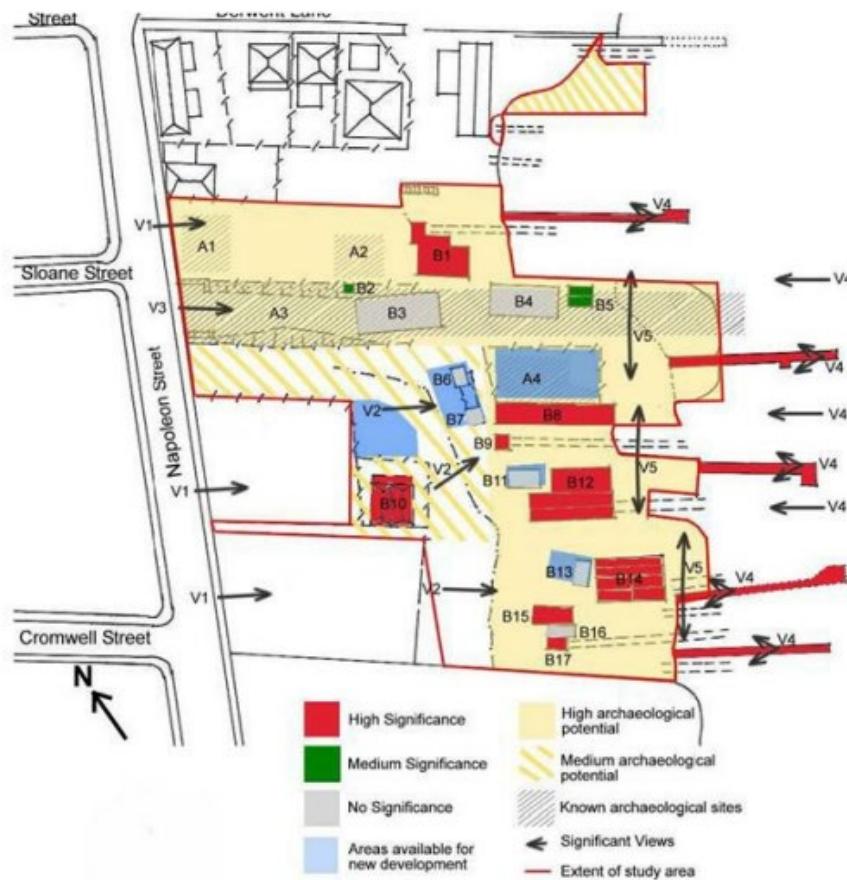
Objective:	To reinforce the historical division between slipyard sites and retain the integrity of the slipyards area as a whole.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Subdivision must:</p> <ul style="list-style-type: none"> (a) be required for 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 sub-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.</p> <p>A1 - Site of 3 conjoined cottages A2 - Site of cottage A3 - Site of Ross Patent Slip A4 - Site of Smokehouses</p>



Precincts A to G approximately represent the boundaries between the historically separate slipyards

B1 Creese's Workshop

B2 Toilet

B3 Powercraft Marine Shed

B4 Powercraft Marine Shed

B5 Kiosk

B6 Muirs Engineering Storage Shed

B7 Muirs Engineering Storage Shed

B8 Muirs Engineering Workshop

B9 Muirs Slip Winch and Shelter

B10 Mariners Cottage

B11 Muirs Storage Shed

B12 Muirs Workshops

B13 Taylor Bros Storage Shed

B14 Taylor Bros Workshops

B15 Engineering Shop

B16 Shipping Container

B17 Taylor Bros Slip Winch and Shelter

A1 Site of 3 conjoined cottages

A2 Site of cottage

A3 Site of Ross Patent Slip

A4 Site of Smokehouses

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) Conservation and contemporary enhancement of the estate and buildings should encourage and guide future use and development. (b) 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. (c) To provide for unsympathetic site elements identified as of minor significance to be considered for removal if there is a demonstrated benefit for the overall site. (d) To encourage the core of historical buildings to form a focus for new development serving contemporary and supporting uses. (e) The location of any new building development is to respect the following: <ul style="list-style-type: none"> (i) long and short views from within and to the site, and from and to the buildings;

		<ul style="list-style-type: none"> (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>(f) To minimise the amount of vehicular parking and provide for it to be established on the site periphery or by means not obviously visible or intrusive to the site, such as by screening with appropriate contemporary means or planting or terracing.</p> <p>(g) 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 sub-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 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) if primarily catering for student, staff or the needs of visitors.
General Retail and Hire	If primarily catering for student, 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 a Inner Residential Zone, while providing for educational facilities to be accessed for study out of hours.	
Acceptable Solutions	Performance Criteria	
A1 A use, excluding residential and an education use, must have hours of operation within 8.00am to 6.00pm.	P1 Hours of operation must not cause an unreasonable loss of 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 residential zones.	
Acceptable Solutions	Performance Criteria	
A1 Noise emissions measured at the boundary of a residential zone must be not 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; and (c) 65dB(A) (LAm _{ax}) at any time. Measurement of noise levels must be in accordance with Part D of the Tasmanian Noise Measurement Procedures Manual, Second Edition July 2008.	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 loss of residential amenity to 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) security lighting must be baffled so that direct light does not extend into a residential zone.	P1 External lighting within 50m of a residential zone must not cause an unreasonable loss of residential amenity to 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-P6.5.4 Commercial vehicle movements

Objective:	That commercial vehicle movements do not cause unreasonable loss of residential amenity.	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicle movements and the unloading and loading of commercial vehicles and garbage removal for a use, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 10.00am to 6.00pm Sunday.	P1 Commercial vehicle movements and the unloading and loading of commercial vehicles and garbage removal for a use, must not cause an unreasonable loss of residential amenity, having regard to: (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 measures between the vehicle movement areas and dwellings; (f) the level of traffic on the road; and (g) potential conflicts with other traffic.	

HOB-P6.5.5 Car parking numbers

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 must not be provided except 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: (a) minimising the availability of car parking; (b) establishing car parking on the periphery of the site; (c) limiting the visibility or intrusiveness of car parking to the site; (d) screening car parking areas by planting or terracing; and (e) parking being located underneath new buildings where facilitated by sloping sites and site access entries.	

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 cause an unreasonable loss of residential amenity to an Inner Residential Zone.	
Acceptable Solutions	Performance Criteria	
A1 Building height must be not more than 13m or RL 38.5 State Datum, whichever is the lesser.	P1 Building height must: (a) be consistent with the relevant local area objectives; (b) be compatible with the streetscape, cultural heritage and landscape values; (c) not cause an unreasonable loss of residential amenity, having regard to: (i) overlooking and loss of privacy; (ii) visual impact of bulk and height; and	

	(iii) 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.
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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 loss of residential amenity to an Inner Residential Zone.	
Acceptable Solutions	Performance Criteria	
A1 Building setback from a frontage must: (a) on Aberdeen Street, be behind a line that is a projection of the façade plane of Domain House which faces Aberdeen St; (b) on Brooker Avenue, be behind a line that is a projection of the façade plane of the former Electrical Engineering building (now Nurse Education) which faces Brooker Avenue; or (c) on Edward Street, be behind a line that is a projection of the façade plane of the Phillip Smith building which faces Edward Street.	P1 Buildings must have a setback from a frontage that is consistent with contemporary practices for a heritage site and which 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 site coverage enhances and maintains the character of the streetscape and landscape setting.	
Acceptable Solutions	Performance Criteria	
A1 Site coverage must be not 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.	

HOB-P6.6.4 Fencing

Objective:	To enable fencing that 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 cause an unreasonable loss of heritage values or residential amenity to an Inner Residential Zone, having regard to: (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:	To provide for outdoor storage areas for non-residential use that 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 from public view; and (c) not encroach upon parking areas, driveways or landscaped areas.	P1 Outdoor storage areas must: (a) be located, treated or screened to not cause an unreasonable loss of 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

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: (a) provide for public open space, public services, utilities or an education related use; (b) must 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 sub-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 sub-clause is not used in this particular purpose zone.

HOB-P7.3 Definition of Terms

This sub-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 brewing and bottling, preparation of cordials, fruit juices, food and beverages, 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 function centre on the Cascade Brewery site or as 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 sub-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 be not more than 9m, excluding on the northern side of Cascade Road where the maximum height of any new structure (not being a building) must not exceed that of the existing silos.	P1 Building height must not have an adverse impact on the amenity, streetscape, scenic or cultural landscape values of the area.	

HOB-P7.6.2

Setback

Objective:	That building setback contributes positively to the streetscape and does cause an unreasonable loss of residential amenity to 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, (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 must be sited so there is no unreasonable loss of residential amenity to a General Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space on adjoining properties 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 properties; and (d) 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 the streetscape and reinforce the built environment of the area in which the site is situated.	

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 not cause an unreasonable loss of visual amenity to an adjoining General Residential Zone, having regard to: (a) the characteristics of the site; and (b) the characteristics of adjoining General Residential land.	

HOB-P7.6.5 Fencing

Objective:	To enable fencing that 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. ⁵	P1 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 adjoins the site, having regard to: (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

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 sub-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 the reality that 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 sub-clause is not used in this particular purpose zone.

HOB-P8.3 Definition of Terms

This sub-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 day respite centre, or 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 cause an unreasonable loss of residential amenity to 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 an unreasonable loss of residential amenity to adjacent residential properties due to noise or other emissions.	

HOB-P8.5.2 External lighting

Objective:	That external lighting does not cause an unreasonable loss of residential amenity for nearby residential properties.	
Acceptable Solutions		Performance Criteria
A1	New lighting must: (a) comply with AS 1158 and AS 4282; and (b) not result in light spill onto windows of habitable rooms of surrounding residential properties.	P1 External lighting must not cause a nuisance to surrounding residential uses.

HOB-P8.5.3 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
A1	On-site car parking must not be provided.	P1 On-site parking must be necessary for the operation of the use and not compromise pedestrian activity and amenity, having regard to: (a) pedestrian safety and convenience (b) air quality and environmental health; and (c) traffic safety.

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 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.	P1 A report demonstrates that: (a) the siting, bulk and design of the development is necessary to provide contemporary health care for the community;

	<p>(b) the development is an appropriate solution, having regard to site constraints; and</p> <p>(c) the building design will minimise unacceptable wind conditions in adjacent streets.</p>
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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 so that the visual impact on public streets is minimised.

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	No Acceptable Solution.	P1 Each lot, or lot proposed in a plan of subdivision must have the appropriate area and dimensions to allow for the continuation of the existing hospital use or the development of a hospital related use.

HOB-P8.8 Tables

This sub-clause is not used in this particular purpose zone.

Figure HOB-P8.1 Building Envelope two dimensional view

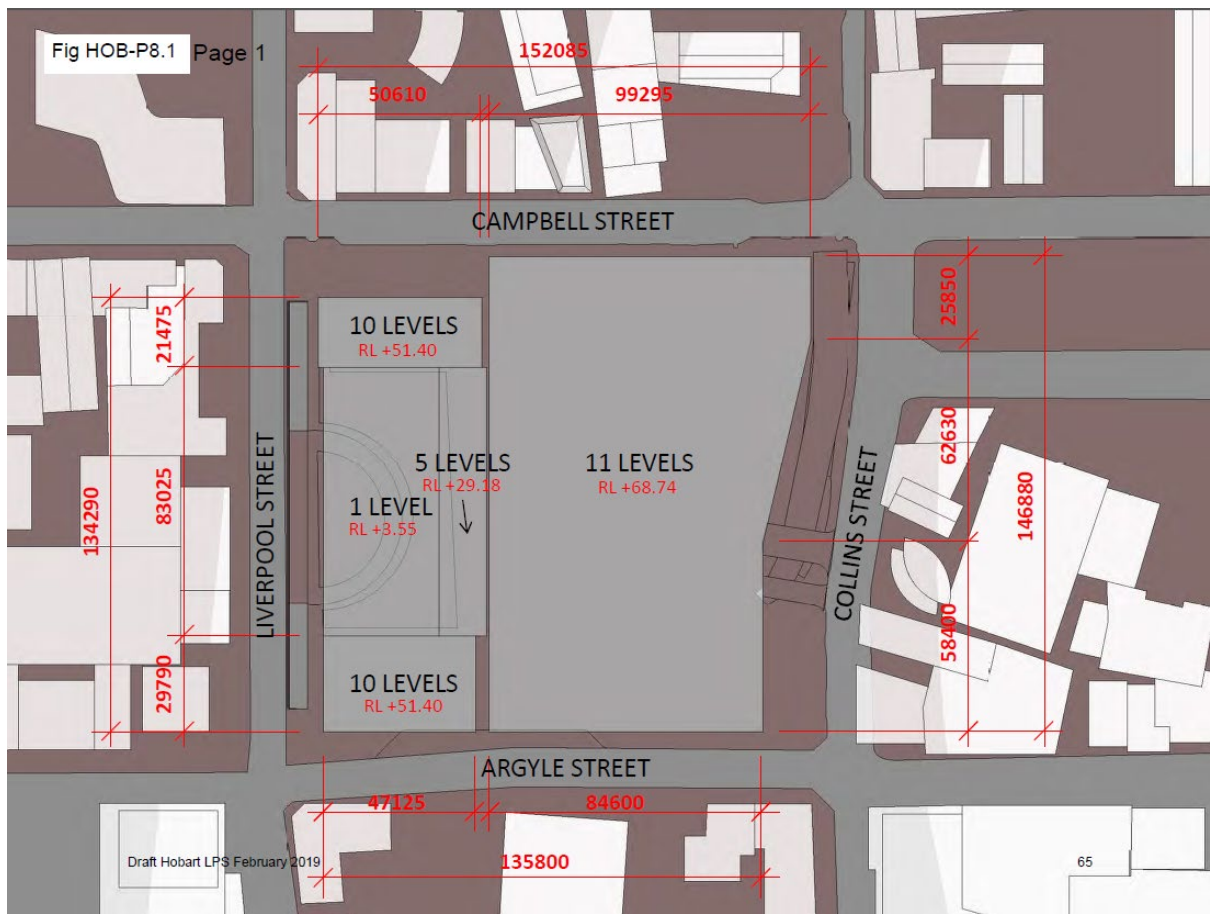


Figure HOB-P8.2 Building Envelope - three dimensional view 1

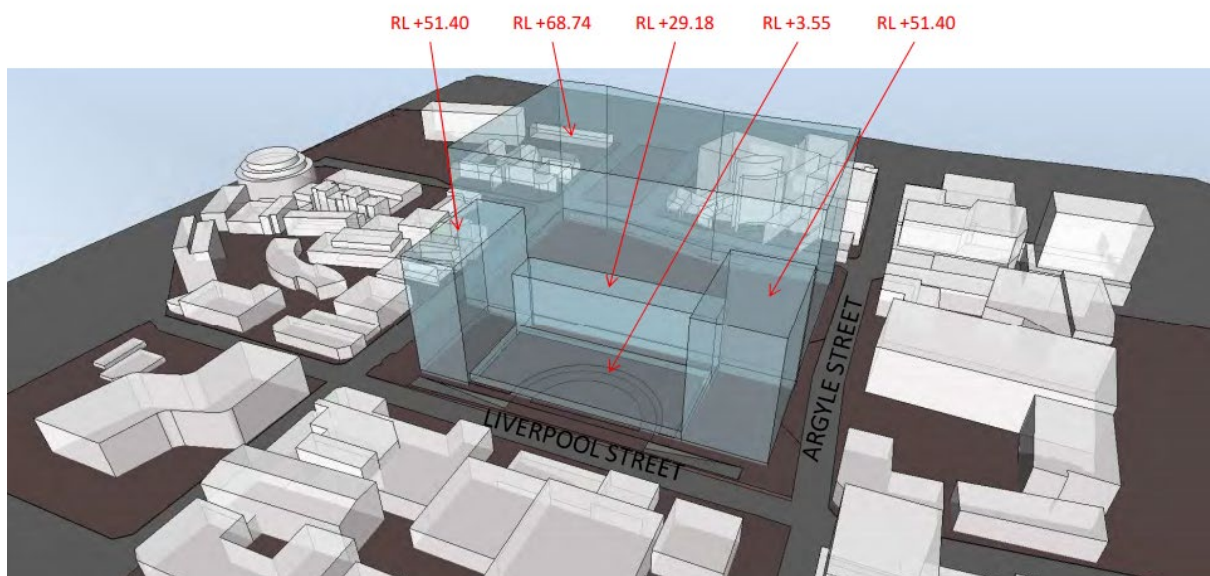


Figure HOB-P8.3 Building Envelope - three dimensional view 2

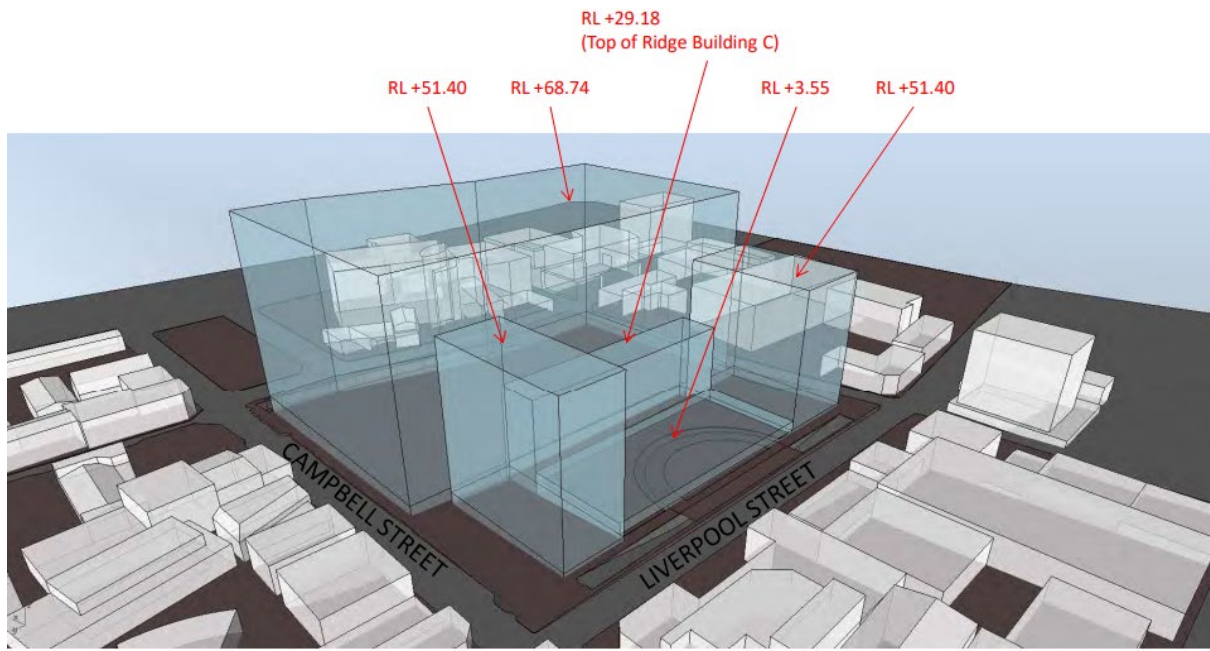


Figure HOB-P8.4 Building Envelope - three dimensional view 3

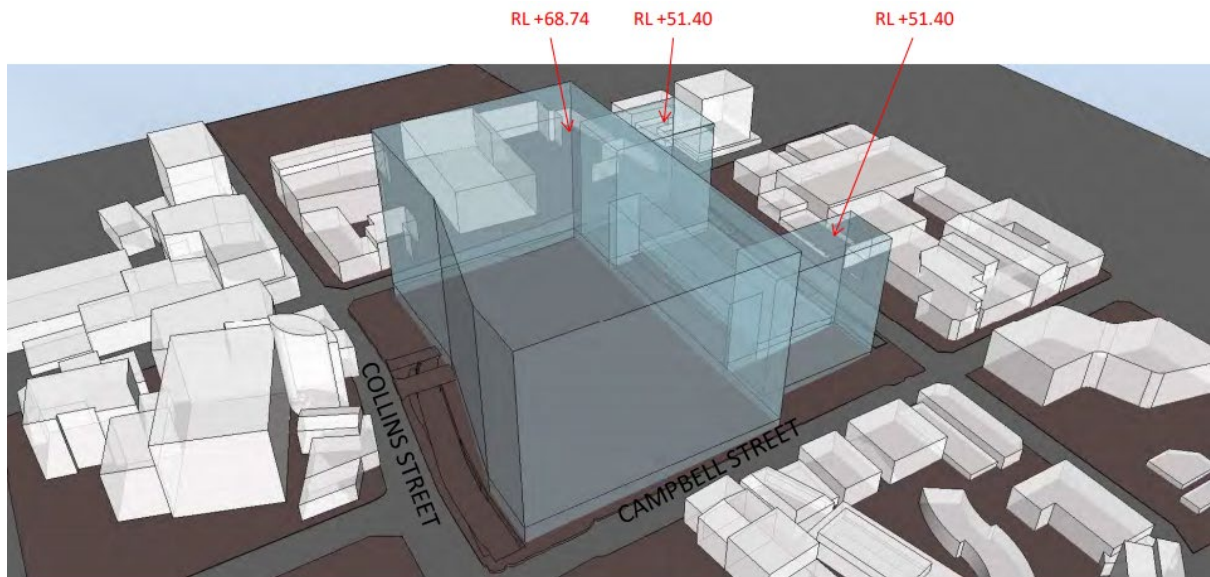


Figure HOB-P8.5 Building Envelope - three dimensional view 4

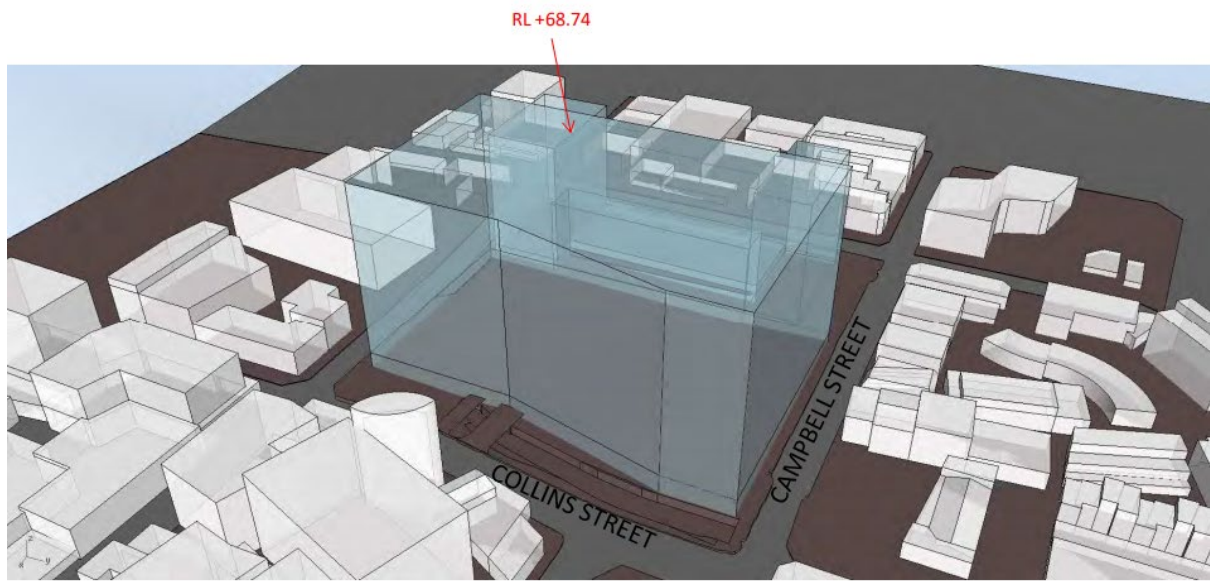


Figure HOB-P8.6 Building Envelope - three dimensional view 5

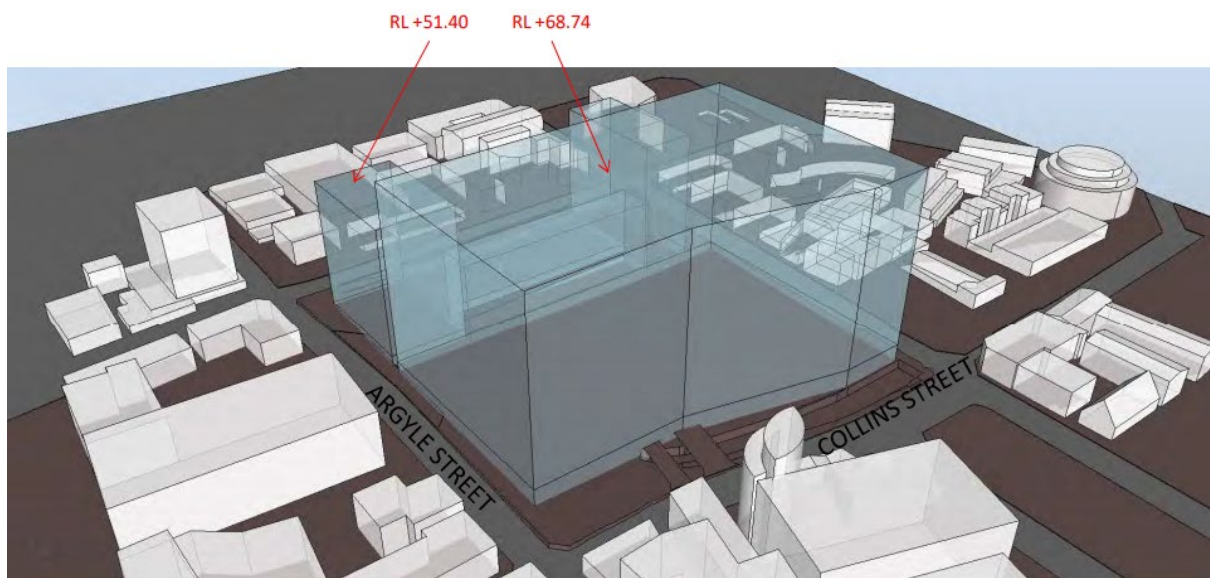


Figure HOB-P8.7 Building Envelope - three dimensional view 6

Figure 41.1 Page 7

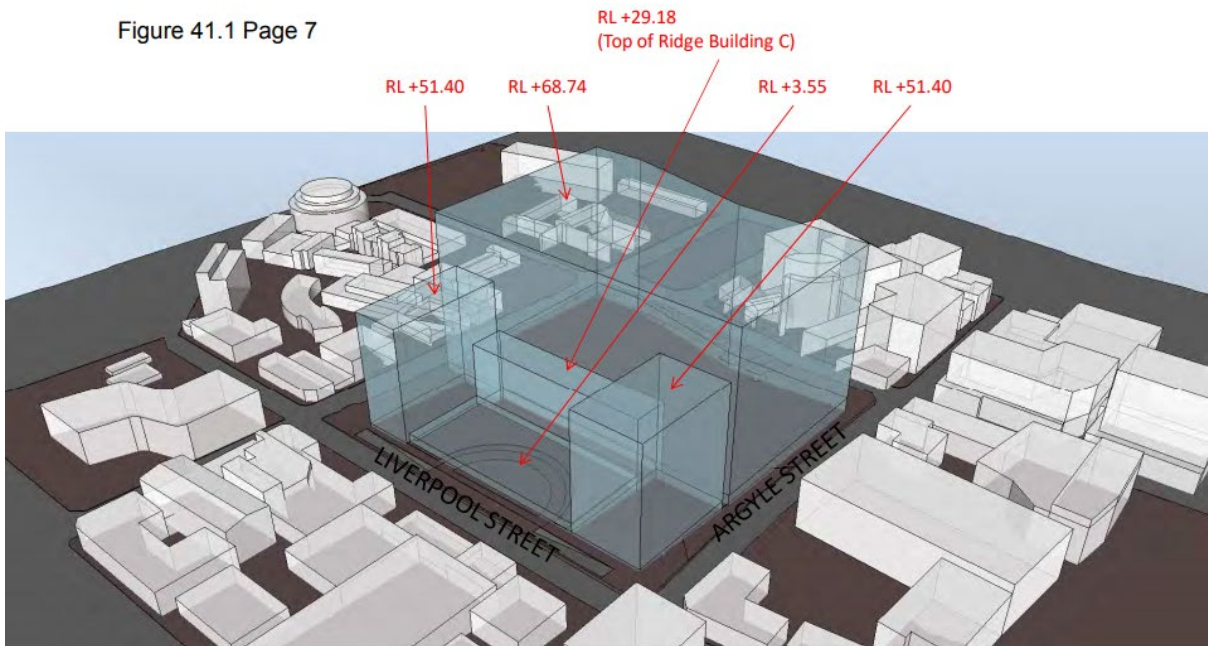
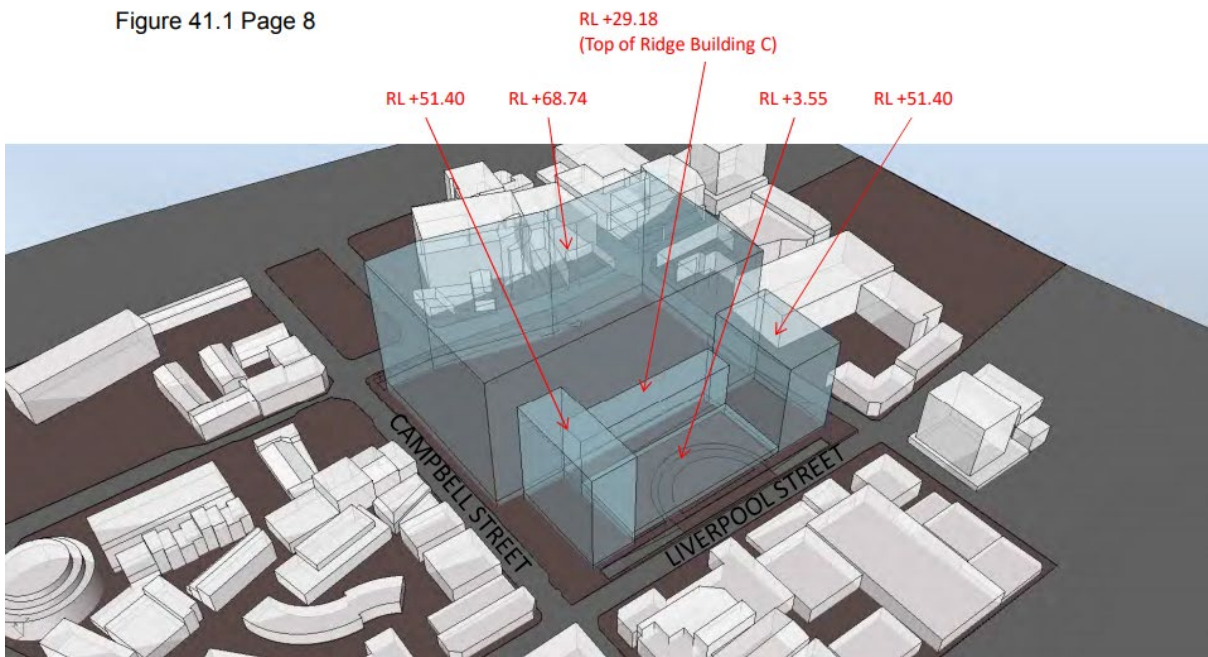


Figure HOB-P8.8 Building Envelope - three dimensional view 7

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 sub-clause is not used in this particular purpose zone.

HOB-P9.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

HOB-P9.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
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.
Port and Shipping	If for uses related to the shipping and storage of substances 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 sub-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.	
Acceptable Solutions	Performance Criteria	
A1 Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must be not more than 15m.	P1 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: (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
<p>A1</p> <p>Buildings must have a setback from a frontage of:</p> <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. 	<p>P1</p> <p>Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to:</p> <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:	<p>That each lot:</p> <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
<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 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 (e) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<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> <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 established properties in the area.
<p>A2</p>	<p>P2</p>

<p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 25m.</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.

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
<p>A1</p> <p>Each lot, or a lot proposed in a subdivision, excluding</p>	<p>P1</p>

<p>for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p>No Performance Criterion.</p>
<p>A2</p> <p>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.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>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.</p>	<p>P3</p> <p>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:</p> <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 sub-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 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 identifiable pedestrian routes, through uses that generate visual interest.
- HOB-P10.1.11 To facilitate pedestrian movement, amenity and safety particularly along the central pedestrian spine 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 overlay map HOB-P10.2.2.	<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 and entertainment activities, including showcasing Tasmanian produced goods; (b) provides for Residential and Visitor Accommodation uses; (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-

		<p>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	Activity Area 3.0 (Wapping) as shown on Figure HOB-P10.6 and on an overlay map HOB-P10.2.3.	<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 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:

Terms	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: <ul style="list-style-type: none"> (a) listed under the Local Historic Heritage Code; or (b) listed on the Tasmanian Heritage Register; and that contributes to the historic significance of that place.
heritage place	means a place listed in the Local Historic Heritage Code or on the Tasmanian Heritage Register.
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.
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> <ul style="list-style-type: none"> (a) the public accessible area space centred on the harbour and docks; and (b) radiating streets, being the major streets which provide entry to the cove and generally radiate out from the harbour and docks.
rear of the cove	<p>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.</p>
secondary space	<p>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.</p>
Sullivans Cove setting	<p>means the amphitheatre affect in which the water and wharf areas are the stage and 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> <ul style="list-style-type: none"> (a) cove floor; (b) cove wall; (c) cove slopes; (d) enclosing ridges; and (e) rear of the cove. <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> <ul style="list-style-type: none"> (a) primary spaces; (b) secondary spaces; and (c) urban gardens.
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> <ul style="list-style-type: none"> (a) Parliament Lawns ; (b) Princes Park; (c) Salamanca Lawns; and

	(d) Treasury Gardens.
townscape	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.

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	If: <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	If: <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	If: <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	If:

	<p>(a) in Activity Area 2.0 (Sullivans Cove Mixed Use);</p> <p>(b) does not displace an arts and craft centre, museum or public art gallery; and</p> <p>(c) does not exceed 300m² in gross leasable floor area.</p>
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).
Tourist Operation	<p>If:</p> <p>(a) in Activity Area 1.0 (Hobart Waterfront) or 2.0 (Sullivans Cove Mixed Use); and</p> <p>(b) a visitor information centre.</p>
Transport Depot and Distribution	<p>If:</p> <p>(a) in Activity Area 1.0 (Hobart Waterfront); and</p> <p>(b) a ferry terminal.</p>
Visitor Accommodation	<p>If:</p> <p>(a) in Activity Area 2.0 (Sullivans Cove Mixed Use) or 3.0 (Wapping); and</p> <p>(b) does not displace a Residential use.</p>
Discretionary	
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	If not listed as Permitted.
Educational and Occasional Care	<p>If:</p> <p>(a) in Activity Area 1.0 (Hobart Waterfront) and for a tertiary institution related to marine or Antarctic science; or</p> <p>(b) in Activity Area 2.0 (Sullivans Cove Mixed Use) or 3.0 (Wapping).</p>
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Hotel Industry	<p>If:</p> <p>(a) in Activity Area 1.0 (Hobart Waterfront) and 2.0 (Sullivans Cove Mixed Use); or</p>

	(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	If: (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	If: (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	If: (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	If: (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	If: (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 Use Standards

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 Change of use from Residential to Visitor Accommodation must: (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 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: (a) for the purposes of access; or	P1 No Performance Criterion.	

(b) where the building is fronting onto Salamanca Place between and including numbers 98 and 106.	
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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	
<p>A1</p> <p>Use partly or wholly located on the ground floor of buildings fronting:</p> <p>(a) Hunter Street between and including numbers 15 and 35;</p> <p>(b) Morrison Street;</p> <p>(c) Murray Street between and including numbers 1 and 11; or</p> <p>(d) Salamanca Place between and including numbers 21 and 93; and</p> <p>(e) Salamanca Square;</p> <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:</p> <p>(a) Hunter Street between and including numbers 15 and 35;</p> <p>(b) Morrison Street;</p> <p>(c) Murray Street between and including numbers 1 and 11; or</p> <p>(d) Salamanca Place between and including numbers 21 and 93; and</p> <p>(e) Salamanca Square,</p> <p>must contribute to the activation of ground floor facades, having regard to:</p> <p>(i) providing interest to pedestrians moving across and throughout the Cove;</p> <p>(ii) allowing access to the public;</p> <p>(iii) providing for active interaction between pedestrians and the use; and</p> <p>(iv) any relevant local area objectives.</p>	

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	
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use listed as Discretionary must support the purpose of the zone and not compromise or distort the activity</p>	

	<p>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),</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</p>

excluding Visitor Accommodation, must be within the hours of 7.00am to 9.00pm.	vehicle movements or through noise, lighting or other emissions.
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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
A1	Non-residential uses must not be located on the same floor as a Residential use within an existing building.	P1 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.

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
A1	On-site parking, excluding for a Residential use within Activity Area 3.0 (Wapping) must: <ul style="list-style-type: none"> (a) not be provided; or (b) not be increased above existing parking numbers. 	P1 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: <ul style="list-style-type: none"> (a) be consistent with any relevant zone purpose; (b) the availability of off-street public parking spaces within reasonable walking distance; (c) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in parking demand over time; or (ii) efficiencies gained by consolidation of parking spaces; (d) the availability and frequency of public transport within reasonable walking distance of the site; (e) the availability and frequency of other transport alternatives;

	<ul style="list-style-type: none"> (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; (g) the streetscape; (h) the topography of the site; (i) the location of existing buildings on the site; (j) any constraints imposed by existing development; (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; and (l) any relevant local area objective; <p>And 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
	<p>A1</p> <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>P1</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

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 Building Zone; (g) maintaining a respectful relationship with any adjacent buildings and with heritage buildings; (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;

	<ul style="list-style-type: none"> (i) not being more prominent in the streetscape than surrounding buildings by strong contrast of scale and height; (j) being compatible with the maintenance of a pedestrian scale environment within primary and secondary spaces; (k) preventing unreasonable impacts on the amenity and character of public open space due to dominating bulk or appearance; (l) preventing unreasonable impacts on the amenity of public open space and public footpaths from overshadowing; and (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.
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HOB-P10.6.2 Building Alignment

Objective:	That the alignment of buildings to roads and other public spaces, excluding the cove floor:	
	<ul style="list-style-type: none"> (a) respects and reinforces the Sullivans Cove setting; (b) is consistent with the established urban form of strong continuous walls; and (c) maintains residential and pedestrian amenity. 	
Acceptable Solutions		Performance Criteria
A1.1	P1	
Buildings, except where located within the cove floor, must	Buildings must:	
<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. 	<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. 	
A1.2		
Buildings, where fronting a road, primary space or secondary space must have an elevation as viewed		

<p>from that road, primary space or secondary space that extends the full width of the lot except:</p> <p>(a) where providing for the creation of a new secondary space; or</p> <p>(b) for existing buildings where the width must not be less than the existing.</p> <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 no less than 1:20 relative to the height of the wall on the frontage.</p>	
<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> <p>(a) provide the overall impression of continuous alignment to that space; and</p> <p>(b) be for the purposes of improving pedestrian amenity.</p>

HOB-P10.6.3 Buildings on the cove floor

<p>Objective:</p>	<p>That new buildings on the cove floor:</p> <p>(a) do not compromise the cove floor flat fill characteristics;</p> <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>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<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> <p>(a) not compromising the cove floor flat fill characteristics;</p>

	<ul style="list-style-type: none"> (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.
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HOB-P10.6.4 Plot Ratio in Activity Area 2.0 (Sullivans Cove Mixed Use)

Objective:	That building form within Activity Area 2.0 (Sullivans Cove Mixed Use):	
	<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. 	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Plot ratio must be not 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; 	

	<p>(f) not resulting in any individual building being visually prominent, particularly when viewed from the River Derwent and within Sullivans Cove; and</p> <p>(g) not detracting from the amenity of pedestrians in public spaces through an overbearing appearance.</p>
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HOB-P10.6.5 Building appearance and design

Objective:	<p>To provide that the appearance and design of buildings:</p> <p>(a) is consistent with the established built character;</p> <p>(b) reinforces the Sullivans Cove spatial system;</p> <p>(c) is of high quality befitting the status of Sullivans Cove; and</p> <p>(d) promotes and maintains high levels of pedestrian amenity and safety.</p>
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Acceptable Solutions	Performance Criteria
<p>A1</p> <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>P1</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> <p>(a) provide the main pedestrian access to the building so that it is visible from:</p> <p>(i) the road; or</p> <p>(ii) where not fronting a road from a primary space; or</p> <p>(iii) where not fronting a primary space from a secondary space;</p> <p>(b) have ground floor facades, facing a primary or secondary space:</p> <p>(i) with voids (windows or doorways) comprising no less than 50% on that frontage; and</p> <p>(ii) single lengths of blank wall no more than 30% of the total facade on that frontage;</p>	<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> <p>(a) consistency with any relevant zone purpose;</p> <p>(b) enhancing the established streetscape;</p> <p>(c) enhancing pedestrian amenity;</p> <p>(d) facilitating pedestrian interest and activity at ground floor level where facing onto primary spaces;</p> <p>(e) providing for passive surveillance of public spaces and building entrances; and</p> <p>(f) reinforcing the status of the building where fronting a primary space.</p>

<p>(c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; and</p> <p>(d) provide external lighting to illuminate public access to the building, car parking areas and pathways.</p>	
<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> <p>(a) the visual qualities of the streetscape; and</p> <p>(b) the amenity of pedestrians through noise, air movement, dust or similar.</p>
<p>A4</p> <p>Security shutters or grilles must not be fitted over windows or doors on facades facing a primary or secondary space or other public places.</p>	<p>P4</p> <p>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.</p>
<p>A5</p> <p>Building surfaces, excluding voids such as windows and doors, must:</p> <p>(a) be masonry including stone, brick and concrete blocks;</p> <p>(b) have a light reflectance value not greater than 40 percent; and</p> <p>(c) where facing onto a primary space not be tilt up or pre-fabricated concrete panels.</p>	<p>P5</p> <p>Building surfaces, excluding voids such as windows and doors, must:</p> <p>(a) be high quality and durable;</p> <p>(b) compatible with the character of existing buildings and in particular heritage buildings;</p> <p>(c) minimise reflectivity; and</p> <p>(d) provide for visual interest and modulation where facing onto primary spaces.</p>
<p>A6</p> <p>External lighting of buildings, excluding security lighting:</p> <p>(a) must accentuate the wall of the building when illuminated; and</p> <p>(b) only illuminate walls to secondary spaces, where walls to primary spaces are also illuminated.</p>	<p>P6</p> <p>No Performance Criterion.</p>

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: (a) be landscaped; (b) provide linkages between primary spaces where physically possible; and (c) include facilities for pedestrians, such as seating.	P1 No Performance Criterion.	

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: (a) be located behind the facade of the building;	P1 Outdoor storage areas, must be located, treated or screened to not cause an unreasonable loss of the	

<p>(b) have all goods and materials screened from public view; and</p> <p>(c) not encroach upon car parking areas, driveway or landscaped areas.</p>	<p>visual amenity of the area, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the type of goods, materials or waste to be stored;</p> <p>(c) the topography of the site; and</p> <p>(d) any screening proposed.</p>
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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	P1
No Acceptable Solution ⁶ .	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 primary space.

HOB-P10.6.10 Design and siting of signs

This clause is in substitution for C1.6.3 The 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: <p>(a) are well designed and sited; and</p> <p>(b) do not contribute to visual clutter and are complementary to the visual amenity and overall historic character of Sullivans Cove.</p>
Acceptable Solutions	
Performance Criteria	
A1.1	P1
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: <p>(i) above awning sign;</p> <p>(ii) billboard sign;</p> <p>(iii) blade sign;</p>	A sign must: <p>(a) meet the sign standards for the relevant sign type set out in Table HOB-P10.8.2; and</p> <p>(b) be compatible with the streetscape, landscape and building character, having regard to: <p>(i) the size and dimensions of the sign;</p> </p>

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

<ul style="list-style-type: none"> (iv) (v) bunting (flag and decorative elements);cabinet sign; (vi) horizontal projecting wall sign; (vii) pole/ pylon sign; (viii)roof sign; (ix) sky sign; (x) vertical projecting wall sign; and (xi) window sign. <p>A1.2</p> <p>A wall sign must:</p> <ul style="list-style-type: none"> (a) be not more than 1 per building; (b) have a maximum vertical dimension of 300mm; and (c) have a maximum horizontal dimension of 2m. 	<ul style="list-style-type: none"> (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; (v) the size and scale of the building upon which the sign is proposed; (vi) the effect of the sign on the safety and security of premises in the area; and (vii) the impact on the safe and efficient movement of vehicles and pedestrians, <p>and excluding for the following signs which are prohibited:</p> <ul style="list-style-type: none"> (i) above awning sign; (ii) billboard sign; (iii) bunting (flag and decorative elements); (iv) roof sign; and (v) sky sign.
<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> <ul style="list-style-type: none"> (a) electronic or video graphics, or mechanically moving figures or graphics, that are primarily for commercial purposes; or (b) fluorescent or iridescent colours or finishes. 	<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>P4</p> <p>No Performance Criterion.</p>

<p>(a) not be located above ceiling or awning level of ground floor occupancies;</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 sub-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.	P1 No Performance Criterion.	

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.	P1 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:	
	(a) placement to allow the architectural details of the building to remain prominent;	
	(b) the size and design not substantially detracting from the buildings original architecture, heritage value or character;	

	<ul style="list-style-type: none"> (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 fixtures that do not and are not likely to damage heritage building fabric. (All signs and related fittings are to be fixed including using 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 	<p>P1</p> <p>No Performance Criterion.</p>	

<p>(c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or</p> <p>(d) be for the purpose of facilitating the desired use and development of land and:</p> <p>(i) form part of an application for that use and development; or</p> <p>(ii) be required for an existing approved use and development.</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> <p>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(b) the functionality and usability of the frontage or access;</p> <p>(c) existing or intended adjoining public space through which occasional vehicular access may be granted;</p> <p>(d) the anticipated nature of vehicles likely to access the site;</p> <p>(e) the ability to manoeuvre vehicles on the site;</p> <p>(f) the ability for emergency services to access the site; and</p> <p>(g) the advice of the road authority.</p>

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
<p>A1</p> <p>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:</p>	<p>P1</p> <p>No Performance Criterion.</p>

<p>(a) a full water supply service;</p> <p>(b) a reticulated sewerage system; and</p> <p>(c) a public stormwater system able to service the building by gravity.</p>	
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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

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

Sign Type	Sign Standards
blade sign	<p>Must:</p> <p>(a) have a maximum vertical dimension of 2.4m; and</p> <p>(b) have a maximum horizontal dimension of 0.8m.</p>
cabinet sign	<p>Must:</p> <p>(a) not project more than 40mm from the wall if erected on a wall or structure;</p> <p>(b) not extend vertically or horizontally beyond the wall to which it is attached; and</p> <p>(c) have a maximum vertical dimension of 400mm and a maximum horizontal dimension of 400mm.</p>
flag sign	<p>Must:</p> <p>(a) contain the business name only and not product content;</p> <p>(b) have maximum dimensions of each flag 1.6m x 900mm; and</p> <p>(c) have a minimum clearance above ground level of 2.4m</p>

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; (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, and: (b) have a of maximum vertical dimension of 500mm or 5% of the wall height, whichever is greater; (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	Must (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)

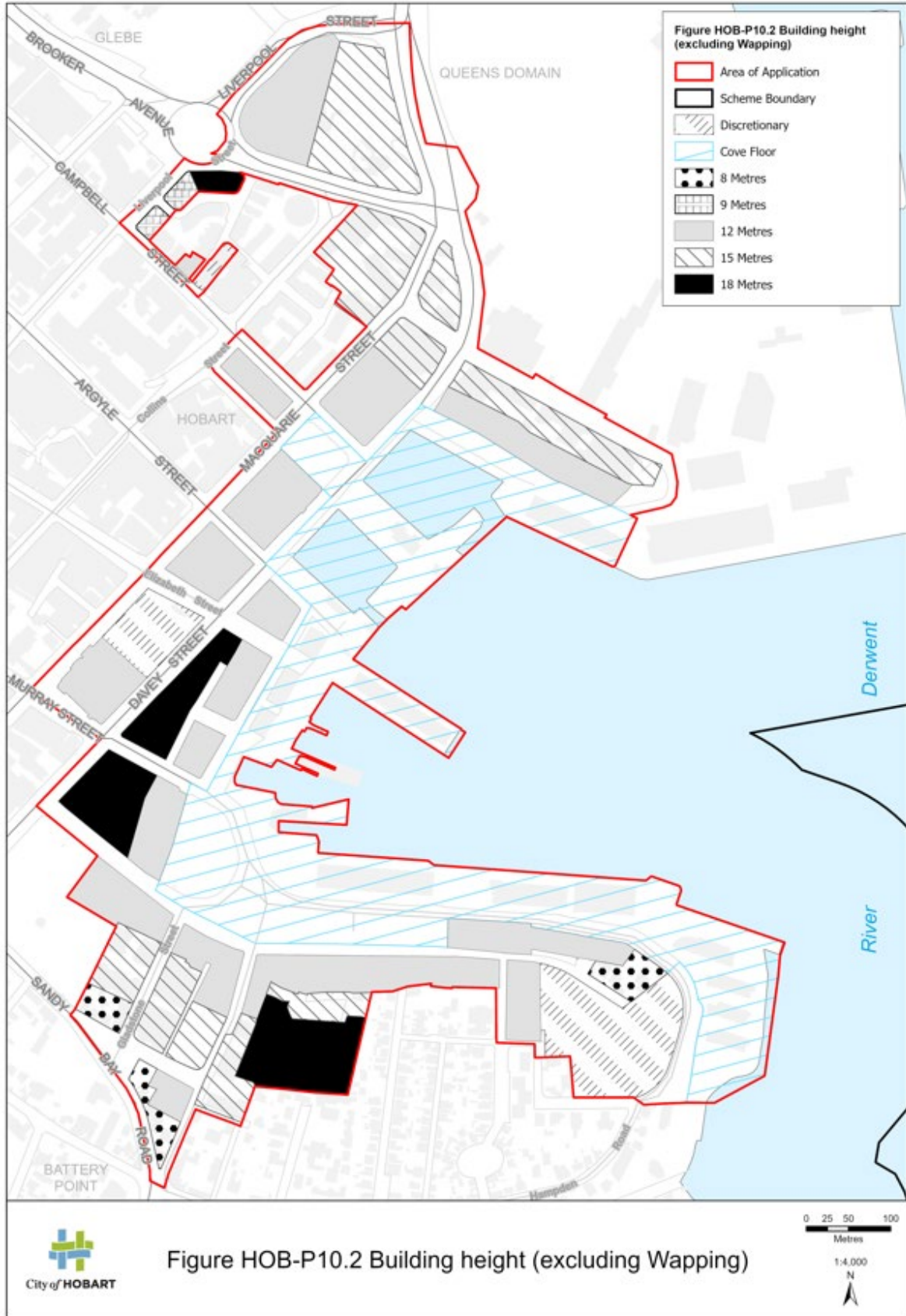


Figure HOB-P10.3 Building height in Activity Area 3.0 (Wapping)

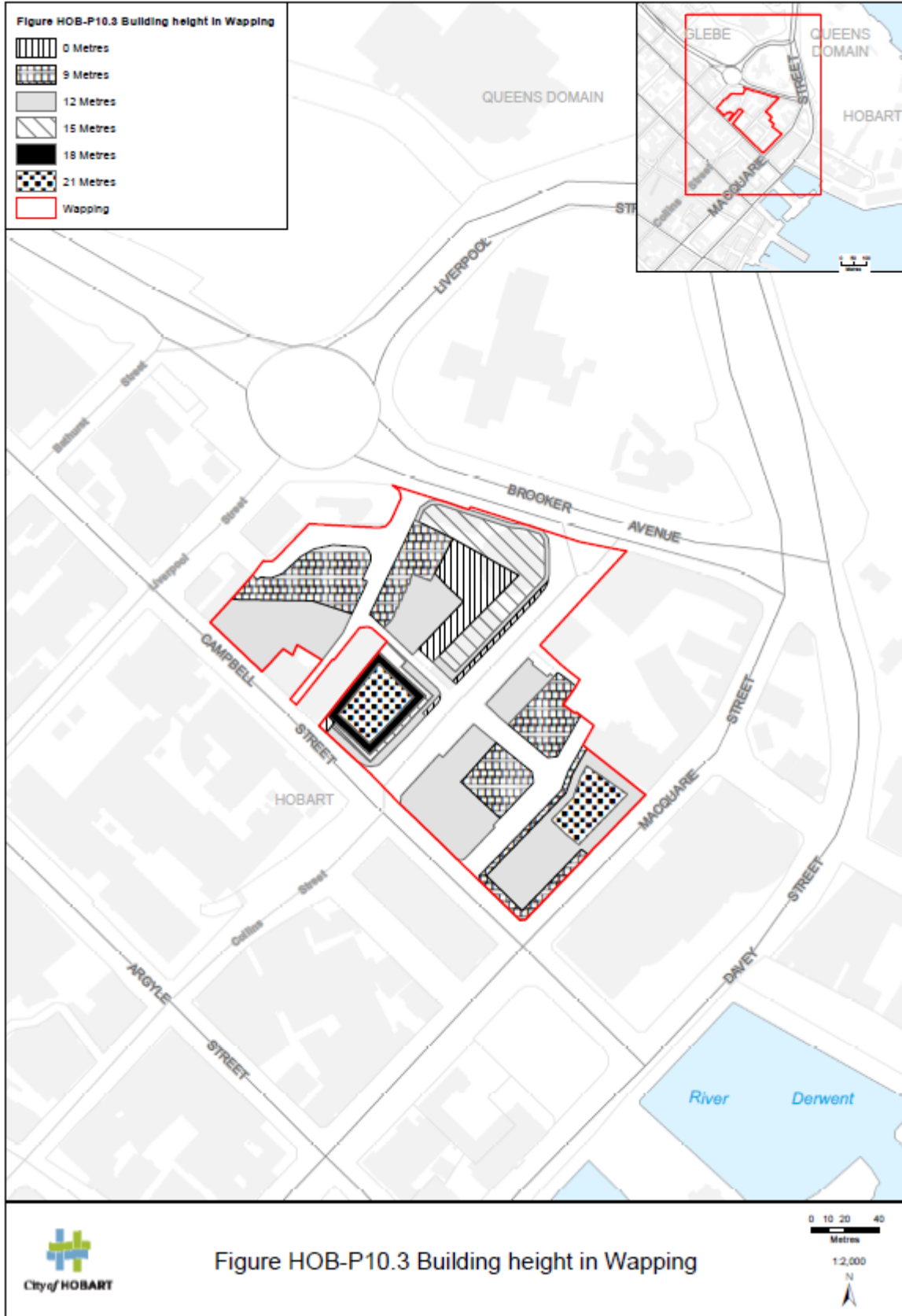


Figure HOB-P10.4 Key Viewlines

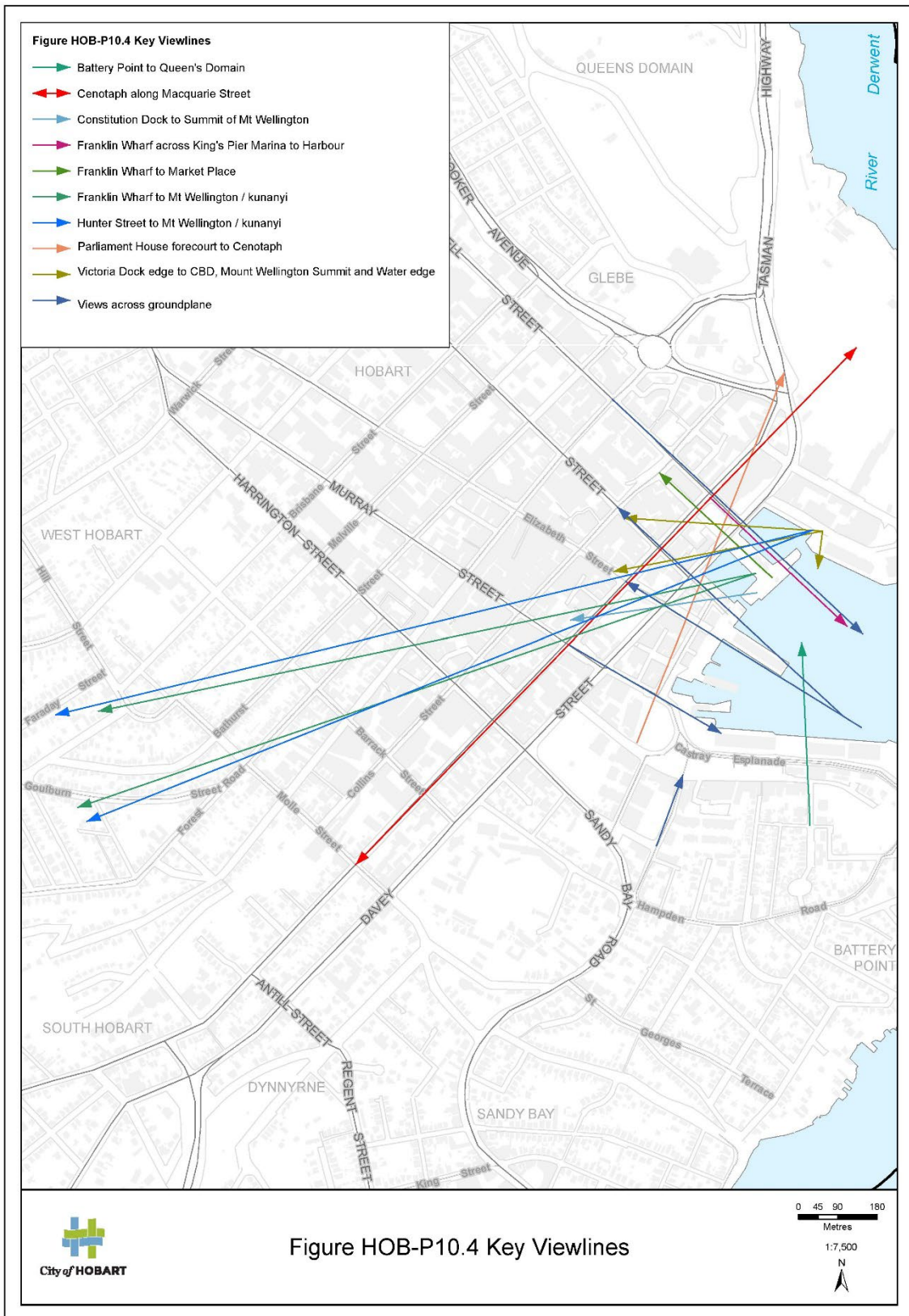
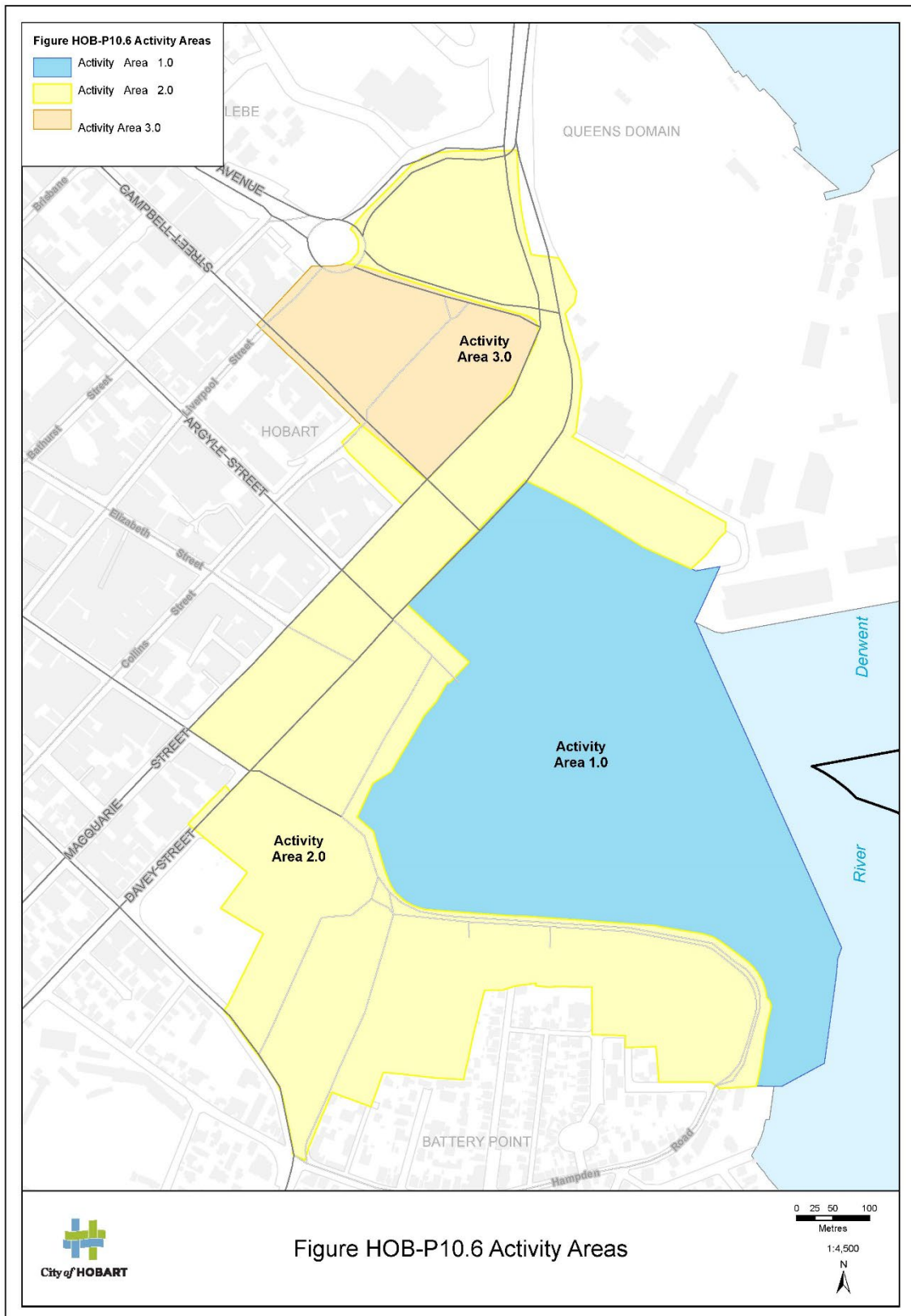


Figure HOB-P10.5 Sullivans Cove Spatial System



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

Sub-clause	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 to the Mount Nelson ridge, then to Porter Hill and down to the water plane at Long Point, Lower Sandy Bay;

		<ul style="list-style-type: none"> (iii) from the Cenotaph to St George's Church; (iv) from the Cenotaph to the Parliament House forecourt along Morrison Street; (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; (vi) the view of the sunrise from the grounds of the Cenotaph on Anzac Day; (vii) to and from Sullivans Cove and the Derwent River aligning NE/SW; (viii) from the Royal Engineers Building to Kangaroo Bay; (ix) along the key public space; (x) to and from the key public space and cove floor to the Cenotaph; and (xi) to and from Davey Street and the entry to the key public space; <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> <ul style="list-style-type: none"> (i) primary shared street spaces extending north from Evans Street and east from Tasman Highway towards the centre of the site; (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 (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;
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		<ul style="list-style-type: none"> (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; (iv) complying with relevant safety and hazard distances as specified in relevant Australian standards; and (v) preserving the future connection to the Port of Hobart from the North by the Regatta Grounds.
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HOB-P11.3 Definition of Terms

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

Terms	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.
Use Area 1: Arts and Institutional Area	means the areas identified as Arts and Institutional Area in Figure HOB-P11.1
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 National Environment Protection (Assessment of Site Contamination) Measure 1999, 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	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 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.
key public space	means the areas identified as Key Public Spaces in figure HOB-P11.3
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
primary space	means Key Public Spaces and Access Links shown on Figure HOB-P11.3, and Evans Street.
natural shoreline	means the natural shoreline as shown in Figure HOB-P11.3 Development Framework
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 use	means a use for a period not exceeding a total of 5 years from commencement of the use.

temporary development	means a development for a period not exceeding a total of 5 years from commencement of the works.
The cenotaph	Means the Cenotaph and surrounding paving areas as shown in Figure HOB-P11.3
The escarpment	Means the topographic sense of the cove wall shown on Figure HOB:P11.3

HOB-P11.4 Use Table

HOB-P11.4.1 Uses within 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 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 major sporting facility.
Transport Depot and Distribution	If for a public transport facility.
Utilities	
Vehicle parking	If not on ground floor level and 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	

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 in Areas 2.1 and 2.2 on Figure HOB-P11.1 and above ground floor level except for access.
Sports and Recreation	If not for 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	

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	If for office in the Royal Engineers Building.
Community Meeting and Entertainment	If for community centre.
General Retail and Hire	If for a market.
Transport Depot and Distribution	If for a public transport facility.
Vehicle parking	If in the Art School car park (47 Hunter Street) or 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 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
<p>A1</p> <p>The total floor area of the following uses does not exceed:</p> <p>(a) General Retail and Hire: 10,000 m²;</p> <p>(b) Research and Development and Educational and Occasional Care combined: 35,000 m²;</p> <p>(c) Business and Professional Services: 30,000 m²;</p> <p>(d) Residential: 15,000 m²;</p> <p>(e) Hotel Industry and Visitor Accommodation combined: 20,000 m².</p>	<p>P1</p> <p>Uses must contribute to the interest and activity of Macquarie Point as a mixed use area, having regard to:</p> <p>(a) providing for a diversity of uses at densities responsive to the character of streetscapes and public spaces;</p> <p>(b) encouraging use at street level that generates activity and pedestrian movement through the area; and</p> <p>(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.</p>

HOB-P11.5.2 Residential and Visitor Accommodation Uses

Objective:	<p>To:</p> <p>(a) provide appropriate levels of amenity for residential and visitor accommodation;</p> <p>(b) protect the operation of the Port of Hobart for the benefit of the local, regional, state and national economy; and</p> <p>(c) protect the viability of Macquarie Point as a major public event space.</p>
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 the Australian Standard AS2107:2016 - <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>.</p>	<p>P1</p> <p>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:</p> <p>(a) transport movements to and from the port;</p>

	<ul style="list-style-type: none"> (b) the operational port; and (c) major public events at Macquarie Point..
<p>A2</p> <p>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.</p>	<p>P2</p> <p>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:</p> <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

HOB-P11.5.3 Car parking

This clause is in substitution of Parking and Sustainable Access Code - clause C2.5.1 Car parking numbers.

Objective:	To provide that traffic movements associated with car parking use are accommodated safely within the surrounding road network.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>On-site parking must not be provided.</p>	<p>P1</p> <p>Car parking must:</p> <ul style="list-style-type: none"> (a) be in the form of a communal or public car parking station provided as part of a development accessed via 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	P2

<p>The total number of car parking spaces in the Zone, excluding Area A shown on Figure HOB-P11.4, must not exceed 350 spaces.</p>	<p>Traffic impacts associated with car parking must be safe and minimise any adverse impact on the efficiency of the road, 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

<p>Objective:</p>	<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.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Temporary uses must not prejudice the future development of Macquarie Point 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.

HOB-P11.6 Development Standards for Buildings and Works

HOB-P11.6.1 Impacts from the working port

Objective:	To: <ul style="list-style-type: none"> (a) provide 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: <ul style="list-style-type: none"> (a) within 50m of the boundary adjoining the Port of Hobart must include design elements that 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>; (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 A report from a suitably qualified person must demonstrate that the siting, layout and design of development achieves and maintains a reasonable level of amenity having regard to existing and potential noise and air emissions from the operational port including the movement of heavy vehicles and port machinery.

HOB-P11.6.2 Building height and form

Objective:	The height and form of buildings are to be: <ul style="list-style-type: none"> (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; (c) respectful of the low-lying nature of the site and its visibility from surrounding elevated areas.
Acceptable Solutions	Performance Criteria
A1 Unless for a temporary development, building height must be no more than: <ul style="list-style-type: none"> (a) the permitted heights for areas shown in Figure HOB-P11.4; or 	P1

<p>(b) 6m if outside the areas shown on Figure HOB-P11.4.</p>	<p>Unless for a temporary development, building height is consistent with the streetscape, urban form and character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the protection of important views shown in Figure HOB-P11.2; (b) the extent that the building is visible when viewed from the Cenotaph and the southern side of the Cove; (c) the overshadowing of existing and proposed buildings and of the key public space; (d) the individual prominence of the building and its contrast with neighbouring buildings; (e) the contribution the building will make to Macquarie Point and the Hobart more generally in terms of architectural character and quality; (f) the extent and nature of the contribution that the building and its use will make to the economic activity of Macquarie Point and in the Hobart; (g) the extent and nature of the contribution that the building and its use will make to the reputation of the Hobart as an international destination; (h) the civic amenity of the building; (i) that buildings sited adjacent to the headland are not to protrude above the escarpment when viewed from the Cenotaph; and (j) any relevant local area objectives.
<p>A2</p> <p>Unless for a temporary development, no Acceptable Solution for roof form for buildings with a floor area greater than 300m².</p>	<p>P2</p> <p>Unless for a temporary development, 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>A3</p>	<p>P3</p>

<p>Unless for a temporary development, buildings are sited within the areas shown in Figure HOB-P11.3.</p>	<p>Unless for a temporary development, 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.
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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>Unless for a temporary development, buildings located within the Building Areas on Figure HOB-P11.3 and within 20m of a frontage to a primary or secondary space are to align to the edge of that space for a minimum of 70% of the width of the building facing that frontage.</p>	<p>P1</p> <p>Unless for a temporary development, buildings must:</p> <ul style="list-style-type: none"> (a) be sited and aligned having regard to any relevant local area objectives; and (b) where fronting onto a primary space or secondary space, the alignment of buildings may include irregular shapes provided that the overall impression is of retention of continuous alignment of the space.

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
<p>A1</p> <p>Unless for a temporary development, building setback from Evans Street must be 3m.</p>	<p>P1</p> <p>Unless for a temporary development, building setback must:</p> <ul style="list-style-type: none"> (a) be consistent with the setback of adjoining buildings and the streetscape; (b) only be sited closer to Evans Street where it can be demonstrated that it is sufficiently setback from the alignment of the Goods Shed to highlight that building within the streetscape; and

	(c) only provide variations in building alignment to break up long building façades, provided that no potential concealment or entrapment opportunities are created.
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HOB-P11.6.5 Design

Objective:	Building façades are to promote and maintain high levels of pedestrian interest, amenity and safety.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless for a temporary development, buildings must comply with the following:</p> <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) ground floor façades facing a primary or secondary space must comprise a surface area of no less than 40% consisting of windows or doorways; and (c) ground floor facades facing a primary or secondary space must not comprise a single length of blank wall greater than 30% of the total façade on that frontage. 	<p>P1</p> <p>Unless for a temporary development, buildings must be designed to enhance the streetscape by:</p> <ul style="list-style-type: none"> (a) providing a pedestrian access to the building that addresses the street or other public place; (b) providing for passive surveillance of public spaces; and (c) treating large expanses of blank wall in the front façade and façades facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space.
<p>A2</p> <p>Unless for a temporary development, 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>P2</p> <p>Unless for a temporary development, 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.
<p>A3</p> <p>Unless for a temporary development, security shutters or grilles must not be fitted over windows or doors on façades facing a primary or secondary space or other public place.</p>	<p>P3</p> <p>Unless for a temporary development, security shutters or grilles over windows or doors on a façade facing the frontage or other public</p>

	spaces are only provided if it is essential for the security of the premises and no other alternatives are feasible.
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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
<p>A1</p> <p>Unless for a temporary development, buildings are to achieve one or more of the following:</p> <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.</p>	<p>P1</p> <p>Unless for a temporary development, rooftop mechanical plant is to be sited and treated so as to be unobtrusive when viewed from the Cenotaph and surrounding areas.</p>

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) all goods and materials stored must be screened from public view.</p>	<p>P1</p> <p>Unless for a temporary development, outdoor storage areas must be located, treated or screened to minimise adverse impacts on the visual amenity of the area.</p>

HOB-P11.6.8 Pedestrian links

Objective:	To provide a network of pedestrian connections.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless for a temporary development, a minimum 6m wide publicly accessible pedestrian lane or arcade is provided</p>	<p>P1</p>

within 10m of an important pedestrian link shown on Figure HOB-P11.3.	Unless for a temporary development, buildings must complement a network of pedestrian connections, having regard to any relevant local area objective.
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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 no closer than 400m from the boundary of the land contained within the title references CT16130/1, CT15736/1, CT19468/1, CT241367/1, CT241366/1, CT163944/1 and CT11646/1 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>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 (Emissions), having regard to:</p> <p>(a) the nature of the waste water 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>

HOB-P11.6.10 Temporary development

Objective:	To provide that temporary developments do not prejudice:
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	<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 must be designed to be compatible with the surrounding area and must not prejudice the future development of the area or appropriate pedestrian, cycle and vehicle linkages 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 suitability of proposed development to achieve satisfactory levels of safety and amenity of occupants including the avoidance of vulnerability to noise, air, vibration and lighting impacts from the Port of Hobart; (c) the height of buildings within Macquarie Point, and on adjoining and adjacent lots; (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) protection of water quality and application of water sensitive urban design principles; (g) protection of public infrastructure and the environment; (h) the quality of the architectural design; (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 preference for materials and finishes to be sympathetic to surrounding buildings; and

	(l) any relevant local area objectives and the purpose of the zone.
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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 and 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> <p>(a) have an area, dimensions and layout consistent with the building areas within the Macquarie Point Development Framework Plan as shown in Figure HOB-P11.3;</p> <p>(b) be required for public use by the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State, Council or by a statutory authority; or</p> <p>(c) be required for the provision of Utilities.</p>	<p>P1</p> <p>(a) Subdivision of land is for the purposes of facilitating the desired use and development of land having regard to the layout of buildings and spaces outlined in the Development Framework shown in Figure HOB-P11.3 and forms part of an application for that use and development; or</p> <p>(b) Subdivision of land ensures that each lot:</p> <p>(i) has a sufficient area, dimensions and frontage to public space for its intended use;</p> <p>(ii) provides for sufficient spaces and connection through the site;</p> <p>(iii) facilitates the articulation of building form by minimising building bulk; and</p> <p>(iv) does not frustrate the opportunity for a future alternative access to the Port of Hobart via the Regatta Grounds from the north;</p> <p>having regard to the desired layout of building and spaces shown in Figure HOB-P11.3, the location of existing and approved buildings, any relevant local area objectives.</p>
<p>A2</p> <p>Each lot 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, 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> <p>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p>

	<ul style="list-style-type: none"> (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.
<p>A3</p> <p>Each lot, excluding for public open space or utilities, must be capable of a connection to:</p> <ul style="list-style-type: none"> (a) a reticulated potable water supply; (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 sub-clause is not used in this particular purpose zone.

Figure HOB-P11.1 Use Areas

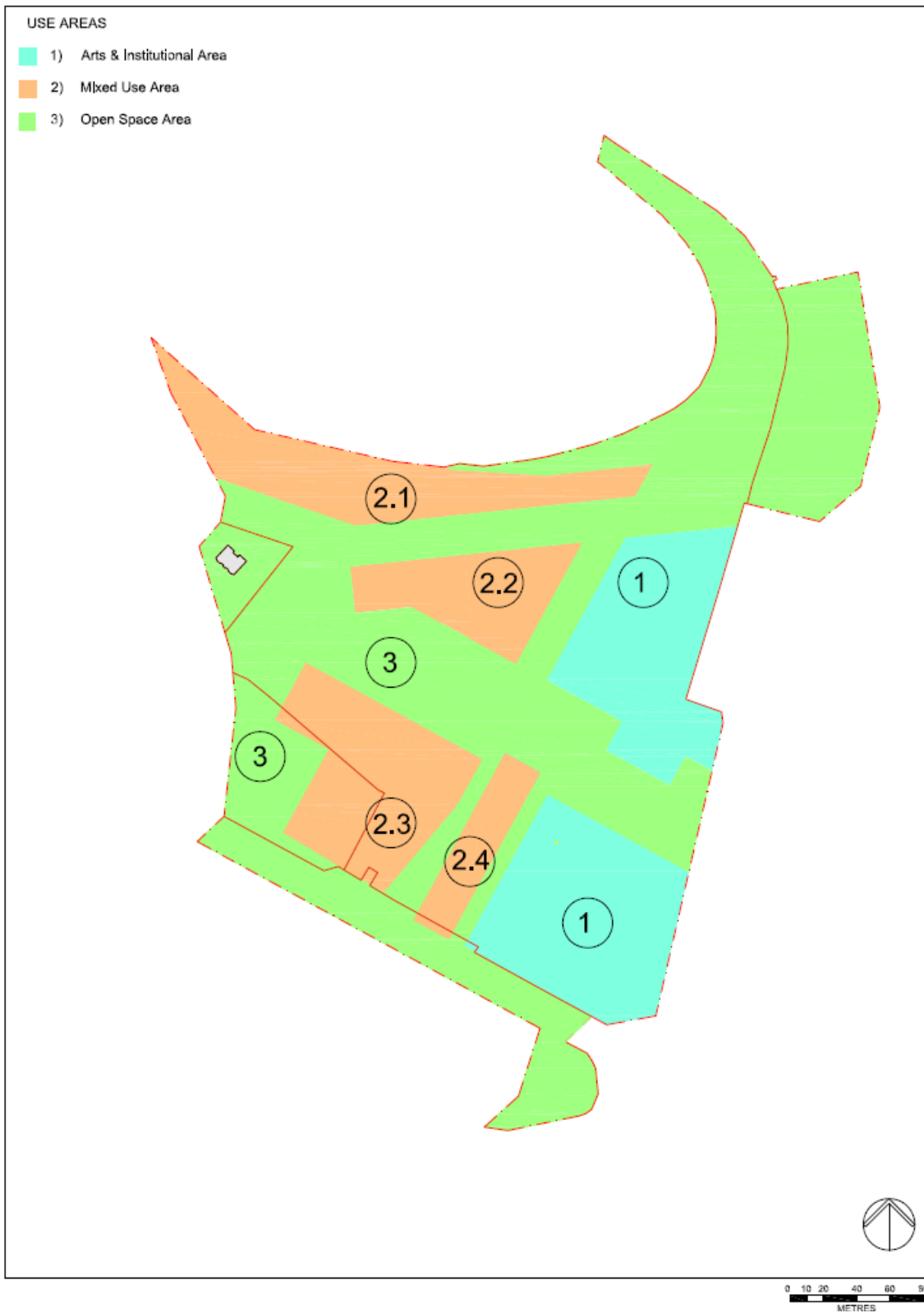


Figure HOB-P11.2 Important Views and Sightlines

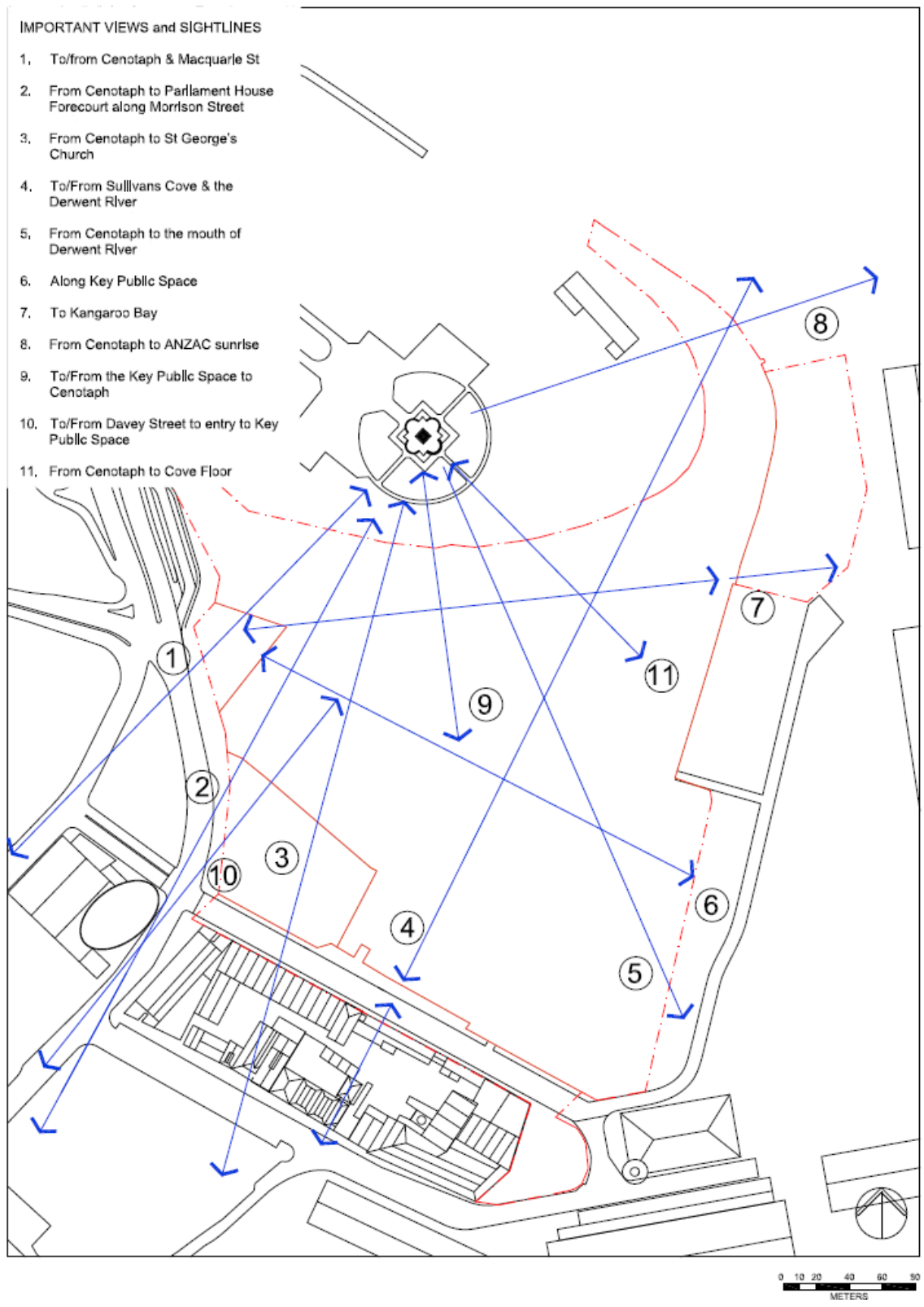


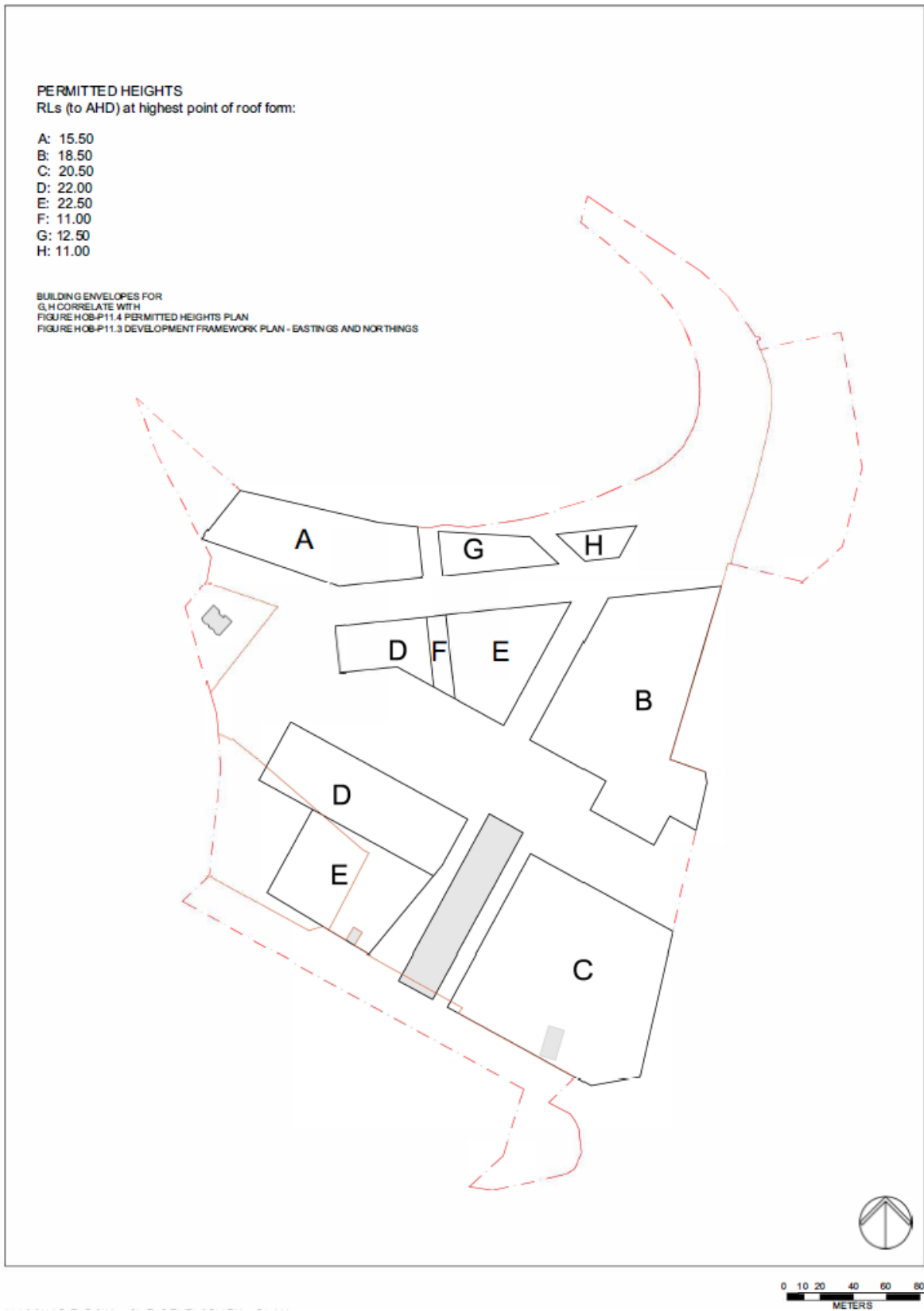
Figure HOB-P11.3 Development Framework



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 and Domain Slip

HOB-P12.1 Zone Purpose

The purpose of the Particular Purpose Zone - Huon Quays and Domain Slip is:

- HOB-P12.1.1 To provide for operational services to the Port of Hobart, such as marine emergency services, refuelling facilities, slipway services and office accommodation for marine related Business and Professional Services.
- HOB-P12.1.2 To provide for uses compatible with port and maritime activities.
- HOB-P12.1.3 To provide for marine side infrastructure, including additional mooring pontoons/structures to cater for tugs, pilot boats and recreational vessels.
- HOB-P12.1.4 To provide that the historic heritage and landscape values of the area are protected.
- HOB-P12.1.5 To provide that new development respects the historic heritage significance of the Drill Hall and Commanders Residence, including its setting.
- HOB-P12.1.6 To provide that development does not adversely impact on the historic heritage significance and reverential ambience of the Hobart Cenotaph and its surrounds.
- HOB-P12.1.7 To provide that the bulk, siting and height of buildings are sympathetic to the natural topography of the headland, amphitheatre and escarpment surrounding the Hobart Cenotaph and reinforces the natural shoreline.
- HOB-P12.1.8 To provide that 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 sub-clause is not used in this particular purpose zone.

HOB-P12.3 Definition of Terms

Terms	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> <p>(a) their role in, representation of, or potential for contributing to the understanding of:</p> <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 <p>(b) their association with:</p> <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 Data Sheet) and pp.73-74 (Former HMAS Huon Data Sheet) of the Queens Domain Cultural Heritage Management Plan 2002.</p>
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>

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	
Pleasure Boat Facility	If not more than 20 berths.
Port and Shipping	
Research and Development	
Vehicle Fuel Sales and Service	If for marine vessels.
Discretionary	
Business and Professional Services	
Food Services	If gross floor area is not more than 200m ² .
General Retail and Hire	If gross floor area is not more than 200m ² .
Manufacturing and Processing	If associated with marine vessels.
Pleasure Boat Facility	If not listed as Permitted.
Service Industry	If associated with marine vessels.
Tourist Operation	If: (a) related to the port and maritime industry; and (b) a visitor information centre.
Transport Depot and Distribution	If (a) associated with public transport; or (b) associated with the transport of people via helicopter or seaplane.
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 Particular Purpose Zone.	

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: (a) environmental, social, economic or safety reasons of greater value to the community than the historic heritage values of the place;	

	<ul style="list-style-type: none"> (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; <p>and is not the Drill Hall and Commanders Residence.</p>
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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 be not 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 and 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 Hobart Cenotaph and its surrounds; and (d) is of high quality befitting 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 Hobart 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; and

<p>A2</p> <p>New buildings or extensions to existing buildings must have all facades with:</p> <p>(a) Windows and doors comprising no less than 50% of the area of that frontage; and</p> <p>(b) Single lengths of blank wall no more than 30% of the length of the total façade on that frontage.</p>	<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> <p>(a) facade articulation;</p> <p>(b) architectural detail;</p> <p>(c) external building materials;</p> <p>(d) minimise single lengths of blank walls;</p> <p>(e) ratio of solid walls to windows and doors; or</p> <p>(f) a combination of any of the above.</p>
<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, Hobart 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 street 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> <p>(a) be located behind the facade of the building;</p> <p>(b) have all goods and materials screened from public view; and</p> <p>(c) not encroach upon car parking areas, driveway or landscaped areas.</p>	<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> <p>(a) the nature of the use;</p> <p>(b) the type of goods, materials or waste to be stored;</p> <p>(c) the topography of the site;</p> <p>(d) any historic heritage significance or historic heritage and landscape values; and</p> <p>(e) any screening proposed.</p>

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: (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 The subdivision of land is for the purposes of facilitating the desired use and development of land and: (a) forms 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.	

HOB-P12.8 Tables

This sub-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 to the area of land designated as Gregory Street Specific Area Plan on the overlay maps.

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; and
 - (c) Signs Code,
- as specified in the relevant provision.

HOB-S1.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

HOB-S1.4 Definition of Terms

This sub-clause is not used in this specific area plan.

HOB-S1.5 Use Table

This sub-clause is not used in this specific area plan.

HOB-S1.6 Use Standards

This sub-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 addition to Inner Residential Zone - clause 9.4 Development standards for dwellings and clause 9.5 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 must be no more than 1 storey in height or 2 storeys if both adjoining buildings are 2 storeys.	P1 The height of buildings must be not more than 12m and must be compatible with the scale of nearby buildings.
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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, having regard to the use of paving between a building and the street 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 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.

Objective:	To provide a consistent style and hierarchy of paving for vehicular, pedestrian and shared areas in Gregory Street and Princes Street commercial areas.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Paving materials for vehicular, pedestrian and shared areas in Gregory Street and Princes Street commercial areas, must be:</p> <p>(c) asphalt for public paths;</p> <p>(d) asphalt for car parks;</p> <p>(e) terracotta pavers for shared pedestrian/driveways in car parks; or</p> <p>(f) terracotta pavers in semi-private pedestrian lanes between buildings.</p>	<p>P1</p> <p>Paving materials must contribute positively to the streetscape.</p>

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, and in addition to Signs Code - Table C1.6 Sign Standards.

Objective:	To enable signage that contributes positively to the streetscape and does not cause an unreasonable loss of residential amenity for land in a residential zone.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>A Sign must:</p> <p>(a) not be an illuminated sign;</p> <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> <p style="padding-left: 20px;">(i) be a wall sign on building frontages and a single below awning sign and a single portable sign; or</p> <p style="padding-left: 20px;">(ii) be a single ground base sign or a single pole/pylon sign with a maximum height of 4m.</p>	<p>P1</p> <p>No Performance Criterion.</p>	

HOB-S1.7.6 Lighting in Car Parks and Pedestrian Areas

Objective:	That well designed lighting provided in off street pedestrian areas and car parks is adequate for pedestrian safety.	
Acceptable Solutions	Performance Criteria	
A1	P1	

<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>Lighting in the 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.
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HOB-S1.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

HOB-S1.9 Tables

This sub-clause is not used in this specific area plan.

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 protection from the elements for the pedestrian, 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 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 For development to reinforce the existing hierarchy and network of public spaces and not to build in existing laneways.
- HOB-S2.1.10 The encouragement of 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 North Hobart Specific Area Plan on the overlay maps.
- 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
 - (b) Signs Codeas specified in the relevant provision.

HOB-S2.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

HOB-S2.4 Definition of Terms

This sub-clause is not used in this specific area plan.

HOB-S2.5 Use Table

This sub-clause is not used in this specific area plan.

HOB-S2.6 Use Standards

This sub-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 of General Business Zone - clause 15.4.1 Building height.

Objective:	To provide for development that: (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) be not more than 2 storeys; (b) be not more than 9m; and (c) if single storey, be not less than 4.8m (refer to Figure HOB-S2.1).	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 of 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 where the introduction or retention of a setback may be appropriate.

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

Objective:	<p>To provide for development that:</p> <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; and (c) retains the traditional streetscape fabric.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must have a void to wall face ratio of:</p> <ul style="list-style-type: none"> (a) 15%-25% above awnings; and (b) 25%-60% below awnings (refer to Figure HOB-S2.3). 	<p>P1</p> <p>Development should not be inconsistent with the characteristic solid (wall) to void (opening) ratio.</p>
<p>A2</p> <p>Building width on the Elizabeth Street frontage must be:</p> <ul style="list-style-type: none"> (a) not less than 7m; and (b) not more than 12m (refer to Figure HOB-S2.2). 	<p>P2</p> <p>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.</p>
<p>A3</p> <p>The physical fabric of a traditional shopfront must be retained.</p>	<p>P3</p> <p>A shopfront may be replaced if it can be demonstrated that the shopfront is not a critical component of the traditional streetscape.</p>
<p>A4</p> <p>Alterations to an existing façade must retain or reinstate awnings over a public footpath.</p>	<p>P4</p> <p>Alterations to an existing façade on the Elizabeth Street frontage that do 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.</p>
<p>A5</p> <p>Awnings must be no deeper (vertically) than 450mm at the street edge (refer to Figure HOB-S2.4).</p>	<p>P5</p> <p>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.</p>
<p>A6</p> <p>Awnings must be made of non-combustible materials.</p>	<p>P6</p> <p>No Performance Criterion.</p>

<p>A7</p> <p>Awnings must:</p> <p>(a) cover not less than 80% and not more than 90% of the footpath; and</p> <p>(b) be separated by not less than 450mm horizontally from the edge of the kerb (refer to Figure HOB-S2.4).</p>	<p>P7</p> <p>Awnings must:</p> <p>(a) be of sufficient width to provide protection for pedestrians having regard to the pattern of the streetscape;</p> <p>(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 crossing and the like; and</p> <p>(c) be separated by not less than 450mm horizontally from the edge of the kerb.</p>
<p>A8</p> <p>Awnings must have a clearance above the footpath of not less than 2.7m and not more than 3.6m.</p>	<p>P8</p> <p>Awnings must be of sufficient height above the footpath to provide adequate clearance for the movement of persons and goods.</p>

HOB-S2.7.4 Materials

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

<p>Objective:</p>	<p>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.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <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> <p>(i) masonry: red brick, stone (particularly sandstone);</p> <p>(ii) metal finishes: chrome plate, stainless steel, brass, (if used for window frames, architectural hardware, awning soffits, ceiling linings);</p> <p>(iii) custom orb metal sheet, (if used for roofing); and</p> <p>(iv) timber (if used for window frames, doors, interior floors and architectural details).</p>	<p>P1</p> <p>Materials used on building surfaces must make a positive contribution to the streetscape, having regard to:</p> <p>(a) recognising and responding to the palette of materials that comprise the enduring image of central North Hobart;</p> <p>(b) respecting rather than mimicking the existing palette; and</p> <p>(c) displaying their inherent character - fake materials (those designed to appear as another finish) are inappropriate.</p>

HOB-S2.8 Development Standards for Subdivision

This sub-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, above awning sign, awning fascia 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) Depth 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) Depth no more than 400mm; (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 240mm;

		<p>(f) Sign to be perpendicular to building façade;</p> <p>(g) Does not project beyond the width of the awning or have a length no more than 2700mm, whichever is the lesser; and</p> <p>(h) Minimum distance from the side boundary of the site is 3200mm.</p>
wall sign	General Business	<p>(a) Must be face mounted;</p> <p>(b) Maximum dimension shall be equal to or less than a below awning sign;</p> <p>(c) Must not be illuminated;</p> <p>(d) Message on the front face only;</p> <p>(e) Projection from the face of the wall or fence no more than 450mm;</p> <p>(f) Does not extend laterally beyond the wall or above the top of the wall to which it is attached; and</p> <p>(g) Area of sign no more than 2m²</p>

Figure HOB-S2.1 Building Form: Height, Example of buildings of appropriate height.



Figure HOB-S2.2 Building Form: frontage Width, example of buildings with appropriate frontage width

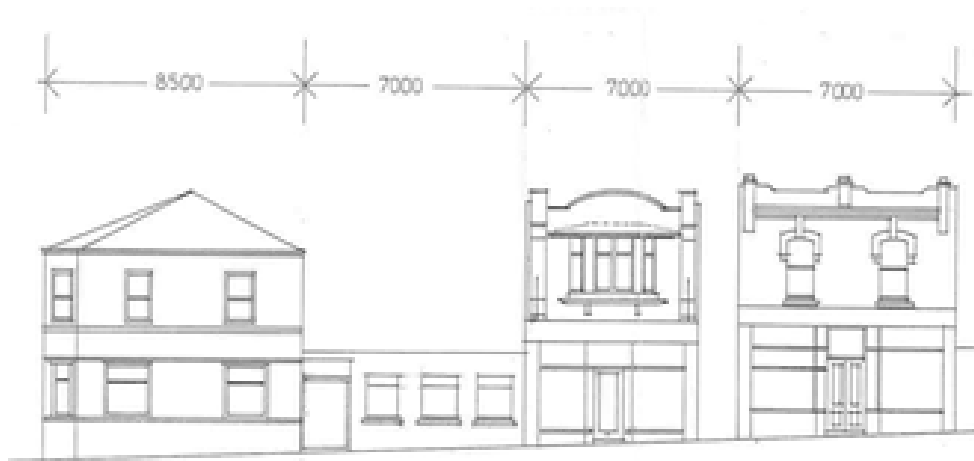
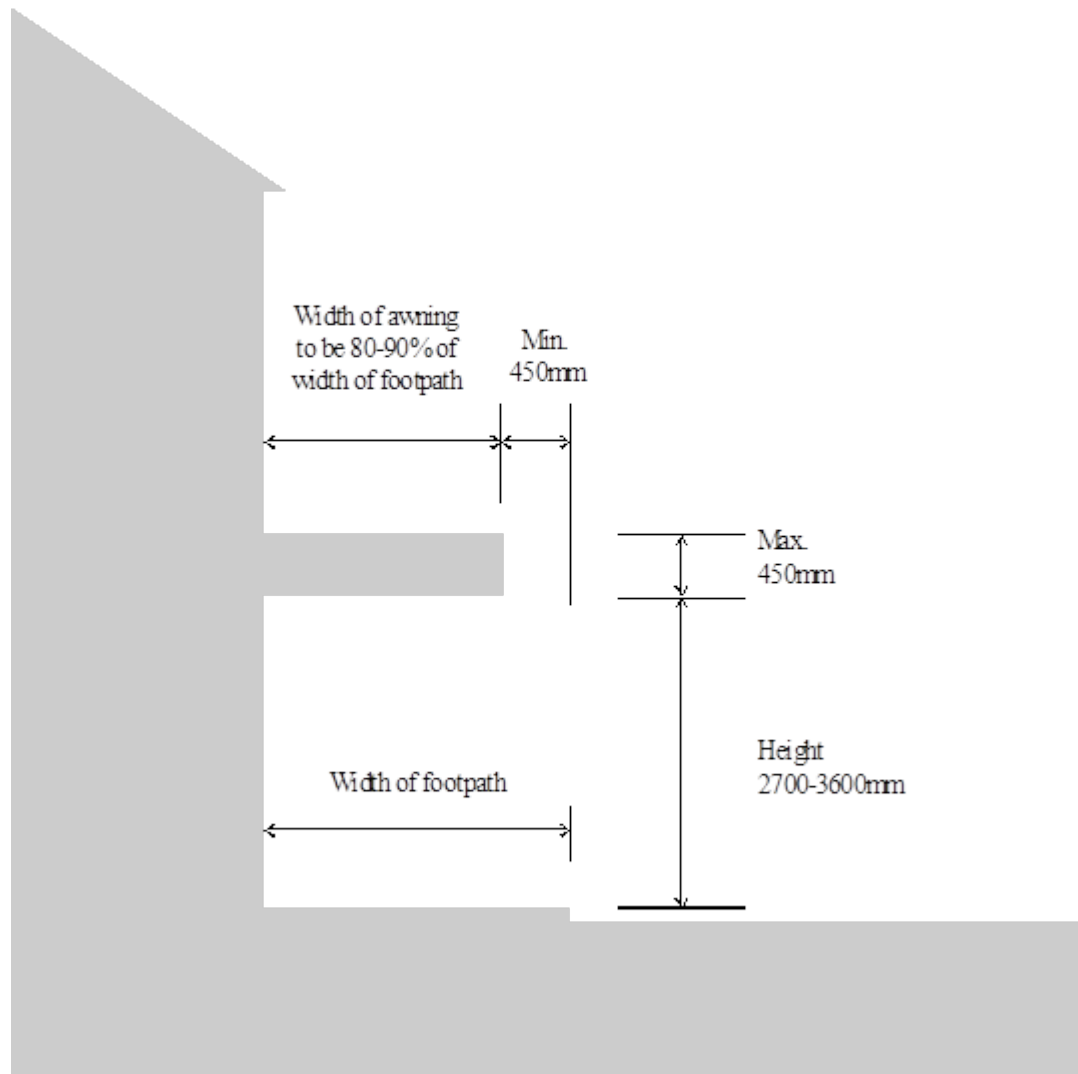


Figure HOB-S2.3 Building Form: Solid / Void Ratio, example of building with appropriate solid to void proportion.



Figure HOB-S2.4 Awnings.



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

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

HOB-S3.3 Local Area Objectives

This sub-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:

Terms	Definition
Lower Sandy Bay escarpment	means the line shown on the overlay map as Lower Sandy Bay escarpment.

HOB-S3.5 Use Table

This sub-clause is not used in this specific area plan.

HOB-S3.6 Use Standards

This sub-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 River Derwent by providing for buildings that are sited an appropriate distance from the Lower Sandy Bay escarpment.
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Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>A building 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) be not more than 15m² in floor area; or (ii) be within the existing building footprint, as measured at 20 May 2015. 	<p>P1</p> <p>Buildings must be sited and designed to minimise unreasonable impacts on views of the Lower Sandy Bay escarpment from the River Derwent, 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 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.</p>

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 A5 and P5.

Objective:	<p>That site coverage:</p> <ul style="list-style-type: none"> (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
<p>A1</p> <ul style="list-style-type: none"> (a) Site coverage must be not 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). 	<p>P1</p> <p>Site coverage must be consistent with that existing on established properties and the character of the natural environment, in the area, having regard to:</p> <ul style="list-style-type: none"> (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;

	<ul style="list-style-type: none"> (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.
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HOB-S3.8 Development Standards for Subdivision

HOB-S3.8.1 Lot design

This clause is in addition to Low Density Residential Zone - clause 10.6.1 Lot Design

Objective:	That each lot has a building area sufficiently clear of the Lower Sandy Bay escarpment to minimise impacts on the landscape values of the River Derwent.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>Each lot or lot proposed in a plan of subdivision, must be able to contain a minimum area of 10m x 15m:</p> <ul style="list-style-type: none"> (a) not less than 20m landward; and (b) not seaward, <p>of the Lower Sandy Bay escarpment.</p>	<p>P1</p> <p>No Performance Criterion.</p>

HOB-S3.9 Tables

This sub-clause is not used in this specific area plan.

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 of 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 provide high quality urban spaces and urban design.
- HOB-S4.1.5 To encourage a network of arcades and through-site links characterised by bright shop windows, displays and activities and 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 within the activity centre above ground floor level and surrounding the core commercial activity centre.
- HOB-S4.1.7 To respect the unique character of the Hobart CBD 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 Hobart Central Business Zone Specific Area Plan on the overlay maps.
- HOB-S4.2.2 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) Central Business Zone;
 - (b) Signs Code; and
 - (c) Parking and Sustainable Transport Codeas specified in the relevant provision.

HOB-S4.3 Local Area Objectives

HOB-S4.3.1 Local Area Objectives

Sub-clause	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 provides a compact built focus to the region reflecting an appropriate intensity in its role as the heart of settlement. (b) That the Hobart Central Business Zone develops in a way which 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-S4.7 and Figure HOB-S4.8). (c) That the Hobart Central Business Zone 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, including both its rising and diminishing grades, including to the low point of the amphitheatre to the cove (see Figure HOB-S4.7 and Figure HOB-S4.8). (d) That the Hobart Central Business Zone 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 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 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 provides permeability in support of the open space network. (i) That the Hobart Central Business Zone provides weather protection for footpaths to enhance pedestrian amenity and encourage, where appropriate, interior activity beyond the building entrance; and (j) That the historic heritage significance of places and precincts in the Hobart Central Business Zone 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.

HOB-S4.4 Definition of Terms

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

Terms	Definition
active frontage area	means land shown on an overlay map and in Figure HOB-S4.1 as within the active frontage area.
amenity building envelope	means the building envelope described in Figure HOB-S4.3.
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-S4.7).
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-S4.7 and Figure HOB-S4.8).
central business core area	means land shown on an overlay map and in Figure HOB-S4.2 as within the central business core area.
central business fringe area	means land shown on an overlay map and in Figure HOB-S4.2 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	means the level of a building façade taken at: (a) the point where the wall meets the eaves; or (b) the most prevalent wall height if a parapet wall; excluding turrets, dormer windows, gable ends and decorative elements that project above the eave line or most prevalent parapet wall height.
floor area	means the gross floor area, excluding the area of the 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 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-S4.4).
heritage building	means a building on a place that is: (a) listed under the Local Historic Heritage Code; or

	<p>(b) listed on the Tasmanian Heritage Register and that contributes to the historic heritage 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>
hotel Industry impact assessment	<p>means a report detailing:</p> <p>(a) the proposed use, hours of operation and type and duration/frequency of music/entertainment;</p> <p>(b) the location of music performance areas or speakers, external doors and windows, any other noise sources, and waste storage areas;</p> <p>(c) the entry points, external areas for smokers and a waste management plan;</p> <p>(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;</p> <p>(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</p> <p>(f) a summary of the consultation with adjoining landowners/occupiers and proposed measures to address any concerns;</p> <p>(g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting;</p> <p>(h) impacts on traffic and parking;</p> <p>(i) the intended design measures to prevent crime, including:</p> <p>(i) providing safe, well designed buildings;</p> <p>(ii) reducing opportunities for crime to occur;</p> <p>(iii) minimising the potential for vandalism and anti-social behaviour;</p> <p>(iv) promoting safety on neighbouring public and private land; and</p> <p>(j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.</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.

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	means an artwork in any medium, planned and executed outside a gallery context, intending specifically for installation within a public space and must have all of the following defining features; <ul style="list-style-type: none"> (a) is not designed for commercial purposes, such as advertising or branding; (b) is the work of professional artists; (c) the artist produces or supervises the fabrication and installation of the artwork; and (d) 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-S4.7).
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 in Figure HOB-S4.2 Central business height area as within the solar penetration priority street.
streetscape pattern	means the characteristic pattern generated by the street wall, including its vertical gradation, such as, traditionally narrow lot widths, and building detail, such as, parapets, cornices, 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 the city 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 rising from the water plane datum to the landform horizons (refer to Figure HOB-S4.8).
urban context report	means a report that addresses: <ul style="list-style-type: none"> (a) a full description of the site including shape, size, orientation and easements;

	<ul style="list-style-type: none"> (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; (f) existing solar access to the site, surrounding properties and public spaces including footpaths; (g) existing views to and from the site, paying particular regard to those identified in Figure HOB-S4.6 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; (h) any pedestrian linkways or vehicular laneways in the surrounding area; (i) the existing pattern of subdivision, including previous property boundaries on the site if amalgamation has occurred; (j) the history and pattern of development on the site and in the surrounding area; (k) the building form, scale and pattern of the surrounding area; (l) the architectural style, building details and materials of the surrounding area; (m) distances to adjoining zones; (n) off-site noise sources; and (o) any other notable physical or cultural characteristics of the site or surrounding area.
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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	
Bulky Goods Sales	If not located at ground floor level (excluding pedestrian or vehicle access) in the active frontage area.
Community Meeting and Entertainment	
Educational and Occasional Care	If not in the active frontage area and the ground floor frontage of 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: (a) for a visitor centre; (b) located above ground floor level (excluding pedestrian or vehicle access) in the active frontage area.
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	
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 at 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 and 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.
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. Signs Code - clause C1.5 Use Standards.

Objective:	<p>That adult entertainment venues do not:</p> <p>(a) negatively impact on the streetscape; or</p> <p>(b) cause an unreasonable loss of amenity for surrounding residential areas or sensitive uses.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Adult entertainment venues must be separated a distance of no less than 200m, measured in a straight line to the title boundary, from:</p> <p>(a) an Inner Residential Zone; and</p> <p>(b) from the boundary of a site used for a:</p> <p>(i) dwelling;</p> <p>(ii) primary school;</p> <p>(iii) secondary school;</p> <p>(iv) child care centre;</p> <p>(v) crèche;</p> <p>(vi) place of worship;</p> <p>(vii) bed and breakfast accommodation;</p> <p>(viii) playground; or</p> <p>(ix) any other use if it is regularly frequented by children for recreational or cultural purposes.</p>	<p>P1</p> <p>Adult entertainment venues must not have a detrimental impact on amenity of an Inner Residential Zone or uses listed in HOB-S4.6.1 A1(b), having regard to:</p> <p>(a) noise and disturbance generated from within the adult entertainment venue and from patrons arriving at or departing from the venue;</p> <p>(b) the hours of operation and intensity of the proposed use;</p> <p>(c) the location of the proposed use and the nature of surrounding uses and zones;</p> <p>(d) the impact of the proposed use on the mix of uses in the immediate area; and</p> <p>(e) the impact on pedestrian safety and amenity.</p>
<p>A2</p> <p>Adult entertainment venues must not:</p> <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>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 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
A1	<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 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 hours of operation and intensity of the proposed use; (b) the location of the proposed use and the nature of surrounding uses and zones; (c) the impact of the proposed use on the mix of uses in the immediate area; (d) the impacts of light spill; (e) prevention of crime through- design measures that: <ul style="list-style-type: none"> (i) provide safe, well designed buildings (ii) reduce opportunities for crime to occur; (iii) minimise the potential for vandalism and anti-social behaviour; (iv) promote safety on neighbouring public and private land; and (f) a Hotel Industry impact assessment. 	

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 Zone is not compromised through the provision of on-site car parking.	
Acceptable Solutions		Performance Criteria
A1	<p>On-site car parking spaces must:</p> <ul style="list-style-type: none"> (a) not be provided; or 	
	<p>P1</p> <p>On-site car parking spaces must not compromise:</p>	

(b) be not more than 1 space per 200m ² of floor area for non-residential uses; or	(a) pedestrian safety, amenity or convenience;
(c) be not more than 1 space per dwelling for residential uses; or	(b) the enjoyment of al fresco dining or other outdoor activity;
(d) be for a a Hospital Services, or Emergency Services use.	(c) air quality and environmental health; and
	(d) traffic safety.

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:	That building height, siting, bulk and design:	
	(a) contributes positively to the streetscape and townscape;	
	(b) does not unreasonably impact on historic heritage significance;	
	(c) does not unreasonably impact on important views within the urban amphitheatre;	
	(d) does not unreasonably impact on the amenity of public open spaces;	
	(e) does not unreasonably impact on residential amenity of land in an Inner Residential Zone; and	
	(f) provides significant community benefits if outside the amenity building envelope.	
Acceptable Solutions	Performance Criteria	
A1	P1.1	
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 be not more than:	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 contribution to the streetscape and townscape, having regard to:	
(a) 15m if set back not more than 15m of, a south-west or south-east facing frontage;	(a) the local area objectives;	
(b) 20m if set back not more than 15m of, a north-west or north-east facing frontage; or	(b) compatibility with existing buildings in the area;	
(c) 30m if setback more than 15m from a frontage.	(c) the building proportion, materials and detail reflecting and reinforcing the streetscape pattern;	
	(d) not being an individually prominent building due to its height or bulk;	
	(e) reinforcing consistent building edges and height at the street wall, allowing for solar penetration where possible;	
	(f) preventing unreasonable impacts on the view lines and view cones in Figure HOB-S4.6 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;

- (g) preventing unreasonable impacts on pedestrian amenity from overshadowing of the public footpath, particularly for city blocks with frontage to a solar penetration priority;
- (h) preventing unreasonable impacts on the amenity of public open space from overshadowing; and
- (i) preventing unreasonable impacts on pedestrian amenity from adverse wind conditions, particularly if development is outside the amenity building envelope.

P1.2

A building must not extend beyond the amenity building envelope unless:

- (j) it is a minor extension to an existing building that already exceeds the amenity building envelope; or
- (k) provides significant benefits by way of civic amenities, such as:
 - (i) public open space 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), or significant monetary value, highly visible and clearly accessible to the public; or
 - (v) public toilets in locations that have limited existing facilities.

P1.3

An urban context report and associated design response demonstrates that:

	<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; 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 benefit to the amenity of the city.
<p>A2</p> <p>Building height within 10m of an Inner Residential Zone must be no 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 be no 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) the local area objectives; (b) compatibility with existing buildings in the area; (c) the building proportion, materials and detail reflecting and reinforcing the streetscape pattern; (d) the building not being an individually prominent building by virtue of its height or bulk; (e) reinforcing consistent building edges and height at the street wall, allowing for solar penetration where possible; (f) preventing unreasonable impacts on the view lines and view cones in Figure HOB-S4.6 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; (g) preventing unreasonable impacts on pedestrian amenity from overshadowing of the public

footpath, particularly for city blocks with frontage to a solar penetration priority street ;

- (h) preventing unreasonable impacts on the amenity of public open space from overshadowing;
- (i) preventing unreasonable impacts on pedestrian amenity from adverse wind conditions, particularly if development is outside the amenity building envelope; and
- (j) being designed to be seen in the round and having a roof profile and treatment which enhances the cityscape (for example rooftop gardens), if development is outside the amenity building envelope.

P3.2

Development must not extend beyond the amenity building envelope unless it:

- (a) is a minor extension to an existing building that already exceeds the amenity building envelope; or
- (b) provides significant benefits by way of civic amenities, such as:
 - (i) public open space that has a high level of amenity in terms of access to sunlight, space, location 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 high quality, meaningful, visible and easily accessible to the public; or
 - (v) public toilets in locations that have limited existing facilities.

P3.3

An urban context report and associated design response demonstrates that:

- (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; and

	<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 benefit to the amenity of the city.
<p>A4</p> <p>In addition to clauses HOB-S4.7.1 A1 to A3, heritage-adjacent buildings set back less than 15m from a frontage must:</p> <ul style="list-style-type: none"> (a) be not 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-S4.4 and HOB-S4.5); and (b) if the development is between two heritage places (refer to HOB-S4.5), be not more than the façade height of the highest heritage building on an adjacent heritage place. 	<p>P4</p> <ul style="list-style-type: none"> (a) In addition to clauses HOB-S4.7.1 P1.1 to P3.3, heritage-adjacent buildings set back less than 15m from a frontage must 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-S4.7.2 Façade design

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 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 must:</p> <ul style="list-style-type: none"> (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 (b) have any proposed awnings the same height from street level as any awnings of a heritage building on an adjacent heritage place. 	<p>P1</p> <p>Heritage-adjacent buildings must:</p> <ul style="list-style-type: none"> (a) be of a design sympathetic to the elevational treatment and materials of 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. 	
<p>A2</p>	<p>P2</p> <p>New buildings and alterations to existing ground level façades within the active frontage area , facing a</p>	

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

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>P1</p>

<p>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>.</p>	<p>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>, 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 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-S6.2); 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-S6.3). 	<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 	<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;

<ul style="list-style-type: none"> (ii) a maximum depth of 1.5 times the width, measured from the external surface of the external window; and <p>(d) must have a room depth from an external window of:</p> <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"> (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) communal open space is provided on site 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> <p>(a) have an area not less than:</p> <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; 	<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;

<ul style="list-style-type: none"> (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 for a 1 bedroom dwelling or serviced apartment; (e) where 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"> (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 advice from a suitably qualified person.
<p>A6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide 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 at least one single area must be a minimum of 40m²; (c) has a minimum horizontal dimension of 3m; (d) includes at least 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 	<p>P6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide 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) 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, taking into account the development potential of adjacent sites; (i) the outlook from the space; (j) the level of noise intrusion from external noise sources; and (k) any advice from a suitably qualified person;

<p>(j) includes no more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of:</p> <p>(i) a building on the site with a height more than 3m; or</p> <p>(ii) a side or rear boundary within 5m.</p>	<p>unless:</p> <p>(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</p> <p>(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</p> <p>(c) private open space is provided for all dwellings or serviced apartments on the site, 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>
<p>A7</p> <p>Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m³, located externally to the dwelling.</p>	<p>P7</p> <p>Each multiple dwelling must be provided with adequate storage space.</p>

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.

<p>Objective:</p>	<p>That storage and collection of waste provides for a reasonable level of amenity and safety for surrounding occupants and for traffic, cyclists, pedestrians and other road and footpath users.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Bulk waste bins that are commercially serviced must be provided for sites:</p> <p>(a) with more than one commercial tenancy;</p> <p>(b) with one commercial tenancy that is greater than 100m²;</p> <p>(c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); and</p>	<p>P1</p> <p>Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and:</p> <p>(a) the frontage of the site has a width equivalent to 5m for each dwelling, visitor accommodation unit or tenancy with individual bins; or</p>

<p>(d) with more than 2 dwellings or visitor accommodation units (or 1 if a mixed use site) if fronting a pedestrian priority street under the Parking and Sustainable Transport Code);</p> <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 or any site fronting a pedestrian priority street under the Parking and Sustainable Transport Code; (ii) there are no more than 8 individual bins for kerbside collection at any one time per residential or mixed use site not fronting a pedestrian priority street under the Parking and Sustainable Transport Code; or (iii) individual bins are commercially serviced without being placed on the kerbside for collection. 	<p>(b) bulk waste bin storage and collection cannot reasonably be provided on site due to:</p> <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 separate 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 to a height not less than 1.2m above the finished surface level of the storage area. (b) if for bulk waste bins: <ul style="list-style-type: none"> (i) is located on common property; (ii) includes dedicated areas for storage and management of recycling and compostables; 	<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.

<ul style="list-style-type: none"> (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 to a height 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 <i>AS2890.2:2018: 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 the arrangements for collecting waste do not compromise the safety, amenity and convenience of 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 sub-clause is not used in this specific area plan.

HOB-S4.9 Tables

This sub-clause is not used in this specific area plan.

Figure HOB-S4.1 Active frontage area

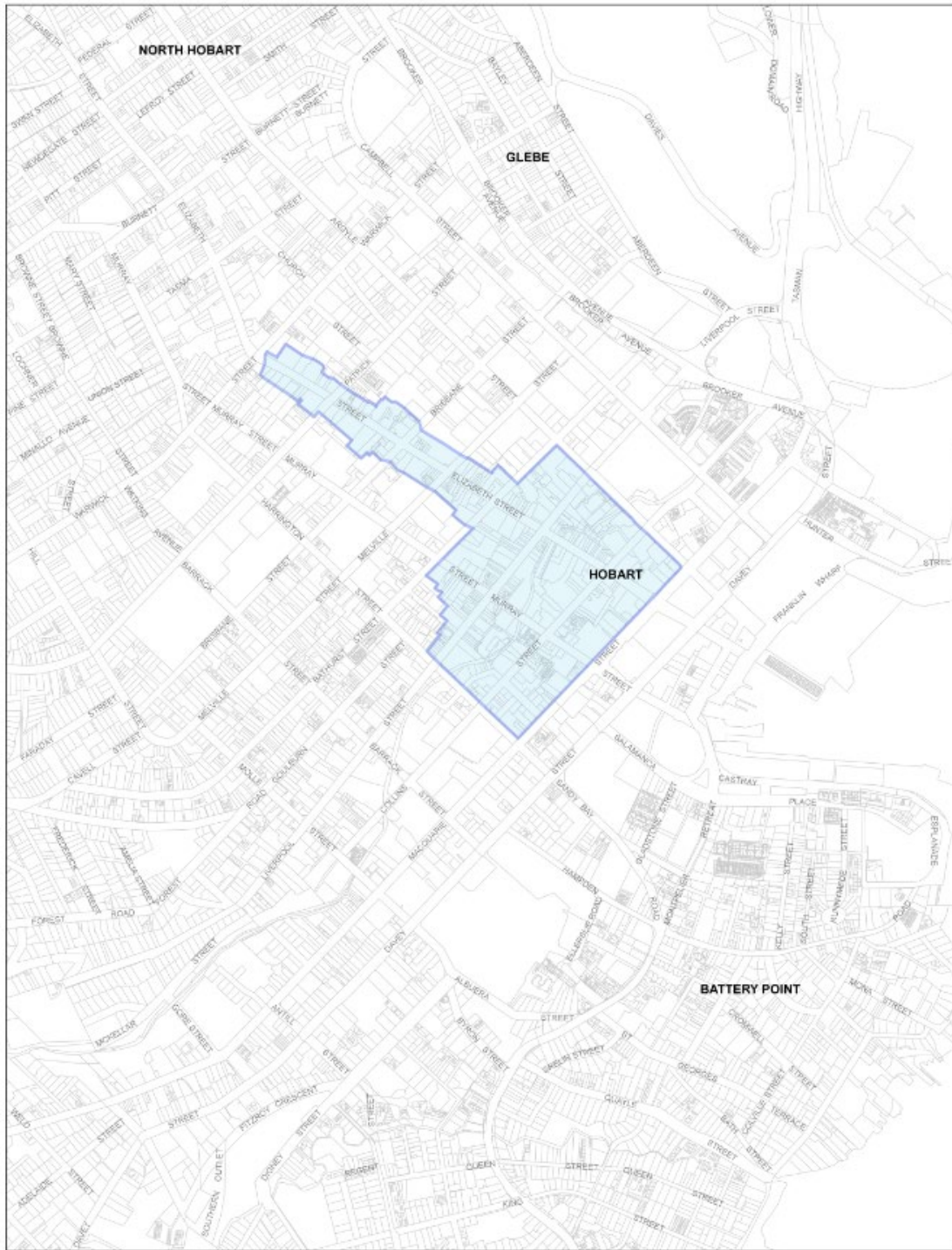


Figure HOB-S4.2 Central business height areas

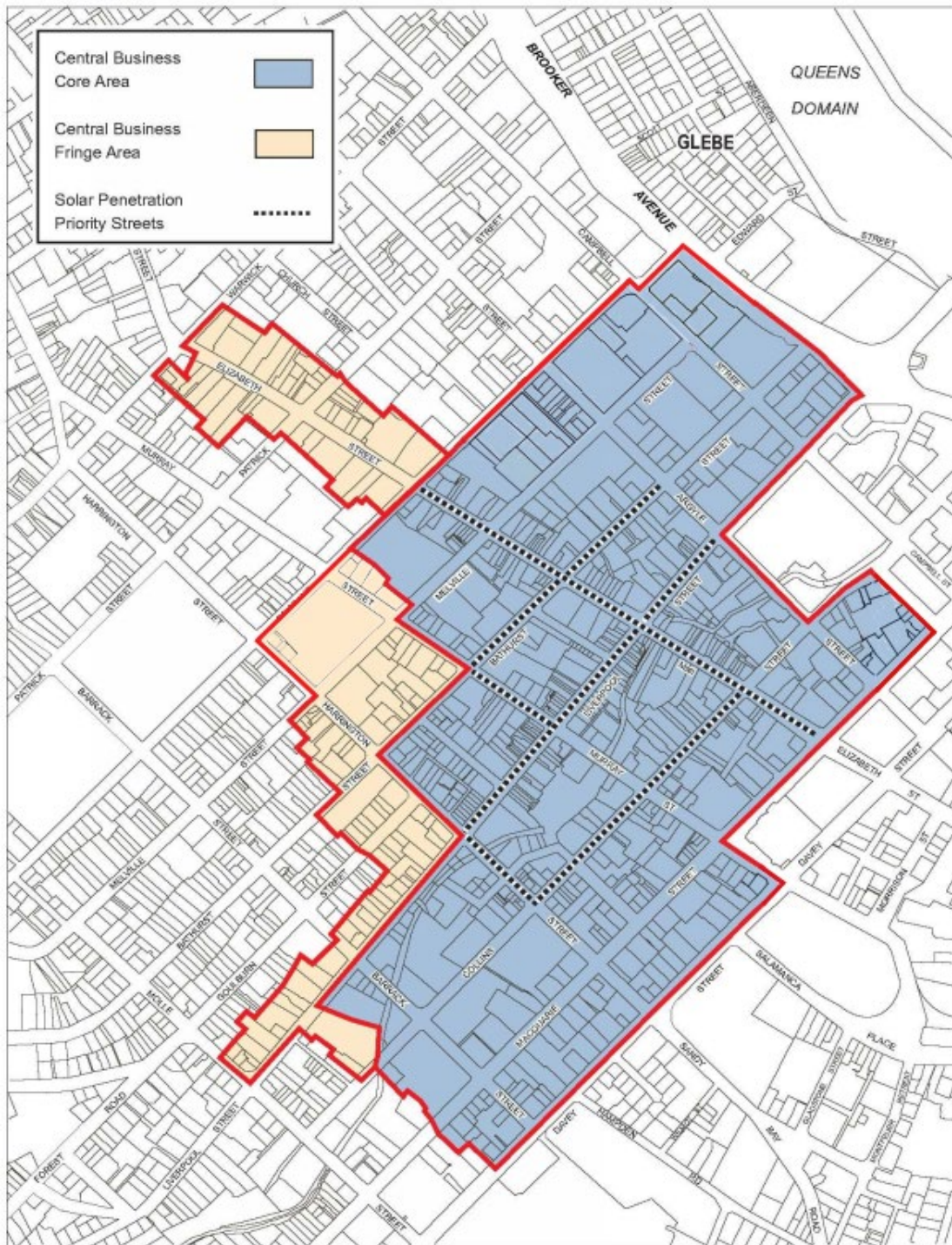
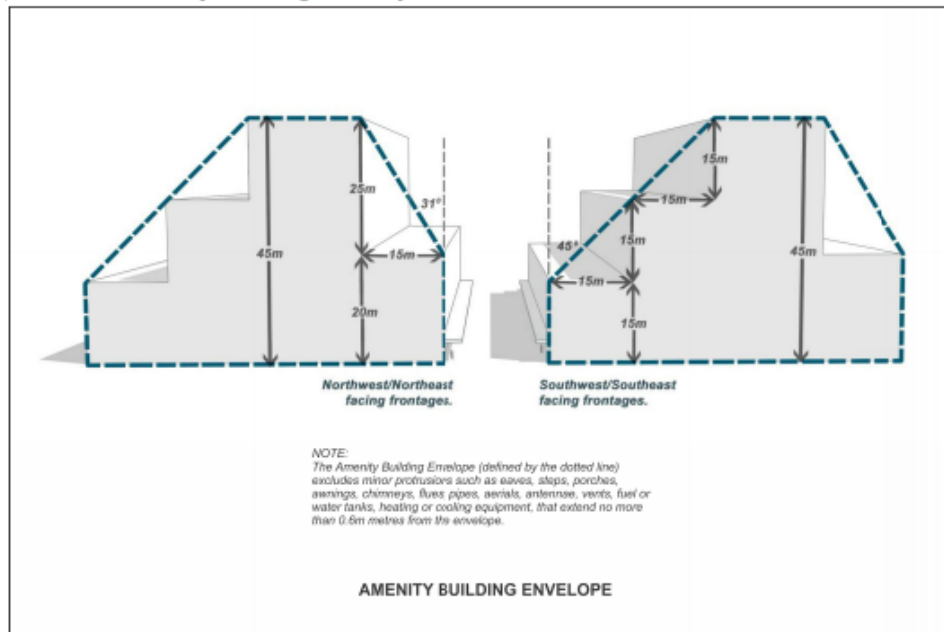


Figure HOB-S4.3 Amenity building envelope



Footnotes

The Amenity Building Envelope has been developed with regard to heritage, streetscape and sense of scale, wind tunneling effects and solar penetration.

The 20m height at the northwest/northeast facing frontages maintains a 1:1 ratio of street:building height for the purposes of townscape aesthetics and maintaining a human scale.

The 15m height and subsequent 45 degree building envelope angle at southwest/southeast facing frontages maintains sufficient solar penetration to the opposite side of the street and also helps to control air and wind turbulence.

The Amenity Building Envelope is shown by the thick dotted line. The 15m setbacks for the 'steps' of development shown within the envelope are suggestive only. Development does not have to comply with the suggested 15m setbacks in order to comply with the envelope.

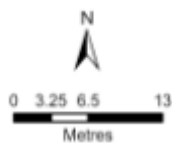


Figure HOB-S4.4. Example of heritage-adjacent area of application for new development

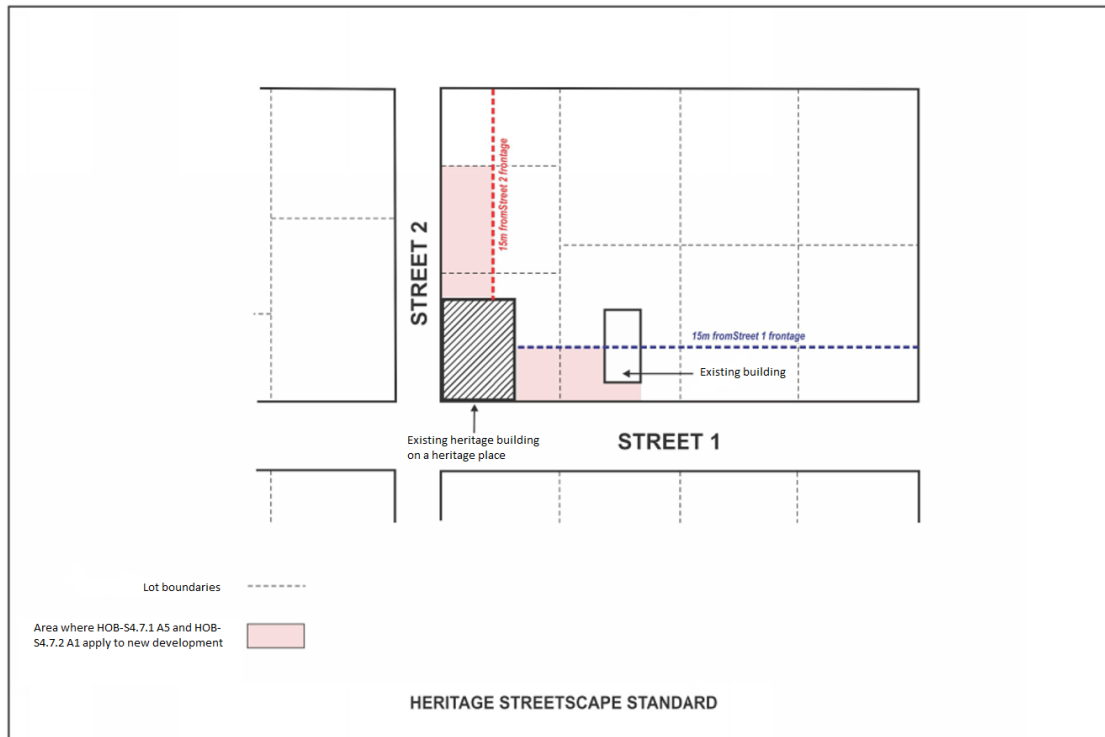
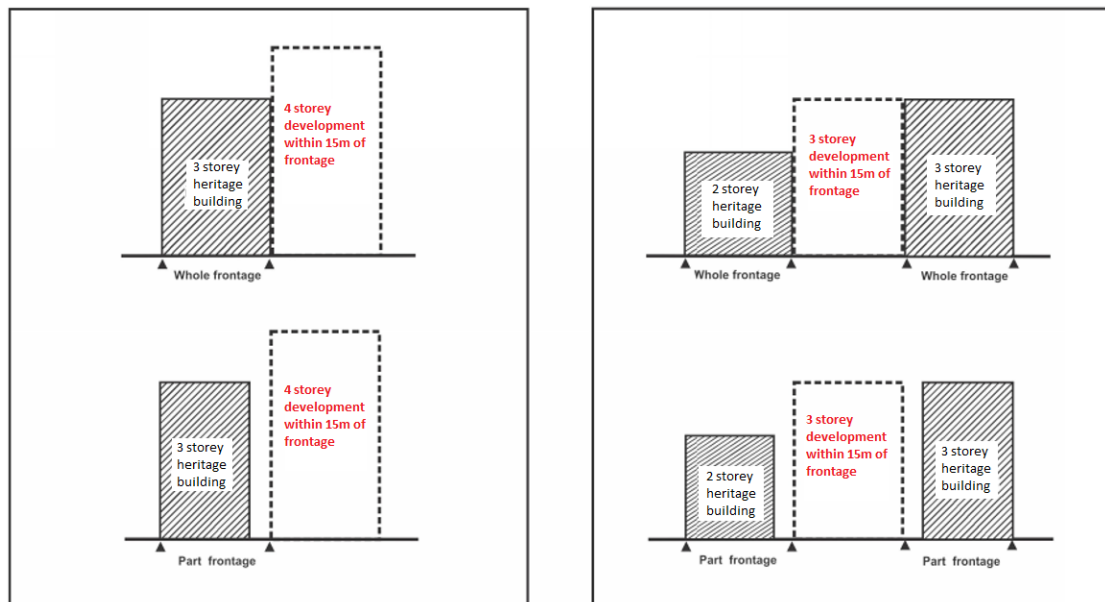
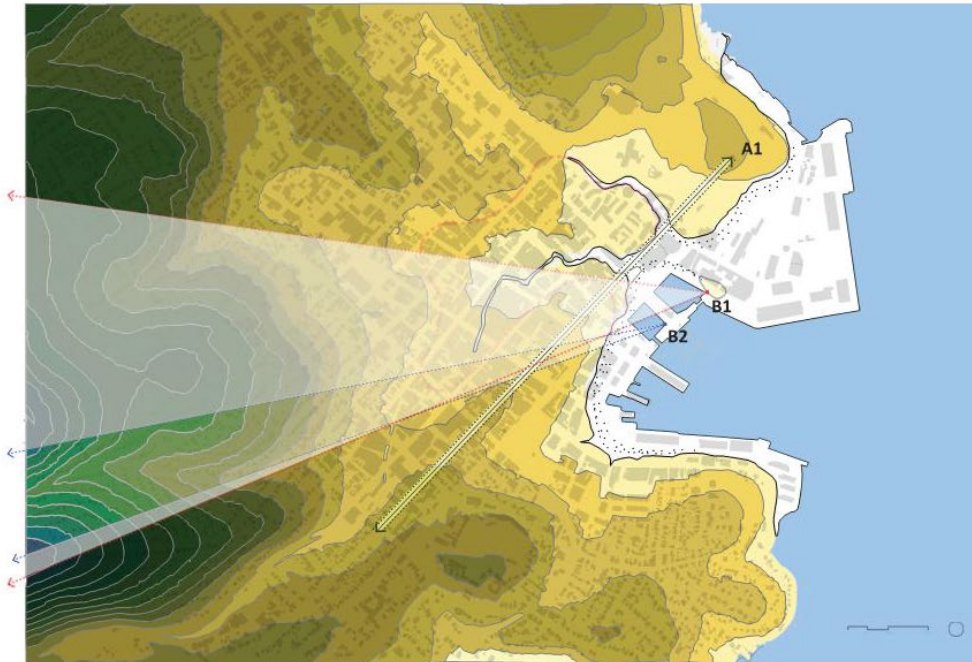


Figure HOB-S4.5 Examples of permitted heritage-adjacent development heights required by clause HOB-S4.7.1 A4



HOB-S4.6 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-S4.7 Central Hobart landform structure

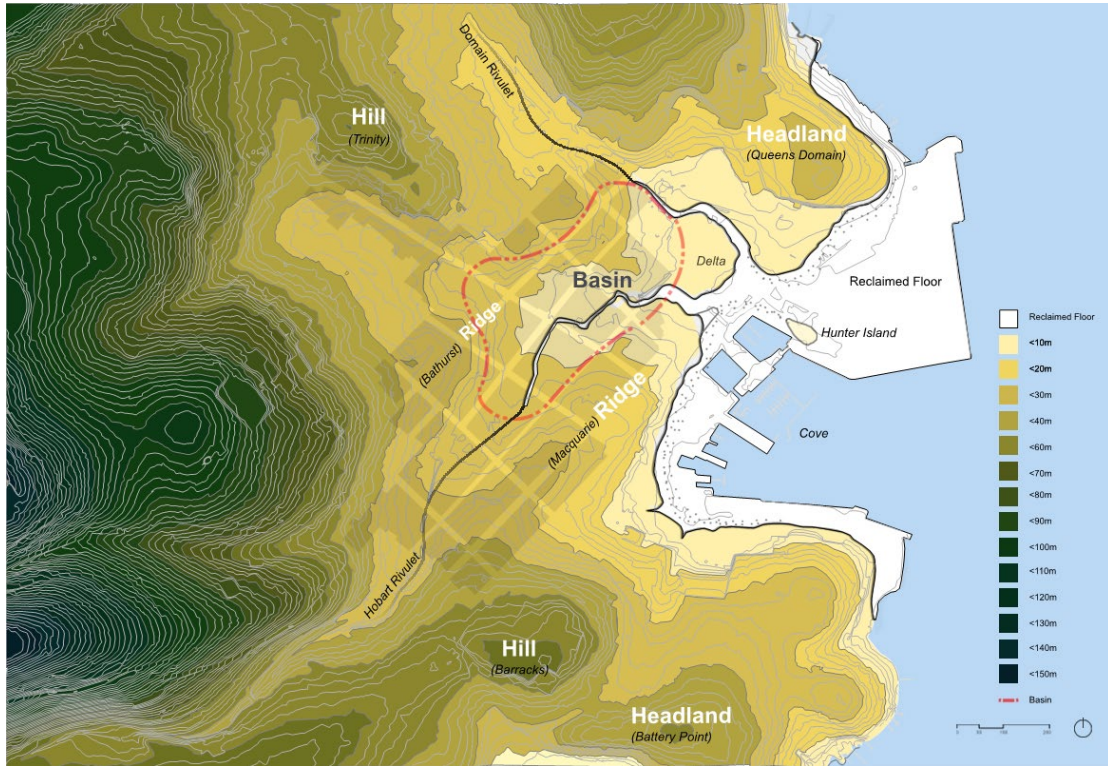
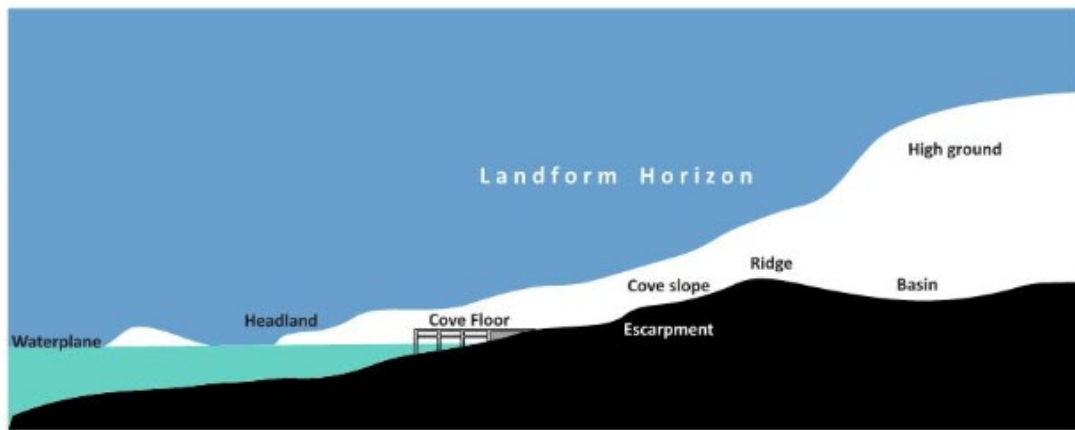
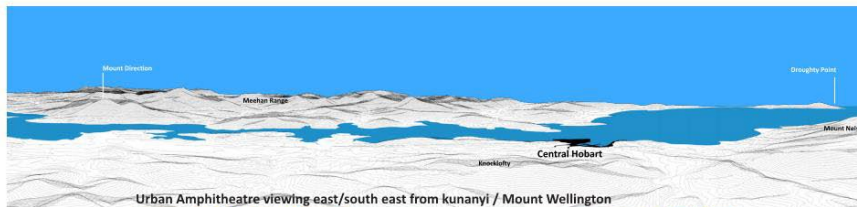


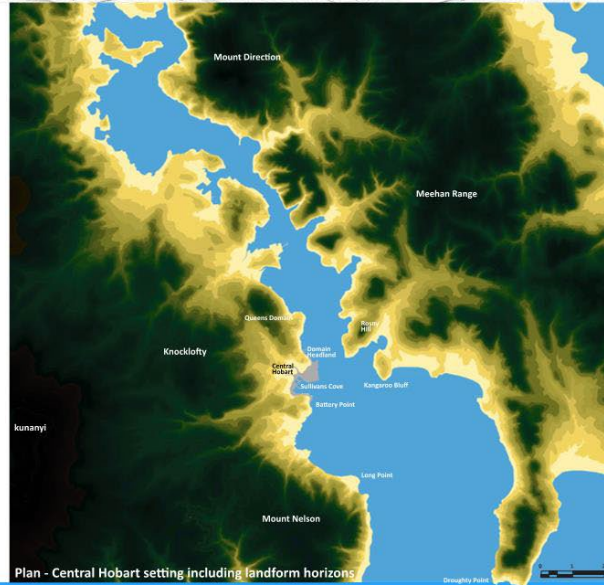
Figure HOB-S4.8 The amphitheatre to the cove within the urban amphitheatre



Diagrammatic section



Urban Amphitheatre viewing east/south east from kunanyi / Mount Wellington



Plan - Central Hobart setting including landform horizons



Urban Amphitheatre viewing north-west above estuarine waterplane

The Urban Amphitheatre : Plan and Axonometric Views

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 Hobart Light Industrial Zone Specific Area Plan on the overlay maps.

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 sub-clause is not used in this specific area plan.

HOB-S5.4 Definition of Terms

This sub-clause is not used in this specific area plan.

HOB-S5.5 Use Table

This clause is a 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 uses.
Food Services	
General Retail and Hire	If for alterations or extensions to existing General Retail and Hire uses.
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 sub-clause is not used in this specific area plan.

HOB-S5.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

HOB-S5.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

HOB-S5.9 Tables

This sub-clause is not used in this specific area plan.

HOB-S6.0 Hobart Commercial Specific Area Plan

HOB-S6.1 Plan Purpose

The purpose of the Hobart Commercial Specific Area Plan is:

- HOB-S6.1.1 To provide for a diversity of generally non-residential uses that reflect the transition between 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 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 Hobart Commercial Specific Area Plan on the overlay maps.
- HOB-S6.2.2 In the area of land this plan applies to, the provisions of the specific area plan modify, are in substitution for, or are in addition to the provisions of:
 - (a) Commercial Zone; and
 - (b) Signs Codeas specified in the relevant provision.

HOB-S6.3 Local Area Objectives

This sub-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
hotel Industry impact assessment	means a report detailing: <ul style="list-style-type: none">(a) the proposed use, hours of operation and type and duration/frequency of music/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;

	<p>(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</p> <p>(f) a summary of the consultation with adjoining landowners/occupiers and proposed measures to address any concerns;</p> <p>(g) the location of lighting within the boundaries of the site, security lighting outside the licensed premise and any overspill of lighting;</p> <p>(h) impacts on traffic and parking;</p> <p>(i) the intended design measures to prevent crime, including:</p> <p style="padding-left: 20px;">(i) providing safe, well designed buildings;</p> <p style="padding-left: 20px;">(ii) reducing opportunities for crime to occur;</p> <p style="padding-left: 20px;">(iii) minimising the potential for vandalism and anti-social behaviour;</p> <p style="padding-left: 20px;">(iv) promoting safety on neighbouring public and private land; and</p> <p>(j) any other measures to be undertaken to ensure minimal amenity impacts from the licensed premises during and after opening hours.</p>
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 a 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	
Bulky Goods Sales	If for motor vehicle, boat or caravan sales on sites fronting Argyle, Murray or Campbell Streets.
Emergency Services	
Equipment and Machinery Sales and Hire	

Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not listed as No Permit Required.
Service Industry	
Storage	If not for liquid or solid fuel depot.
Discretionary	
Bulky Goods Sales	If not listed as Permitted.
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
General Retail and Hire	
Hotel Industry	If for alterations or extensions to an existing Hotel Industry use.
Manufacturing and Processing	
Research and Development	
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food and beverage production.
Sports and Recreation	
Transport Depot and Distribution	
Tourist Operation	
Utilities	
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	
Prohibited	

All other uses	
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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:	To provide 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 uses.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Adult entertainment venues must be separated a distance of no less than 200m, measured in a straight line to the title boundary, from:</p> <p>(a) a General Residential Zone or Inner Residential Zone; and</p> <p>(b) from a site used for a:</p> <p>(i) dwelling;</p> <p>(ii) primary school;</p> <p>(iii) secondary school;</p> <p>(iv) child care centre;</p> <p>(v) crèche;</p> <p>(vi) place of worship;</p> <p>(vii) bed and breakfast accommodation;</p> <p>(viii) playground; or</p> <p>(ix) any other use if it is regularly frequented by children for recreational or cultural purposes.</p>	<p>P1</p> <p>Adult entertainment venues must not have a detrimental impact on amenity of the General Residential Zone, Inner Residential Zone or uses listed in HOB-S6.6.1 A1(b), having regard to:</p> <p>(a) noise and disturbance generated from within the adult entertainment venue and from patrons arriving at or departing from the venue;</p> <p>(b) the hours of operation and intensity of the proposed use;</p> <p>(c) the location of the proposed use and the nature of surrounding uses and zones;</p> <p>(d) the impact of the proposed use on the mix of uses in the immediate area;</p> <p>(e) the impact on pedestrian safety and amenity.</p>
<p>A2</p> <p>Adult entertainment venues must not:</p> <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>P2</p> <p>No Performance Criterion.</p>
<p>A3</p>	<p>P3</p>

No form of public address or sound amplification is to be audible from outside the building.	No Performance Criterion.
<p>A4</p> <p>Signs 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-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> <p>(a) the 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 lightspill;</p> <p>(e) prevention of crime through-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;</p> <p>(iv) promote safety on neighbouring public and private land; and</p> <p>(f) a Hotel Industry impact assessment.</p>

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: (a) is compatible with existing development in the streetscape and surrounding area; (b) does not unreasonably impact on 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 be not more than: (a) 12m; or (b) 15m, if the development provides at least 50% of the floor space above ground level for residential use.	P1 Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) preventing unreasonable impacts on the view lines and view cones in Figure HOB-S6. 1 and on the landscape horizons to kunanyi/Mt Wellington and the Wellington Range from public spaces within the Commercial Zone; (c) the height, bulk and form of existing buildings on the site and surrounding area; (d) the height, bulk and form of proposed buildings; (e) the apparent height when viewed from the adjoining road and public places; (f) the need to minimise unreasonable impacts on the amenity of public open space from overshadowing.

HOB-S6.7.2 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 Standard AS2107:2016 - <i>Acoustics</i>	P1 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</i>

<p><i>(Recommended Design Sound Levels and Reverberation Times for Building Interiors).</i></p>	<p><i>(Recommended Design Sound Levels and Reverberation Times for Building Interiors), unless:</i></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 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-S6.2); 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-S6.3). 	<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) communal open space is provided on site that exceeds size requirements under HOB-S6.7.2 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) 	<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;

<p>above, that may be in a separate location, and is screened from public view;</p> <p>(d) have a minimum horizontal dimension of 2m, or 1.5m for a 1 bedroom dwelling or serviced apartment;</p> <p>(e) where 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</p> <p>(f) be screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms.</p>	<p>(e) screening where necessary for privacy that does not unreasonably restrict access to daylight;</p> <p>(f) screening where necessary for noise and wind protection that does not unreasonably restrict access to daylight;</p> <p>(g) screening from public view for clothes drying areas; and</p> <p>(h) any advice from a suitably qualified person.</p>
<p>A6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that:</p> <p>(a) is at least 70m², with an additional 2m² for every dwelling or serviced apartment over 10;</p> <p>(b) if provided in multiple locations at least one single area must be a minimum of 40m²;</p> <p>(c) has a minimum horizontal dimension of 3m;</p> <p>(d) includes at least 20% of the total area for plantings (including food growing), being deep soil planting if at ground level;</p> <p>(e) is directly accessible from common entries and pathways;</p> <p>(f) screens any communal clothes drying facilities from public view;</p> <p>(g) may be above ground floor level, including rooftops;</p> <p>(h) is screened visually and acoustically from mechanical plant and equipment, service structures and lift motor rooms;</p> <p>(i) does not include vehicle driveways, manoeuvring or hardstand areas; and</p> <p>(j) includes no more than 20% of the total area located between 30 degrees East of South and 30 degrees West of South of:</p> <p style="padding-left: 40px;">(i) a building on the site with a height more than 3m; or</p>	<p>P6</p> <p>Sites with 10 or more dwellings or serviced apartments must provide communal open space on the site that provides reasonable amenity and outdoor recreation opportunities for occupants, having regard to:</p> <p>(a) the area and dimensions of the space;</p> <p>(b) the total number of dwellings or serviced apartments on the site;</p> <p>(c) the accessibility of the space;</p> <p>(d) the flexibility of the space and opportunities for various forms of recreation;</p> <p>(e) the availability and location of common facilities within the space;</p> <p>(f) landscaping;</p> <p>(g) the provision of gardens, trees and plantings (including food gardens) appropriate in area to the size of the communal area;</p> <p>(h) accessibility to daylight, taking into account the development potential of adjacent sites;</p> <p>(i) the outlook from the space;</p> <p>(j) the level of noise intrusion from external noise sources; and</p> <p>(k) any advice from a suitably qualified person;</p> <p>unless:</p> <p>(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</p>

<p>(ii) a side or rear boundary within 5m.</p>	<p>significance of a heritage place or local heritage precinct; or</p> <p>(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</p> <p>(c) private open space is provided for all dwellings or serviced apartments on the site, 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>
<p>A7</p> <p>Each multiple dwelling must be provided with a dedicated and secure storage space of no less than 6m³, located externally to the dwelling.</p>	<p>P7</p> <p>Each multiple dwelling must be provided with adequate storage space.</p>

HOB-S6.7.3 Waste storage and collection

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

<p>Objective:</p>	<p>That storage and collection of waste provides for a reasonable level of amenity and safety for surrounding occupants and for traffic, cyclists, pedestrians and other road and footpath users.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Bulk waste bins that are commercially serviced must be provided for sites:</p> <p>(a) with more than one commercial tenancy;</p> <p>(b) with one commercial tenancy that is greater than 100m²;</p> <p>(c) with more than 4 dwellings or visitor accommodation units (or 3 if a mixed use site); and</p> <p>(d) with more than 2 dwellings or visitor accommodation units (or 1 if a mixed use site);</p> <p>unless:</p>	<p>P1</p> <p>Bulk waste bins that are commercially serviced must be provided unless kerbside collection would not unreasonably compromise the amenity of the surrounding area or the flow and safety of vehicles, cyclists and pedestrians, and:</p> <p>(a) the frontage of the site has a width equivalent to 5m for each dwelling, visitor accommodation unit or tenancy with individual bins; or</p> <p>(b) bulk waste bin storage and collection cannot reasonably be provided on site due to:</p> <p>(i) impacts on historic heritage significance of a heritage place or local heritage precinct; or</p> <p>(ii) site constraints, if for an existing building.</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>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 separate 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 to a height not less than 1.2m above the finished surface level of the storage area. (b) if for bulk waste bins: <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 to a height not less than 1.8m above the finished surface level of the storage area; 	<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>(v) is accessible to each dwelling, accommodation unit or tenancy without the requirement to travel off-site; and</p> <p>(vi) where the development is mixed use, have separate storage spaces for commercial and residential bins with separate access to each.</p>	
<p>A3</p> <p>Bulk waste bins must be collected on site by private commercial vehicles, and access to storage areas must:</p> <p>(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>;</p> <p>(b) ensure the vehicle is located entirely within the site when collecting bins; and</p> <p>(c) include a dedicated pedestrian walkway, alongside or independent of vehicle access ways.</p>	<p>P3</p> <p>A waste collection plan demonstrates the arrangements for collecting waste do not compromise the safety, amenity and convenience of surrounding occupants, vehicular traffic, cyclists, pedestrians and other road and footpath users, having regard to:</p> <p>(a) the number of bins;</p> <p>(b) the method of collection;</p> <p>(c) the time of day of collection;</p> <p>(d) the frequency of collection;</p> <p>(e) access for vehicles to bin storage areas, including consideration of gradient, site lines, manoeuvring, direction of vehicle movement and pedestrian access;</p> <p>(f) distance from vehicle stopping point to bins if not collected on site;</p> <p>(g) the traffic volume, geometry and gradient of the street; and</p> <p>(h) the volume of pedestrians using the street.</p>

HOB-S6.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

HOB-S6.9 Tables

This sub-clause is not used in this specific area plan.

Figure HOB-S6.1 View lines and view cones

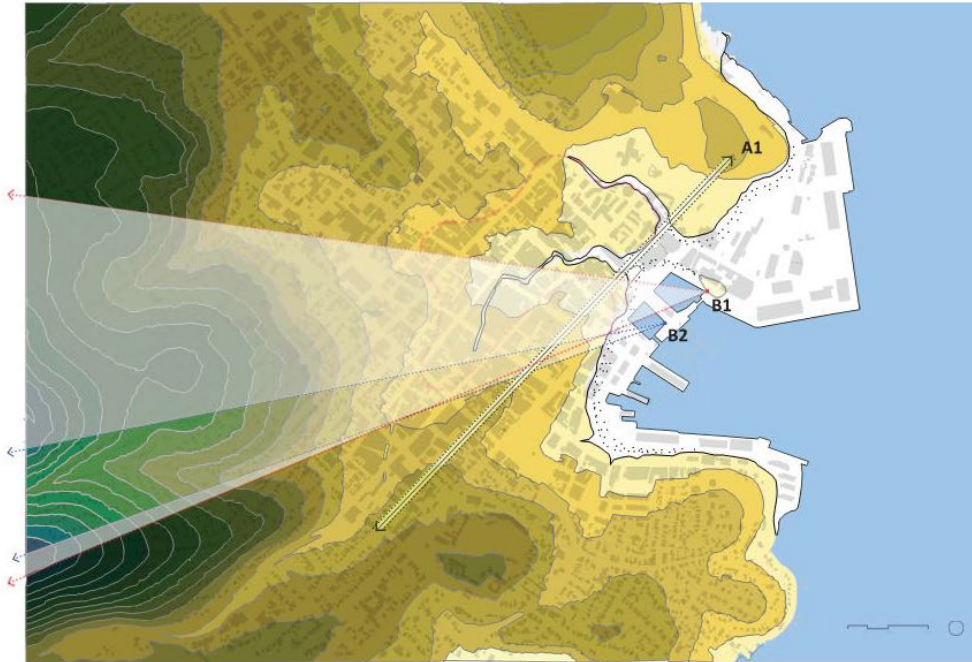


Fig. 22.6 View Lines and View Cones

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-S6.2 Setbacks for developments including single aspect dwellings or single aspect serviced apartments under HOB-S6.7.2 A2 (a)

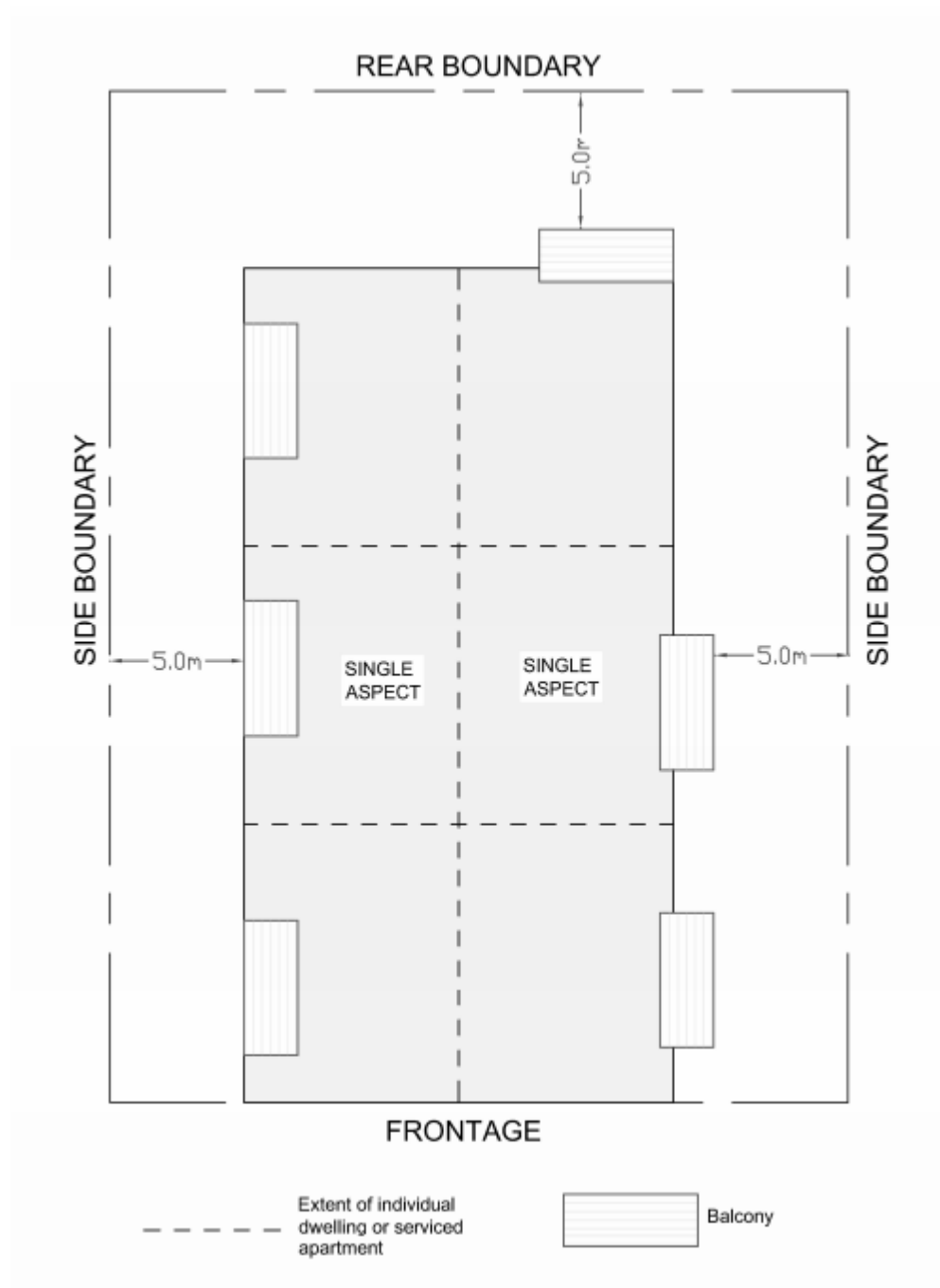
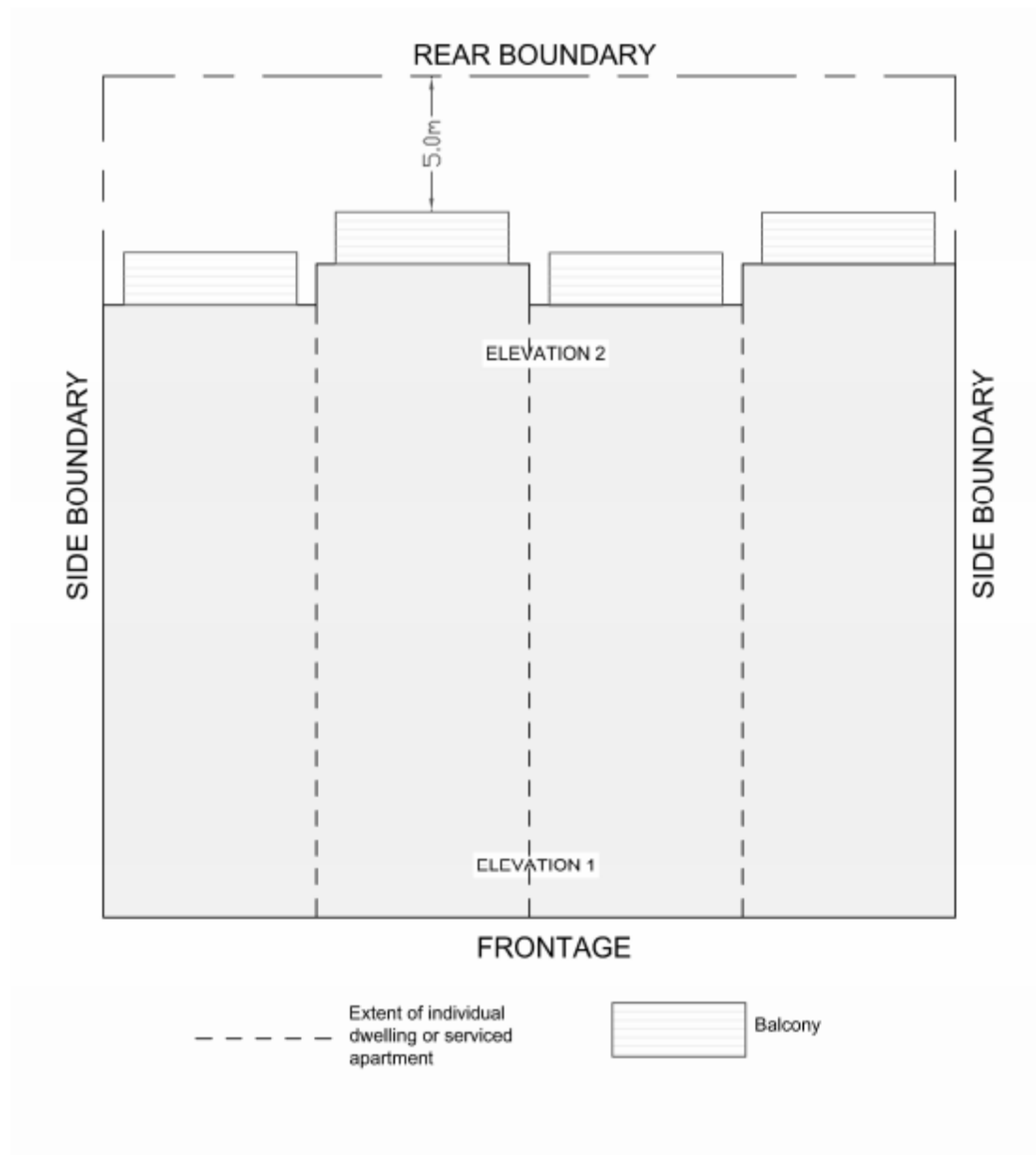
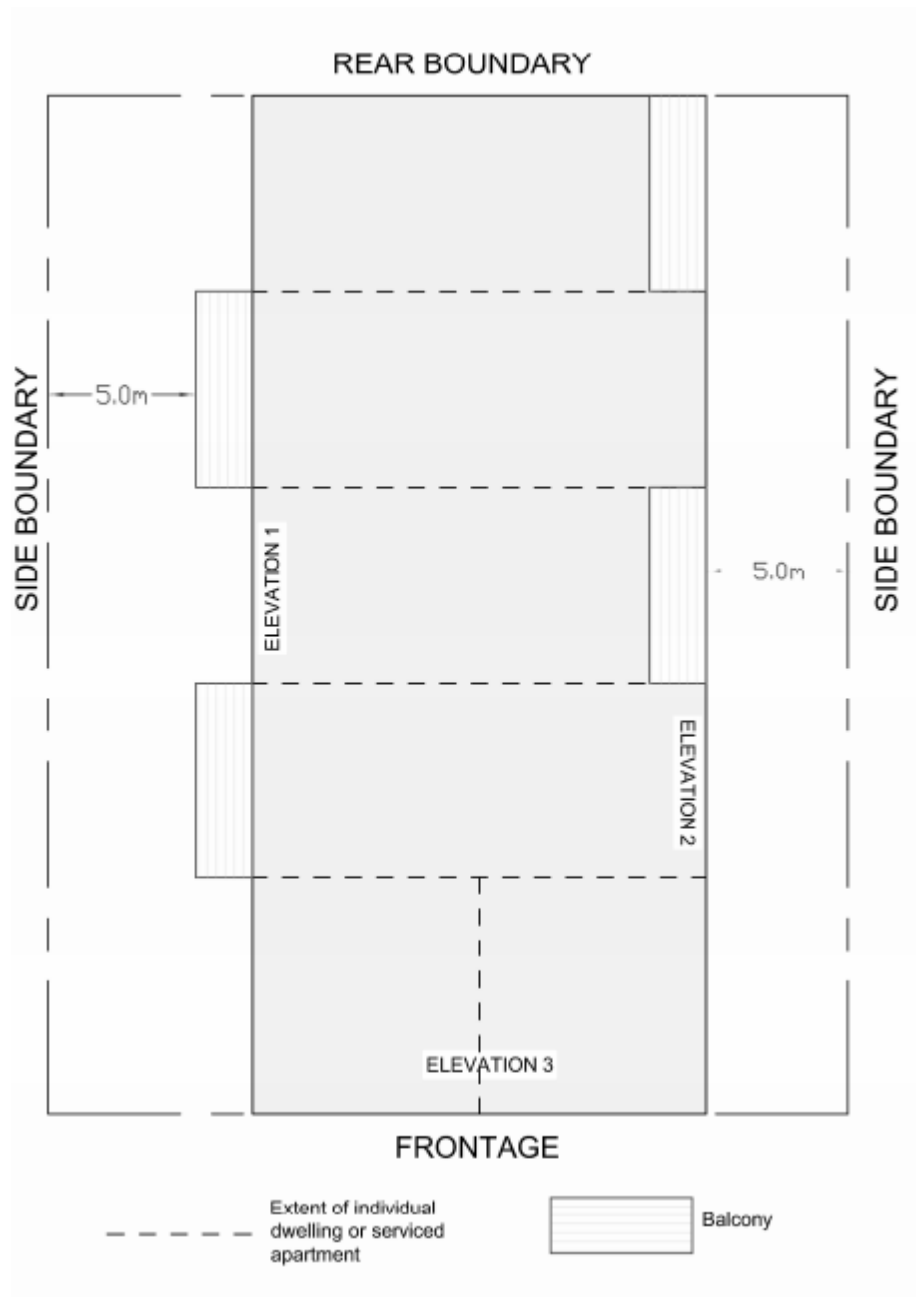


Figure HOB-S6.3 Setbacks for developments not including single aspect dwellings or single aspect serviced apartments under HOB-S6.7.2 A2 (b)

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 Battery Point as a nationally significant historic precinct whose heritage should be protected from 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.
- 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 sub-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:

Terms	Definition
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.

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: <ul style="list-style-type: none"> (a) for consulting room, medical centre, veterinary surgery or child health clinic 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 (b) not listed as Permitted
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: (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); (b) not for a take away food premises with a drive through facility; and (c) not listed as Permitted.
General Retail and Hire	If; (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 (b) not listed as Permitted.
Hotel Industry	If located in the Urban Mix Use Zone.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Tourist Operation	If located in the Urban Mix 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.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>In the Inner Residential Zone Visitor Accommodation (except for bed and breakfast establishment) must:</p> <p>(a) be within an existing building; and</p> <p>(b) not displace a residential use.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>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.</p>	<p>P2.1</p> <p>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.</p> <p>P2.2</p> <p>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:</p> <p>(a) the privacy of residents;</p> <p>(b) any likely increase in noise;</p> <p>(c) the residential function of the strata scheme;</p> <p>(d) the location and layout of the lots;</p> <p>(e) the extent and nature of any other non-residential uses; and</p> <p>(f) any impact on shared access and common property.</p>

HOB-S7.6.2 Car parking numbers

This clause is in substitution for 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
<p>A1</p> <p>The number of on-site car parking spaces must be not more than 1 car parking space per dwelling.</p>	<p>P1</p> <p>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:</p> <p>(a) the loss of any building fabric;</p>

	(b) the removal of gardens or vegetated areas; and (c) the streetscape
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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: (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 The rear setback of the principal building must be at least: (a) 6m for lots of less than 14m in width; or	P2 The rear setback of the principal building must:	

(b) 5m for lots more than 14m in width.	(a) be compatible with the layout pattern of development that contributes to the historic heritage significance of the area; and (b) contribute to private amenity facilitated by the 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 where the prevailing setbacks from side boundaries on the same side of the street are substantial and not so as to 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 Building height (excluding the basement or attic floor space with dormer windows) must be not more than: (a) 2 storeys; or (b) 1 storey if most buildings on the same side of the street in the immediate vicinity are single storey.	P1 Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography 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 adjoining road and public places; and (e) the pattern of development that is a characteristic of the historic heritage significance of the area in the vicinity of the site.	

HOB-S7.7.4 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.
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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>Site coverage must be compatible with that existing on 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
<p>A1</p> <p>Land directly between a dwelling and the street must not be designed or paved or used for the manoeuvring or parking of vehicles except to gain access.</p>	<p>P1</p> <p>No Performance Criterion.</p>

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 and a modification to clauses 9.6.1 and 13.5.1 Lot Design Objective.

Objective:	That subdivision within Battery Point is consistent with historic pattern of development and limits potential for future incompatible development.
Acceptable Solutions	Performance Criteria
<p>A1</p>	<p>P1</p>

<p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) be:</p> <p>(i) not less than 400m² for a lot with an existing dwelling; or</p> <p>(ii) not less than 300m² for a vacant lot; and</p> <p>(iii) not more than 500m²;</p> <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>	<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) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area.</p>
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HOB-S7.9 Tables

This sub-clause is not used in this 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 Calvary Hospital Surrounds Specific Area Plan on the overlay maps.

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 sub-clause is not used in this specific area plan.

HOB-S8.4 Definition of Terms

This sub-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 sub-clause is not used in this specific area plan.

HOB-S8.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

HOB-S8.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

HOB-S8.9 Tables

This sub-clause is not used in this 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.
- 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 sub-clause is not used in this specific area plan.

HOB-S9.4 Definition of Terms

This sub-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 sub-clause is not used in this specific area plan.

HOB-S9.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

HOB-S9.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

HOB-S9.9 Tables

This sub-clause is not used in this 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) Central Business Zone;
- (b) Commercial Zone;
- (c) General Business;
- (d) Light Industrial;
- (e) Urban Mixed Use Zone;
- (f) Utilities Zone;
- (g) Port and Marine Zone;
- (h) Open Space;
- (i) Recreation;
- (j) Particular Purpose Zone Sullivans Cove;
- (k) Particular Purpose Zone Huon Quays;
- (l) University of Tasmania (Domain House Campus) and Philip Smith Centre;
- (m) Particular Purpose Zone Macquarie Point; and
- (n) Inner Residential 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 sub-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:

Terms	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 sub-clause is not used in this specific area plan.

HOB-S10.6 Use Standards

This sub-clause is not used in this specific area plan.

HOB-S10.7 Development Standards for Buildings and Works

HOB-S10.7.1 Building height

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 aeriels must be no more than: (a) 64.5m AHD if within the inner area; or (b) 100m AHD if within the outer area.	P1 Building 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 sub-clause is not used in this specific area plan.

HOB-S10.9 Tables

This sub-clause is not used in this 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 and maintenance of streets and to facilitate the construction and maintenance of public and private service infrastructure.</p>	General Residential Zone - clause 8.6. Development Standards For Subdivision

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 qualification "If for cats home facility."	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*.

HOB-Code Lists

HOB-Table C3.1 Other Major Roads

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

HOB-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1		Fern Tree	466915E 653390N (based on Hobart City Council Datum - Feature within 5m of specified coordinate)	Long Creek	Within 124504/1	Remains former bridges stone supports
HOB-C6.1.2		Fern Tree	467405E 653930N (based on Hobart City Council Datum - Feature within 5m of specified coordinate)	Fork Creek	Within 108786/1 and 109037/1	Wishing well and associated structure
HOB-C6.1.3		Wellington Park	467975E 654575N (based on Hobart City Council Datum - Feature within 5m of specified coordinate)	Fern Tree Bower	Within 109047/1	Archaeological remains
HOB-C6.1.4		Fern Tree	468725E 654645N (based on Hobart City Council Datum - Feature within 5m of specified coordinate)	Dunns Creek	Within 166593/0	Stone piers and abutments

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.5		Fern Tree	468815E 654610N (based on Hobart City Council Datum - Feature within 5m of specified coordinate)	Dunns Creek		Stone aqueduct/stone troughing
HOB-C6.1.6		Ridgeway	Coordinates 468985E 654645N (based on Hobart City Council Datum - Feature within 5m of specified coordinate)	Sassafras Creek	Within 124508/1 and 124507/1	Stone aqueduct/stone troughing
HOB-C6.1.7		Ridgeway	Coordinates 469395E 654950N (based on Hobart City Council Datum - Feature within 5m of specified coordinate)	Halls Saddle	Within 14/4356 and 124508/1	Sluice or valve house
HOB-C6.1.8		Fern Tree	Pipeline Track from Chimney Pot Hill Road to Long Creek	Pipeline Track	Not Applicable	Culverts and linear corridor Halls Saddle to Long Creek
HOB-C6.1.9		Wellington Park	Wellington Park	Silver Falls	Not Applicable	Structure and place
HOB-C6.1.10		Hobart	Argyle Street, Barrack Street, Collins Street, Elizabeth Street, Harrington Street, Murray Street, Liverpool Street, Victoria Street	Hobart Rivulet	Not Applicable	Hobart Rivulet, CBD (Molle Street to River Derwent), including walls - refer to attached datasheet Reference No. HOB-C6.1.10
HOB-C6.1.11		Glebe	3 Aberdeen Street		77597/1	
HOB-C6.1.12		Glebe	3A-3B Aberdeen Street		138552/1 138552/2	

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HOB-C6.1.13		Glebe	9 Aberdeen Street		26492/19	
HOB-C6.1.14		Glebe	13 Aberdeen Street		114790/15	
HOB-C6.1.15		Mount Stuart	5-7 Abermere Avenue	Abermere	21738/6	
HOB-C6.1.16		South Hobart	Adelaide Street		Not Applicable	Stone kerbing in front of 20-30
HOB-C6.1.17		South Hobart	6 Adelaide Street		126409/1	Former Ashleigh Servants' Quarters
HOB-C6.1.18		South Hobart	20 Adelaide Street		62597/2	Director of Education's house
HOB-C6.1.19		South Hobart	21 Adelaide Street		40774/1	
HOB-C6.1.20		South Hobart	23 Adelaide Street		103887/1	
HOB-C6.1.21		South Hobart	25 Adelaide Street		39/820	
HOB-C6.1.22		South Hobart	27 Adelaide Street		53157/1	
HOB-C6.1.23		South Hobart	29-31 Adelaide Street		17180/1	
HOB-C6.1.24		South Hobart	35 Adelaide Street		105217/2	
HOB-C6.1.25		South Hobart	37 Adelaide Street		46595/1	
HOB-C6.1.26		South Hobart	39 Adelaide Street		112960/1	
HOB-C6.1.27		South Hobart	50 Adelaide Street		124956/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.28		South Hobart	61 Adelaide Street		36361/1	Catholic Presbytery (Connemara) (now part of 30-34 Anglesea Street)
HOB-C6.1.29		South Hobart	70 Adelaide Street		231660/1	
HOB-C6.1.30		Battery Point	3 Albuera Street		118331/1	
HOB-C6.1.31		Battery Point	4-6 Albuera Street		153440/41 53440/6	Former Hobart Ladies Grammar School
HOB-C6.1.32		Battery Point	5 Albuera Street		51263/1	
HOB-C6.1.33		Battery Point	7 Albuera Street		100920/1	
HOB-6C.1.34		Battery Point	9 Albuera Street	St Croix	35786/1	St Croix (including small shop)
HOB-C6.1.35		Battery Point	23 Albuera Street		139638/0 139638/1 139638/2 139638/3 139368/4	Former State School (previously known as 11 Albuera Street)
HOB-C6.1.36		New Town	4 Alfred Street		206475/1	Residence
HOB-C6.1.37		West Hobart	16 Allison Street		14520/1	Cottage
HOB-C6.1.38		West Hobart	27 Allison Street		101419/1	Cottage
HOB-C6.1.39		Mount Stuart	11 Alt Na Craig Avenue		63991/41	
HOB-C6.1.40		Mount Stuart	2A Alt Na Craig Avenue		100305/1	House
HOB-C6.1.41		Lenah Valley	1 Alwyn Road		251572/1	Dr Scott's Road

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HOB-C6.1.42		Lenah Valley	1A Alwyn Road		18296/2	House
HOB-C6.1.43		West Hobart	4 Amelia Street		204798/1	House
HOB-C6.1.44		North Hobart	14 Andrew Street		68866/3	
HOB-C6.1.45		South Hobart	30-34 Anglesea Street	St Francis Xavier Church	31361/1	Now includes Catholic Presbytery (Connemara), (previously known as 61 Adelaide Street)
HOB-C6.1.46		South Hobart	51 Anglesea Street		134725/1	Group 51-55; 52-56
HOB-C6.1.47		South Hobart	52-58 Anglesea Street	Collegiate Prep School	100616/4 63332/1 55023/3 55023/2	Includes buildings previously known as 52, 54, 56 and 58 Anglesea Street and 465 Macquarie Street (Clonmel)
HOB-C6.1.48		South Hobart	53 Anglesea Street		41140/1	Group 51-55; 52-56
HOB-C6.1.49		South Hobart	55 Anglesea Street		105869/1	Group 51-55; 52-56
HOB-C6.1.50		South Hobart	1 Antill Street		69571/1	House
HOB-C6.1.51		South Hobart	23 Antill Street		44528/1	Commercial building (former residence)
HOB-C6.1.52		South Hobart	25 Antill Street	Geranium Cottage	146643/1	
HOB-C6.1.53		New Town	2 Archer Street		95902/16	Residence
HOB-C6.1.54		New Town	5 Archer Street		38204/1	Residence

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HOB-C6.1.55		New Town	15 Archer Street		146950/1	Residence
HOB-C6.1.56		New Town	New Town Rd		40152/1	Public Reserve
HOB-C6.1.57		Hobart	11-17 Argyle Street		34608/4	Commercial building
HOB-C6.1.58		Hobart	86 Argyle Street	Ocean Child Hotel	40055/1	
HOB-C6.1.59		Hobart	176-186 Argyle Street	Good Woman Inn	141994/1	
HOB-C6.1.60		North Hobart	272 Argyle Street		90643/1	
HOB-C6.1.61		North Hobart	274 Argyle Street		224908/1	
HOB-C6.1.62		North Hobart	304 Argyle Street		222389/1	
HOB-C6.1.63		North Hobart	325 Argyle Street		222011/1	Former Priest's Bakery
HOB-C6.1.64		North Hobart	376 Argyle Street		30655/1	
HOB-C6.1.65		New Town	408 Argyle Street		70617/3	Residence
HOB-C6.1.66		New Town	409 Argyle Street		57769/1	
HOB-C6.1.67		New Town	411 Argyle Street	Mosely	67589/5	
HOB-C6.1.68		New Town	415 Argyle Street		67589/3	
HOB-C6.1.69		New Town	417 Argyle Street		67589/2	

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HOB-C6.1.70		New Town	419 Argyle Street		67589/1	
HOB-C6.1.71		Battery Point	Arthur Circus		Not applicable	All cottages and park/recreation ground
HOB-C6.1.72		West Hobart	Arthur Street		Not applicable	Sandstone kerbing between Mary Street and Browne Street
HOB-C6.1.73		West Hobart	24 Arthur Street		147522/1	
HOB-C6.1.74		West Hobart	30 Arthur Street		68081/1	
HOB-C6.1.75		West Hobart	34 Arthur Street		230777/1	
HOB-C6.1.76		West Hobart	49 Arthur Street		60502/2	House
HOB-C6.1.77		West Hobart	67 Arthur Street		84522/19	House
HOB-C6.1.78		West Hobart	69 Arthur Street		112444/1	House
HOB-C6.1.79		West Hobart	71 Arthur Street		60502/21	House
HOB-C6.1.80		West Hobart	75 Arthur Street	St Michael and All Angels Church	102198/2	
HOB-C6.1.81		West Hobart	107 Arthur Street		203023/1	
HOB-C6.1.82		Sandy Bay	3A Ashfield Street		65718/1	
HOB-C6.1.83		Lenah Valley	2 Athleen Avenue		62454/1	
HOB-		Lenah	4 Athleen Avenue		62454/2	

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C6.1.84		Valley				
HOB-C6.1.85		Lenah Valley	6 Athleen Avenue		62454/3	
HOB-C6.1.86		Lenah Valley	8 Athleen Avenue		62454/4	
HOB-C6.1.87		Lenah Valley	41 Athleen Avenue		72785/25	House
HOB-C6.1.88		North Hobart	2 Audley Street		18749/1	
HOB-C6.1.89		New Town	7 Augusta Road	Boadicea	212538/1	
HOB-C6.1.90		New Town	12 Augusta Road		123494/1	Residence
HOB-C6.1.91		New Town	17 Augusta Road		154315/1 154315/2 154315/3 154315/4	
HOB-C6.1.92		New Town	19 Augusta Road		26843/4	
HOB-C6.1.93		New Town	21 Augusta Road		26843/3	
HOB-C6.1.94		New Town	23 Augusta Road		57917/2	
HOB-C6.1.95		New Town	25 Augusta Road		57917/1	Residence and gardens
HOB-C6.1.96		New Town	28 Augusta Road		63148/1	
HOB-C6.1.97		New Town	30 Augusta Road		124717/1	
HOB-C6.1.98		New Town	32 Augusta Road	Norvista	124940/1	

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HOB-C6.1.99		Lenah Valley	42 Augusta Road		132577/3	House
HOB-C6.1.100		Lenah Valley	45-49 Augusta Road		131068/1	Cypress hedge
HOB-C6.1.101		Lenah Valley	58 Augusta Road	Cranleigh	63397/1	Bhutan cypress
HOB-C6.1.102		Lenah Valley	60 Augusta Road	Cairnhill	220525/1	
HOB-C6.1.103		Lenah Valley	63A-65 Augusta Road		198741/1 198741/2 196784/1 215078/1	Jutland House carriage drive (Part)
HOB-C6.1.104		Lenah Valley	77-79 Augusta Road		59952/0 59952/1 117326/14	Bhutan cypress
HOB-C6.1.105		Lenah Valley	86 Augusta Road		200537/1	Including cypress hedge
HOB-C6.1.106		Lenah Valley	89 Augusta Road		111802/2	House and garden
HOB-C6.1.107		Lenah Valley	93 Augusta Road		69430/4	Cottage
HOB-C6.1.108		Lenah Valley	109 Augusta Road		59554/6	House
HOB-C6.1.109		Lenah Valley	114 Augusta Road		203908/1	House
HOB-C6.1.110		Lenah Valley	122 Augusta Road		123217/3	House
HOB-C6.1.111		Lenah Valley	162 Augusta Road		248578/9	House
HOB-C6.1.112		Mount Stuart	4 Auvergne Avenue	Magpie Manor	132652/1	

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HOB-C6.1.113		Mount Stuart	5 Auvergne Avenue		246382/1	House
HOB-C6.1.114		Mount Stuart	6 Auvergne Avenue		250666/1	House
HOB-C6.1.115		Mount Stuart	7 Auvergne Avenue		62002/2	
HOB-C6.1.116		Mount Stuart	11 Auvergne Avenue	St Cloud	94289/8	
HOB-C6.1.117		Mount Stuart	13 Auvergne Avenue		46925/1	Bhutan cypress
HOB-C6.1.118		Mount Stuart	17 Auvergne Avenue	Warra-Ne	94583/1	
HOB-C6.1.119		Sandy Bay	6 Balfour Court		61203/1	House
HOB-C6.1.120		Sandy Bay	4 Balmoral Street		111124/1	
HOB-C6.1.121		Sandy Bay	6 Balmoral Street		13110/1	
HOB-C6.1.122		Sandy Bay	8 Balmoral Street		57633/1	
HOB-C6.1.123		Sandy Bay	10 Balmoral Street		57633/2	
HOB-C6.1.124		Sandy Bay	12 Balmoral Street		57633/3	
HOB-C6.1.125		Sandy Bay	14 Balmoral Street		57633/4	
HOB-C6.1.126		Sandy Bay	16 Balmoral Street		57633/5	
HOB-C6.1.127		Hobart	Barrack Street			Sandstone bridge pillars (near Collins Street)

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HOB-C6.1.128		Hobart	20 Barrack Street		149001/1	Walls of former Government Mill
HOB-C6.1.129		Hobart	24 Barrack Street	Cornish Mount Tavern	35565/1	
HOB-C6.1.130		Hobart	45 Barrack Street		67598/2	House
HOB-C6.1.131		Hobart	46-56 Barrack Street		160824/2	City Mission Hall and building previously known as 46 Barrack Street
HOB-C6.1.132		Hobart	71 Barrack Street		194330/1	House
HOB-C6.1.133		Hobart	74 Barrack Street	Clutha	194200/1	
HOB-C6.1.134		Hobart	76 Barrack Street		134175/1	House
HOB-C6.1.135		Hobart	79 Barrack Street		49308/1	House
HOB-C6.1.136		Hobart	81 Barrack Street		26214/1	Cottage
HOB-C6.1.137		Hobart	83 Barrack Street		229779/1	House
HOB-C6.1.138		Hobart	90 Barrack Street		104314/1	Cottage
HOB-C6.1.139		Battery Point / Sandy Bay	Bath Street	Nanny Goat Lane	Not Applicable	Nanny Goat Lane
HOB-C6.1.140		Battery Point	13 Bath Street		26842/1	
HOB-C6.1.141		Battery Point	15 Bath Street		26842/1	

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HOB-C6.1.142		Battery Point	28 Bath Street		28267/1	
HOB-C6.1.143		Battery Point	34 Bath Street		23702/1	
HOB-C6.1.144		Battery Point	38 Bath Street		225261/1	
HOB-C6.1.145		Battery Point	40 Bath Street		116118/1	
HOB-C6.1.146		Battery Point	42 Bath Street		44997/1	
HOB-C6.1.147		Hobart	21 Bathurst Street		119070/1	Office building
HOB-C6.1.148		Hobart	34 Bathurst Street		49945/1	Commercial building (formerly Asmor Guesthouse)
HOB-C6.1.149		Hobart	45-71 Bathurst Street		37884/1 199129/1	Commercial Building (façade of 'Bridges Brothers' building at 71 Bathurst Street only)
HOB-C6.1.150		Hobart	73 Bathurst Street		56543/1	Commercial building
HOB-C6.1.151			2/73 Bathurst Street		56543/2	Commercial building
HOB-C6.1.152		Hobart	79 Bathurst Street		198556/1	Shop
HOB-C6.1.153		Hobart	87 Bathurst Street	New Sydney Hotel	33447/1	New Sydney Hotel
HOB-C6.1.154		Hobart	102 Bathurst Street		116612/1	Now known as part of 18-36 Criterion Street.

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HOB-C6.1.155		Hobart	129-131 Bathurst Street		160994/1 160994/2 160994/3 15961/1	
HOB-C6.1.156		Hobart	133 Bathurst Street		197754/1	Commercial Building (former King's Hall/Theatre)
HOB-C6.1.157			163-167 Bathurst Street		100506/1 146775/1	
HOB-C6.1.158		Hobart	173 Bathurst Street		150161/1 150161/2	
HOB-C6.1.159		Hobart	180-184 Bathurst Street	Acacia, Corwin	58199/1 58199/2 58199/3	and cottage at rear
HOB-C6.1.160		Hobart	183 Bathurst Street		42668/1	
HOB-C6.1.161		West Hobart	190 Bathurst Street		37798/1	House
HOB-C6.1.162		West Hobart	194 Bathurst Street		100209/1	House
HOB-C6.1.163		West Hobart	199 Bathurst Street		232103/1	
HOB-C6.1.164		West Hobart	202 Bathurst Street	Kia Lama	219729/1	
HOB-C6.1.165		West Hobart	203 Bathurst Street	Woollahra	225505/1	Including stone wall and gate
HOB-C6.1.166		West Hobart	204 Bathurst Street		57859/1	House
HOB-C6.1.167		West Hobart	206 Bathurst Street		58674/1 58674/2 58674/3	
HOB-C6.1.168		West Hobart	209 Bathurst Street		100940/1	

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HOB-C6.1.169		West Hobart	210 Bathurst Street		60806/1	
HOB-C6.1.170		West Hobart	211 Bathurst Street		116015/1	Including stone wall
HOB-C6.1.171		West Hobart	213 Bathurst Street		57110/1	
HOB-C6.1.172		West Hobart	215 Bathurst Street		57110/2	
HOB-C6.1.173		West Hobart	216 Bathurst Street		128143/1	
HOB-C6.1.174		West Hobart	217 Bathurst Street		57110/3	
HOB-C6.1.175		West Hobart	219 Bathurst Street		57110/4	
HOB-C6.1.176		West Hobart	221 Bathurst Street		238049/1	
HOB-C6.1.177		West Hobart	222-226 Bathurst Street		152093/1	Flats (formerly shop and flat)
HOB-C6.1.178		West Hobart	223 Bathurst Street		17180/1	
HOB-C6.1.179		West Hobart	225 Bathurst Street		113162/1	
HOB-C6.1.180		West Hobart	227 Bathurst Street		58917/1	
HOB-C6.1.181		West Hobart	228 Bathurst Street		58307/2	House
HOB-C6.1.182		West Hobart	229 Bathurst Street		58917/2	
HOB-C6.1.183		West Hobart	230 Bathurst Street		58307/1	House

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HOB-C6.1.184		West Hobart	231 Bathurst Street		36104/2	
HOB-C6.1.185		West Hobart	232-232A Bathurst Street		229071/1	Conjoined houses
HOB-C6.1.186		West Hobart	248 Bathurst Street	Violet Cottage	139953/1	
HOB-C6.1.187		West Hobart	250 Bathurst Street		123307/1	
HOB-C6.1.188		West Hobart	255 Bathurst Street		44796/1	
HOB-C6.1.189		West Hobart	257 Bathurst Street		21353/1	
HOB-C6.1.190		West Hobart	273 Bathurst Street	Wallers Cottage	45952/1	
HOB-C6.1.191		West Hobart	278 Bathurst Street		41405/1	
HOB-C6.1.192		West Hobart	292-294 Bathurst Street		59947/1	
HOB-C6.1.193		West Hobart	296 Bathurst Street		31821/1	
HOB-C6.1.194			302 Bathurst Street		123952/0	
HOB-C6.1.195		New Town	1A Bay Road		174643/1	
HOB-C6.1.196		New Town	5 Bay Road	Kroy	110802/1	
HOB-C6.1.197		New Town	34 Bay Road		230637/1	Residence
HOB-C6.1.198		New Town	39 Bay Road		49269/1	Residence

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HOB-C6.1.199		New Town	42 Bay Road		229899/1	Residence
HOB-C6.1.200		New Town	56 Bay Road		106641/1	Residence
HOB-C6.1.201		New Town	64 Bay Road		46493/2	
HOB-C6.1.202		Sandy Bay	15 Beach Road		137879/1	Previously known as 13 Beach Road
HOB-C6.1.203		Sandy Bay	17 Beach Road	Long Beach Shelter Shed	96046/24	Refer also Long Point Road
HOB-C6.1.204		New Town	1 Bedford Street		70384/1	
HOB-C6.1.205		New Town	2A Bedford Street	Charlton Gardens	21844/2	
HOB-C6.1.206		New Town	9 Bedford Street		70031/5	
HOB-C6.1.207		New Town	10 Bedford Street		109794/1 109794/2 109794/3	Residence
HOB-C6.1.208		New Town	12 Bedford Street		25765/1	Residence
HOB-C6.1.209		New Town	16 Bedford Street		148190/1	Residence
HOB-C6.1.210		New Town	17 Bedford Street		63503/1	Residence
HOB-C6.1.211		New Town	22 Bedford Street		123503/1	Residence
HOB-C6.1.212		New Town	Bell Street		122033/1	Southern Hockey Association - Club House and Rooms, Hockey Centre, and Former Rosella Factory

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HOB-C6.1.213		New Town	2 Bellevue Parade		37884/1 96447/1	
HOB-C6.1.214		South Hobart	2 Belton Street		106641/1	1915 workers houses
HOB-C6.1.215		South Hobart	4 Belton Street		212068/25	1915 workers houses
HOB-C6.1.216		West Hobart	1 Ben Street		142847/1	House
HOB-C6.1.217		West Hobart	3 Ben Street		30971/1	House
HOB-C6.1.218		West Hobart	4 Ben Street		134625/1	House
HOB-C6.1.219		West Hobart	5 Ben Street	Fernleaf Cottage	222938/1	
HOB-C6.1.220		Hobart	2 Berea Street		167805/0	(Now part of 221-223 Collins Street
HOB-C6.1.221		Hobart	5 Berea Street		57140/1	Conjoined house
HOB-C6.1.222		Hobart	7 Berea Street		57140/2	Conjoined house
HOB-C6.1.223		Hobart	8 Berea Street		67658/3	House
HOB-C6.1.224		Hobart	9 Berea Street		57140/3	Conjoined house
HOB-C6.1.225		Hobart	10 Berea Street		226469/1	House
HOB-C6.1.226		Hobart	11 Berea Street		57140/4	Conjoined house
HOB-C6.1.227		Hobart	12 Berea Street		67658/1	House

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HOB-C6.1.228		Sandy Bay	7 Birngana Avenue		66100/3	
HOB-C6.1.229		New Town	2 Bishop Street		29532/1	Residence
HOB-C6.1.230		New Town	9 Bishop Street		58207/3	Former shop
HOB-C6.1.231		New Town	10 Bishop Street		123679/1	
HOB-C6.1.232		New Town	15 Bishop Street		233532/49	Residence
HOB-C6.1.233		New Town	21 Bishop Street		60981/41	Residence
HOB-C6.1.234		New Town	37 Bishop Street		249091/1	Residence
HOB-C6.1.235		New Town	41 Bishop Street		217363/1	
HOB-C6.1.236		New Town	43 Bishop Street		215570/1	Residence
HOB-C6.1.237		New Town	2 Boa Vista Road		38375/1	
HOB-C6.1.238		New Town	17 Boa Vista Road		159349/1	
HOB-C6.1.239		West Hobart	1/5 Bonnington Road		60320/2	Conjoined cottage
HOB-C6.1.240		West Hobart	2/7 Bonnington Road		60320/1	Conjoined cottage
HOB-C6.1.241		Fern Tree	3 Bracken Lane		72751/1	House and garden
HOB-C.1.242		Fern Tree	6-8 Bracken Lane		129922/2	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.243		Fern Tree	10 Bracken Lane		198404/1	
HOB-C6.1.244		Sandy Bay	8 Braeside Crescent	Closeburn	229433/1	Formerly Lampton
HOB-C6.1.245		Hobart	Brisbane Street		198125/1	Walls of former Roman Catholic burial ground (now part of 94 Barrack Street)
HOB-C6.1.246		Hobart	15-17A Brisbane Street		251499/1	Former Hart and Co's Cider Works/Abbott's Cordial Works
HOB-C6.1.247		Hobart	67 Brisbane Street	Christian Science Church	198440/1	
HOB-C6.1.248		Hobart	72 Brisbane Street		123875/1	Commercial building
HOB-C6.1.249		Hobart	99 Brisbane Street	Ingoda	139896/1	
HOB-C6.1.250		Hobart	103 Brisbane Street		46299/1	Conjoined house
HOB-C6.1.251		Hobart	105 Brisbane Street		44509/1	Conjoined house
HOB-C6.1.252		Hobart	120 Brisbane Street		56829/0; 56829/1; 56829/2; 56829/3	House (part of 167A-167B Harrington Street)
HOB-C6.1.253		Hobart	126-128 Brisbane Street		56312/3	Previously known as part of 130-136 Brisbane Street
HOB-C6.1.254		Hobart	130 Brisbane Street		56312/2	Previously known as part of 130-136 Brisbane Street
HOB-C6.1.255		Hobart	132 Brisbane Street		56312/1	Previously known as part of 130-136 Brisbane Street

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.256		West Hobart	176 Brisbane Street		124733/1	House
HOB-C6.1.257		West Hobart	186-188 Brisbane Street		106823/1	House
HOB-C6.1.258		West Hobart	190-192 Brisbane Street		61342/1 61342/2	Conjoined house
HOB-C6.1.259		Glebe	71 Brooker Avenue		163523/1	Former High School/University of Tasmania (including Domain House)
HOB-C6.1.260		Hobart	Brooker Avenue		Not Applicable	Fountain and sunken garden
HOB-C6.1.261		Glebe	113 Brooker Avenue		23773/62	
HOB-C6.1.262		North Hobart	256 Brooker Avenue		125478/1	House - Refer to attached datasheet Ref No. HOB-C6.1.262
HOB-C6.1.263		West Hobart	Browne Street		Not applicable	London plane trees
HOB-C6.1.264		West Hobart	3 Browne Street		222405/1	
HOB-C6.1.265		West Hobart	5 Browne Street		65887/3	
HOB-C6.1.266		West Hobart	7 Browne Street		65887/2	
HOB-C6.1.267		West Hobart	9 Browne Street		126793/1	
HOB-C6.1.268		West Hobart	13 Browne Street		120579/1	
HOB-C6.1.269		West Hobart	15 Browne Street	Bambalorna	218650/16	

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HOB-C6.1.270		West Hobart	16 Browne Street		226754/1	
HOB-C6.1.271		West Hobart	19 Browne Street		105084/1	
HOB-C6.1.272		West Hobart	26 Browne Street		72778/4	
HOB-C6.1.273		West Hobart	28 Browne Street		72778/3	
HOB-C6.1.274		West Hobart	29 Browne Street		229625/1	
HOB-C6.1.275		West Hobart	30 Browne Street		72778/2	
HOB-C6.1.276		West Hobart	31 Browne Street		226456/11	
HOB-C6.1.277		West Hobart	32-34 Browne Street		58592/1	Conjoined houses
HOB-C6.1.278		West Hobart	36 Browne Street		59876/1	
HOB-C6.1.279		West Hobart	37 Browne Street		96109/8	
HOB-C6.1.280			59 Browne Street		122809/1	
HOB-C6.1.281		Lenah Valley	4 Brushy Creek Road	Thomas Hickman's Cottage	131039/2	
HOB-C6.1.282		Lenah Valley	5 Brushy Creek Road	Stephen Hickman's Cottage	15922/1	
HOB-C6.1.283		Lenah Valley	21 Brushy Creek Road		10801/1	Cottage
HOB-		Lenah	39 Brushy Creek		87500/1	Farm complex

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.284		Valley	Road			
HOB-C6.1.285		North Hobart	35-37 Burnett Street		151359/1	
HOB-C6.1.286		North Hobart	97-99 Burnett Street		59619/1 231055/1	
HOB-C6.1.287		North Hobart	101 Burnett Street		90363/1	
HOB-C6.1.288		North Hobart	104 Burnett Street		55084/3	
HOB-C6.1.289		North Hobart	105 Burnett Street		59174/3	
HOB-C6.1.290		North Hobart	107 Burnett Street		248410/2	
HOB-C6.1.291		North Hobart	108 Burnett Street		55084/1	
HOB-C6.1.292		North Hobart	109 Burnett Street		59174/1	
HOB-C6.1.293		New Town	1 Burnside Avenue		246383/1	Residence
HOB-C6.1.294		New Town	3 Burnside Avenue		68474/1	Residence
HOB-C6.1.295		New Town	4 Burnside Avenue		60981/72	Residence
HOB-C6.1.296		New Town	5 Burnside Avenue		68474/2	Residence
HOB-C6.1.297		New Town	6 Burnside Avenue		60981/70	Residence
HOB-C6.1.298		New Town	7 Burnside Avenue		67517/1	Residence

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.299		New Town	9 Burnside Avenue		247623/113	Residence
HOB-C6.1.300		New Town	12 Burnside Avenue		60981/64	Residence
HOB-C6.1.301		New Town	14 Burnside Avenue		60981/62	Residence
HOB-C6.1.302		New Town	19 Burnside Avenue		60981/105	Residence
HOB-C6.1.303		New Town	24 Burnside Avenue		60981/52	Residence
HOB-C6.1.304		New Town	26 Burnside Avenue		60981/50	Residence
HOB-C6.1.305		New Town	29 Burnside Avenue		60981/95	Residence
HOB-C6.1.306		Mount Stuart	14 Byard Street	Mount Stuart War Memorial Hall	247890/1	Also known as 8-10 Darling Parade
HOB-C6.1.307		Sandy Bay	26 Byron Street		44229/1	House
HOB-C6.1.308		South Hobart	3 Cameron Street		36184/1	
HOB-C6.1.309		South Hobart	5 Cameron Street		27977/1	
HOB-C6.1.310		Hobart	31 Campbell Street	Theatre Royal Hotel	42971/1	Refer to attached datasheet Reference No. HOB-C6.1.310
HOB-C6.1.311		Hobart	37-39 Campbell Street		Not Applicable	Walls off Sackville Street
HOB-C6.1.312		Hobart	177 Campbell Street		22529/3	House
HOB-		Hobart	179 Campbell		23363/1	House

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C6.1.313			Street			
HOB-C6.1.314		New Town	12 Carlton Street		207509/22	
HOB-C6.1.315		New Town	13 Carlton Street		62215/2	Residence
HOB-C6.1.316		New Town	16 Carlton Street		206683/1	Residence
HOB-C6.1.317		New Town	18 Carlton Street		206183/1	Residence
HOB-C6.1.318		New Town	20 Carlton Street		229578/1	Residence
HOB-C6.1.319		New Town	21 Carlton Street		109626/7	Residence
HOB-C6.1.320		New Town	25 Carlton Street		109626/6	Residence
HOB-C6.1.321		New Town	26 Carlton Street		228972/17	Residence
HOB-C6.1.322		New Town	27 Carlton Street		109626/5	Residence and garden
HOB-C6.1.323		New Town	28 Carlton Street		220084/16	Residence
HOB-C6.1.324		New Town	30 Carlton Street		210353/13	Shop
HOB-C6.1.325		New Town	31 Carlton Street		109626/4	Residence
HOB-C6.1.326		New Town	41 Carlton Street		109626/1	Residence
HOB-C6.1.327		New Town	43 Carlton Street		62287/1	Residence

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.328		New Town	45 Carlton Street		204993/1	Residence
HOB-C6.1.329		New Town	48 Carlton Street		221165/1	Residence
HOB-C6.1.330		New Town	49 Carlton Street		60326/1	Residence
HOB-C6.1.331		New Town	51 Carlton Street		217949/10	Residence
HOB-C6.1.332		New Town	60 Carlton Street		64214/1	Former Shop
HOB-C6.1.333		New Town	62 Carlton Street		92796/5	Former shop
HOB-C6.1.334		New Town	64 Carlton Street		92796/4	Residence
HOB-C6.1.335		New Town	66 Carlton Street		92796/3	Residence
HOB-C6.1.336		New Town	67 Carlton Street		27598/1	Residence
HOB-C6.1.337		New Town	70 Carlton Street		92796/1	Residence
HOB-C6.1.338		New Town	80 Carlton Street		207639/1	Residence
HOB-C6.1.339		North Hobart	15 Carr Street		117675/43	
HOB-C6.1.340		North Hobart	21 Carr Street	Wyvenhoe	132922/1	Refer to attached datasheet Reference No. HOB-C6.1.340
HOB-C6.1.341		Queens Domain	1-2 Carriage Drive		164058/1	Former guard house and former zoo curator's cottage

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HOB-C6.1.342		South Hobart	Cascade Road	Cascade Gardens	233264/1 233265/1 74064/5	Now known as 2A McRobies Road
HOB-C6.1.343		South Hobart	Cascade Road		Not Applicable	Retaining Wall adjacent to 41-43 Cascade Road
HOB-C6.1.344		South Hobart	101 Cascade Road		Not Applicable	Former Cascade Reservoirs
HOB-C6.1.345		South Hobart	22 Cascade Road	Cascade Hotel	37220/1	
HOB-C6.1.346		South Hobart	30 Cascade Road	Homoeopathic Hospital	125594/1	Former Coach House (also includes that part of the address previously known as 44 Cascade Road)
HOB-C6.1.347		South Hobart	2/52 Cascade Road		125259/1	House - refer to attached datasheet Reference No. HOB-C6.1.347
HOB-C6.1.348		South Hobart	60 Cascade Road		114969/1	House
HOB-C6.1.349		South Hobart	82 Cascade Road		22993/1	Cottage
HOB-C6.1.350		South Hobart	96 Cascade Road		149434/1 149434/2	Cottage
HOB-C6.1.351		South Hobart	98 Cascade Road		38209/1	Cottage
HOB-C6.1.352		South Hobart	118 Cascade Road	Hanby Lodge	230742/1	
HOB-C6.1.353		South Hobart	128 Cascade Road	St Thomas' Hall	60980/1	
HOB-C6.1.354		Hobart/ Battery Point	Castray Esplanade		123668/1 163045/1 163045/4	Princes Wharf Sheds No.1, No. 2 and No. 3

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.355		Battery Point	Castray Esplanade		163045/4	Sydney-Hobart Yacht Race Finishing Box (within CSIRO site)
HOB-C6.1.356		Battery Point	Castray Esplanade		163300/1	Princes Park
HOB-C6.1.357		West Hobart	4 Cavell Street		199426/1	House
HOB-C6.1.358		West Hobart	9 Cavell Street		90658/3	Conjoined cottage
HOB-C6.1.359		Queens Domain	Genotaph Avenue		Not Applicable	Martin's Hot Shot Oven
HOB-C6.1.360		Sandy Bay	5 Chessington Court		62800/5	House
HOB-C6.1.361		Sandy Bay	9 Chessington Court		58952/1 58952/2	
HOB-C6.1.362		Sandy Bay	10 Chessington Court		62800/10	
HOB-C6.1.363		Hobart	4 Church Street		41426/1	House
HOB-C6.1.364		Hobart	16 Church Street		125556/16	
HOB-C6.1.365		North Hobart	30 Church Street		158312/2	Formerly part of the Trinity Hill School site (previously known as 30-32 Church Street)
HOB-C6.1.366		Sandy Bay	2 Churchill Avenue	Arts Lecture Theatre, University of Tasmania	167424/1	Arts Lecture Theatre only, including the grounds within 3m of the building
HOB-C6.1.367		New Town	20 Clare Street		132988/1	
HOB-C6.1.368		New Town	26 Clare Street	Clare House	133172/1	

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HOB-C6.1.369		New Town	30 Clare Street	Wibruna	109990/1	
HOB-C6.1.370		New Town	33 Clare Street		222643/2	
HOB-C6.1.371		New Town	37 Clare Street		63377/3	
HOB-C6.1.372		New Town	56 Clare Street		40144/1	Residence
HOB-C6.1.373		New Town	62-66 Clare Street	Clare Street Oval	40144/1	
HOB-C6.1.374		New Town	65 Clare Street		247781/1	Residence
HOB-C6.1.375		New Town	70 Clare Street		231287/1	Residence
HOB-C6.1.376		New Town	72 Clare Street		224407/1	Residence
HOB-C6.1.377		New Town	74 Clare Street		226594/3	Residence
HOB-C6.1.376		New Town	76 Clare Street		225407/1	Residence
HOB-C6.1.377		New Town	78 Clare Street		94434/2	Residence
HOB-C6.1.378		New Town	80 Clare Street		94434/1	Residence
HOB-C6.1.379		Battery Point	2-10 Clarke Avenue		Not Applicable	Foreshore
HOB-C6.1.380		Battery Point	21 Clarke Avenue		223984/1	
HOB-C6.1.381		Battery Point	26 Clarke Avenue		5186/1	

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HOB-C6.1.382		Battery Point	28 Clarke Avenue		5186/2	
HOB-C6.1.383		New Town	5-7 Claude Street		120477/1 120477/2	Residence
HOB-C6.1.384		New Town	11 Claude Street		32882/1	Residence
HOB-C6.1.385		New Town	12 Claude Street		22581/1	Residence
HOB-C6.1.386		New Town	13 Claude Street		115996/34 115996/35	Residence
HOB-C6.1.387		New Town	16 Claude Street		29096/20	Residence
HOB-C6.1.388		New Town	19 Claude Street		21593/37	Residence
HOB-C6.1.389		Hobart	53-57 Collins Street	Charter House	122686/1	Also known as former Red Cross House
HOB-C6.1.390		Hobart	58 Collins Street		139491/3	Former Agricultural Bank of Tasmania (Now known as 3/6-8 Market Place)
HOB-C6.1.391		Hobart	59-63 Collins Street	Drysdale House façade	113200/1	Refer also C73 McLaren's Hotel
HOB-C6.1.392		Hobart	59-63 Collins Street	McLaren's Hotel façade	113200/1	Refer also C5 Drysdale House
HOB-C6.1.393		Hobart	79-81 Collins Street	Coogan's Department Store	51164/1	
HOB-C6.1.394		Hobart	82 Collins Street		86574/1	Commercial building

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HOB-C6.1.395		Hobart	85-99 Collins Street		32498/1	Departments Store façade (formerly Fitzgerald's Department Store refer also C61 and C81 of Central Area Heritage Review) exclusions - Sky bridge across Collins Street
HOB-C6.1.396		Hobart	102 Collins Street		103398/1	Commercial building
HOB-C6.1.397		Hobart	104 Collins Street		103398/2	Commercial building
HOB-C6.1.398		Hobart	119 Collins Street		221231/1	Commercial building
HOB-C6.1.399		Hobart	130 Collins Street		222579/7	Commercial Building
HOB-C6.1.400		Hobart	131 Collins Street		243310/1	Commercial building (formerly Centreway Arcade)
HOB-C6.1.401		Hobart	152 Collins Street		101421/1	Former Blundstone's Factory (No. 1)
HOB-C6.1.402		Hobart	158 Collins Street		106048/2	Commercial building and laneway - Refer to attached datasheet Reference No. HOB-C6.1.402
HOB-C6.1.403		Hobart	221-223 Collins Street		167805/0	That part of the address previously known as 2 Berea Street
HOB-C6.1.404		Hobart	231 Collins Street		146925/1	Workshop
HOB-C6.1.405		Hobart	233 Collins Street		143240/1	House
HOB-C6.1.406		Battery Point	6 Colville Street		204659/1	Dwelling built c1918

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HOB-C6.1.407		Battery Point	13 Colville Street		48339/1	Dwelling built c1911
HOB-C6.1.408		Battery Point	15 Colville Street		43345/1	Dwelling built c1911
HOB-C6.1.409		Battery Point	23 Colville Street		90554/2	
HOB-C6.1.410		Battery Point	25-27 Colville Street		58979/2	
HOB-C6.1.411		Battery Point	29-31 Colville Street		104731/1	
HOB-C6.1.412		Battery Point	30 Colville Street		56685/1	Conjoined dwelling
HOB-C6.1.413		Battery Point	32 Colville Street		56685/1	Conjoined dwelling
HOB-C6.1.414		Battery Point	37 Colville Street		248906/1	Conjoined dwelling
HOB-C6.1.415		Battery Point	43 Colville Street		248906/1	Conjoined dwelling
HOB-C6.1.416		Battery Point	59 Colville Street		31780/1	
HOB-C6.1.417		Battery Point	60 Colville Street		148388/1	
HOB-C6.1.418		North Hobart	1-3 Commercial Road		56721/1 56721/2	
HOB-C6.1.419		North Hobart	7 Commercial Road	Closeburn	38151/1	
HOB-C6.1.420		South Hobart	4 Congress Street		Not Applicable	Congress Street Child Health Clinic
HOB-C6.1.421		South Hobart	8 Congress Street		232541/1	House

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HOB-C6.1.422		South Hobart	32 Congress Street		101337/1	House
HOB-C6.1.423		South Hobart	35 Congress Street		51170/1	House
HOB-C6.1.424		Lenah Valley	18 Creek Road	Lenah Valley Community Hall	251994/1	
HOB-C6.1.425		New Town	85 Creek Road	Rosary Gardens	131230/1	
HOB-C6.1.426		New Town	85 Creek Road		131230/1	
HOB-C6.1.427		Battery Point	Crelin Street	Billy Goat Lane	Not Applicable	
HOB-C6.1.428		New Town	3 Cressy Street	St Bedes Church	249305/1	
HOB-C6.1.429		New Town	7 Cressy Street		60981/6	Residence
HOB-C6.1.430		New Town	8 Cressy Street		67668/5	Residence
HOB-C6.1.431		New Town	9 Cressy Street		58097/1	Residence
HOB-C6.1.432		New Town	10 Cressy Street		246236/1	Residence
HOB-C6.1.433		New Town	14 Cressy Street		248347/1	Residence
HOB-C6.1.434		New Town	20 Cressy Street		57387/2	Residence
HOB-C6.1.435		New Town	3 Cross Street		143253/4	Residence
HOB-C6.1.436		New Town	10 Cross Street		230479/1	Residence

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HOB-C6.1.437		New Town	11 Cross Street		26162/2	
HOB-C6.1.438		New Town	38 Cross Street	Moncrieff	137847/1	
HOB-C6.1.439		New Town	44 Cross Street	Heatherley	154088/1	Now part of 44-46 Cross Street (that part of the address previously known as 44 Cross Street only)
HOB-C6.1.440		New Town	45A Cross Street		198742/1	
HOB-C6.1.441		New Town	45B Cross Street	Holmwood	130826/1	Residence
HOB-C6.1.442		New Town	56 Cross Street		117719/1	Residence
HOB-C6.1.443		New Town	60 Cross Street		115094/1 115094/2	Residence
HOB-C6.1.444		New Town	65 Cross Street		65896/12	
HOB-C6.1.445		New Town	69 Cross Street	Ashla	109347/3	
HOB-C6.1.446		South Hobart	2A Darcy Street		59598/2	House
HOB-C6.1.447		South Hobart	4 Darcy Street		59598/1	House
HOB-C6.1.448		South Hobart	6 Darcy Street		130416/1	House
HOB-C6.1.449		South Hobart	7 Darcy Street	Edenhope	124822/1	
HOB-C6.1.450		South Hobart	11 Darcy Street		50988/1	House

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HOB-C6.1.451		South Hobart	1/28 Darcy Street		57645/1	House
HOB-C6.1.452		South Hobart	2/28 Darcy Street		57645/1	House
HOB-C6.1.453		South Hobart	40 Darcy Street	Fairlie	28523/1	
HOB-C6.1.454		South Hobart	55 Darcy Street		198272/1	
HOB-C6.1.455		Mount Stuart	6 Darling Parade	Bellevue	244310/1	
HOB-C6.1.456		Mount Stuart	8-10 Darling Parade	Mount Stuart War Memorial Hall	247890/1	Also known as 14 Byard Street
HOB-C6.1.457		Hobart	Davey Street		28370/1	Brick wall in front of pool at St Michael's Collegiate School
HOB-C6.1.458		Hobart	Davey Street		Not Applicable	Mile Post (outside 10A Elboden Street)
HOB-C6.1.459		Hobart	Davey Street		Not Applicable	Private Secretary's Cottage (refer also 40 Macquarie Street)
HOB-C6.1.460		Hobart	19-21 Davey Street		35223/1 33845/1	Former Customs House and Bond Store
HOB-C6.1.461		Hobart	25 Davey Street		153147/1 153147/2 153147/3 153147/4 153147/5 153147/6 153147/7 153147/8	
HOB-C6.1.462		Hobart	65-67 Davey Street		110411/1	(Now part of 186 Macquarie Street)
HOB-		Hobart	90 Davey Street		114191/1	Trees Repatriation

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.463						Centre Grounds
HOB-C6.1.464		Hobart	94 Davey Street		80704/1	RALAC
HOB-C6.1.465		Hobart	2/124 Davey Street		152966/2	Former Aberfeldy Hotel (previously known as 10 Molle Street) - includes walls
HOB-C6.1.466		Hobart	133 Davey Street		226160/1	House
HOB-C6.1.467		Hobart	134 Davey Street	Civic Club	202403/1	
HOB-C6.1.468		Hobart	137-139 Davey Street		227159/1	
HOB-C6.1.469		Hobart	142-146 Davey Street	St Ann's Rest Home / Hawthornden	140758/1	
HOB-C6.1.470		Hobart	145 Davey Street		252283/1	Office (former house)
HOB-C6.1.471		Hobart	147 Davey Street	Roseville	124370/1	
HOB-C6.1.472		Hobart	148 Davey Street	Nilgiri	131837/1	
HOB-C6.1.473		Hobart	157 Davey Street		106283/1	
HOB-C6.1.474		South Hobart	178 Davey Street	Globe Hotel	37291/1	
HOB-C6.1.475		South Hobart	198 Davey Street		249106/1	House
HOB-C6.1.476		South Hobart	1/202 Davey Street		59997/1	House
HOB-		South	2/204 Davey Street		59997/2	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.477		Hobart				
HOB-C6.1.478		South Hobart	200 Davey Street		110012/1	Shop
HOB-C6.1.479		South Hobart	206 Davey Street		90466/1	House
HOB-C6.1.480		South Hobart	207 Davey Street		109541/2	
HOB-C6.1.481		South Hobart	231 Davey Street		138573/1	
HOB-C6.1.482		South Hobart	233 Davey Street		48159/1	Cottage
HOB-C6.1.483		South Hobart	237 Davey Street	Guildford	36648/1	
HOB-C6.1.484		South Hobart	267 Davey Street	Eaton Brae	116201/2	
HOB-C6.1.485		South Hobart	308-310 Davey Street	Leswalt (Jane Franklin Hall)	157540/1	
HOB-C6.1.486		South Hobart	313 Davey Street		55483/1 55483/2 55483/3 55483/4 55483/5 55483/6	
HOB-C6.1.487		South Hobart	319 Davey Street	Ambleside	37856/1	
HOB-C6.1.488		South Hobart	327 Davey Street	Fernleigh	135726/1	
HOB-C6.1.489		South Hobart	332 Davey Street		101417/1	House
HOB-C6.1.490		South Hobart	334 Davey Street	The Gables	63849/4	

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HOB-C6.1.491		South Hobart	340 Davey Street	Hathaway	116360/1	
HOB-C6.1.492		Battery Point	14 De Witt Street		159880/1	
HOB-C6.1.493		South Hobart	Degraves Street	Hobart Rivulet Retaining Wall	Not Applicable	Hobart Rivulet Retaining Wall
HOB-C6.1.494		South Hobart	42 Degraves Street		216353/8	Group
HOB-C6.1.495		South Hobart	44 Degraves Street		218437/7	Group
HOB-C6.1.496		South Hobart	16 Denison Street		230829/1	Cottage
HOB-C6.1.497		South Hobart	17 Denison Street		26940/1	Cottage
HOB-C6.1.498		South Hobart	18 Denison Street		226325/1	Cottage
HOB-C6.1.499		Battery Point	4 Derwent Lane		115281/2	Previously known as 4 Napoleon Street
HOB-C6.1.500		Sandy Bay	2 Derwentwater Avenue	Derwent Water	83065/2	
HOB-C6.1.501		Sandy Bay	35 Derwentwater Avenue		134495/1 134495/2	House
HOB-C6.1.502		West Hobart	3 Devonshire Square		247469/1	House
HOB-C6.1.503		West Hobart	5 Devonshire Square		248960/2	
HOB-C6.1.504		West Hobart	7 Devonshire Square		248285/1	House
HOB-C6.1.505		West Hobart	9 Devonshire Square		60109/9	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.506		New Town	2 Douglas Street		67839/1	Residence
HOB-C6.1.507		New Town	5 Douglas Street		71294/1	Residence
HOB-C6.1.508		New Town	20 Douglas Street		210548/1	
HOB-C6.1.509		New Town	36 Douglas Street		29104/5	
HOB-C6.1.510		South Hobart	Downie Street		Not applicable	Stone kerbing in front of No. 2-4
HOB-C6.1.511		Mount Stuart	4 Doyle Avenue		63758/98	Cottage
HOB-C6.1.512		Lenah Valley	23 Doyle Avenue		55550/17	House and garden
HOB-C6.1.513		Lenah Valley	61 Doyle Avenue		218931/10	Cottage
HOB-C6.1.514		Lenah Valley	72 Doyle Avenue		84568/28 197501/1 55661/2	House
HOB-C6.1.515		Mount Stuart	Opposite 18 Doyle Avenue		Not Applicable	Stone steps
HOB-C6.1.516		Lenah Valley	Opposite 28 Doyle Avenue		Not Applicable	Stone steps
HOB-C6.1.517		South Hobart	1 Drummond Street		46561/2	Cottage
HOB-C6.1.518		South Hobart	5 Drummond Street		108166/1	Cottage
HOB-C6.1.519		Sandy Bay	14 Duke Street		125952/1	House
HOB-C6.1.520		Sandy Bay	20 Duke Street		111053/1	

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HOB-C6.1.521		Sandy Bay	24 Duke Street		116011/1	House
HOB-C6.1.522		Sandy Bay	51 Duke Street		94679/1	Former shop
HOB-C6.1.523		Sandy Bay	56 Duke Street		55795/15	House
HOB-C6.1.524		Sandy Bay	Earl Street	Hawthorn hedge	Not Applicable	Hawthorn hedge
HOB-C6.1.525		Sandy Bay	6 Earl Street		128248/1	House
HOB-C6.1.526		Sandy Bay	16 Earl Street		206563/1	House
HOB-C6.1.527		South Hobart	2 Elboden Street	154017/0 154017/1 154017/2 154017/3 154017/4 154017/5 154017/6 154017/7 154017/8 154017/9 154017/10 154017/11 154017/12 154017/13		House (now known as 84 Upper Fitzroy Crescent)
HOB-C6.1.528		South Hobart	6A Elboden Street		122864/1	House
HOB-C6.1.529		South Hobart	10 Elboden Street		32183/1	House
HOB-C6.1.530		Hobart	Elizabeth Street	Cat and Fiddle Square	45218/1	
HOB-C6.1.531		Hobart	39-41 Elizabeth Street	Kent House	139048/1	
HOB-C6.1.532		Hobart	44-48 Elizabeth Street		198909/1	Commercial building (façade only)

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HOB-C6.1.533		Hobart	45 Elizabeth Street	Kodak House	231481/1	
HOB-C6.1.534		Hobart	47 Elizabeth Street		229394/1	Commercial building
HOB-C6.1.535		Hobart	49-51 Elizabeth Street		113914/1	Commercial building
HOB-C6.1.536		Hobart	74-76 Elizabeth Street	Cane's Buildings	14135/1	
HOB-C6.1.537		Hobart	85-91 Elizabeth Street		133239/10	Former Cripps' Hygienic Bakery
HOB-C6.1.538		Hobart	115-115B Elizabeth Street		198343/1	Includes that part of the address previously known as 81-81B Bathurst Street
HOB-C6.1.539		Hobart	118-120A Elizabeth Street	Elizabeth House	154980/1 154980/2 154980/3 154980/4 154980/5 154980/6	
HOB-C6.1.540		Hobart	119 Elizabeth Street		196794/1	Commercial building
HOB-C6.1.541		Hobart	122A Elizabeth Street		90462/4	Shop
HOB-C6.1.542		Hobart	124 Elizabeth Street		119511/3	Shop
HOB-C6.1.543		Hobart	126 Elizabeth Street		247726/2	Shop and flat
HOB-C6.1.544		Hobart	128 Elizabeth Street		60155/1 60155/2	Shop and flat
HOB-C6.1.545		Hobart	130 Elizabeth Street		56300/2 56300/3	Shop and flats

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HOB-C6.1.546		Hobart	142-146 Elizabeth Street	Former Bridges Brothers	143974/1	Now part of 132-146 Elizabeth Street which also includes that part of the address previously known as 67 Melville Street
HOB-C6.1.547		Hobart	133 Elizabeth Street		101330/1	Commercial building
HOB-C6.1.548		Hobart	146A-150 Elizabeth Street	Old Bell Chambers	116274/1	
HOB-C6.1.549		Hobart	147 Elizabeth Street		29839/1	Former Scholz's Smallgoods
HOB-C6.1.550		Hobart	152-156 Elizabeth Street		122864/1	Commercial building
HOB-C6.1.551		Hobart	173-175 Elizabeth Street		57232/2 57232/3	Conjoined shops (now part of 171-175 Elizabeth Street)
HOB-C6.1.552		Hobart	177-179 Elizabeth Street		49785/1	Conjoined shops
HOB-C6.1.553		Hobart	205 Elizabeth Street		116936/1	Part of 197-205 Elizabeth Street- refer to attached datasheet Reference No. HOB-C6.1.553
HOB-C6.1.554		Hobart	282 Elizabeth Street		Not Applicable	Now part of 256-278 Elizabeth Street
HOB-C6.1.555		Hobart	313 Elizabeth Street		92977/1	Former Dallas Arms Inn/Davis College (Now part of 313-313A Elizabeth Street - that part of the address previously known as 313 Elizabeth Street only)
HOB-C6.1.556		North Hobart	368 Elizabeth Street		44764/1	

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HOB-C6.1.557		Battery Point	1 Ellerslie Road	Royal Hobart Bowls Club	235060/1	
HOB-C6.1.558		Battery Point	6 Ellerslie Road	Coniston	243860/1	
HOB-C6.1.559		Battery Point	8 Ellerslie Road	Riverton	146924/1	
HOB-C6.1.560		Sandy Bay	1A Elma Road	Elimatta	199610/1	House
HOB-C6.1.561		Sandy Bay	16 Elma Road		91354/21	
HOB-C6.1.562		Mount Stuart	14 Elphinstone Road	Ormley	200311/1	
HOB-C6.1.563		Mount Stuart	16 Elphinstone Road	Linenah	60622/20	
HOB-C6.1.564		Mount Stuart	18 Elphinstone Road	Tralee	60622/21	
HOB-C6.1.565		Mount Stuart	20 Elphinstone Road		60622/22 60622/23	House
HOB-C6.1.566		Mount Stuart	22 Elphinstone Road	Oskaloosa	80697/5	
HOB-C6.1.567		Mount Stuart	26 Elphinstone Road	Maidstone	144114/2	
HOB-C6.1.568		Mount Stuart	27 Elphinstone Road		211401/1	House
HOB-C6.1.569		Mount Stuart	28 Elphinstone Road	Kippenross	227421/1	
HOB-C6.1.570		Mount Stuart	33 Elphinstone Road		221533/5	House
HOB-C6.1.571		Mount Stuart			Not Applicable	Boundary stone (outside 25 Elphinstone Road)

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HOB-C6.1.572		Sandy Bay	2 Enterprise Road		5558/76	
HOB-C6.1.573		Sandy Bay	5 Erina Place		145334/1	Cottage
HOB-C6.1.574		Hobart	10 Evans Street		176538/3	Goods Shed
HOB-C6.1.575		Hobart	10 Evans Street		176538/3	Red Shed
HOB-C6.1.576		West Hobart	1 Faraday Street		96302/7	House
HOB-C6.1.577		West Hobart	3 Faraday Street		213852/8	House
HOB-C6.1.578		West Hobart	5 Faraday Street		220834/6	House
HOB-C6.1.579		West Hobart	11 Faraday Street		65875/9	
HOB-C6.1.580		West Hobart	13 Faraday Street		65875/10	
HOB-C6.1.581		West Hobart	15 Faraday Street		131014/11	
HOB-C6.1.582		North Hobart	36 Federal Street		32923/3	
HOB-C6.1.583		North Hobart	38 Federal Street		115922/1	
HOB-C.1.584		North Hobart	40-46 Federal Street		47927/1 124595/1 133996/1 42577/1	Workers cottages - Refer to attached datasheet Reference No. HOB-C6.1.584
HOB-C6.1.585		North Hobart	47 Federal Street		158268/1 158268/2	
HOB-		North	48 Federal Street	St Margaret's	153983/1	Church and Mission Hall - Refer to attached

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C6.1.586		Hobart		Church		datasheet Reference No. HOB-C6.1.586
HOB-C6.1.587		North Hobart	51-53 Federal Street		20450/6 111799/2	
HOB-C6.1.588		North Hobart	1-15 Feltham Street		90764/3 90764/5 90764/6 90764/7 90764/8 222095/4 55199/1 55199/2	Cottages - Refer to attached datasheet Reference No. HOB-C6.1.588
HOB-C6.1.589		North Hobart	35-41 Feltham Street		56127/1 56127/2 11573/1	
HOB-C6.1.590		South Hobart	5 Ferndene Avenue		113980/1	House
HOB-C6.1.591		Sandy Bay	46 Fisher Avenue	Garstang	137744/2	
HOB-C6.1.592		Sandy Bay	46A Fisher Avenue		199489/1	House (former stable)
HOB-C6.1.593		Dynnyrne	Fitzroy Crescent	Fitzroy Gardens	168982/1	
HOB-C6.1.594		Dynnyrne	41 Fitzroy Crescent		136257/1	House
HOB-C6.1.595		Dynnyrne	45 Fitzroy Crescent		222995/1	Cottage
HOB-C6.1.596		Dynnyrne	47 Fitzroy Crescent		225291/1	
HOB-C6.1.597		Dynnyrne	49-51 Fitzroy Crescent		128228/49	
HOB-C6.1.598		Dynnyrne	57 Fitzroy Crescent		9796/1	

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HOB-C6.1.599		Sandy Bay	1 Fitzroy Place	Zannee	153282/1	
HOB-C6.1.600		Sandy Bay	3 Fitzroy Place		221555/1	House
HOB-C6.1.601		Sandy Bay	9 Fitzroy Place		52517/1	House
HOB-C6.1.602		Sandy Bay	17 Fitzroy Place		159217/1 159217/2 159217/3 159217/4	Flats
HOB-C6.1.603		Sandy Bay	19 Fitzroy Place		238581/1	House
HOB-C6.1.604		Sandy Bay	21 Fitzroy Place		94028/11	Flats
HOB-C6.1.605			31 Fitzroy Place	Bellevue	56973/2 56973/3 56973/4 56973/5 56973/6 56973/7 56973/8	
HOB-C6.1.606		Sandy Bay	33 Fitzroy Place		69492/4	House
HOB-C6.1.607		Sandy Bay	35 Fitzroy Place		221368/19	House
HOB-C6.1.608		Sandy Bay	1/1 Flinders Lane		59784/1	Terrace
HOB-C6.1.609		Sandy Bay	2/3 Flinders Lane		59784/2	Terrace
HOB-C6.1.610		New Town	1 Flint Avenue		23730/1	
HOB-C6.1.611		Sandy Bay	1 Folder Street		63255/1	House

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HOB-C6.1.612		Sandy Bay	2 Forbes Avenue		214995/1	Cottage
HOB-C6.1.613		Sandy Bay	4 Forbes Avenue		201733/1	Cottage
HOB-C6.1.614		West Hobart	42 Forest Road		146928/1	
HOB-C6.1.615		West Hobart	45 Forest Road		58003/1	
HOB-C6.1.616		West Hobart	56 Forest Road		62232/6	
HOB-C6.1.617		West Hobart	58 Forest Road		62232/5	
HOB-C6.1.618		West Hobart	60 Forest Road		62232/4	
HOB-C6.1.619		West Hobart	66 Forest Road		62232/1	
HOB-C6.1.620		West Hobart	63 Forest Road		211538/24	House
HOB-C6.1.621		West Hobart	73 Forest Road		55623/9	House
HOB-C6.1.622		West Hobart	75 Forest Road		204348/8	House
HOB-C6.1.623		West Hobart	77 Forest Road		55623/7	House
HOB-C6.1.624		West Hobart	89 Forest Road	Yuruca	55623/4	
HOB-C6.1.625		West Hobart	97 Forest Road		226448/1	House
HOB-C6.1.626		New Town	3A Forster Street		38969/2	

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HOB-C6.1.627		New Town	5 Forster Street		220314/1	
HOB-C6.1.628		Battery Point	5 Francis Street		147358/1	
HOB-C6.1.629		Hobart	4 Franklin Wharf		Not Applicable	Elizabeth Street Pier
HOB-C6.1.630		New Town	6 Fraser Street	Kensington flats	64196/1	Former Miles and Co. Boot Factory
HOB-C6.1.631		West Hobart	6 Frederick Street		230537/1	Cottage- Refer to attached datasheet Reference No. HOB-C6.1.631
HOB-C6.1.632		West Hobart	12 Frederick Street		200652/1	Cottage- Refer to attached datasheet Reference No. HOB-C6.1.632
HOB-C6.1.633		West Hobart	13 Frederick Street		32217/5	House - Refer to attached datasheet Ref No. HOB-C6.1.633
HOB-C6.1.634		West Hobart	21-21A Frederick Street		41943/1	Cottage
HOB-C6.1.635		North Hobart	13 George Street		135170/1	
HOB-C6.1.636		North Hobart	15 George Street		220785/2	
HOB-C6.1.637		North Hobart	17 George Street		60624/3	
HOB-C6.1.638		North Hobart	23 George Street		90034/1	
HOB-C6.1.639		North Hobart	25 George Street		90034/2	
HOB-C6.1.640		North Hobart	27 George Street		218484/1	

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HOB-C6.1.641		North Hobart	29 George Street		63788/1	
HOB-C6.1.642		North Hobart	31 George Street		220863/3	
HOB-C6.1.643		North Hobart	33 George Street		61058/2	
HOB-C6.1.644		North Hobart	35 George Street		61058/1	
HOB-C6.1.645		North Hobart	40 George Street		90422/1	
HOB-C6.1.646		North Hobart	41-43 George Street		23885/1	
HOB-C6.1.647		North Hobart	45 George Street		119688/1	
HOB-C6.1.648		North Hobart	47-49 George Street		119753/2 119753/1	
HOB-C6.1.649		North Hobart	53 George Street		197403/1	
HOB-C6.1.650		North Hobart	59 George Street		22883/1	
HOB-C6.1.651		North Hobart	61 George Street		48108/1	
HOB-C6.1.652		North Hobart	63 George Street		223293/1	
HOB-C6.1.653		North Hobart	12 George Street		56843/12	
HOB-C6.1.654		North Hobart	14 George Street		56843/14	
HOB-C6.1.655		North Hobart	14A George Street		48321/1	

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HOB-C6.1.656		North Hobart	16 George Street		213667/3	
HOB-C6.1.657		North Hobart	18 George Street		90761/2 90761/1	
HOB-C6.1.658		North Hobart	20 George Street		57671/1	
HOB-C6.1.659		North Hobart	30 George Street		60961/1	
HOB-C6.1.660		North Hobart	32 George Street		222338/1	
HOB-C6.1.661		North Hobart	34-36 George Street		58278/34 58278/36	
HOB-C6.1.662		North Hobart	42-44 George Street		133158/1	
HOB-C6.1.663		North Hobart	60-66 George Street		58957/2	
HOB-C6.1.664		North Hobart	68 George Street		248546/1	
HOB-C6.1.665		Lenah Valley	1 Giblin Street		118337/2	House
HOB-C6.1.666		Lenah Valley	5 Giblin Street		54109/1	House
HOB-C6.1.667		Lenah Valley	1/36 Giblin Street		160590/1	House
HOB-C6.1.668		Lenah Valley	1/37 Giblin Street		128136/1	Cottage
HOB-C6.1.669		Lenah Valley	61 Giblin Street		222764/8	House
HOB-C6.1.670		Lenah Valley	69 Giblin Street	Kara	58207/1 58207/2 58207/3	

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HOB-C6.1.671		Lenah Valley	81 Giblin Street		22518/8	
HOB-C6.1.672		Lenah Valley	83 Giblin Street		102657/6	
HOB-C6.1.673		Lenah Valley	86 Giblin Street		25217/8	House
HOB-C6.1.674		Lenah Valley	91 Giblin Street		22518/2	Residence
HOB-C6.1.675		Lenah Valley	94 Giblin Street		7947/1	House
HOB-C6.1.676		Lenah Valley	95 Giblin Street		71804/6	Residence
HOB-C6.1.677		Lenah Valley	95A Giblin Street		71804/5	Residence
HOB-C6.1.678		Lenah Valley	98 Giblin Street		56606/1 56606/2	Residence
HOB-C6.1.679		Lenah Valley	99 Giblin Street		228914/4	Residence
HOB-C6.1.680		Lenah Valley	101 Giblin Street		71804/3	Residence
HOB-C6.1.681		Lenah Valley	105 Giblin Street		231550/1	Residence
HOB-C6.1.682		Lenah Valley	108 Giblin Street		48933/1	Residence
HOB-C6.1.683		New Town	110 Giblin Street		139207/1	Former Brick Company building and residence (Noble Cottage), (including the curtilage of the residence)
HOB-C6.1.684		Battery Point	2-4 Gladstone Street		119691/1	Warehouse buildings- refer to attached datasheet Reference

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
						no. HOB-C6.1.684
HOB-C6.1.685		Glebe	5 Glebe Street		90687/2	
HOB-C6.1.686		Glebe	11 Glebe Street		60250/1	
HOB-C6.1.687		Glebe	13 Glebe Street		60250/2	
HOB-C6.1.688		Glebe	15 Glebe Street	Torryburn	230256/1	
HOB-C6.1.689		South Hobart	2 Glen Street		38727/1	Glen Street Precinct
HOB-C6.1.690		South Hobart	3 Glen Street		220591/1	Glen Street Precinct
HOB-C6.1.691		South Hobart	4 Glen Street		96317/6	Glen Street Precinct
HOB-C6.1.692		South Hobart	5 Glen Street		96317/11	Glen Street Precinct
HOB-C6.1.693		South Hobart	6 Glen Street		61472/1	Glen Street Precinct
HOB-C6.1.694		South Hobart	7 Glen Street		100616/2	Glen Street Precinct
HOB-C6.1.695		South Hobart	9 Glen Street		42356/3	Glen Street Precinct
HOB-C6.1.696		South Hobart	Gore Street	Gore Street Bridge	Not Applicable	
HOB-C6.1.697		Hobart	13 Goulburn Street		51169/1	
HOB-C6.1.698		Hobart	14 Goulburn Street		59784/1	Conjoined house

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.699		Hobart	16 Goulburn Street		90660/2	Conjoined house
HOB-C6.1.700		Hobart	28 Goulburn Street		133267/1	House
HOB-C6.1.701		Hobart	29 Goulburn Street		54775/1	
HOB-C6.1.702		Hobart	31 Goulburn Street		56459/1 56459/2	
HOB-C6.1.703		Hobart	33-35 Goulburn Street		56237/1 56237/2	
HOB-C6.1.704		Hobart	37 Goulburn Street		565891/2	
HOB-C6.1.705		Hobart	39 Goulburn Street		29184/2	Conjoined house
HOB-C6.1.706		Hobart	41 Goulburn Street		146902/1	Conjoined house
HOB-C6.1.707		Hobart	44 Goulburn Street		26782/1	
HOB-C6.1.708		Hobart	59 Goulburn Street		155136/1	
HOB-C6.1.709		Hobart	60 Goulburn Street		27103/1	House
HOB-C6.1.710		Hobart	61 Goulburn Street		61734/1	Including stone walls
HOB-C6.1.711		Hobart	62 Goulburn Street		101540/1	House
HOB-C6.1.712		Hobart	63 Goulburn Street	Currievale House	206847/1	
HOB-C6.1.713		Hobart	64 Goulburn Street		126179/1	House

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HOB-C6.1.714		Hobart	65 Goulburn Street		115635/1	House
HOB-C6.1.715		Hobart	66 Goulburn Street		90389/2	
HOB-C6.1.716		Hobart	67 Goulburn Street		16332/1	House
HOB-C6.1.717		Hobart	69 Goulburn Street		140795/1	House
HOB-C6.1.718		Hobart	79-81 Goulburn Street		58557/1 58557/2	Including stone walls
HOB-C6.1.719		Hobart	86 Goulburn Street	Welona	199879/1	
HOB-C6.1.720		Hobart	87 Goulburn Street	Laundromat	38380/1	
HOB-C6.1.721		Hobart	90 Goulburn Street		202563/1	House
HOB-C6.1.722		Hobart	92 Goulburn Street		13317/1	House
HOB-C6.1.723		West Hobart	103 Goulburn Street		130961/1	
HOB-C6.1.724		West Hobart	106 Goulburn Street		57/1428	
HOB-C6.1.725		West Hobart	118A Goulburn Street		142492/1	(Previously known as 118 Goulburn Street)
HOB-C6.1.726		West Hobart	121 Goulburn Street		118033/1	
HOB-C6.1.727		West Hobart	151-153 Goulburn Street		58085/1 58085/2	Conjoined houses
HOB-C6.1.728		West Hobart	157 Goulburn Street		138573/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.729		West Hobart	163 Goulburn Street		123826/1	House and Shop
HOB-C6.1.730		West Hobart	168 Goulburn Street		134695/2	Corner store (Includes 170 Goulburn Street)
HOB-C6.1.731		West Hobart	171 Goulburn Street		114809/1	
HOB-C6.1.732		West Hobart	174 Goulburn Street		30653/1	House
HOB-C6.1.733		West Hobart	175 Goulburn Street		58637/1	
HOB-C6.1.734		West Hobart	176 Goulburn Street	The Y Store	21835/1	
HOB-C6.1.735		West Hobart	82-184 Goulburn Street		41653/1	Corner shop
HOB-C6.1.736		West Hobart	191 Goulburn Street		39737/1	House
HOB-C6.1.737		New Town	1 Gowrie Street		94538/1	Residence
HOB-C6.1.738		Fern Tree	7 Grays Road		47986/3	
HOB-C6.1.739		Fern Tree	8 Grays Road		47165/1	
HOB-C6.1.740		Fern Tree	36 Grays Road		53/4478	
HOB-C6.1.741		Sandy Bay	3-5 Greenlands Avenue		215233/1 69319/1	
HOB-C6.1.742		Sandy Bay	6 Greenlands Avenue		230198/1	House
HOB-C6.1.743		Sandy Bay	12 Gregory Street		48817/6	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.744		Sandy Bay	15 Gregory Street		48683/1	
HOB-C6.1.745		Sandy Bay	20-22 Gregory Street		48817/3	
HOB-C6.1.746		Sandy Bay	28 Gregory Street		89658/1	
HOB-C6.1.747		Sandy Bay	9 Gregory Street		121830/9	
HOB-C6.1.748		Sandy Bay	11 Gregory Street		121830/11	
HOB-C6.1.749		Sandy Bay	13-15 Gregory Street		48683/1	
HOB-C6.1.750		Sandy Bay	17 Gregory Street		230712/1	
HOB-C6.1.751		Sandy Bay	8 Grosvenor Street		218621/1	Cottage
HOB-C6.1.752		Sandy Bay	10-12 Grosvenor Street		56269/1 56269/2	
HOB-C6.1.753		Sandy Bay	14 Grosvenor Street		39466/1	Cottage
HOB-C6.1.754		Sandy Bay	32 Grosvenor Street	Natone	114955/1	
HOB-C6.1.755		Sandy Bay	42 Grosvenor Street	Tregothan	8349/1	
HOB-C6.1.756		Sandy Bay	48 Grosvenor Street		33754/9	
HOB-C6.1.757		Sandy Bay	70 Grosvenor Street		114940/1 203378/1	House
HOB-C6.1.758		West Hobart	5-7 Hamilton Street		157457/5 157457/7	Refer also 41-51 Lochner Street

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.759		West Hobart	9 Hamilton Street		226088/1	
HOB-C6.1.760		West Hobart	17 Hamilton Street		200802/1	
HOB-C6.1.761		West Hobart	62-64 Hamilton Street		56744/62	
HOB-C6.1.762		Battery Point	20 Hampden Road		58880/1 58880/2 58880/3 58880/4 58880/5 58880/6 58880/7 58880/8 58880/9 58880/10 58880/11 58880/12 58880/14 58880/15 58880/16	
HOB-C6.1.763		Battery Point	84 Hampden Road		134231/2	(previously part of 80-82 Hampden Road)
HOB-C6.1.764		Battery Point	86 Hampden Road		42202/4	
HOB-C6.1.765		Battery Point	88 Hampden Road		35585/1	
HOB-C6.1.766		Battery Point	108 Hampden Road		116018/1	
HOB-C6.1.767		Battery Point	115 Hampden Road		27152/1	House
HOB-C6.1.768		Hobart	147 Hampden Road	Red Knights	68579/1	
HOB-C6.1.769		Hobart	155 Hampden Road	Rothsay	70488/2	

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HOB-C6.1.770		New Town	Harbroe Avenue, Park Street and Bishop Street (bounded by)	Harbroe Estate Green	138062/1	
HOB-C6.1.771		New Town	8 Harding Street		78533/3	Residence
HOB-C6.1.772		New Town	10 Harding Street		78533/2	Residence
HOB-C6.1.773		New Town	12 Harding Street		78533/1	
HOB-C6.1.774		New Town	18 Harding Street		44601/1 45306/1	Residence
HOB-C6.1.775		Hobart	75 Harrington Street		248969/1 101596/1	Commercial building
HOB-C6.1.776		Hobart	77-81 Harrington Street		101596/2	Commercial building
HOB-C6.1.777		Hobart	83 Harrington Street		96504/2	Commercial building
HOB-C6.1.778		Hobart	85 Harrington Street		249380/1	Commercial building
HOB-C6.1.779		Hobart	85A Harrington Street		72298/1	Commercial building
HOB-C6.1.780		Hobart	87-93 Harrington Street		119960/1	Wignall's buildings
HOB-C6.1.781		Hobart	113 Harrington Street		41652/1	Former Keating's Furniture Factory
HOB-C6.1.782		Hobart	138 Harrington Street	Gigney Automotive	51177/1	Former Hobart Garage
HOB-C6.1.783		Hobart	167A-167B Harrington Street		56829/0 56829/1 56829/2 56829/3	Corner shop (also includes 167B Harrington Street and 120 Brisbane Street)

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HOB-C6.1.784		Hobart	183 Harrington Street		150768/1	House
HOB-C6.1.785		Hobart	2A Heathfield Avenue		51956/8	Flats
HOB-C6.1.786		Hobart	3 Heathfield Avenue		223992/2	House
HOB-C6.1.787		Hobart	5 Heathfield Avenue		224521/1	House
HOB-C6.1.788		Hobart	7 Heathfield Avenue		68804/1	House
HOB-C6.1.789		Hobart	9 Heathfield Avenue		68804/2	Flats
HOB-C6.1.790		Sandy Bay	2 Heathorn Avenue		61938/1	House
HOB-C6.1.791		South Hobart	2 Hennebry Street	Bonnie Doon	116948/1	
HOB-C6.1.792		South Hobart	4 Hennebry Street		29808/1	Cottage
HOB-C6.1.793		West Hobart	2 Henry Street		48198/1	Cottage
HOB-C6.1.794		West Hobart	11 Henry Street		230590/5	
HOB-C6.1.795		Lenah Valley	5 Hickman Street		134698/2	House
HOB-C6.1.796		Lenah Valley	7 Hickman Street	Hickman House	224052/1	
HOB-C6.1.797		Lenah Valley	9 Hickman Street		55528/7	
HOB-C6.1.798		West Hobart	2 Hill Street	Sheldon	225538/1	

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HOB-C6.1.799		West Hobart	2A Hill Street	Hill Street Reservoir	40300/1	
HOB-C6.1.800		West Hobart	2A Hill Street	Hill Street Receiving House	40300/1	
HOB-C6.1.801		West Hobart	3 Hill Street		49180/1	Cottage
HOB-C6.1.802		West Hobart	4 Hill Street		90251/1	
HOB-C6.1.803		West Hobart	22 Hill Street	Ebenezer Cottage	225986/1	
HOB-C6.1.804		West Hobart	23 Hill Street		114807/1	
HOB-C6.1.805		West Hobart	35 Hill Street		22873/3	
HOB-C6.1.806		West Hobart	36 Hill Street		111045/1	Cottage
HOB-C6.1.807		West Hobart	37-39 Hill Street		47415/1 50508/1	
HOB-C6.1.808		West Hobart	40 Hill Street	Caldew Playground	161026/1	
HOB-C6.1.809		West Hobart	45 Hill Street	Bonnie Doon	51710/11	
HOB-C6.1.810		West Hobart	47 Hill Street		13977/10	House
HOB-C6.1.811		West Hobart	86 Hill Street		54537/3	House
HOB-C6.1.812		West Hobart	88 Hill Street		54537/2	House
HOB-C6.1.813		West Hobart	90 Hill Street		54537/1	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.814		West Hobart	91A Hill Street	Penghana	220258/1	
HOB-C6.1.815		West Hobart	92 Hill Street		172018/3	
HOB-C6.1.816		West Hobart	93 Hill Street		248577/1	House
HOB-C6.1.817		West Hobart	93A Hill Street	Contrast Photography	206955/1	Former Church of Christ, UKRA Orthodox Church)
HOB-C6.1.818		West Hobart	94 Hill Street		229378/1	House
HOB-C6.1.819		West Hobart	95 Hill Street		59960/6	Cottage
HOB-C6.1.820		West Hobart	97 Hill Street		59960/5	Cottage
HOB-C6.1.821		West Hobart	99 Hill Street		59960/4	Cottage
HOB-C6.1.822		West Hobart	101 Hill Street		59960/3	Cottage
HOB-C6.1.823		West Hobart	2/103 Hill Street		59960/2	Cottage
HOB-C6.1.824		West Hobart	1/105 Hill Street		59960/1	Cottage
HOB-C6.1.825		West Hobart	110 Hill Street		230354/1	House
HOB-C6.1.826		West Hobart	112 Hill Street		63805/4	House
HOB-C6.1.827		West Hobart	113 Hill Street		160701/1	House
HOB-C6.1.828		West Hobart	114 Hill Street		222398/3	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.829		West Hobart	116 Hill Street		63805/2	House
HOB-C6.1.830		West Hobart	118 Hill Street		63805/1	House
HOB-C6.1.831		West Hobart	119 Hill Street		107791/1	Cottage
HOB-C6.1.832		West Hobart	120 Hill Street		118472/4	Cottage
HOB-C6.1.833		West Hobart	121 Hill Street		148216/1	Cottage
HOB-C6.1.834		West Hobart	124 Hill Street		70747/2	Cottage
HOB-C6.1.835		West Hobart	125 Hill Street		26453/1	Corner shop (Mundy's Meat Supply)
HOB-C6.1.836		West Hobart	127 Hill Street		57087/1	
HOB-C6.1.837		West Hobart	128 Hill Street		105631/1	Cottage
HOB-C6.1.838		West Hobart	130 Hill Street		19068/1	Cottage
HOB-C6.1.839		Hobart	Hunter Street		Not Applicable	Sesquicentenary Memorial of Hobart (over Franklin Wharf Bridge) - refer to attached datasheet Reference No. HOB-C6.1.839
HOB-C6.1.840		Fern Tree	Huon Road		Not Applicable	Huon Road bus shelter (opposite the junction with Chimney Pot Hill Road)
HOB-C6.1.841		Fern Tree	Huon Road	Horse trough	Not Applicable	(near junction with Pillinger Drive)

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HOB-C6.1.842		South Hobart	369 Huon Road		96001/7	House
HOB-C6.1.843		South Hobart	380 Huon Road	Farleigh	118036/1	
HOB-C6.1.844		South Hobart	424 Huon Road		54382/2	House
HOB-C6.1.845		Fern Tree	649-651 Huon Road		54157/1	Garden (previously known as 651 Huon Road)
HOB-C6.1.846		Fern Tree	661 Huon Road		148223/1	Garden (previously known as part of 673-677 Huon Road)
HOB-C6.1.847		Fern Tree	673-677 Huon Road		148223/2	House and garden - refer to attached datasheet Reference No. HOB-C6.1.847
HOB-C6.1.848		Fern Tree	757 Huon Road		14659/1	House and garden
HOB-C6.1.849		Fern Tree	761 Huon Road		50628/1	House and garden
HOB-C6.1.850		Fern Tree	814 Huon Road		126927/1	
HOB-C6.1.851		Fern Tree	819-819B Huon Road		156153/1 156152/1	
HOB-C6.1.852		Fern Tree	826 Huon Road		18150/1	House and garden
HOB-C6.1.853		Fern Tree	844 Huon Road		54102/1	
HOB-C6.1.854		Fern Tree	856 Huon Road		10508/1	
HOB-C6.1.855		Dynnyrne	4 Hurle Street		44230/1	House

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HOB-C6.1.856		New Town	2 Joynton Street		67959/1	Residence
HOB-C6.1.857		New Town	3 Joynton Street		119862/1	Residence
HOB-C6.1.858		New Town	27A Joynton Street		114199/3	Residence
HOB-C6.1.859		New Town	31 Joynton Street		95848/1	Residence
HOB-C6.1.860		New Town	33-33A Joynton Street		163568/1 163568/2	Bhutan cypress
HOB-C6.1.861		Battery Point	23 Kelly Street		32221/1	
HOB-C6.1.862		Battery Point	24 Kelly Street		233410/1	
HOB-C6.1.863		Battery Point	25 Kelly Street		46/1362	
HOB-C6.1.864		Battery Point	37 Kelly Street		16581/1	
HOB-C6.1.865		Battery Point	44 Kelly Street		57597/44	Conjoined dwelling
HOB-C6.1.866		Battery Point	45 Kelly Street		112896/1	
HOB-C6.1.867		Battery Point	46 Kelly Street		57597/2	Conjoined Dwelling
HOB-C6.1.868		Dynnyrne	5 Kendrick Court		217921/1	House
HOB-C6.1.869		Sandy Bay	3 King Street		232833/1	
HOB-C6.1.870		Sandy Bay	4 King Street		115842/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.871		Sandy Bay	5 King Street		240950/1	
HOB-C6.1.872		Sandy Bay	6 King Street		43156/1	
HOB-C6.1.873		Sandy Bay	8 King Street		48195/1	
HOB-C6.1.874		Sandy Bay	10 King Street		120497/1	
HOB-C6.1.875		Sandy Bay	11A King Street		199151/1	
HOB-C6.1.876		Sandy Bay	12 King Street		46062/1	
HOB-C6.1.877		Sandy Bay	13 King Street		249288/1	
HOB-C6.1.878		Sandy Bay	14 King Street		106350/1	
HOB-C6.1.879		Sandy Bay	19 King Street		45093/1	
HOB-C6.1.880		Sandy Bay	19A King Street		45093/1	
HOB-C6.1.881		Sandy Bay	21 King Street		14735/1	
HOB-C6.1.882		Sandy Bay	24 King Street		119822/24	Conjoined cottage
HOB-C6.1.883		Sandy Bay	25 King Street		133597/1	Cottage
HOB-C6.1.884		Sandy Bay	26 King Street		119822/1	Conjoined cottage
HOB-C6.1.885		Sandy Bay	28 King Street		18872/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.886		Sandy Bay	31 King Street		221200/6	
HOB-C6.1.887		Sandy Bay	33 King Street		89886/5	
HOB-C6.1.888		Sandy Bay	34 King Street		111969/1	
HOB-C6.1.889		Sandy Bay	35 King Street		26032/1	
HOB-C6.1.890		Sandy Bay	36 King Street		11890/1	
HOB-C6.1.891		Sandy Bay	38 King Street		46412/1	
HOB-C6.1.892		Sandy Bay	40 King Street		141450/1	
HOB-C6.1.893		Sandy Bay	42 King Street		27626/1	
HOB-C6.1.894		Sandy Bay	44 King Street		201120/2	
HOB-C6.1.895		Sandy Bay	52 King Street		197095/1	Stable
HOB-C6.1.896		Sandy Bay	70 King Street	Ecton	29435/1	
HOB-C6.1.897		Sandy Bay	74 King Street		17992/1	House
HOB-C6.1.898		Sandy Bay	98 King Street		119302/1	House
HOB-C6.1.899		Sandy Bay	103 King Street		201120/2	Cottage
HOB-C6.1.900		Sandy Bay	104 King Street		58955/1	House

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HOB-C6.1.901		Sandy Bay	106 King Street		45200/1	House
HOB-C6.1.902		Sandy Bay	108 King Street		14753/5 38797/1	House
HOB-C6.1.903		Sandy Bay	111 King Street	Miller Grove	53291/1	
HOB-C6.1.904		Sandy Bay	113 King Street		106535/1	
HOB-C6.1.905		Sandy Bay	1/115 King Street	Sunnyside	113506/1	
HOB-C6.1.906		Sandy Bay	2/115 King Street		113506/2	
HOB-C6.1.907		Sandy Bay	117 King Street	Eltham	147671/3	
HOB-C6.1.908		West Hobart	12 Knocklofty Terrace	Highfield	29663/3	
HOB-C6.1.909		Sandy Bay	2A Lambert Avenue		63748/1	House - refer to attached datasheet Reference No. HOB-C6.1.909
HOB-C6.1.910		Sandy Bay	4 Lambert Avenue	Birrallee	75059/1	House - refer to attached datasheet Reference No. HOB-C6.1.910
HOB-C6.1.911		Sandy Bay	6A Lambert Avenue		245860/1	House
HOB-C6.1.912		Sandy Bay	8A Lambert Avenue		107844/2	House
HOB-C6.1.913		Sandy Bay	1/8 Lambert Avenue		59244/1	House
HOB-C6.1.914		Sandy Bay	10 Lambert Avenue		198685/1	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.915		Sandy Bay	18 Lambert Avenue		215653/1	House
HOB-C6.1.916		Sandy Bay	20 Lambert Avenue		224800/1	House
HOB-C6.1.917		West Hobart	2 Lansdowne Crescent	Wake Robin	202301/1	
HOB-C6.1.918		West Hobart	3 Lansdowne Crescent		63805/7	House
HOB-C6.1.919		West Hobart	5 Lansdowne Crescent		27644/5	House
HOB-C6.1.920		West Hobart	5A Lansdowne Crescent		7611/1	House
HOB-C6.1.921		West Hobart	7 Lansdowne Crescent		238794/1	House
HOB-C6.1.922		West Hobart	8-10 Lansdowne Crescent		35736/1	
HOB-C6.1.923		West Hobart	9 Lansdowne Crescent		146030/1 146030/2	House
HOB-C6.1.924		West Hobart	11 Lansdowne Crescent		146040/1	House
HOB-C6.1.925		West Hobart	12-18 Lansdowne Crescent		163479/1 31329/1 60300/1 60300/2	
HOB-C6.1.926		West Hobart	19 Lansdowne Crescent		137671/1	West Hobart Recreation Ground
HOB-C6.1.927		West Hobart	20 Lansdowne Crescent		41275/1	
HOB-C6.1.928		West Hobart	22 Lansdowne Crescent		105904/1	
HOB-		West	24 Lansdowne		15586/24	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.929		Hobart	Crescent			
HOB-C6.1.930		West Hobart	26 Lansdowne Crescent		23852/1	
HOB-C6.1.931		West Hobart	28 Lansdowne Crescent		27675/1	Cottage
HOB-C6.1.932		West Hobart	42 Lansdowne Crescent		59827/3	House
HOB-C6.1.933		West Hobart	44 Lansdowne Crescent		221800/1	House
HOB-C6.1.934		West Hobart	46 Lansdowne Crescent		59827/5	
HOB-C6.1.935		West Hobart	48 Lansdowne Crescent		59827/6	House
HOB-C6.1.936		West Hobart	51 Lansdowne Crescent		58829/51	
HOB-C6.1.937		West Hobart	53 Lansdowne Crescent		57635/1	
HOB-C6.1.938		West Hobart	50 Lansdowne Crescent		112455/1	Shop and house
HOB-C6.1.939		West Hobart	56 Lansdowne Crescent		90040/1	Cottage
HOB-C6.1.940		West Hobart	58 Lansdowne Crescent		115854/1	Cottage
HOB-C6.1.941		West Hobart	68 Lansdowne Crescent		22713/1	Corner shop
HOB-C6.1.942		West Hobart	71 Lansdowne Crescent		198539/1	House
HOB-C6.1.943		West Hobart	76 Lansdowne Crescent		28275/1	Cottage

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.944		West Hobart	85 Lansdowne Crescent		220325/18	House (formerly house and shop)
HOB-C6.1.945		West Hobart	87 Lansdowne Crescent		220565/19	House (formerly house and shop)
HOB-C6.1.946		West Hobart	88 Lansdowne Crescent		53158/1	Cottage
HOB-C6.1.947		West Hobart	92-94 Lansdowne Crescent		23579/1 123579/2	Cottage
HOB-C6.1.948		West Hobart	96 Lansdowne Crescent		24027/1	House
HOB-C6.1.949		West Hobart	100 Lansdowne Crescent		54030/1	House
HOB-C6.1.950		West Hobart	104 Lansdowne Crescent		146605/1	House
HOB-C6.1.951		West Hobart	108 Lansdowne Crescent		58131/2	Shop
HOB-C6.1.952		West Hobart	119 Lansdowne Crescent		239325/1	
HOB-C6.1.953		West Hobart	125 Lansdowne Crescent		57853/1 57853/2 57853/3	
HOB-C6.1.954		North Hobart	2 Lefroy Street		109127/1	
HOB-C6.1.955		Lenah Valley	Lenah Valley Road		221732/1	Stone terracing John Turnbull Park/ Lenah Valley Reserve
HOB-C6.1.956		Lenah Valley	186 Lenah Valley Road	Lenah Valley Family & Child Health Centre	60379/1	
HOB-C6.1.957		Lenah Valley	188A Lenah Valley Road	Pat Murnane Memorial Hall	219088/1	(previously known as 2A Athleen Avenue)

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.958		Lenah Valley	198 Lenah Valley Road	Wayside	52610/1	
HOB-C6.1.959		Lenah Valley	221 Lenah Valley Road	Leonard Hickman's House	176652/1	
HOB-C6.1.960		Lenah Valley	227 Lenah Valley Road		249869/1	House
HOB-C6.1.961		Lenah Valley	230 Lenah Valley Road		78994/9	House
HOB-C6.1.962		Lenah Valley	237 Lenah Valley Road		Not Applicable	House
HOB-C6.1.963		Lenah Valley	270 Lenah Valley Road		153196/2	House
HOB-C6.1.964		Lenah Valley	287 Lenah Valley Road		53221/1	Cottage
HOB-C6.1.965		Lenah Valley	454 Lenah Valley Road		75437/1	House
HOB-C6.1.966		North Hobart	65-69 and 71 Letitia Street		143297/1 143297/2	Former Hobart High School/Matriculation College
HOB-C6.1.967		Glebe	17 Lillie Street		133042/17	
HOB-C6.1.968		Glebe	19 Lillie Street		96250/4	
HOB-C6.1.969		Glebe	23 Lillie Street		96250/2	
HOB-C6.1.970		Sandy Bay	1A Lincoln Street	Auburn	58014/1	
HOB-C6.1.971		Sandy Bay	6 Lincoln Street		57204/1	House
HOB-		Sandy	8 Lincoln Street		57204/2	House

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C6.1.972		Bay				
HOB-C6.1.973		Sandy Bay	9 Lincoln Street		163475/1 163475/2 163475/3	
HOB-C6.1.974		Sandy Bay	3 Lipscombe Avenue		134161/2	House
HOB-C6.1.975		Sandy Bay	31 Lipscombe Avenue		131762/1	Former grounds (including driveway of Lanes End)
HOB-C6.1.976		North Hobart	11 Little Arthur Street		118350/1	
HOB-C6.1.977		North Hobart	19-21 Little Arthur Street		22387/1	
HOB-C6.1.978			27-29 Little Arthur Street		140508/1 214624/1	
HOB-C6.1.979		North Hobart	33 Little Arthur Street		31045/1	
HOB-C6.1.980		Hobart	15 Liverpool Street		164197/1	Formerly Mather's Domain Store - archaeological remains only (Now part of 15-17 Liverpool Street)
HOB-C6.1.981		Hobart	31-41 Liverpool Street	City Police Station	Not Applicable	
HOB-C6.1.982		Hobart	49-57 Liverpool Street		149664/1 225067/1	Commercial building (refer C74 and C18 of Central Area Heritage Review)
HOB-C6.1.983		Hobart	52-56 Liverpool Street		164484/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.984		Hobart	64-68 Liverpool Street	Bank Arcade	51134/1	Former Whitesides and Sons Furniture Factory
HOB-C6.1.985		Hobart	67 Liverpool Street	Brunswick Hotel	116010/1	
HOB-C6.1.986		Hobart	70 Liverpool Street		53791/1	Commercial building
HOB-C6.1.987		Hobart	72 Liverpool Street	Alabama Hotel	134661/1	
HOB-C6.1.988		Hobart	90 Liverpool Street		170568/1	Commercial building
HOB-C6.1.989		Hobart	92 Liverpool Street		170568/1	Commercial building
HOB-C6.1.990		Hobart	93-93A Liverpool Street	Tasmania House	49414/1	
HOB-C6.1.991		Hobart	94 Liverpool Street		95782/1	Former Federal House
HOB-C6.1.992		Hobart	105-107 Liverpool Street		120074/1	Commercial building (former Sapphire Ballroom)
HOB-C6.1.993		Hobart	109 Liverpool Street		148680/1	Including buildings at rear
HOB-C6.1.994		Hobart	110 Liverpool Street		124769/1	Former Newman Arnold's Bakery
HOB-C6.1.995		Hobart	117 Liverpool Street	Devon House	85992/1	
HOB-C6.1.996		Hobart	119 Liverpool Street		51076/1	Former Heathorn's Bakery
HOB-C6.1.997		Hobart	120 Liverpool Street		102452/1	Commercial building
HOB-C6.1.998		Hobart	121 Liverpool Street		51076/2	Commercial building

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HOB-C6.1.985		Hobart	131-133 Liverpool Street		155040/2	Commercial building (formerly part of Duke of Clarence Hotel - refer also C35 67-69 Murray Street and C36 135 Liverpool Street of Central Area Heritage Review)
HOB-C6.1.999		Hobart	134 Liverpool Street		105267/1	Commercial Building, (formerly Pike's Boot Factory)
HOB-C6.1.1000		Hobart	135 Liverpool Street		42017/1 42017/2	Commercial building (formerly part of Duke of Clarence Hotel - refer also C35 67-69 Murray Street and C84 131-133 Liverpool Street of Central Area Heritage Review)
HOB-C6.1.1001		Hobart	138 Liverpool Street		35612/1	Commercial building
HOB-C6.1.1002		Hobart	141 Liverpool Street		197833/1	Commercial building (formerly Wellington Buildings - refer also C33 143 Liverpool Street of Central Area Heritage Review)
HOB-C6.1.1003		Hobart	143 Liverpool Street		50209/1	Commercial building (formerly Wellington House refer also C34 - 141 Liverpool Street of Central Area Heritage Review)
HOB-C6.1.1004		Hobart	159-161 Liverpool Street		31453/1	Central buildings
HOB-C6.1.1005		Hobart	163-167 Liverpool Street	Christian City Church	224463/1	Formerly the Strand Theatre/Odeon
HOB-C6.1.1006		Hobart	168 Liverpool Street		252488/1	Commercial building (formerly His Majesty's Theatre)

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HOB-C6.1.1007		Hobart	179 Liverpool Street		145958/1 145958/2 145958/3 145958/4 145958/5 145958/6	Commercial building
HOB-C6.1.1008		Hobart	181-181A Liverpool Street		40881/1	Commercial/residential building
HOB-C6.1.1009		Hobart	185 Liverpool Street		125719/1	Commercial building
HOB-C6.1.1010		Hobart	187 Liverpool Street		129704/1	Commercial building
HOB-C6.1.1011		Hobart	189 Liverpool Street		120940/1	Commercial building (formerly Rainbow Inn/Tavern)
HOB-C6.1.1012		Hobart	195 Liverpool Street	Shamrock Hotel	37412/1	
HOB-C6.1.1013		Hobart	200-210 Liverpool Street	Ashbury Chambers	39448/4 144462/1	Includes conjoined shops
HOB-C6.1.1014		Hobart	201 Liverpool Street	Ivan's	58295/1	Former Salvation Army Citadel
HOB-C6.1.1015		Hobart	221 Liverpool Street		90661/3 153953/2	Commercial building
HOB-C6.1.1016		Hobart	227-229 Liverpool Street		130966/1 130966/2	Industrial buildings
HOB-C6.1.1017		Hobart	251 Liverpool Street	Wild West Saloon	198560/1	Former Errol Flynn Tavern
HOB-C6.1.1018		Hobart	281 Liverpool Street	The Pickled Frog	68287/1	Former Bavarian Tavern

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HOB-C6.1.1019		Hobart	289-293 Liverpool Street		139824/28 9 139824/29 1 136573/1 136573/2	Commercial buildings (one of which Formerly Conjoined Houses)
HOB-C6.1.1020		Hobart	313A -315 Liverpool Street		27054/1	Previously known as 315 Liverpool Street
HOB-C6.1.1021		Hobart	319 Liverpool Street		131485/2	
HOB-C6.1.1022		West Hobart	332 Liverpool Street		108888/1	
HOB-C6.1.1023		West Hobart	334 Liverpool Street		31060/1	
HOB-C6.1.1024		West Hobart	342 Liverpool Street		43174/1	
HOB-C6.1.1025		West Hobart	342A Liverpool Street		43174/3	
HOB-C6.1.1026		West Hobart	344 Liverpool Street		123127/1	
HOB-C6.1.1027		West Hobart	365 Liverpool Street		34600/1	
HOB-C6.1.1028		West Hobart	395 Liverpool Street	Mirimar	51382/1	House- refer to attached datasheet Reference No. HOB-C6.1.1028
HOB-C6.1.1029		West Hobart	367 Liverpool Street		39476/1	
HOB-C6.1.1030		South Hobart	3 Livingston Street		63397/1	Cottage
HOB-C6.1.1031		West Hobart	Lochner Street		Not Applicable	London plane trees
HOB-		West	3 Lochner Street		12661/50	House

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C6.1.1032		Hobart				
HOB-C6.1.1033		West Hobart	5 Lochner Street		12661/51	House
HOB-C6.1.1034		West Hobart	25 Lochner Street		72778/7	
HOB-C6.1.1035		West Hobart	27 Lochner Street		72778/8	
HOB-C6.1.1036		West Hobart	30 Lochner Street		46960/1	
HOB-C6.1.1037		West Hobart	40 Lochner Street		247729/1	
HOB-C6.1.1038		West Hobart	42 Lochner Street		68610/1	
HOB-C6.1.1039		West Hobart	48 Lochner Street		209189/1	
HOB-C6.1.1040		West Hobart	50 Lochner Street		228595/1	
HOB-C6.1.1041		West Hobart	41-43 Lochner Street		58863/41 58863/43	Refer also 5-7 Hamilton Street
HOB-C6.1.1042		West Hobart	45-47 Lochner Street		58863/45 58863/47	Refer also 5-7 Hamilton Street
HOB-C6.1.1043		West Hobart	49-51 Lochner Stree		58890/49 58890/51	Refer also 5-7 Hamilton Street
HOB-C6.1.1044		West Hobart	52 Lochner Street		219678/1	
HOB-C6.1.1045		West Hobart	57 Lochner Street		198941/1	
HOB-C6.1.1046		West Hobart	58 Lochner Street		200856/1	

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HOB-C6.1.1047		West Hobart	59 Lochner Street		60502/6	
HOB-C6.1.1048		West Hobart	63 Lochner Street		60502/8	
HOB-C6.1.1049		West Hobart	68 Lochner Street	Kendra	60502/14	
HOB-C6.1.1050		West Hobart	70 Lochner Street		220155/13	
HOB-C6.1.1051		Battery Point	2 Logan Street		148135/1	
HOB-C6.1.1052		Battery Point	4 Logan Street		129293/1	
HOB-C6.1.1053		New Town	11 Loina Street		57049/8	Residence
HOB-C6.1.1054		New Town	13 Loina Street		57049/9	Residence
HOB-C6.1.1055		New Town	14 Loina Street		221692/1	Residence
HOB-C6.1.1056		New Town	15 Loina Street		57049/10	Residence
HOB-C6.1.1057		Sandy Bay	Lord Street	Water stand pipe	Not Applicable	Outside 289 Sandy Bay Road
HOB-C6.1.1058		Sandy Bay	5 Lord Street		60122/2	
HOB-C6.1.1059		Sandy Bay	8 Lord Street		41195/1	
HOB-C6.1.1060		Sandy Bay	14B Lord Street		59085/2	
HOB-C6.1.1061		Sandy Bay	30 Lord Street	Bunning	63895/1	

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HOB-C6.1.1062		Sandy Bay	50 Lord Street	McGuinness Dairy	204343/1	
HOB-C6.1.1063		Sandy Bay	71 Lord Street		55178/64	House
HOB-C6.1.1064		West Hobart	6 Lower Jordan Hill Road		25750/1	Cottage
HOB-C6.1.1065		West Hobart	11 Lower Jordan Hill Road		54724/31	Cottage
HOB-C6.1.1066		West Hobart	45 Lower Jordan Hill Road		63603/1	Cottage
HOB-C6.1.1067		South Hobart	12 Lynton Avenue		136027/1	House
HOB-C6.1.1068		South Hobart	Macfarlane Street	Macfarlane Street bridge abutments	Not Applicable	
HOB-C6.1.1069		South Hobart	3 Macfarlane Street		116176/1	House
HOB-C6.1.1070		South Hobart	Macquarie Street	Town Boundary Stone	221692/1	Front of 481 Macquarie Street
HOB-C6.1.1071		Hobart	144-148 Macquarie Street	TGIO Office	33749/1 33749/6	
HOB-C6.1.1072		Hobart	153 Macquarie Street	Marengo	134721/1	
HOB-C6.1.1073		Hobart	157 Macquarie Street	Astor Private Hotel	211573/1	
HOB-C6.1.1074		Hobart	186 Macquarie Street		110411/1	That part of the address previously known as 65-67 Davey Street
HOB-C6.1.1075		Hobart	201 Macquarie Street		249597/1	House

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HOB-C6.1.1076		Hobart	207 Macquarie Street		116514/1	Commercial
HOB-C6.1.1077		Hobart	211 Macquarie Street	Edinburgh	42063/2	
HOB-C6.1.1078		Hobart	212-218 Macquarie Street		28370/1	St Michael's Collegiate School including wall (previously known as 218 Macquarie Street, also includes that part of the address previously known as 91-93 Davey Street, 97 Davey Street and also Cananore, including the brick wall and 105 Davey Street (Jerusalem)
HOB-C6.1.1079		Hobart	217 Macquarie Street		146322/1	Commercial building
HOB-C6.1.1080		Hobart	232 Macquarie Street		52662/1	House
HOB-C6.1.1081		Hobart	235 Macquarie Street		114947/1	
HOB-C6.1.1082		Hobart	236 Macquarie Street		120997/2 120997/23 8	
HOB-C6.1.1083		Hobart	237-239 Macquarie Street		143287/23 7 143287/23 9	
HOB-C6.1.1084		Hobart	244 Macquarie Street		30306/1	
HOB-C6.1.1085		Hobart	246 Macquarie Street		38000/1	
HOB-C6.1.1086		Hobart	248 Macquarie Street		130972/1	

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HOB-C6.1.1087		Hobart	250 Macquarie Street		106749/1	
HOB-C6.1.1088		Hobart	252-256 Macquarie Street		105086/1	Restaurant
HOB-C6.1.1089		Hobart	268 Macquarie Street	Brancepeth	48721/1	
HOB-C6.1.1090		South Hobart	278 Macquarie Street		124088/1	House
HOB-C6.1.1091		South Hobart	280 Macquarie Street		114812/1	House
HOB-C6.1.1092		South Hobart	282-284 Macquarie Street		122882/1	
HOB-C6.1.1093		Hobart	299 Macquarie Street	Alstonia	39990/1	
HOB-C6.1.1094		South Hobart	316 Macquarie Street		220910/1	Terrace
HOB-C6.1.1095		South Hobart	318 Macquarie Street		47221/1	Terrace
HOB-C6.1.1096		South Hobart	326 Macquarie Street	Macquarie Real Estate	108487/1	
HOB-C6.1.1097		South Hobart	335A-335B Macquarie Street		132393/1 132393/2	
HOB-C6.1.1098		South Hobart	339 Macquarie Street	All Saints Anglican Church and hall	46148/5	Also includes that part of the address previously known as part of 341-347 Macquarie Street
HOB-C6.1.1099		South Hobart	354 Macquarie Street		100287/1	House

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HOB-C6.1.1100		South Hobart	356-360 Macquarie Street		67832/5 67832/4 67832/3 67832/2 67832/1	Shops
HOB-C6.1.1101		South Hobart	359 Macquarie Street		127297/1	Shop
HOB-C6.1.1102		South Hobart	373-375 Macquarie Street		223897/1 223897/1	Shop and office (formerly residence)
HOB-C6.1.1103		South Hobart	377 Macquarie Street		43161/2	House
HOB-C6.1.1104		South Hobart	383 Macquarie Street		132542/1	
HOB-C6.1.1105		South Hobart	1/393-2/393 Macquarie Street		59920/1 59920/2	Conjoined houses
HOB-C6.1.1106		South Hobart	398-402 Macquarie Street		108487/1	Flat and shop
HOB-C6.1.1107		South Hobart	404-406 Macquarie Street		51354/1; 155440/40 4	Conjoined cottages
HOB-C6.1.1108		South Hobart	407 Macquarie Street		127704/40 7	House and shop
HOB-C6.1.1109		South Hobart	413 Macquarie Street		27226/1	House
HOB-C6.1.1110		South Hobart	433 Macquarie Street		197449/1	Shop and residence
HOB-C6.1.1111		South Hobart	434 Macquarie Street		26861/1	
HOB-C6.1.1112		South Hobart	435-437 Macquarie Street		140378/1 140378/2	Shop & Residence
HOB-C6.1.1113		South Hobart	471-473 Macquarie Street		201824/1; 235171/1	

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HOB-C6.1.1114		Sandy Bay	4 Maning Avenue		207038/1	House
HOB-C6.1.1115		Sandy Bay	16A Maning Avenue		106533/3	Cedar Court hedges
HOB-C6.1.1116		Sandy Bay	18A Maning Avenue		15105/2	Cedar Court hedges
HOB-C6.1.1117		Sandy Bay	20 Maning Avenue		15105/3	House
HOB-C6.1.1118		Sandy Bay	Margaret Street		Not Applicable	Peppercorn tree (outside 10 and 12 Margaret Street)
HOB-C6.1.1119		Sandy Bay	10 Margaret Street		60003/2	
HOB-C6.1.1120		Sandy Bay	12 Margaret Street		60003/1	
HOB-C6.1.1121		Sandy Bay	17 Margaret Street	Ashfield Court	197023/1	
HOB-C6.1.1122		Sandy Bay	22 Margaret Street		198975/1	
HOB-C6.1.1123		Sandy Bay	24 Margaret Street		90636/1	
HOB-C6.1.1124		Sandy Bay	4 Marieville Esplanade		54490/1	House
HOB-C6.1.1125		Sandy Bay	6 Marieville Esplanade		15628/1	
HOB-C6.1.1126		Sandy Bay	16 Marieville Esplanade		45833/1	
HOB-C6.1.1127		Sandy Bay	18 Marieville Esplanade		44804/1	House
HOB-C6.1.1128		Sandy Bay	20 Marieville Esplanade		39687/2	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1129		Sandy Bay	22 Marieville Esplanade		33707/3	House
HOB-C6.1.1130		Battery Point	2 Marine Terrace		121162/1	
HOB-C6.1.1131		Battery Point	5 Marine Terrace		146997/1	
HOB-C6.1.1132		Battery Point	7 Marine Terrace		146997/2	
HOB-C6.1.1133		Hobart	3/6-8 Market Place		129219/1	Former Agricultural Bank of Tasmania (Previously known as 58 Collins Street)
HOB-C6.1.1134		New Town	11 Marsh Street		198159/1	Residence
HOB-C6.1.1135		North Hobart	7 Mary Street		118181/3	
HOB-C6.1.1136		North Hobart	10 Mary Street		157685/1	Large tree only
HOB-C6.1.1137		North Hobart	11 Mary Street		55852/1	
HOB-C6.1.1138		North Hobart	17 Mary Street		90405/4	
HOB-C6.1.1139		North Hobart	20 Mary Street		218067/1	
HOB-C6.1.1140		North Hobart	21 Mary Street		232434/1	
HOB-C6.1.1141		North Hobart	23 Mary Street		96109/1	
HOB-C6.1.1142		North Hobart	25 Mary Street		202662/1	
HOB-		North	27-29 Mary Street		68729/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.1143		Hobart			68729/2	
HOB-C6.1.1144		North Hobart	33-35 Mary Street		57406/1 57406/2	
HOB-C6.1.1145		North Hobart	37-39 Mary Street		57406/3 57406/4	
HOB-C6.1.1146		North Hobart	41 Mary Street		90073/1	
HOB-C6.1.1147		Sandy Bay	9 Mawhera Avenue		196994/1	Cedar Court Hedges
HOB-C6.1.1148		Sandy Bay	12A Mawhera Avenue		147594/1	
HOB-C6.1.1149		Lenah Valley	3 Mccann Crescent		73935/8	
HOB-C6.1.1150		Battery Point	5 Mcgregor Street	Lady Gowrie Child Care Centre	247986/1	
HOB-C6.1.1151		Battery Point	13 Mcgregor Street		6645/2	
HOB-C6.1.1152		West Hobart	13 Mellifont Street		63376/2	House
HOB-C6.1.1153		Hobart	1-5 Melville Street		Not Applicable	Old Gaol wall. Refer to attached datasheet Reference No. HOB-C6.1.1153
HOB-C6.1.1154		Hobart	6 Melville Street	Scots Child Care Centre	203910/1	Now part of 25-29 Bathurst Street
HOB-C6.1.1155		Hobart	35 Melville Street		44299/1	Stone Wall
HOB-C6.1.1156		Hobart	40 Melville Street		39840/1; 39840/2	That part of the address previously known as 44 Melville Street only

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1157		Hobart	61 Melville Street		26999/1	Conjoined Shop (with flat)
HOB-C6.1.1158		Hobart	63 Melville Street		57059/63	Conjoined Shop
HOB-C6.1.1159		Hobart	1/65 Melville Street		57059/1	Offices (within conjoined commercial building)
HOB-C6.1.1160		Hobart	2/65 Melville Street		57059/2	Flat (within conjoined commercial building)
HOB-C6.1.1161		Hobart	67 Melville Street		143974/1	Now part of 132-146 Elizabeth Street
HOB-C6.1.1162		Hobart	132 Melville Street		160736/2	Conjoined Cottage
HOB-C6.1.1163		Hobart	134 Melville Street		160736/1	Conjoined House
HOB-C6.1.1164		Hobart	136 Melville Street		196955/1	Cottage
HOB-C6.1.1165		Hobart	147 Melville Street		90742/1	Conjoined House
HOB-C6.1.1166		Hobart	149 Melville Street		134614/1	Conjoined House
HOB-C6.1.1167		West Hobart	167 Melville Street		23664/3	House
HOB-C6.1.1168		West Hobart	169 Melville Street		45526/6	House
HOB-C6.1.1169		West Hobart	173 Melville Street		232361/1	Cottage
HOB-C6.1.1170		West Hobart	177 Melville Street		108138/1 108138/2 108138/3 108138/4 108138/5	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1171		West Hobart	179 Melville Street		19319/1	House
HOB-C6.1.1172		West Hobart	181 Melville Street		37765/2	Cottage
HOB-C6.1.1173		West Hobart	182 Melville Street		18445/1	
HOB-C6.1.1174		West Hobart	184 Melville Street		45345/1	Cottage
HOB-C6.1.1175		West Hobart	186 Melville Street		119318/1	Cottage
HOB-C6.1.1176		West Hobart	188-190 Melville Street		119711/1 119711/2	Cottage
HOB-C6.1.1177		West Hobart	199 Melville Street	Westknowe	221020/1	
HOB-C6.1.1178		West Hobart	207 Melville Street		227140/1	Cottage
HOB-C6.1.1179		West Hobart	208 Melville Street		213785/1	House
HOB-C6.1.1180		West Hobart	215 Melville Street		124390/1	House
HOB-C6.1.1181		New Town	12 Mercer Street		94436/3	House. Refer to attached datasheet Reference No. HOB-C6.1.1181
HOB-C6.1.1182		New Town	15 Mercer Street		247281/1	
HOB-C6.1.1183		New Town	2 Midwood Street		150252/1	Former Good Shepherd Home of Mercy
HOB-C6.1.1184		New Town	4 Midwood Street		123407/1	
HOB-		West	21 Minallo Avenue		252022/1	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.1185		Hobart				
HOB-C6.1.1186		Hobart	6 Molle Street		131281/1	Includes walls
HOB-C6.1.1187		Hobart	8 Molle Street		31076/1	Includes walls
HOB-C6.1.1188		Hobart	10 Molle Street		152966/2	Includes walls (Now known as 2/124 Davey Street)
HOB-C6.1.1189		Hobart	14 Molle Street		134348/1	
HOB-C6.1.1190		Hobart	40 Molle Street		116771/1	Including chimney and stone walls over Rivulet
HOB-C6.1.1191		Hobart	47 Molle Street		111933/1	
HOB-C6.1.1192		Hobart	56 Molle Street		137884/1	
HOB-C6.1.1193		Hobart	64 Molle Street		108377/1	
HOB-C6.1.1194		West Hobart	96-98 Molle Street		59286/1 59286/2	
HOB-C6.1.1195		West Hobart	121 Molle Street		100679/1	
HOB-C6.1.1196		Battery Point	12 Mona Street		102593/1	
HOB-C6.1.1197		Lenah Valley	17 Montagu Street	Four Pines	248358/1	
HOB-C6.1.1198		Lenah Valley	18 Montagu Street		217505/75	House
HOB-C6.1.1199		Lenah Valley	34 Montagu Street		119544/1	House and Garden

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1200		Lenah Valley	35 Montagu Street		220241/1	House
HOB-C6.1.1201		Lenah Valley	38 Montagu Street		20230/36	
HOB-C6.1.1202		Lenah Valley	40 Montagu Street		198368/1	House
HOB-C6.1.1203		Lenah Valley	47 Montagu Street		95853/3	House
HOB-C6.1.1204		Lenah Valley	49 Montagu Street		70069/1	
HOB-C6.1.1205		New Town	58 Montagu Street		109626/9	
HOB-C6.1.1206		New Town	82 Montagu Street		142129/1	Residence
HOB-C6.1.1207		New Town	84 Montagu Street		228369/13	Residence
HOB-C6.1.1208		New Town	94 Montagu Street		59781/1	Residence
HOB-C6.1.1209		New Town	102 Montagu Street		43569/1	Residence
HOB-C6.1.1210		New Town	104 Montagu Street		41639/1	Residence
HOB-C6.1.1211		New Town	108 Montagu Street		41264/52	Residence
HOB-C6.1.1212		New Town	111 Montagu Street		94439/1	
HOB-C6.1.1213		Battery Point	3 Montpelier Retreat		169262/1	
HOB-C6.1.1214		Battery Point	37 Montpelier Retreat		12315/2	Refer to attached datasheet Reference No. HOB-C6.1.1214

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1215		Hobart	19 Morrison Street	Telegraph Hotel	249473/1	Refer to attached datasheet Reference No. HOB-C6.1.1215
HOB-C6.1.1216		Hobart	21-25 Morrison Street		90398/1	Refer to attached datasheet Reference No. HOB-C6.1.1216
HOB-C6.1.1217			Mortimer Avenue		Not Applicable	Road Terracing
HOB-C6.1.1218		Mount Stuart	1 Mortimer Avenue	Werndee	112649/1	
HOB-C6.1.1219		Mount Stuart	9 Mortimer Avenue		216655/1	House
HOB-C6.1.1220		Mount Stuart	10 Mortimer Avenue	Eynon	38797/1	Trees
HOB-C6.1.1221		Mount Stuart	11 Mortimer Avenue		222265/3	
HOB-C6.1.1222		Mount Stuart	14 Mortimer Avenue		158938/1	House
HOB-C6.1.1223		Mount Stuart	16 Mortimer Avenue	Midleton (garden)	116838/1	
HOB-C6.1.1224		Mount Stuart	18 Mortimer Avenue		199038/1	House
HOB-C6.1.1225		Mount Stuart	Adjacent to 18 Mortimer Avenue		Not Applicable	Beaulieu Right of Way
HOB-C6.1.1226			Opposite 20 Mortimer Avenue		Not Applicable	Stone Steps
HOB-C6.1.1227		Mount Stuart	21 Mortimer Avenue		200030/1	House and Garden
HOB-C6.1.1228		Mount Stuart	25 Mortimer Avenue		58188/0	Gateposts
HOB-		Mount	31 Mortimer		252538/1	House

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C6.1.1229		Stuart	Avenue			
HOB-C6.1.1230		Mount Stuart	33 Mortimer Avenue	Akton	250050/1	
HOB-C6.1.1231	Mount Stuart		Mount Stuart lanes located between: Mount Stuart Road and Fordham Street; Senator Street and Auvergne Avenue; Montagu Street and Doyle Avenue; Benjafield Terrace to Gordon Avenue (X2); Raymont Terrace to Darling Parade; Darling Parade to Benjafield Terrace.	Mount Stuart Pedestrian Lanes	Not Applicable	
HOB-C.1.1232	Mount Stuart		Mount Stuart Road		Not Applicable	Road Terracing
HOB-C.1.1233		Mount Stuart	1a Mount Stuart Road	Kronye	200088/1	J.W. Beattie's House
HOB-C6.1.1234		Mount Stuart	2 Mount Stuart Road	Tara	207993/1	
HOB-C6.1.1235		Mount Stuart	3 Mount Stuart Road	Rhubarb Hill	60622/4	
HOB-C6.1.1236		Mount Stuart	4 Mount Stuart Road	Culverden	49750/3	
HOB-C6.1.1237		Mount Stuart	5 Mount Stuart Road		49937/3	House
HOB-C6.1.1238		Mount Stuart	7 Mount Stuart Road	Ovalau	50056/1	
HOB-C6.1.1239		Mount Stuart	9 Mount Stuart Road	Emohruo	93982/1	
HOB-C6.1.1240		Mount Stuart	13 Mount Stuart Road		197922/10	House

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HOB-C6.1.1241		Mount Stuart	25 Mount Stuart Road		203473/1	House
HOB-C6.1.1242		Mount Stuart	27 Mount Stuart Road		221884/1	House
HOB-C6.1.1243		Mount Stuart	37 Mount Stuart Road		101588/1	House
HOB-C6.1.1244		Mount Stuart	43b Mount Stuart Road	Nubrestone	233527/1	
HOB-C6.1.1245		Mount Stuart	45 Mount Stuart Road		90624/1	House
HOB-C6.1.1246		Mount Stuart	47 Mount Stuart Road		198151/1	House
HOB-C6.1.1247		Mount Stuart	55 Mount Stuart Road		120969/1	House
HOB-C6.1.1248		Hobart	17 Murray Street		119268/1	Aurora (former HEC) Sub-Station (corner Davey Street)
HOB-C6.1.1249		Hobart	Murray Street	St. David's Cathedral	108908/1	
HOB-C6.1.1250		Hobart	31-31B Murray Street		59737/1 59737/2 59737/3	Commercial Building
HOB-C6.1.1251		Hobart	34-38 Murray Street	Hadley's Hotel	157304/2	
HOB-C6.1.1252		Hobart	46-48 Murray Street		224763/1	
HOB-C6.1.1253		Hobart	49-51 Murray Street		104395/1	Commercial Building (Cat and Fiddle Arcade - refer also C62, C70, C79, C80 of the Central Area Heritage Review)

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HOB-C6.1.1254		Hobart	49-51 Murray Street		162952/1	Commercial Building (Cat and Fiddle Arcade - refer also C62, C70, C78, C80 of the Central Area Heritage Review)
HOB-C6.1.1255		Hobart	49-51 Murray Street	Cleburne House	162952/2	Cat and Fiddle Arcade - refer also C62, C70, C78, C79 of the Central Area Heritage Review
HOB-C6.1.1256		Hobart	49-51 Murray Street	Cat and Fiddle Square	45218/1	Cat and Fiddle Arcade - refer also C62, C78, C79, C80 of the Central Area Heritage Review
HOB-C6.1.1257		Hobart	49-51 Murray Street	Club Chambers	5222/5	Cat and Fiddle Arcade - refer also C70, C78, C79, C80 of the Central Area Heritage Review
HOB-C6.1.1258		Hobart	55-59 Murray Street	Myer Department Store	32672/1; 32672/2	Murray Street façades - refer also C25, C75, C76 and C88 of the Central Area Heritage Review
HOB-C6.1.1259		Hobart	55-59 Murray Street	Myer Department Store	176466/1	Murray Street façades - refer also C25, C75, C76 and C77 of the Central Area Heritage Review
HOB-C.1.1260		Hobart	65 Murray Street	MLC Building	57080/1	
HOB-C6.1.1261		Hobart	67-69 Murray Street	Union House	47359/1	Formerly Duke of Clarence Hotel - refer also C36 135 Liverpool Street and C84 131-133 Liverpool Street of the Central Area Heritage Review
HOB-C6.1.1262		Hobart	71 Murray Street		90578/1	Commercial building

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HOB-C6.1.1263		Hobart	96 Murray Street		49736/2	Now part of 137 Liverpool Street
HOB-C6.1.1264		Hobart	105 Murray Street		121307/1	Garage
HOB-C6.1.1265		Hobart	107 Murray Street		222356/1	Shop
HOB-C6.1.1266		Hobart	126 Murray Street		156204/1 156204/2 156204/3	Previously known as 128 Murray Street
HOB-C6.1.1267		Hobart	198 Murray Street	Hobart Animal Hospital	43764/1	
HOB-C6.1.1268		Hobart	222-228 Murray Street		134728/1	Office (former Residence)
HOB-C6.1.1269		Hobart	222-228 Murray Street		29824/6	That part of the address previously known as 199-203 Harrington Street only
HOB-C6.1.1270		Hobart	286-290 Murray Street		234055/1	Corner shop and conjoined houses
HOB-C6.1.1271		North Hobart	310 Murray Street		231782/1	
HOB-C6.1.1272		Battery Point	1 Napoleon Street		115253/1	
HOB-C6.1.1273		Battery Point	31 Napoleon Street		114172/1	
HOB-C6.1.1274		Battery Point	56 Napoleon Street		30122/1	
HOB-C6.1.1275		Battery Point	60 Napoleon Street		107654/1	
HOB-C6.1.1276		Battery Point	74 Napoleon Street		46798/1	

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HOB-C6.1.1277		Sandy Bay	16 Nelson Road	Bitaili	95973/8	
HOB-C6.1.1278		South Hobart	3 Nevada Street	Henley Cottage	43086/1	
HOB-C6.1.1279		New Town	New Town Road	Watch houses	Not Applicable	Corner St Johns Avenue
HOB-C6.1.1280		New Town	New Town Road	New Town Bridge	Not Applicable	
HOB-C6.1.1281		New Town	26-28 New Town Road	Polish Club	112418/1	
HOB-C6.1.1282		New Town	31-33 New Town Road		58474/1	Shops
HOB-C6.1.1283		New Town	35 New Town Road		15143/2	Residence
HOB-C6.1.1284		New Town	37 New Town Road		104007/2	Residence
HOB-C6.1.1285		New Town	39 New Town Road		46902/1	Residence
HOB-C6.1.1286		New Town	46 New Town Road	Early Traveller's Inn	76403/1	
HOB-C6.1.1287		New Town	59-65 New Town Road		217182/1; 217269/1	Part only (cottage)
HOB-C6.1.1288		New Town	66 New Town Road		24666/1	Residence
HOB-C6.1.1289		New Town	68 New Town Road		24674/1	Residence
HOB-C6.1.1290		New Town	70 New Town Road		128516/1	Residence
HOB-C6.1.1291		New Town	76 New Town Road		7748/2	Residence

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HOB-C6.1.1292		New Town	84 New Town Road		61012/3	Residence
HOB-C6.1.1293		New Town	86 New Town Road		61012/2	Residence
HOB-C6.1.1294		New Town	88 New Town Road		61012/1	Residence
HOB-C6.1.1295		New Town	95-97 New Town Road		224978/1	Residence
HOB-C6.1.1296		New Town	131 New Town Road	Talbot Hotel	46912/1	
HOB-C6.1.1297		New Town	147 New Town Road		116119/1	Residence
HOB-C6.1.1298		New Town	157A-159A New Town Road		107864/2	
HOB-C6.1.1299		New Town	159B New Town Road		20100/1	
HOB-C6.1.1300		New Town	161 New Town Road		31239/8	
HOB-C6.1.1301		New Town	163 New Town Road		41953/1	
HOB-C6.1.1302		New Town	165 New Town Road		125551/1	
HOB-C6.1.1303		New Town	167 New Town Road		52984/1	
HOB-C6.1.1304		New Town	169 New Town Road		56693/1	
HOB-C6.1.1305		New Town	171 New Town Road		46219/1	
HOB-C6.1.1306		New Town	177 New Town Road		54021/1	

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HOB-C6.1.1307		New Town	198 New Town Road		127096/1	
HOB-C6.1.1308		New Town	202 New Town Road		57148/1 57148/2	
HOB-C6.1.1309		New Town	210 New Town Road		38474/1	
HOB-C6.1.1310		New Town	232 New Town Road		106150/3	Former New Town police station - Refer to attached datasheet Reference No. HOB-C6.1.1310
HOB-C6.1.1311		New Town	234 New Town Road		106089/2	
HOB-C6.1.1312		New Town	245 New Town Road	St Johns Soldiers Memorial Hall	91142/5	
HOB-C6.1.1313		Battery Point	12 Newcastle Street		31044/1	
HOB-C6.1.1314		North Hobart	6 Newdegate Street		90512/2	
HOB-C6.1.1315		North Hobart	8-10 Newdegate Street		53192/1; 52940/1	
HOB-C6.1.1316		North Hobart	13 Newdegate Street		30658/1	
HOB-C6.1.1317		North Hobart	18 Newdegate Street		124949/1	
HOB-C6.1.1318		North Hobart	20-22 Newdegate Street		130979/1	
HOB-C6.1.1319		North Hobart	24 Newdegate Street		23156/3	
HOB-C6.1.1320		North Hobart	26 Newdegate Street		42760/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1321		North Hobart	28 Newdegate Street	Coach House	46640/1	
HOB-C6.1.1322		North Hobart	30-32 Newdegate Street		58398/1 58398/2	
HOB-C6.1.1323		North Hobart	33 Newdegate Street		24468/4	
HOB-C6.1.1324		West Hobart	37 Newdegate Street		232822/1	
HOB-C6.1.1325		North Hobart	38 Newdegate Street		101767/1	
HOB-C6.1.1326		North Hobart	40 Newdegate Street		130831/1	
HOB-C6.1.1327		North Hobart	42 Newdegate Street		47701/1	
HOB-C6.1.1328		West Hobart	43 Newdegate Street	Crarae	90496/2	
HOB-C6.1.1329		West Hobart	46 Newdegate Street		68866/1	
HOB-C6.1.1330		West Hobart	50 Newdegate Street	San Souci	35640/1	
HOB-C6.1.1331		West Hobart	54 Newdegate Street		50885/1	
HOB-C6.1.1332		West Hobart	56 Newdegate Street		101766/1	
HOB-C6.1.1333		West Hobart	57 Newdegate Street	Chelsea	204035/14	
HOB-C6.1.1334		West Hobart	58 Newdegate Street		31356/1	
HOB-C6.1.1335		West Hobart	59 Newdegate Street		204085/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1336		West Hobart	60 Newdegate Street	Lindeville	60502/3	
HOB-C6.1.1337		West Hobart	61 Newdegate Street		228594/14	
HOB-C6.1.1338		West Hobart	62 Newdegate Street		60502/4	
HOB-C6.1.1339		West Hobart	64 Newdegate Street		220102/1	
HOB-C6.1.1340		West Hobart	65 Newdegate Street		198483/1	
HOB-C6.1.1341		West Hobart	66 Newdegate Street		228200/1	
HOB-C6.1.1342		West Hobart	67 Newdegate Street		197057/1	
HOB-C6.1.1343		West Hobart	68 Newdegate Street		231433/1	
HOB-C6.1.1344		West Hobart	69 Newdegate Street		119601/1	
HOB-C6.1.1345		West Hobart	70 Newdegate Street		94135/3	
HOB-C6.1.1346		West Hobart	72 Newdegate Street		232275/1	
HOB-C6.1.1347		West Hobart	73 Newdegate Street		23359/5	
HOB-C6.1.1348		West Hobart	75 Newdegate Street		59606/8	
HOB-C6.1.1349		West Hobart	76 Newdegate Street	O'Toole	60502/34	
HOB-C6.1.1350		West Hobart	77 Newdegate Street		59606/7	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1351		West Hobart	78 Newdegate Street	Lumeah	60502/33	
HOB-C6.1.1352		West Hobart	79 Newdegate Street		59606/6	
HOB-C6.1.1353		West Hobart	80 Newdegate Street		60502/32	
HOB-C6.1.1354		West Hobart	81 Newdegate Street		59606/5	
HOB-C6.1.1355		West Hobart	82-84 Newdegate Street		57245/1 57245/2	
HOB-C6.1.1356		West Hobart	83 Newdegate Street	Clonda	121249/1	
HOB-C6.1.1357		West Hobart	86 Newdegate Street		224478/1	
HOB-C6.1.1358		West Hobart	88 Newdegate Street		224200/29	
HOB-C6.1.1359		West Hobart	91 Newdegate Street		247640/1	
HOB-C6.1.1360		West Hobart	92 Newdegate Street	Melut	43309/1	
HOB-C6.1.1361		West Hobart	93 Newdegate Street	Eurobin	224068/3	
HOB-C6.1.1362		West Hobart	94 Newdegate Street		107863/1	
HOB-C6.1.1363		West Hobart	95 Newdegate Street		60563/7	
HOB-C6.1.1364		West Hobart	97-99 Newdegate Street		60563/5; 60563/6	
HOB-C6.1.1365		West Hobart	101 Newdegate Street		248662/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1366		West Hobart	105 Newdegate Street		226559/1	
HOB-C6.1.1367		Lenah Valley	4-4A Newlands Avenue	Dumbarton	231149/1; 231150/1	House and Garden
HOB-C6.1.1368		Lenah Valley	8 Newlands Avenue		248754/54	House
HOB-C6.1.1369		Lenah Valley	10 Newlands Avenue	Craiglyn	232917/1	
HOB-C6.1.1370		Lenah Valley	12 Newlands Avenue		109010/1	
HOB-C6.1.1371		Sandy Bay	1 Nixon Street		116386/1	
HOB-C6.1.1372		Sandy Bay	2 Nixon Street		144955/1	
HOB-C6.1.1373		Sandy Bay	8 Nixon Street		29679/1	
HOB-C6.1.1374		Sandy Bay	10 Nixon Street		29679/2	
HOB-C6.1.1375		Sandy Bay	1 & 2/29 Norfolk Crescent		58622/1 58622/2	Cottage
HOB-C6.1.1376		Sandy Bay	2-2A Nutgrove Avenue		107577/1 107577/2	House
HOB-C6.1.1377		New Town	2 Oakley Street		233076/1	Residence
HOB-C6.1.1378		New Town	15 Oakley Street		219924/10	Residence
HOB-C6.1.1379		New Town	20 Oakley Street		220911/1	Residence
HOB-C6.1.1380		New Town	21 Oakley Street		73509/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1381		Mount Stuart	23 Ogilvie Street		59717/12	House
HOB-C6.1.1382		New Town	8 Oldham Avenue		60981/85	Residence
HOB-C6.1.1383		New Town	9 Oldham Avenue		249089/1	Residence
HOB-C6.1.1384		New Town	10 Oldham Avenue		60981/84	Residence
HOB-C6.1.1385		New Town	14 Oldham Avenue		198386/1	Residence
HOB-C6.1.1386		New Town	16 Oldham Avenue		60981/80	Residence
HOB-C6.1.1387		New Town	18 Oldham Avenue		60981/78	Residence
HOB-C6.1.1388		New Town	28 Oldham Avenue		60981/108	Former Shop
HOB-C6.1.1389		New Town	29 Oldham Avenue		60981/132	Residence
HOB-C6.1.1390		New Town	30 Oldham Avenue		60981/106	Residence
HOB-C6.1.1391		New Town	35 Oldham Avenue		60981/128	Residence
HOB-C6.1.1392		New Town	37 Oldham Avenue		67941/1	Residence
HOB-C6.1.1393		New Town	41 Oldham Avenue		60981/126	Residence
HOB-C6.1.1394		New Town	57 Oldham Avenue		60981/121	Residence
HOB-C6.1.1395		New Town	62 Oldham Avenue		60981/24	Residence

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1396		new Town	69 Oldham Avenue		248642/1	Residence
HOB-C6.1.1397		New Town	71 Oldham Avenue		128838/1	Residence
HOB-C6.1.1398		New Town	73 Oldham Avenue		67541/3	Residence
HOB-C6.1.1399		New Town	77 Oldham Avenue		67541/1	Residence
HOB-C6.1.1400		New Town	83 Oldham Avenue		60981/23	Residence
HOB-C6.1.1401		New Town	289 Park Street		199016/1	Residence
HOB-C6.1.1402		New Town	291 Park Street		247846/1	Residence
HOB-C6.1.1403		New Town	307 Park Street		67775/1	Residence
HOB-C6.1.1404		New Town	311 Park Street		60981/79	Residence
HOB-C6.1.1405		New Town	315 Park Street		60981/75	
HOB-C6.1.1406		New Town	317 Park Street		56328/1 56328/2	Residence
HOB-C6.1.1407		New Town	320 Park Street		133371/1	Residence
HOB-C6.1.1408		New Town	321 Park Street		60981/69	
HOB-C6.1.1409		New Town	322 Park Street		49829/1	Residence
HOB-C6.1.1410		New Town	328 Park Street		13702/14	Residence

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1411		New Town	331 Park Street		247847/1	Residence
HOB-C6.1.1412		New Town	333 Park Street		60981/79	Residence and Garden
HOB-C6.1.1413		New Town	342-344 Park Street		71841/2	Residence
HOB-C6.1.1414		New Town	360 Park Street		60808/12	Residence
HOB-C6.1.1415		New Town	375 Park Street		105176/1	Residence
HOB-C6.1.1416		New Town	378 Park Street		54683/3	Residence
HOB-C6.1.1417		New Town	379 Park Street		50014/9	Residence
HOB-C6.1.1418		New Town	381 Park Street		50014/8	Residence
HOB-C6.1.1419		New Town	383 Park Street		50014//79	Residence
HOB-C6.1.1420		New Town	386 Park Street		159142/1	Residence
HOB-C6.1.1421		Sandy Bay	13 Parliament Street		109063/1	
HOB-C6.1.1422		Sandy Bay	22 Parliament Street		49793/2/3	House
HOB-C6.1.1423		Sandy Bay	24 Parliament Street		30784/1	House
HOB-C6.1.1424		Sandy Bay	31 Parliament Street		214433/1; 248224/1	Cottage
HOB-C6.1.1425		Sandy Bay	40 Parliament Street		40349/1	House

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HOB-C6.1.1426		Sandy Bay	46 Parliament Street		27230/8	House
HOB-C6.1.1427		Hobart	1 Paternoster Row		132963/1; 134006/1	House
HOB-C6.1.1428		Hobart	14 Paternoster Row		109951/1	
HOB-C6.1.1429		Hobart	19 Paternoster Row		57744/2	
HOB-C6.1.1430		Hobart	20 Paternoster Row		222312/1	
HOB-C6.1.1431		Hobart	2-4 Patrick Street		134188/1	Commercial Buildings
HOB-C6.1.1432		Hobart	35 Patrick Street		45836/1	House
HOB-C6.1.1433		Hobart	37 Patrick Street		46630/1	House
HOB-C6.1.1434		Hobart	40 Patrick Street		111949/1	House
HOB-C6.1.1435		Hobart	47 Patrick Street		140089/1	House
HOB-C6.1.1436		Hobart	51-51A Patrick Street		133599/1 133599/2	
HOB-C6.1.1437			51A Patrick Street		133599/2	
HOB-C6.1.1438		Hobart	53 Patrick Street		133599/3	
HOB-C6.1.1439		Hobart	55 Patrick Street		105202/1	House
HOB-C6.1.1440		Hobart	67-67A Patrick Street		86552/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1441		Hobart	75 Patrick Street		111327/1	Office (Former Residence)
HOB-C6.1.1442		Hobart	77-79 Patrick Street		228380/1	Conjoined Houses
HOB-C6.1.1443		Hobart	81-83 Patrick Street		137577/1 137577/2 137577/3	Houses
HOB-C6.1.1444		West Hobart	91-91A Patrick Street		21901/1	Barn at rear
HOB-C6.1.1445		West Hobart	93 Patrick Street		202513/1	House
HOB-C6.1.1446		West Hobart	95 Patrick Street		90216/1	House
HOB-C6.1.1447		West Hobart	97 Patrick Street		149408/4	House
HOB-C6.1.1448		West Hobart	99 Patrick Street		90216/3	House
HOB-C6.1.1449		West Hobart	101 Patrick Street		90216/4	House
HOB-C6.1.1450		West Hobart	103 Patrick Street		90216/5	House
HOB-C6.1.1451		West Hobart	105 Patrick Street		228111/1	House
HOB-C6.1.1452		West Hobart	107 Patrick Street		226180/1	Conjoined House
HOB-C6.1.1453		West Hobart	115 Patrick Street		56782/3	House
HOB-C6.1.1454		West Hobart	125 Patrick Street		88404/2	House
HOB-C6.1.1455		West Hobart	131 Patrick Street		223639/1	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1456		West Hobart	141 Patrick Street		121262/2	House (Also includes 1 Henry Street)
HOB-C6.1.1457		New Town	36 Pedder Street		221058/6	
HOB-C6.1.1458		New Town	41 Pedder Street		94606/3	
HOB-C6.1.1459		New Town	43 Pedder Street		218397/33	
HOB-C6.1.1460		New Town	51 Pedder Street	Plasmalgwyn	234613/1	
HOB-C6.1.1461		New Town	66 Pedder Street		227547/1	Residence
HOB-C6.1.1462		New Town	67 Pedder Street		107886/1	Residence
HOB-C6.1.1463		New Town	68 Pedder Street		226225/1	Residence
HOB-C6.1.1464		New Town	69 Pedder Street		11443/1	Residence
HOB-C6.1.1465		New Town	70 Pedder Street		228866/1	Residence
HOB-C6.1.1466		New Town	71 Pedder Street		90726/1	Residence
HOB-C6.1.1467		New Town	72 Pedder Street		205716/1	Residence
HOB-C6.1.1468		New Town	73-75 Pedder Street		59111/1 59111/75	Residence
HOB-C6.1.1469		New Town	74 Pedder Street		204447/1	Residence
HOB-C6.1.1470		New Town	84 Pedder Street		61752/2	Residence

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1471		New Town	85 Pedder Street		218397/33	
HOB-C6.1.1472		New Town	89 Pedder Street		62332/35	Residence
HOB-C6.1.1473		New Town	90 Pedder Street		92798/1	Residence
HOB-C6.1.1474		New Town	92 Pedder Street		244478/1	Residence
HOB-C6.1.1475		New Town	93 Pedder Street		62332/37	Residence
HOB-C6.1.1476		Sandy Bay	1 Peel Street	Queenborough Memorial Garden	140539/1	
HOB-C6.1.1477		West Hobart	9 Petty Street		32656/1	House
HOB-C6.1.1478		West Hobart	14 Petty Street	Hathaway	33569/1	
HOB-C6.1.1479		West Hobart	19 Petty Street		27675/4	House
HOB-C6.1.1480		West Hobart	26 Petty Street		42037/1	Cottage
HOB-C6.1.1481		Fern Tree	1 Pillinger Drive		74271/2	
HOB-C6.1.1482		Fern Tree	17 Pillinger Drive		75861/1	
HOB-C6.1.1483		Fern Tree	19 Pillinger Drive		87865/16	
HOB-C6.1.1484		Fern Tree	21 Pillinger Drive		122989/15	
HOB-C6.1.1485		Fern Tree	22 Pillinger Drive		75208/2	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1486		Fern Tree	27 Pillinger Drive		87866/12	House and fence
HOB-C6.1.1487		Fern Tree	28 Pillinger Drive		225230/1	House and Laurel plantings
HOB-C6.1.1488		Fern Tree	35-37 Pillinger Drive		118258/1	Garden
HOB-C6.1.1489		Dynnyrne	3 Pillinger Street	Bonnvil	105634/1	
HOB-C6.1.1490		Dynnyrne	9 Pillinger Street	The Deanery	53572/1	
HOB-C6.1.1491		Dynnyrne	20 Pillinger Street		25223/1	Cottage
HOB-C6.1.1492		Dynnyrne	30 Pillinger Street		61382/2	House
HOB-C6.1.1493		West Hobart	Pine Street		Not Applicable	London Plane Trees
HOB-C6.1.1494		West Hobart	1 Pine Street		72778/14	
HOB-C6.1.1495		West Hobart	3 Pine Street		72778/5	
HOB-C6.1.1496		West Hobart	5 Pine Street		245823/1	
HOB-C6.1.1497		West Hobart	10 Pine Street		100487/1	House
HOB-C6.1.1498		West Hobart	21 Pine Street		13156/1	
HOB-C6.1.1499		West Hobart	23 Pine Street		52277/1	
HOB-C6.1.1500		West Hobart	25 Pine Street		30939/1	

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HOB-C6.1.1501		kunanyi/ Mount Wellington	Pinnacle Road		Not Applicable	Road reservation from Pillinger Drive/Bracken Lane intersection to summit car park. Refer to datasheet Reference No. HOB-C6.1.1501
HOB-C6.1.1502		New Town	1 Pirie Street		60775/2	Residence
HOB-C6.1.1503		New Town	8 Pirie Street		131585/2	
HOB-C6.1.1504		New Town	9 Pirie Street		252128/1	
HOB-C6.1.1505		New Town	13 Pirie Street		198376/1	
HOB-C6.1.1506		New Town	15 Pirie Street		34698/1	Garden
HOB-C6.1.1507		New Town	20-20A Pirie Street		94439/1	
HOB-C6.1.1508		New Town	62 Pirie Street		118053/1	
HOB-C6.1.1509		New Town	64 Pirie Street		19107/2	
HOB-C6.1.1510		North Hobart	4 Pitt Street		38377/1	
HOB-C6.1.1511		North Hobart	6 Pitt Street		110962/1	
HOB-C6.1.1512		North Hobart	5-7 Pitt Street		128921/1 128921/2	
HOB-C6.1.1513		North Hobart	20 Pitt Street		218937/1	
HOB-C6.1.1514		North Hobart	32 Pitt Street		116406/1	Refer to attached datasheet Reference No. HOB-C6.1.1514

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1515		West Hobart	Poets Road		Not Applicable	Sandstone boundary post
HOB-C6.1.1516		Lenah Valley	28 Pottery Road		81838/1	House
HOB-C6.1.1517		Lenah Valley	33 Pottery Road		67963/2	House
HOB-C6.1.1518		Lenah Valley	48-52 Pottery Road		167528/1 167528/2 167528/3 167528/4 167528/5	Cypress Hedge
HOB-C6.1.1519		Lenah Valley	49 Pottery Road		106954/3	House
HOB-C6.1.1520		Sandy Bay	18 Powell Street		34594/3	Cottage
HOB-C6.1.1521		Sandy Bay	16 Princes Street	Naturally Natural	96465/28	
HOB-C6.1.1522			16a Princes Street		121104/1	Formerly Primitive Methodist Mission Hall
HOB-C6.1.1523		Sandy Bay	19 Princes Street		58387/1	Cottage
HOB-C6.1.1524		Sandy Bay	23 Princes Street		50507/1	Cottage
HOB-C6.1.1525		Sandy Bay	32 Princes Street		58708/3	
HOB-C6.1.1526		Sandy Bay	34 Princes Street		43543/1	House
HOB-C6.1.1527		Sandy Bay	79 Princes Street		148134/1	House
HOB-C6.1.1528		Sandy Bay	111 Princes Street		37847/1	House

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HOB-C6.1.1529		Dynnyrne	6 Proctors Road	Stretton Croft	227997/1	
HOB-C6.1.1530		Dynnyrne	45 Proctors Road	Cranbrook	248693/1	
HOB-C6.1.1531		Sandy Bay	Quayle Street	Bridge Abutment	Not Applicable	(at corner with Marieville Esplanade)
HOB-C6.1.1532		Sandy Bay	9 Quayle Street		20109/1	Built c1911
HOB-C6.1.1533		Sandy Bay	11 Quayle Street		28424/1	Built c1909
HOB-C6.1.1534		Sandy Bay	15 Quayle Street		134686/1 134686/2	Built c1890
HOB-C6.1.1535		Sandy Bay	21 Quayle Street		139404/1	Built c1890
HOB-C6.1.1536		Sandy Bay	23 Quayle Street		44097/1	
HOB-C6.1.1537		Sandy Bay	25 Quayle Street		200863/1	
HOB-C6.1.1538		Sandy Bay	27 Quayle Street		56486/1	
HOB-C6.1.1539		Sandy Bay	29 Quayle Street		56486/2	
HOB-C6.1.1540		Sandy Bay	31 Quayle Street		19280/1	
HOB-C6.1.1541		Sandy Bay	33 Quayle Street		136425/1	
HOB-C6.1.1542		Sandy Bay	35 Quayle Street		26658/3	
HOB-C6.1.1543		Sandy Bay	42 Quayle Street		41954/6	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1544		Sandy Bay	3 Queen Street		106097/2	
HOB-C6.1.1545		Sandy Bay	4 Queen Street		148150/1	Conjoined Dwelling
HOB-C6.1.1546		Sandy Bay	5 Queen Street		24878/16	
HOB-C6.1.1547		Sandy Bay	6 Queen Street		148150/1	Conjoined Dwelling
HOB-C6.1.1548		Sandy Bay	7 Queen Street		45853/1	
HOB-C6.1.1549		Sandy Bay	8 Queen Street		112476/1	Conjoined Dwelling
HOB-C6.1.1550		Sandy Bay	10 Queen Street		112476/1	Conjoined Dwelling
HOB-C6.1.1551		Sandy Bay	11 Queen Street		37644/1	
HOB-C6.1.1552		Sandy Bay	12 Queen Street		51557/1	Conjoined Dwelling
HOB-C6.1.1553		Sandy Bay	13 Queen Street		123303/1	
HOB-C6.1.1554		Sandy Bay	14 Queen Street		51557/1	Conjoined Dwelling
HOB-C6.1.1555		Sandy Bay	22 Queen Street		140551/1	Cottage (formerly Sayer's Orchard)
HOB-C6.1.1556		Sandy Bay	25 Queen Street		132359/1	
HOB-C6.1.1557		Sandy Bay	26 Queen Street		118784/1	
HOB-C6.1.1558		Sandy Bay	27 Queen Street		105078/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1559		Sandy Bay	29 Queen Street		123971/2	House
HOB-C6.1.1560		Sandy Bay	30 Queen Street		16904/1	
HOB-C6.1.1561		Sandy Bay	31 Queen Street		22680/1	House
HOB-C6.1.1562		Sandy Bay	32 Queen Street		13670/1	
HOB-C6.1.1563		Sandy Bay	34-36 Queen Street		36565/1	Terrace
HOB-C6.1.1564		Sandy Bay	35 Queen Street		107664/1	
HOB-C6.1.1565		Sandy Bay	38 Queen Street		106826/1	
HOB-C6.1.1566		Sandy Bay	39 Queen Street		53566/1	
HOB-C6.1.1567		Sandy Bay	42 Queen Street		202107/18	
HOB-C6.1.1568		Sandy Bay	43 Queen Street		214658/1	
HOB-C6.1.1569		Sandy Bay	44 Queen Street		55691/17	
HOB-C6.1.1570		Sandy Bay	46 Queen Street		55691/16	
HOB-C6.1.1571		Sandy Bay	47 Queen Street		226067/1	House
HOB-C6.1.1572		Sandy Bay	48 Queen Street		218999/1	
HOB-C6.1.1573		Sandy Bay	49 Queen Street		121425/1	

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HOB-C6.1.1574		Sandy Bay	51 Queen Street		40786/1	
HOB-C6.1.1575		Sandy Bay	55 Queen Street		150233/1	House
HOB-C6.1.1576		Sandy Bay	56 Queen Street		222827/10	
HOB-C6.1.1577		Sandy Bay	58 Queen Street		215208/9	
HOB-C6.1.1578		Sandy Bay	59-63 Queen Street		123867/1	
HOB-C6.1.1579		Sandy Bay	60 Queen Street		55691/8	
HOB-C.1.1580		Sandy Bay	62-62A Queen Street		57070/1 57070/2	
HOB-C.1.1581		Sandy Bay	64 Queen Street		230315/1	
HOB-C6.1.1582		Sandy Bay	66 Queen Street		55691/5 55691/4	
HOB-C6.1.1583		Sandy Bay	67 Queen Street		126674/1	
HOB-C6.1.1584		Sandy Bay	69 Queen Street		52987/1	
HOB-C6.1.1585		Sandy Bay	68 Queen Street		55691/4	
HOB-C6.1.1586		Sandy Bay	72 Queen Street		58090/1 58090/2 58090/3	
HOB-C6.1.1587		Sandy Bay	74 Queen Street		55691/1	
HOB-C6.1.1588		Sandy Bay	78 Queen Street		58099/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1589		Sandy Bay	80 Queen Street		58099/2	
HOB-C6.1.1590		Sandy Bay	82 Queen Street		70546/2	
HOB-C6.1.1591		Sandy Bay	92 Queen Street		216933/1	
HOB-C6.1.1592		Sandy Bay	94 Queen Street		230497/1	
HOB-C6.1.1593		Sandy Bay	98 Queen Street		49798/1	
HOB-C6.1.1594		Sandy Bay	108 Queen Street		19316/1	
HOB-C6.1.1595		New Town	Queens Walk	Cornelian Bay Cemetery	154847/1 154847/2	
HOB-C6.1.1596		New Town	1 Queens Walk	Stainforth Court	152325/1	
HOB-C6.1.1597		Sandy Bay	15 Quorn Street		199479/1	
HOB-C6.1.1598		Lenah Valley	5 Ratho Street	The Bungalow	224001/1	
HOB-C6.1.1599		Lenah Valley	13-15 Ratho Street		223126/8	
HOB-C6.1.1600		Lenah Valley	16 Ratho Street	Inasmuch	57810/179	
HOB-C6.1.1601		Lenah Valley	16B-22 Ratho Street	Almshouses	57810/167	
HOB-C6.1.1602		Lenah Valley	30 Ratho Street		142155/1	Elderly Persons Units
HOB-C6.1.1603		New Town	9 Rattle Street		222152/7	Residence

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1604		New Town	13 Rattle Street		86737/5	Residence
HOB-C6.1.1605		New Town	15 Rattle Street		86737/4	Residence
HOB-C6.1.1606		New Town	16 Rattle Street		61737/2	Residence
HOB-C6.1.1607		New Town	18 Rattle Street		61737/1	Residence
HOB-C6.1.1608		New Town	19 Rattle Street		67629/2	Residence
HOB-C6.1.1609		New Town	21 Rattle Street		67629/3	Residence
HOB-C6.1.1610		New Town	23 Rattle Street		67629/4	Residence
HOB-C6.1.1611		New Town	25 Rattle Street		67629/5	Residence
HOB-C6.1.1612		New Town	27 Rattle Street		221050/6	Residence
HOB-C6.1.1613		New Town	35 Rattle Street		62332/7	Residence
HOB-C6.1.1614		New Town	39 Rattle Street		62332/4	Residence
HOB-C6.1.1615		Mount Stuart	20 Raymont Terrace	H.S. Hurst's House	70673/2	
HOB-C6.1.1616		Sandy Bay	8 Red Chapel Avenue		94398/1	House
HOB-C6.1.1617		Sandy Bay	14A Red Chapel Avenue		79615/2	
HOB-C6.1.1618		Sandy Bay	31 Red Chapel Avenue		142250/2	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1619		Sandy Bay	33 Red Chapel Avenue		242760/2	House
HOB-C6.1.1620		Sandy Bay	39 Red Chapel Avenue		203465/1	House
HOB-C6.1.1621		Sandy Bay	Regent Street		Not Applicable	Regent Street Bridge Abutments
HOB-C6.1.1622		Sandy Bay	6 Regent Street		31743/1	(Previously known as part of 4-12 Regent Street)
HOB-C6.1.1623		Sandy Bay	8 Regent Street		20642/1	(Previously known as part of 4-12 Regent Street)
HOB-C6.1.1624		Sandy Bay	10-12 Regent Street		57289/10 57289/12	(Previously known as part of 4-12 Regent Street)
HOB-C6.1.1625		Sandy Bay	14 Regent Street		139594/1	(That part of the address previously known as 4 Regent Street only grounds of former residence)
HOB-C6.1.1626		Sandy Bay	30 Regent Street		48783/1	House
HOB-C6.1.1627		Sandy Bay	31 Regent Street		104714/1	House
HOB-C6.1.1628		Sandy Bay	41 Regent Street		8180/4	Cottage
HOB-C6.1.1629		Sandy Bay	45 Regent Street		66467/1	House
HOB-C6.1.1630		Sandy Bay	1/48 Regent Street			House - refer to attached datasheet Reference No. HOB-C6.1.1630
HOB-C6.1.1631		Sandy Bay	1/64 Regent Street		132472/1	Cottage

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HOB-C6.1.1632		Mount Nelson	12 Ribbon Gum Court		169578/6	
HOB-C6.1.1633		New Town	8 Risdon Road		213919/1	Former shop
HOB-C6.1.1634		New Town	10 Risdon Road		233122/1	Residence
HOB-C6.1.1635		New Town	14 Risdon Road		199566/1	Residence
HOB-C6.1.1636		New Town	16 Risdon Road		196851/1	Residence
HOB-C6.1.1637		New Town	50 Risdon Road		112963/1	
HOB-C6.1.1638		New Town	51 Risdon Road		65988/2	Residence
HOB-C6.1.1639		New Town	56 Risdon Road		20362/1	
HOB-C6.1.1640		West Hobart	6 Roberts Street	Waldorf Cottage	41751/1	
HOB-C6.1.1641		West Hobart	9 Roberts Street		90603/2	Stone barn and walls
HOB-C6.1.1642		New Town	1 Roope Street		60571/18	Residence
HOB-C6.1.1643		New Town	2 Roope Street		60571/9	Residence
HOB-C6.1.1644		New Town	7 Roope Street		60571/15	Residence
HOB-C6.1.1645		New Town	31 Roope Street		60683/1	
HOB-C6.1.1646		Lenah Valley	6 Rosehill Crescent		22638/13	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1647		Battery Point	Runnymede Street	Arthur Circus Recreation Ground	Not Applicable	
HOB-C6.1.1648		Battery Point	33 Runnymede Street		122792/1	Conjoined dwelling
HOB-C6.1.1649		Battery Point	35 Runnymede Street		122792/1	Conjoined dwelling
HOB-C6.1.1650		Battery Point	37 Runnymede Street		57070/1 57070/2	
HOB-C6.1.1651		Mount Stuart	2A-2B Rupert Avenue		224127/1	Flats
HOB-C6.1.1652		Mount Stuart	4 Rupert Avenue		31046/3	House and Garden
HOB-C6.1.1653		Mount Stuart	11 Rupert Avenue		72775/15	House
HOB-C6.1.1654		Mount Stuart	12 Rupert Avenue		220826/1	House
HOB-C6.1.1655		Mount Stuart	14 Rupert Avenue	Cindrel	252432/1	
HOB-C6.1.1656		Mount Stuart	18 Rupert Avenue	Rugeley	72775/11	
HOB-C6.1.1657		Sandy Bay	2 Russell Crescent	Mayfair Veterinary Clinic	112040/1	
HOB-C6.1.1658		Sandy Bay	4-4A Russell Crescent		31495/1	
HOB-C6.1.1659		North Hobart	1-5 Ryde Street	North Hobart Oval	119922/1	Grandstand (George Miller Stand - Ryde Street frontage). Refer to attached datasheet Reference No. HOB-C6.1.1659

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1660		North Hobart	1-5 Ryde Street	North Hobart Oval	119922/1	Grandstand (Horrie Gorrington Stand - Argyle Street frontage). Refer to attached datasheet Reference No. HOB-C6.1.1659
HOB-C6.1.1661		Hobart	1 Salamanca Place		224304/1 150342/1 150228/1 150228/2 150345/1 150345/2	Supreme Law Courts
HOB-C6.1.1662		West Hobart	35A -37 Salvator Road		103512/1	Grounds and trees (Previously known as 37-39 Salvator Road)
HOB-C6.1.1663		Sandy Bay	Sandy Bay Road	St George's Cemetery Stone Wall	106544/1 101187/1 40533/2 234231/1	Below 65 and 67 Sandy Bay Road
HOB-C6.1.1664		Sandy Bay	Sandy Bay Road	Sandy Bay Rivulet Bridge	Not Applicable	
HOB-C6.1.1665		Sandy Bay	Sandy Bay Road		Not Applicable	Bayswater Corner Post stands below 320 Sandy Bay Road
HOB-C6.1.1666		Sandy Bay	Sandy Bay Road	Gas Pumphouse	Not Applicable	Stands below 320 Sandy Bay Road
HOB-C6.1.1667		Sandy Bay	Sandy Bay Road		Not Applicable	Milepost outside 403
HOB-C6.1.1668		Sandy Bay	Sandy Bay Road	Blinking Billy Point Pumphouse	Not Applicable	
HOB-C6.1.1669		Sandy Bay	Sandy Bay Road		Not Applicable	Milepost opposite 780A Sandy Bay Road
HOB-C6.1.1670		Sandy Bay	Sandy Bay Road		Not Applicable	Jetty

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1671		Hobart	5-7 Sandy Bay Road		51956/6	House (Previously known as 6 Heathfield Avenue)
HOB-C6.1.1672		Hobart	5-7 Sandy Bay Road		51956/7	Flats (Previously known as 4 Heathfield Avenue)
HOB-C6.1.1673		Battery Point	29 Sandy Bay Road		39541/1	
HOB-C6.1.1674		Battery Point	31 Sandy Bay Road		146787/1	House
HOB-C6.1.1675		Battery Point	33 Sandy Bay Road	Clairette	123490/1	
HOB-C6.1.1676		Battery Point	35-37 Sandy Bay Road		31163/1	Shop and Flat
HOB-C6.1.1677		Battery Point	46-48 Sandy Bay Road		12315/1	Apartment block - refer to attached datasheet Reference No. HOB-C6.1.1677
HOB-C6.1.1678		Battery Point	50-62 Sandy Bay Road		134183/1	Shops - refer to attached datasheet Reference No. HOB-C6.1.1678
HOB-C6.1.1679		Battery Point	51-53 Sandy Bay Road		152038/1	Previously known as 53 Sandy Bay Road
HOB-C6.1.1680		Battery Point	59 Sandy Bay Road		134521/1	House
HOB-C6.1.1681		Battery Point	63 Sandy Bay Road		238336/1	House
HOB-C6.1.1682		Battery Point	64 Sandy Bay Road		33989/1 33989/2	
HOB-C6.1.1683		Battery Point	68 Sandy Bay Road		46359/2	
HOB-C6.1.1684		Battery Point	70 Sandy Bay Road		32550/1	

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HOB-C6.1.1685		Battery Point	72 Sandy Bay Road		16860/1	
HOB-C6.1.1686		Battery Point	82 Sandy Bay Road		135775/0	Former grounds of Beaumaris
HOB-C6.1.1687		Battery Point	90 Sandy Bay Road		252284/1	
HOB-C6.1.1688		Battery Point	94 Sandy Bay Road		79196/1	
HOB-C6.1.1689		Battery Point	96 Sandy Bay Road		157313/1 157313/2	
HOB-C6.1.1690		Sandy Bay	114 Sandy Bay Road		142541/1	
HOB-C6.1.1691		Sandy Bay	116-116A Sandy Bay Road		157977/1 157977/2	
HOB-C6.1.1692		Sandy Bay	118 Sandy Bay Road		41142/1	
HOB-C6.1.1693		Sandy Bay	120 Sandy Bay Road	Dereel	27615/1 27615/2	
HOB-C6.1.1694		Sandy Bay	143 Sandy Bay Road		248937/1	Shop
HOB-C6.1.1695		Sandy Bay	165-167 Sandy Bay Road		248937/1	Shop
HOB-C6.1.1696		Sandy Bay	241 Sandy Bay Road		56434/1 56434/2	House
HOB-C6.1.1697		Sandy Bay	280 Sandy Bay Road		45004/1	
HOB-C6.1.1698		Sandy Bay	281 Sandy Bay Road		247993/1	
HOB-C6.1.1699		Sandy Bay	285 Sandy Bay Road		146904/1	Former St Peter's Rectory

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HOB-C6.1.1700		Sandy Bay	348 Sandy Bay Road		35894/1	House
HOB-C6.1.1701		Sandy Bay	356 Sandy Bay Road		245005/1	House
HOB-C6.1.1702		Sandy Bay	362 Sandy Bay Road	St Alva	198969/1	
HOB-C6.1.1703		Sandy Bay	391 Sandy Bay Road	Amberley House	204977/1	
HOB-C6.1.1704		Sandy Bay	393 Sandy Bay Road		65542/1	House
HOB-C6.1.1705		Sandy Bay	399 Sandy Bay Road	Lonsdale	252285/1	
HOB-C6.1.1706		Sandy Bay	431 Sandy Bay Road	Derwentwater Cottage	252423/1	
HOB-C6.1.1707		Sandy Bay	441 Sandy Bay Road	The Nook	61624/1	
HOB-C6.1.1708		Sandy Bay	443 Sandy Bay Road		135745/3	Stone wall (previously known as 1 Waimea Avenue)
HOB-C6.1.1709		Sandy Bay	467 Sandy Bay Road	Kingsley Bank	60175/2	
HOB-C6.1.1710		Sandy Bay	469 Sandy Bay Road		60175/3	House
HOB-C6.1.1711		Sandy Bay	473 Sandy Bay Road		198161/1	House
HOB-C6.1.1712		Sandy Bay	487 Sandy Bay Road	Preana	230771/1	
HOB-C6.1.1713		Sandy Bay	490-492 Sandy Bay Road		53183/1	
HOB-C6.1.1714		Sandy Bay	507 Sandy Bay Road	Weston	55741/1	

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HOB-C6.1.1715		Sandy Bay	531 Sandy Bay Road	L.J. Hooker	11886/1	
HOB-C6.1.1716		Sandy Bay	535 Sandy Bay Road	Telstra Exchange	33695/1	
HOB-C6.1.1717		Sandy Bay	548 Sandy Bay Road	Gare Loch	251558/1	
HOB-C6.1.1718		Sandy Bay	555 Sandy Bay Road	Highfield	48523/1	
HOB-C6.1.1719		Sandy Bay	557 Sandy Bay Road		116219/1	House
HOB-C6.1.1720		Sandy Bay	559 Sandy Bay Road	Otira	63158/2	
HOB-C6.1.1721		Sandy Bay	561 Sandy Bay Road		106991/1	House
HOB-C6.1.1722		Sandy Bay	572 Sandy Bay Road		53361/1	House
HOB-C6.1.1723		Sandy Bay	593 Sandy Bay Road	Sorrento	246899/1	
HOB-C6.1.1724		Sandy Bay	648650 Sandy Bay Road	Sentosa	101678/1 101678/2	
HOB-C6.1.1725		Sandy Bay	652 Sandy Bay Road	Blinking Billy Point	123964/5	Excluding the Tasmanian Heritage Council listed beacon
HOB-C6.1.1726		Sandy Bay	688 Sandy Bay Road	Dunoon	55768/2	
HOB-C6.1.1727		Sandy Bay	743 Sandy Bay Road	Salvation Army Hall	250114/1	
HOB-C6.1.1728		Sandy Bay	764 Sandy Bay Road		162418/2	House
HOB-C6.1.1729		Sandy Bay	827 Sandy Bay Road	Kapunda	40719/1	

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HOB-C6.1.1730		Sandy Bay	851C Sandy Bay Road		167639/1	
HOB-C6.1.1731		Sandy Bay	871 Sandy Bay Road		28089/4	House
HOB-C6.1.1732		Sandy Bay	902 Sandy Bay Road		152557/1	
HOB-C6.1.1733		Sandy Bay	outside 163 Sandy Bay Road		Not Applicable	Verandah Post Pads
HOB-C6.1.1734		Glebe	13-15 Scott Street		58802/1 58802/2	
HOB-C6.1.1735		Mount Stuart	20 Senator Street		57608/2 57608/1	Bhutan Cypress
HOB-C6.1.1736		Mount Stuart	23 Senator Street		28869/4	High Rising including garden
HOB-C6.1.1737		Glebe	8 Service Street		106464/1	Now part of 125 Brooker Avenue
HOB-C6.1.1738		New Town	37 Seymour Street		91101/3	Residence
HOB-C6.1.1739		Lenah Valley	11 Sharps Road		198558/1	House
HOB-C6.1.1740		Lenah Valley	23 Sharps Road		5162/20	House
HOB-C6.1.1741		Glebe	9 Shoobridge Street		112118/1	
HOB-C6.1.1742		Glebe	43 Shoobridge Street		131146/1	
HOB-C6.1.1743		Glebe	45 Shoobridge Street		34129/2	
HOB-C6.1.1744		Battery Point	7 Sloane Street		148375/1	

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HOB-C6.1.1745		Battery Point	10 Sloane Street		61738/1	
HOB-C6.1.1746		North Hobart	2 Smith Street		232640/1	
HOB-C6.1.1747		North Hobart	4 Smith Street		235009/1	
HOB-C6.1.1748		North Hobart	6 Smith Street		56660/1	
HOB-C6.1.1749		North Hobart	8 Smith Street		56660/2	
HOB-C6.1.1750		North Hobart	10-12 Smith Street		205234/1	
HOB-C6.1.1751		North Hobart	14 Smith Street		154429/1 154429/2	
HOB-C6.1.1752		North Hobart	16 Smith Street		157588/2	
HOB-C6.1.1753		North Hobart	18 Smith Street		158884/1 158884/2 158884/3 158884/4	
HOB-C6.1.1754		North Hobart	20 Smith Street		108468/1 108468/2	
HOB-C6.1.1755		North Hobart	28 Smith Street		41085/1	
HOB-C6.1.1756		North Hobart	30 Smith Street		110960/1	
HOB-C6.1.1757		North Hobart	32 Smith Street		20639/1	
HOB-C6.1.1758		North Hobart	34 Smith Street		23902/1	
HOB-		North	36 Smith Street		145020/1	

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C6.1.1759		Hobart				
HOB-C6.1.1760		North Hobart	38 Smith Street		58047/1	
HOB-C6.1.1761		North Hobart	40 Smith Street		58047/2	
HOB-C6.1.1762		North Hobart	44 Smith Street		45061/1	
HOB-C6.1.1763		North Hobart	46 Smith Street		58057/46	
HOB-C6.1.1764		North Hobart	48 Smith Street		58057/48	
HOB-C6.1.1765		North Hobart	7 Smith Street		57089/7	
HOB-C6.1.1766		North Hobart	9 Smith Street		57089/9	
HOB-C6.1.1767		North Hobart	11 Smith Street		57089/11	
HOB-C6.1.1768		North Hobart	13 Smith Street		48321/3	
HOB-C6.1.1769		North Hobart	15 Smith Street		48321/2	
HOB-C6.1.1770		North Hobart	17 Smith Street		50399/1	
HOB-C6.1.1771		North Hobart	19 Smith Street		90761/5	
HOB-C6.1.1772		North Hobart	21 Smith Street		222680/4	
HOB-C6.1.1773		North Hobart	23 Smith Street		233361/1	

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HOB-C6.1.1774		North Hobart	27 Smith Street		69820/3	
HOB-C6.1.1775		North Hobart	29 Smith Street		69820/2	
HOB-C6.1.1776		North Hobart	31 Smith Street		69820/1	
HOB-C6.1.1777		North Hobart	33 Smith Street		116513/1	
HOB-C6.1.1778		North Hobart	35 Smith Street		47544/1	
HOB-C6.1.1779		North Hobart	37 Smith Street		213923/1	
HOB-C6.1.1780		North Hobart	55 Smith Street		109589/2	
HOB-C6.1.1781		North Hobart	59 Smith Street		117124/1	
HOB-C6.1.1782		North Hobart	61 Smith Street		117124/2	
HOB-C6.1.1783		North Hobart	65-67 Smith Street		60059/1 60059/2	
HOB-C6.1.1784		Battery Point	17 St Georges Terrace		17517/3	
HOB-C6.1.1785		Battery Point	23 St Georges Terrace		37039/1	
HOB-C6.1.1786		Battery Point	30-32 St Georges Terrace		17071/1	
HOB-C6.1.1787		Battery Point	44 St Georges Terrace		45640/1	
HOB-C6.1.1788			59 St Georges Terrace		136922/2	

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HOB-C6.1.1789		New Town	St Johns Avenue		Not Applicable	(corner New Town Road)
HOB-C6.1.1790		New Town	St Johns Avenue		Not Applicable	St John's Anglican Church; St John's Park precinct; including trees, Capt. Forster monument, former orphan school, parsonage
HOB-C6.1.1791		New Town	St Johns Avenue	St John's Bowling Club	149031/1	
HOB-C6.1.1792		New Town	9 St Johns Avenue		223265/16	Residence
HOB-C6.1.1793		Sandy Bay	2 Stanley Street		131711/4	Group
HOB-C6.1.1794		Sandy Bay	3 Stanley Street		118506/2	Group
HOB-C6.1.1795		Sandy Bay	4 Stanley Street		131711/3	Group
HOB-C6.1.1796		Sandy Bay	5 Stanley Street		118466/3	Group
HOB-C6.1.1797		Sandy Bay	5 Star Street		149973/1; 149972/1	Hedge
HOB-C6.1.1798		Sandy Bay	7 Star Street		45957/1 45957/2	Hedge
HOB-C6.1.1799		New Town	3 Stoke Street		229997/1	Residence
HOB-C6.1.1800		New Town	8 Stoke Street		60840/3	
HOB-C6.1.1801		New Town	13 Stoke Street		52050/1	
HOB-C6.1.1802		New Town	20 Stoke Street		64911/16	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1803		New Town	23 Stoke Street	Willesden	230406/1	
HOB-C6.1.1804		New Town	24 Stoke Street		100141/1	
HOB-C6.1.1805		New Town	26 Stoke Street		251524/1	
HOB-C6.1.1806		New Town	29 Stoke Street		27400/3	
HOB-C6.1.1807		New Town	31 Stoke Street	Thane	69093/1	
HOB-C6.1.1808		South Hobart	Stoney Steps Road	Stoney Steps Road	Not Applicable	
HOB-C6.1.1809		Battery Point	6 Stowell Avenue	Stowell	11198/12 11198/15	Including outbuildings and garden
HOB-C6.1.1810		Mount Stuart	15 Strathern Street	Avonlea	106633/1	
HOB-C6.1.1811		West Hobart	13 Summerhill Road		59855/1	House
HOB-C6.1.1812		West Hobart	15 Summerhill Road		251901/1	House
HOB-C6.1.1813		West Hobart	24 Summerhill Road		21367/1	House
HOB-C6.1.1814		Lenah Valley	5 Suncrest Avenue		55860/32	
HOB-C6.1.1815		Lenah Valley	18 Suncrest Avenue		42119/1	
HOB-C6.1.1816		North Hobart	20 Swan Street		73130/20	
HOB-C6.1.1817		North Hobart	24 Swan Street		248782/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1818		North Hobart	26 Swan Street		199560/1	
HOB-C6.1.1819		North Hobart	28 Swan Street		63449/29	
HOB-C6.1.1820		New Town	5 Swanston Street		13702/20; 39546/1	
HOB-C6.1.1821		New Town	8 Swanston Street		60080/16	Residence
HOB-C6.1.1822		New Town	12 Swanston Street		230776/14	Residence
HOB-C6.1.1823		New Town	13 Swanston Street		13702/16	
HOB-C6.1.1824		New Town	15 Swanston Street	Adwalton	134897/1	
HOB-C6.1.1825		New Town	16 Swanston Street		109587/3	Residence
HOB-C6.1.1826		New Town	20A Swanston Street		244868/1	
HOB-C6.1.1827		New Town	25 Swanston Street		248206/1	
HOB-C6.1.1828		New Town	29 Swanston Street		216534/1	Residence and Garden
HOB-C6.1.1829		New Town	52 Swanston Street		126672/1	Residence
HOB-C6.1.1830		New Town	90 Swanston Street		54415/1	Residence
HOB-C6.1.1831		New Town	92 Swanston Street		137564/1	Residence
HOB-C6.1.1832		New Town	95 Swanston Street		236151/1	Residence

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1833		South Hobart	Tara Street		Not Applicable	Tara Street Bridge Abutments
HOB-C6.1.1834		North Hobart	57 Tasma Street		124177/1	Refer to attached datasheet Reference No. HOB-C6.1.1834
HOB-C6.1.1835		North Hobart	61 Tasma Street		27468/1	
HOB-C6.1.1836		North Hobart	69-75 Tasma Street		59868/69 90472/2 90472/1 230369/1	
HOB-C6.1.1837		North Hobart	79 Tasma Street		45237/1	House - Refer to attached datasheet Reference No. HOB-C6.1.1837
HOB-C6.1.1838		Mount Stuart	1 Toorak Avenue		115942/1	House
HOB-C6.1.1839		Mount Stuart	5 Toorak Avenue		118108/10	
HOB-C6.1.1840		Mount Stuart	6 Toorak Avenue		175459/1	
HOB-C6.1.1841		Mount Stuart	8 Toorak Avenue		157006/1	
HOB-C6.1.1842		Mount Stuart	9 Toorak Avenue	Newlands Bungalow	117331/12	
HOB-C6.1.1843		Mount Stuart	10 Toorak Avenue		63991/35	House and garden
HOB-C6.1.1844		Mount Stuart	12 Toorak Avenue	Doongalla	63991/33	Including gardens
HOB-C6.1.1845		Mount Stuart	16 Toorak Avenue	Perwillowen	63991/31	Bhutan Cypress
HOB-C6.1.1846		Mount Stuart	19 Toorak Avenue	Karoline	135562/2	Bhutan Cypress

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1847		Mount Stuart	23-23B Toorak Avenue		51415/1 63991/19	Bhutan Cypress
HOB-C6.1.1848		Mount Stuart	25-25A Toorak Avenue		65561/3 65561/4	
HOB-C6.1.1849		Mount Stuart	28 Toorak Avenue		221179/1	
HOB-C6.1.1850		Mount Stuart	40 Toorak Avenue		46110/1	Cypress Hedge
HOB-C6.1.1851		New Town	8 Tower Road		249086/1	House. Refer to attached datasheet Reference No. HOB-C6.1.1851
HOB-C6.1.1852		New Town	10 Tower Road	Maidstone	247906/1	
HOB-C6.1.1853		Battery Point	1 Trumpeter Street		45416/1	
HOB-C6.1.1854		Battery Point	2 Trumpeter Street		30656/1	
HOB-C6.1.1855		Battery Point	3 Trumpeter Street		146955/1	
HOB-C6.1.1856		West Hobart	6 Union Street		204587/1	House
HOB-C6.1.1857		West Hobart	8 Union Street		47112/1	House
HOB-C6.1.1858		West Hobart	12 Union Street		60109/10	House
HOB-C6.1.1859		West Hobart	19 Union Street		24255/1	House
HOB-C6.1.1860		West Hobart	21 Union Street		43372/1	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1861		South Hobart	84 Upper Fitzroy Crescent		154017/0 154017/1 154017/2 154017/3 154017/4 154017/5 154017/6 154017/7 154017/8 154017/9 154017/10 154017/11 154017/12 154017/13	Previously known as 2 Elboden Street
HOB-C6.1.1862		Hobart	Victoria Dock		Not Applicable	19th Century crane between Victoria Dock and Mures building - refer to attached datasheet Reference No. HOB-C6.1.1862
HOB-C6.1.1863		Hobart	6 Victoria Street		35831/1	Commercial Building (formerly Victoria Hall)
HOB-C6.1.1864		Sandy Bay	1 View Street	Child Care Centre	145239/1	Formerly Friends' School
HOB-C6.1.1865		Sandy Bay	2 View Street	Golf Links Clubhouse	220207/1	
HOB-C6.1.1866		Sandy Bay	30 View Street		55178/219	House
HOB-C6.1.1867		Sandy Bay	32 View Street		55178/225	House
HOB-C6.1.1868		Sandy Bay	3 Waimea Avenue		61624/4	Stone Wall
HOB-C6.1.1869		Sandy Bay	40-44 Waimea Avenue	Waimea House	197586/1 199090/1 72125/1	
HOB-C6.1.1870		Hobart	6 Warneford Street	Roseford	28377/4	
HOB-		Hobart	8 Warneford Street	Exton	155360/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.1871						
HOB-C6.1.1872		Hobart	4 Warwick Street		18961/2	House
HOB-C6.1.1873		Hobart	6 Warwick Street		57776/1	Conjoined House
HOB-C6.1.1874		Hobart	8 Warwick Street		57776/2	Conjoined House
HOB-C6.1.1875		Hobart	12 Warwick Street	Mossgiel	112881/1	
HOB-C6.1.1876		Hobart	21 Warwick Street		102566/21	
HOB-C6.1.1877		Hobart	23 Warwick Street		102566/23	
HOB-C6.1.1878		Hobart	42 Warwick Street	The Narrative Centre	29968/1	
HOB-C6.1.1879		Hobart	44 Warwick Street		112887/1	House
HOB-C6.1.1880			60-62 Warwick Street		156822/1 156822/2 156822/3 156822/4 156822/5 156822/6 156496/1	
HOB-C6.1.1881		Hobart	72 Warwick Street		57610/1	Behind 70
HOB-C6.1.1882		Hobart	102 Warwick Street		90756/1	Cottage
HOB-C6.1.1883		West Hobart	2/111 Warwick Street		126071/2	House - refer to attached datasheet Reference No. HOB-C6.1.1883
HOB-		West	118-122 Warwick		101320/1;	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.1884		Hobart	Street		47458/1	
HOB-C6.1.1885		West Hobart	121 Warwick Street		58171/2	
HOB-C6.1.1886		West Hobart	127 Warwick Street		170983/1	House - refer to attached datasheet Reference No. HOB-C6.1.1886
HOB-C6.1.1887		West Hobart	156 Warwick Street		51348/1	Refer to attached datasheet Reference No. HOB-C6.1.1887
HOB-C6.1.1888		West Hobart	166 Warwick Street		138657/1; 138657/2	House - refer to attached datasheet Reference No. HOB-C6.1.1888
HOB-C6.1.1889		West Hobart	185 Warwick Street	Ichykoo Park	14921/185	
HOB-C6.1.1890		West Hobart	187 Warwick Street		57435/1	Corner Shop
HOB-C6.1.1891		West Hobart	195 Warwick Street		27229/1	Cottage
HOB-C6.1.1892		South Hobart	5 Washington Street	Yatton	89904/1	
HOB-C6.1.1893		South Hobart	6 Washington Street		48366/1	South Hobart Recreation Ground Grandstand
HOB-C6.1.1894		South Hobart	9 Washington Street	Sunnyside	37219/2	
HOB-C6.1.1895		South Hobart	13 Washington Street	Ivy Cottage	21908/3	
HOB-C6.1.1896		South Hobart	34 Washington Street		44443/1	House
HOB-C6.1.1897		Battery Point	4 Waterloo Crescent		47757/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1898		Battery Point	7 Waterloo Crescent		90029/1	
HOB-C6.1.1899		Battery Point	9 Waterloo Crescent		90029/3	
HOB-C6.1.1900		Battery Point	18 Waterloo Crescent		117699/1	Conjoined dwelling
HOB-C6.1.1901		Battery Point	20 Waterloo Crescent		117699/1	Conjoined dwelling
HOB-C6.1.1902		Battery Point	22 Waterloo Crescent		125148/1; 28318/3	
HOB-C6.1.1903		Battery Point	23 Waterloo Crescent		31979/2	
HOB-C6.1.1904		Battery Point	26 Waterloo Crescent		131694/1 28318/2	Conjoined dwelling
HOB-C6.1.1905		Battery Point	28 Waterloo Crescent		28319/4; 28318/1	Conjoined Dwelling
HOB-C6.1.1906		Dynnyrne	137-153 Waterworks Road	Elmstree	134793/1	
HOB-C6.1.1907		Dynnyrne	189 Waterworks Road		18036/2	
HOB-C6.1.1908		Dynnyrne	191 Waterworks Road		18036/1	House
HOB-C6.1.1909		West Hobart	11 Watkins Avenue		122098/6	House- refer to attached datasheet Reference No. HOB-C6.1.1909
HOB-C6.1.1910		Lenah Valley	2 Waverley Avenue	Waverley	241969/1	Including gardens
HOB-C6.1.1911		Lenah Valley	4 Waverley Avenue		134480/1	House
HOB-		Lenah	7 Waverley Avenue		7948/3	House

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
C6.1.1912		Valley				
HOB-C6.1.1913		Lenah Valley	8 Waverley Avenue	Thirlmere	60972/86	
HOB-C6.1.1914		Lenah Valley	Waverley Avenue		Not Applicable	Median Strip - Mature Oaks
HOB-C6.1.1915		South Hobart	3 Weld Street		249145/2	Garage
HOB-C6.1.1916		South Hobart	7-9 Weld Street	Worplesdon	23569/1	
HOB-C6.1.1917		South Hobart	10 Weld Street		24694/1	Cottage
HOB-C6.1.1918		South Hobart	24-26 Weld Street	South Hobart Primary School	151668/1	1930 Wing
HOB-C6.1.1919		South Hobart	37 Weld Street		46752/1	Cottage
HOB-C6.1.1920		South Hobart	1A Wellesley Street	Edgecliff	46181/1	
HOB-C6.1.1921		South Hobart	46 Wellesley Street		104018/1	House
HOB-C6.1.1922		South Hobart	48-50 Wellesley Street		93942/2	Conjoined houses
HOB-C6.1.1923		South Hobart	58 Wellesley Street		54417/1	House
HOB-C6.1.1924		New Town	8 Wendover Place		56815/0	Sequoia tree
HOB-C6.1.1925		South Hobart	4 Wentworth Street		93847/1	
HOB-C6.1.1926		South Hobart	8 Wentworth Street		53246/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1927		South Hobart	14 Wentworth Street		18331/1	Cottage
HOB-C6.1.1928		South Hobart	30 Wentworth Street		113585/12	Workers houses
HOB-C6.1.1929		South Hobart	32 Wentworth Street		211628/13	Workers houses
HOB-C6.1.1930		South Hobart	34 Wentworth Street		209999/14	Workers houses
HOB-C6.1.1931		South Hobart	36 Wentworth Street		201309/15	Workers houses
HOB-C6.1.1932		South Hobart	38 Wentworth Street		229128/16	Workers houses
HOB-C6.1.1933		South Hobart	52 Wentworth Street		50991/1	
HOB-C6.1.1934		South Hobart	61 Wentworth Street		222251/5	Group
HOB-C6.1.1935		South Hobart	63 Wentworth Street		67996/4	Group
HOB-C6.1.1936		South Hobart	64 Wentworth Street		62136/1	House
HOB-C6.1.1937		South Hobart	65 Wentworth Street		67996/3	Group
HOB-C6.1.1938		South Hobart	67 Wentworth Street		67996/2	Group
HOB-C6.1.1939		South Hobart	69 Wentworth Street		67996/1	Group
HOB-C6.1.1940		North Hobart	9 Wignall Street	Brampton Cottage	90382/30	
HOB-C6.1.1941		Lenah Valley	7 Wilks Road	Colebrook House	197614/1	

Reference Number	THR Number	Town/ Locality	Street Address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
HOB-C6.1.1942		West Hobart	13 William Street		220931/1	House - refer to attached datasheet Reference No. HOB-C6.1.1942
HOB-C6.1.1943		Sandy Bay	2 Willowdene Avenue		145383/2	House
HOB-C6.1.1944			9-13 Wilmot Street		106816/1	(Now part of 5-7 Sandy Bay Road)
HOB-C6.1.1945		South Hobart	13 Wynyard Street		24154/1	House
HOB-C6.1.1946		South Hobart	15-17 Wynyard Street		117598/1	Conjoined cottages
HOB-C6.1.1947		South Hobart	21 Wynyard Street		31248/1	House
HOB-C6.1.1948		North Hobart	25 Yardley Street		25745/1	

HOB-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.1	Battery Point	Battery Point	As identified in datasheet no. HOB-C6.2.1 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy, January 2019.
HOB-C6.2.2	Glebe	The Glebe	As identified in datasheet no. HOB-C6.2.2 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.3	Hobart	City Centre	As identified in datasheet no. HOB-C6.2.3 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.4	Hobart	Hampden Road	As identified in datasheet no. HOB-C6.2.4 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.5	Hobart	Anglesea Barracks	As identified in datasheet no. HOB-C6.2.5 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.6	Hobart	Fitzroy Place	As identified in datasheet no. HOB-C6.2.6 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.7	Hobart	Davey and Macquarie Street	As identified in datasheet no. HOB-C6.2.7 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.8	Hobart	Warneford Street	As identified in datasheet no. HOB-C6.2.8 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.9	Rivulet	Hobart Rivulet Strickland Ave to Molle Street	As identified in datasheet no. HOB-C6.2.9 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.10	Lenah Valley	Edge Avenue	As identified in datasheet no. HOB-C6.2.10 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.11	Lenah Valley	Augusta Road A	As identified in datasheet no. HOB-C6.2.11 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB- C6.2.12	Lenah Valley	Augusta Road B	As identified in datasheet no. HOB-C6.2.12 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.13	Lenah Valley	Doyle Avenue	As identified in datasheet no. HOB-C6.2.13 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.14	Lenah Valley	Courtney Street	As identified in datasheet no. HOB-C6.2.14 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.15	Lenah Valley	Montagu Street	As identified in datasheet no. HOB-C6.2.15 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.16	Lenah Valley	Newlands Avenue	As identified in datasheet no. HOB-C6.2.16 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.17	Mount Stuart	Toorak Avenue	As identified in datasheet no. HOB-C6.2.17 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.18	Mount Stuart	Auvergne Avenue	As identified in datasheet no. HOB-C6.2.18 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.19	Mount Stuart	Rupert and Mortimer Avenues	As identified in datasheet no. HOB-C6.2.19 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.20	Mount Stuart	Elphinstone Road	As identified in datasheet no. HOB-C6.2.20 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.21	Mount Stuart	Mount Stuart Road	As identified in datasheet no. HOB-C6.2.21 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.22	North Hobart	Letitia and Park Street	As identified in datasheet no. HOB-C6.2.22 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.23	North Hobart	Carr Street	As identified in datasheet no. HOB-C6.2.23 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.24	North Hobart	McTavish Avenue and Commercial Lane	As identified in datasheet no. HOB-C6.2.24 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.25	North Hobart	Yardley and Wignall Streets	As identified in datasheet no. HOB-C6.2.25 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.26	North Hobart	Swan Street	As identified in datasheet no. HOB-C6.2.26 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.27	North Hobart	Elizabeth Street	As identified in datasheet no. HOB-C6.2.27 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.28	North Hobart	Lefroy Street	As identified in datasheet no. HOB-C6.2.28 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.29	North Hobart	Smith and George Street	As identified in datasheet no. HOB-C6.2.29 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.30	North Hobart	Burnett Street	As identified in datasheet no. HOB-C6.2.30 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.31	North Hobart	Tasma Street	As identified in datasheet no. HOB-C6.2.31 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.32	North Hobart	Trinity Hill and Church Street	As identified in datasheet no. HOB-C6.2.32 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.33	North Hobart	Letitia Street	As identified in datasheet no. HOB-C6.2.33 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.34	New Town	Tower Road	As identified in datasheet no. HOB-C6.2.34 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.35	New Town	Springvale Avenue	As identified in datasheet no. HOB-C6.2.35 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.36	New Town	Bellevue Parade	As identified in datasheet no. HOB-C6.2.36 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.37	New Town	Forster Street	As identified in datasheet no. HOB-C6.2.37 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.38	New Town	New Town Road	As identified in datasheet no. HOB-C6.2.38 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.39	New Town	Bay Road and Swanston Street	As identified in datasheet no. HOB-C6.2.39 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.40	New Town	Montagu Street	As identified in datasheet no. HOB-C6.2.40 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.41	New Town	Fraser Street	As identified in datasheet no. HOB-C6.2.41 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.42	New Town	Stoke Street	As identified in datasheet no. HOB-C6.2.42 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.43	New Town	Augusta Road and Bedford Street	As identified in datasheet no. HOB-C6.2.43 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.44	New Town	Paviour Street	As identified in datasheet no. HOB-C6.2.44 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.45	New Town	Harbroe Avenue	As identified in datasheet no. HOB-C6.2.45 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.46	New Town	Flint Avenue	As identified in datasheet no. HOB-C6.2.46 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.47	New Town	Clare Street	As identified in datasheet no. HOB-C6.2.47 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.48	New Town	Baker Street	As identified in datasheet no. HOB-C6.2.48 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.49	Sandy Bay	Quayle and King Street	As identified in datasheet no. HOB-C6.2.49 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.2.50	Sandy Bay	Duke and Princes Street	As identified in datasheet no. HOB-C6.2.50 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.51	Sandy Bay	Pillinger Street	As identified in datasheet no. HOB-C6.2.51 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.52	Sandy Bay	Ashfield Street	As identified in datasheet no. HOB-C6.2.52 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.53	Sandy Bay	Sandy Bay Road A	As identified in datasheet no. HOB-C6.2.53 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.54	Sandy Bay	Sandy Bay Road B	As identified in datasheet no. HOB-C6.2.54 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.55	Sandy Bay	Sandy Bay Road C	As identified in datasheet no. HOB-C6.2.55 and HOB-C6.2.55 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.56	Sandy Bay	Sandy Bay Road D	As identified in datasheet no. HOB-C6.2.56 and HOB-C6.2.55 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.57	Sandy Bay	Golf Links Estate	As identified in datasheet no. HOB-C6.2.57 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.58	Sandy Bay	Dynnyrne Road	As identified in datasheet no. HOB-C6.2.58 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.59	Sandy Bay	Quorn Street	As identified in datasheet no. HOB-C6.2.59 of City of Hobart Local Heritage Precincts - Description,

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.60	Sandy Bay	Lambert Avenue	As identified in datasheet no. HOB-C6.2.60 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.61	Sandy Bay	Nutgrove	As identified in datasheet no. HOB-C6.2.61 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.62	Sandy Bay	Maning Avenue	As identified in datasheet no. HOB-C6.2.62 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.63	South Hobart	Ispahan Ave	As identified in datasheet no. HOB-C6.2.63 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.64	South Hobart	Macquarie Street and Cascade Road	As identified in datasheet no. HOB-C6.2.64 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.65	South Hobart	Washington Street	As identified in datasheet no. HOB-C6.2.65 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.66	South Hobart	Wentworth Street	As identified in datasheet no. HOB-C6.2.66 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.67	South Hobart	Darcy Street	As identified in datasheet no. HOB-C6.2.67 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.68	South Hobart	Adelaide Street	As identified in datasheet no. HOB-C6.2.68 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.69	South Hobart	Davey Street	As identified in datasheet no. HOB-C6.2.69 of City of Hobart Local Heritage Precincts - Description,

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.70	West Hobart	Newdegate and Arthur Street	As identified in datasheet no. HOB-C6.2.70 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.71	West Hobart	Murray, Mary and Browne Street	As identified in datasheet no. HOB-C6.2.71 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.72	West Hobart	Lansdowne Crescent and Hill Street	As identified in datasheet no. HOB-C6.2.72 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.73	West Hobart	Patrick Street	As identified in datasheet no. HOB-C6.2.73 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.74	West Hobart	Bathurst and Melville Street	As identified in datasheet no. HOB-C6.2.74 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.75	West Hobart	Liverpool Street and Forest Road	As identified in datasheet no. HOB-C6.2.75 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.75	West Hobart	Liverpool Street and Forest Road	As identified in datasheet no. HOB-C6.2.75 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.
HOB-C6.2.76	West Hobart	Lower Jordan Hill Road	As identified in datasheet no. HOB-C6.2.76 of City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019.

HOB-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
HOB-C6.3.1	Fern Tree	Pillinger Drive / Bracken Lane	<p>Description</p> <p>The Pillinger Drive/Bracken Lane landscape is set at the base of Mount Wellington with Pillinger Drive being the primary access route to the Pinnacle.</p> <p>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, 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>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 not significantly obscure, dominate or detract from the garden character of each property or the enclosing vegetation on either side of the road. 3. Elements that do not contribute to and/or detract from the heritage values of the precinct may be removed. 4. Alterations and additions to buildings or features should not obscure, dominate or detract from the architectural values of any local heritage place. 5. New buildings, extensions, structures should be compatible with and visually subservient when viewed from any road or public open space. 6. Fences, walls and gates should not detract from the precinct values in form, scale, height, siting and materials and respond to the heritage value of local heritage places. 7. Stone structures and features should be retained, protected and enhanced.

			<ol style="list-style-type: none">8. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained.9. Where vegetation is being removed appropriate replacement or supplementary planting should be included.10. Minor structures such as garages, carports and ancilliary structures should not obscure heritage buildings, local heritage places or landscape features from any road or public open space.11. The unformed existing verges and narrow lane/road character should be retained.12. Local heritage places where gardens and vegetation is listed, should be protected and conserved in accordance with relevant policies.13. The existing alignment and width of the historic carriage way and the road network should be retained with limited further expansion.14. All new development should enhance the overall significance of the landscape precinct.15. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.
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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 respond to the heritage value of local heritage places. 5. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained. 6. Where vegetation is being removed appropriate replacement or supplementary planting should be specified in any application for a planning permit. 7. Minor structures such as garages, carports and ancillary 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.
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			8. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.
HOB-C6.3.3	Fern Tree / Ridgeway / Wellington Park	Pipeline Track Corridor	<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. 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.

			<ol style="list-style-type: none"> 7. Local heritage places, particularly gardens and vegetation adjacent to and within the buffer zone, should be protected and conserved in accordance with relevant policies. 8. The existing alignment, width and natural formation of the track should be retained with limited further expansion. 9. All new development should enhance the overall significance of the landscape precinct. 10. New materials should respond to the bushland and garden character with natural or subdued materials, textures, finishes and colours.
HOB-C6.3.4	Queens Domain	Upper Queens Domain	<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 roughness, irregular shapes, variety, surprise, coupled with wide spaces between mature trees. This allows that picturesque effect to be extended as filtered vistas through the area, and beyond the Domain to wider prospect' long views of Mount Wellington, Hobart, Mount Direction, Meehan Range, Derwent estuary and eastern shore. The prospect view was critical to such landscape ideals; 4. The way foreground space is contiguous with and merges into middle distance filtered open space; there are no sharp boundaries; 5. The historic curving, winding and narrow carriage drives; and 6. Its important contribution to Australia's remaining domain spaces; it may be the oldest and only one which retains significant extant landscape characteristics.

			<p>7. Historic sites and remnant historic features relating to the historic themes of industry, defence, Victorian Park movement and innovation.</p> <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. 8. Minor structures such as garages, carports and ancillary 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. <p>8.</p>
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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 century garden pattern which helped highlight effects of the picturesque and the gardenesque; 6. The links to the Royal Tasmanian Botanical Gardens as the majority of exotic trees planted were most likely sourced from the Royal Society's Garden in either late nineteenth or early twentieth centuries; 7. The vegetation cover with spacing and mix of mature trees and the wider open spaces between; 8. The picturesque park-like historic characteristics of the woodland as determined by nineteenth century landscape ideals; 9. The historic curving, winding and narrow carriage drives; and 10. Its important and significant contribution to Australia's garden history and to the history of Australian domain spaces through its exotic tree collection and exotic minor landscape patterns. 11. Historic sites and remnant historic features relating to the themes of recreation, industry, convict history, defence and Victorian Park movement. <p>Design Criteria/Conservation Policy</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.
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			<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 obscure, dominate or detract from the architectural values of that building. 5. New buildings, extensions, structures or plantings should be compatible with and visually subservient when viewed from any road or public open space. 6. Fences and gates should be modest and visually subservient in form, scale, height and materials and relate to the heritage values of local heritage places. 7. Established and/or significant planted gardens, hedges, vegetation communities, visually prominent trees, groupings and avenues should be retained. 8. Minor structures such as garages, carports and ancillary 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 Mount Wellington; and

			<ol style="list-style-type: none"> 2. The contribution of the shoreline landscape to providing an interconnecting landscape link to the other areas of naturalness on the Queens Domain dominated by vegetation, river edge and topographical form. 3. Historic sites and remnant historic features relating to the themes of recreation, transport, maritime industry, defence. <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; and 3. Its sense of openness and wide panoramic and prospect views outwards in all directions lends a special spacious quality to this place which is rare in capital cities. 4. The formal, ordered and symmetrical ceremonial avenue of trees, memorials and open walkways with few intrusive elements. 5. Historic sites and remnant historic features relating to the themes and functions of civic spaces, engineering, industry, recreation, Victorian Park movement, education and defence. <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 arrangements of the Cenotaph and forecourt. 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.
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			<ol style="list-style-type: none">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/Local ity	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: Central Hobart - A Thematic History, L Scripps (1991).</p> <p>Specific Extent</p> <p>The specific extent of the Prectinct 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 Precinct overall however has significant potential to yield archaeological information that will contribute to an understanding of Hobart's and Tasmania's history.</p>

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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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	Ordnance Stores 13-23 Castray Esplanade	107424/0 107424/4 122840/15 122840/115 122840/155 122840/158 163301/2	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 12 of the Sullivans Cove Archaeological Zoning Plan, 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	Harbour Masters House 27 Castray Esplanade	38938/1	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 10 of the Sullivans Cove Archaeological Zoning Plan, 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	Hobart Cenotaph 20 Mcvilly Drive	135056/4	<p>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 163 of the Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 108 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003.</p> <p>Specific Extent</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>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 111 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003.</p> <p>Specific Extent</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>Description/Archaeological Potential</p> <p>Refer to inventory datasheet on page 118-119 of the Sullivans Cove Archaeological Zoning Plan, dated July 2003.</p> <p>Specific Extent</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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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: Sullivans Cove Archaeological Zoning Plan, (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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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 Sullivans Cove Archaeological Zoning Plan, 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>
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HOB-Table C6.5 Significant Trees

Reference Number	Town/Locality		Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
HOB-C6.5.1	Queens Domain		Aberdeen Street	Not applicable	12 trees on both sides of the street (near intersection with Liverpool Street), adjacent to the Aquatic Centre and University Rose Gardens.	<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	<i>Cupressus torulosa</i>	Bhutan cypress	1

					Street site boundary			
HOB-C6.5.4	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>	Tasmanian Blue gum	4
HOB-C6.5.5	Battery Point		23 Albuera Street	139638/0, 1, 2, 3 & 4	3 English oak trees along the boundary adjacent to 96-120 Davey Street	<i>Quercus robur</i>	English oak	3
HOB-C6.5.6	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-C6.5.7	Mount Stuart		Alt-Na-Craig Avenue	Not Applicable	2 trees adjacent to 23 Auvergne Avenue on Alt-Na-Craig	<i>Eucalyptus viminalis</i>	White gum	2

					Avenue frontage			
HOB-C6.5.8	Sandy Bay		2 Amanda Crescent	5080/86	Not Applicable	<i>Eucalyptus viminalis</i>	White gum	1
HOB-C6.5.9	Battery Point		Arthur Circus	Not Applicable	Three trees in the central park area of Arthur Circus	<i>Aesculus hippocastanum</i>	Horse chestnut	3
HOB-C6.5.10	Hobart		186 Bathurst Street	171891/1	One tree on the corner of Barrack and Bathurst Streets	<i>Schinus areira</i>	Peppercorn tree	1
HOB-C6.5.11	New Town		61 Bay Road, 'Runnymede'	147052/1	Runnymede	<i>Araucaria heterophylla</i>	Norfolk Island pine	1
HOB-C6.5.12	New Town		61 Bay Road, 'Runnymede'	147052/1	Not Applicable	<i>Corynocarpus laevigatus</i>	Karaka or New Zealand laurel	1
HOB-C6.5.13	New Town		61 Bay Road, 'Runnymede'	147052/1	Not applicable	<i>Juglans regia</i>	English walnut	1

HOB-C6.5.14	New Town		61 Bay Road, 'Runnymede'	147052/1	Not applicable	<i>Photinia serrulata</i>	Chinese hawthorn	1
HOB-C6.5.15	Sandy Bay		17 Beach Road	Not applicable	Long Beach Reserve	<i>Eucalyptus globulus</i>	Tasmanian blue gum	13
HOB-C6.5.16	Hobart		67 Brisbane Street	198440/1	Not applicable	<i>Cupressus torulosa</i>	Bhutan cypress	1
HOB-C6.5.17	Glebe		71 Brooker Avenue	163523/1	Domain House site, adjacent to Edward Street	<i>Quercus robur</i>	English oak	2
HOB-C6.5.18	Glebe		71 Brooker Avenue	163523/1	Domain House site, near Graphics building	<i>Quercus robur</i>	English oak	1
HOB-C6.5.19	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Cedrus deodara</i>	Deodar cedar	1
HOB-C6.5.20	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Cedrus atlantica</i> 'Glauca'	Atlas blue cedar	1

HOB-C6.5.21	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Araucaria bidwillii</i>	Bunya bunya	1
HOB-C6.5.22	Glebe		71 Brooker Avenue	163523/1	Domain House site southern boundary of the site	<i>Abies pinsapo</i>	Spanish fir	1
HOB-C6.5.23	Glebe		71 Brooker Avenue	163523/1	Domain House site, southern boundary of the site	<i>Aesculus hippocastanum</i>	Horse chestnut	1
HOB-C6.5.24	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-C6.5.25	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-C6.5.26	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-C6.5.27	Glebe		71 Brooker Avenue	163523/1	Domain House Site, adjacent to tennis court.	<i>Thuja occidentalis</i> <i>'Pyramidalis compacta'</i>	White cedar	12
HOB-C6.5.28	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-C6.5.29	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-C6.5.30	Hobart		Castray Esplanade	44801/1 44801/2		<i>Platanus x acerifolia</i>	Plane tree	15
HOB-C6.5.31	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-C6.5.32	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-C6.5.33	Hobart		96-120 Davey Street	105609/1	Anglesea Barracks site	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.34	Hobart		96-120 Davey Street	105609/1	Anglesea Barracks site (Linden Avenue)	<i>Tilea x europaea</i>	European Linden (common lime)	22
HOB-C6.5.35	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>	Tasmanian blue gum and white peppermint	5
HOB-C6.5.36	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>	Tasmanian blue gum and white peppermint	5
HOB-C6.5.37	Sandy Bay		Churchill Avenue	Not applicable	3 trees adjacent to The Hutchins School oval on	<i>Eucalyptus globulus</i> and	Tasmanian blue gum	3

					Churchill Avenue	<i>Eucalyptus viminalis</i>	and white gum	
HOB-C6.5.38	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-C6.5.39	Hobart		2080210 Collins Street	56693/1	Not applicable	<i>Eucalyptus melliodora</i>	Yellow box	2
HOB-C6.5.40	Battery Point		4 Colville Street	59055/0; 5322/4	Not applicable	<i>Magnolia grandiflora</i>	Magnolia	1
HOB-C6.5.41	Battery Point		Colville Street	Not applicable	2 trees on Colville Street nature strip adjacent to 12 St Georges Terrace	<i>Eucalyptus globulus</i>	Tasmanian blue gum	2
HOB-C6.5.42	South Hobart		35 Congress Street	51170/1	Not applicable	<i>Corylus avellana</i> 'contorta'	Twisted hazelnut	1
HOB-C6.5.43	Battery Point		30 Cromwell Street	125539/3	30 Cromwell Street	<i>Abies pinsapo</i>	Spanish fir	1
HOB-C6.5.44	Battery Point		30 Cromwell Street	125539/3	30 Cromwell Street	<i>Abies numidica</i>	Algerian fir	1

HOB-C6.5.45	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</i> and <i>Quercus coccinea</i>	Small-leaved lime and scarlet oak	11
HOB-C6.5.46	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-C6.5.47	Hobart		90 Davey Street	114191/1	5 English oaks and one white gum along Davey Street and Hampden Road frontage	<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i> and <i>Quercus robur</i>	White gum and English oak	6
HOB-C6.5.48	Hobart		142-146 Davey Street	140758/1	Not applicalbe	<i>Quercus robur</i>	English oak	7
HOB-C6.5.49	Hobart		161 Davey Street	129111/3	1 tree on internal parcel of land between 161 Davey Street and 260	<i>Juglans regia</i>	English walnut	1

					Macquarie Street			
HOB-C6.5.50	South Hobart		251 Davey Street	158350/1	The Hermitage	<i>Quercus robur</i>	English oak	1
HOB-C6.5.51	South Hobart		301 Davey Street	231010/1	Between the dwelling and Weld Street	<i>Sequoiadendron giganteum</i>	Giant sequoia	1
HOB-C6.5.52	South Hobart		309 Davey Street	251580/1	Toogooloowa rear lot	<i>Cupressus lusitanica</i>	Mexican cypress	1
HOB-C6.5.53	South Hobart		320 Davey Street	59480/0-12, 59493/0, 13-24	Lindfield	<i>Cupressus torulosa</i>	Bhutan cypress	9
HOB-C6.5.54	South Hobart		336 Davey Street	198967/1		<i>Araucaria heterophylla</i>	Norfolk pine	2
HOB-C6.5.55	South Hobart		344 Davey Street	128585/1	Not applicalbe	<i>Corymbia ficifolia</i>	Red Fflowering gum	1
HOB-C6.5.56	Queens Domain	2	2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus ponderosa</i>	Ponderosa pine	1

HOB-C6.5.57	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus sabiniana</i>	Digger pine	1
HOB-C6.5.58	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Cedrus atlantica</i>	Atlas cedar	1
HOB-C6.5.59	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus wallichiana</i>	Bhutan pine	1
HOB-C6.5.60	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus nigra var. maritima</i>	Corsican pine	1
HOB-C6.5.61	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Cedrus atlantica</i>	Atlas cedar	1
HOB-C6.5.62	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus canariensis</i>	Canary Island pine	1

HOB-C6.5.63	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Cedrus atlantica</i>	Atlas cedar	1
HOB-C6.5.64	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus nigra var. maritima</i>	Corsican pine	1
HOB-C6.5.65	Queens Domain		2 Davies Avenue	164058/1	Rear of Hobart Aquatic Centre, 'The Hollow'	<i>Pinus attenuata</i>	Knobcone pine	1
HOB-C6.5.66	Queens Domain		2 Davies Avenue	164058/1	TCA Ground	<i>Ulmus procera</i>	English elm	1
HOB-C6.5.67	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-C6.5.68	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	Deodar, blue atlas cedar, Italian cypress and	537

						<i>Cupressus sempervirens</i>	cedar of Lebanon	
HOB-C6.5.69	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-C6.5.70	Sandy Bay		Earl Street	197017/11	Earl Street road reservation, opposite 4-12 Earl Street. Council asset numbers: AL61590002, AL61590005, AL61590009, AL61590014 and AL61590017	<i>Ulmus procera</i>	English elm	5
HOB-C6.5.71	Sandy Bay		Earl Street	197017/11	Along University of Tasmania boundary	<i>Crataegus monogyna</i>	Common hawthorn	Hedge

HOB-C6.5.72	Glebe		2 Edward Street	128318/2	Corner of Brooker Avenue and Edward Street.	<i>Abies numidica</i>	Algerian fir	2
HOB-C6.5.73	South Hobart		3 Elboden Street	124562/1	Manilla	<i>Araucaria heterophylla</i>	Norfolk Island pine	1
HOB-C6.5.74	Hobart		Elizabeth Street	Not applicable	Adjacent to 81 Elizabeth Street	<i>Metasequoia glyptostroboides</i>	Dawn redwood	3
HOB-C6.5.75	North Hobart		446 Elizabeth Street	42203/1	Not applicable	<i>Ficus macrophylla</i>	Moreton Bay fig	1
HOB-C6.5.76	North Hobart		448-450 Elizabeth Street	137763/1	Not applicable	<i>Cedrus deodara</i>	Deodar	1
HOB-C6.5.77	New Town		7 Emmett Place	152693/2	Swanston House	<i>Araucaria bidwillii</i>	Bunya pine	1
HOB-C6.5.78	Sandy Bay		3 Fisher Avenue	230559/1		<i>Cupressus macrocarpa</i>	Monterey cypress	Hedge
HOB-C6.5.79	Sandy Bay		Fisher Avenue	249339/1	Road reservation	<i>Tilia cordata</i>	Small-leaved lime	2

					adjacent to 3 Fisher Avenue			
HOB-C6.5.80	Sandy Bay		6 Fisher Avenue	60402/1	Not applicable	<i>Liriodendron tulipifera</i>	Tulip tree	1
HOB-C6.5.81	Sandy bay		10 Fisher Avenue	125362/1	Not applicable	<i>Cedrus deodara</i>	Deodora	1
HOB-C6.5.82	Sandy Bay		10 Fisher Avenue	125362/1	Not applicable	<i>Cedrus atlantica f. glauca</i>	Blue atlas cedar	1
HOB-C6.5.834	Sandy Bay		Fisher Avenue	234245/1	Road reservation adjacent to 33 Fisher Avenue.	<i>Ulmus glabra 'Lutescens'</i>	Golden wych elm	1
HOB-C6.5.84	Sandy Bay		46 Fisher Avenue	137744/2	Not applicable	<i>Ulmus procera</i>	English Eem	1
HOB-C6.5.85	Sandy Bay		1 Fisher Lane	158521/3 158062/2	Adjacent to Fisher Avenue, opposite 3 and 4 Walford Road	<i>Crataegus sp.</i>	Hawthorn	Hedge
HOB-C6.5.86	Dynnyrne		20 Fitzroy Crescent	168982/1	Fitzroy Gardens.	<i>Platanus x hispanica</i>	Plane tree	46

HOB-C6.5.87	Dynnyrne		20 Fitzroy Crescent	168982/1	Fitzroy Gardens - Upper	<i>Quercus robur</i>	English oak	4
HOB-C6.5.88	Dynnyrne		20 Fitzroy Crescent	168982/1	Fitzroy Gardens - Upper and Lower	<i>Ulmus minor</i> 'Variegata'	Variegated elm	4
HOB-C6.5.89	Sandy Bay		Fitzroy Place	Not applicable	Fitzroy Place road reservation	<i>Platanus x hispanica</i>	London plane tree	45
HOB-C6.5.90	Sandy Bay		15 Fitzroy Place	33916/1	Not applicable	<i>Quercus robur</i>	English oak	1
HOB-C6.5.91	Sandy Bay		12 French Street	224927/1	2 trees within French Street reserve	<i>Eucalyptus globulus</i>	Tasmanian blue gum	2
HOB-C6.5.92	South Hobart		Glen Street	Not applicable	1 tree at the end of Glen Street (adjacent to 6 Glen Street)	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.93	Mount Stuart		40 Gordon Avenue	197217/1	Not applicable	<i>Cupressus torulosa</i>	Bhutan cypress	3

HOB-C6.5.94	West Hobart		126-146 Goulburn Street	140570/1	Goulburn Street Primary School - 1 tree at the centre of the site, 1 tree at the Forest Road frontage	<i>Quercus robur</i>	English oak	2
HOB-C6.5.95	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-C6.5.96	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-C6.5.97	Fern Tree		50 Grays Road	125306/1	Not applicable	<i>Nothofagus cunninghamii</i>	Myrtle	1
HOB-C6.5.98	New Town		5 Gregson Avenue	Not applicable	Bend in road between 3 and	<i>Eucalyptus viminalis</i>	White gum	3

					9 Gregson Avenue			
HOB-C6.5.99	Battery Point		80-82 Hampden Road	136419/0	Not applicable	<i>Ulmus procera</i>	English elm	1
HOB-C6.5.100	Battery Point		103 Hampden Road	PID 5576893	Narryna Heritage Museum	<i>Fraxinus excelsior</i>	English ash	1
HOB-C6.5.101	Hobart		164 Harrington Street	41250/1	St Mary's College (Harrington Street frontage)	<i>Aesculus hippocastanum</i>	Horse chestnut	1
HOB-C6.5.102	Sandy Bay		2 Heathorn Avenue	61938/1	Not applicable	<i>Phoenix canariensis</i>	Canary Island palm	2
HOB-C6.5.103	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-C6.5.104	West Hobart		Hill Street	Not applicable	3 trees on roundabout at intersection of	<i>Platanus x acerifolia</i>	London plane tree	3

					Hill Street and Pine Street			
HOB-C6.5.105	Sandy Bay		98 King Street	119302/1	Not applicable	<i>Phoenix canariensis</i>	Date palm	1
HOB-C6.5.106	Sandy Bay		121 King Street	43575/1	Not applicable	<i>Ulmus procera</i>	English elm	1
HOB-C6.5.107	Sandy Bay		Lambert Avenue	140540/1	Trees in road reservation	<i>Quercus robur</i>	English oak	10
HOB-C6.5.108	West Hobart		Lansdowne Crescent	137671/1	West Hobart oval	<i>Acacia melanoxylon</i>	Blackwood	1
HOB-C6.5.109	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-C6.5.110	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-C6.5.111	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-C6.5.112	Hobart		48 Liverpool Street	163050/1	Royal Hobart Hospital - corner of Cambell Street and Collins Street)	<i>Schinus molle</i>	Peppercorn tree	1
HOB-C6.5.113	West Hobart		394 Liverpool Street	Not applicable	Road reservation outside 394 Liverpool Street	<i>Cupressus lusitanica</i>	Mexican cypress	1
HOB-C6.5.114	Sandy Bay		1 Longview Avenue	68094/5	Not applicable	<i>Fraxinus excelsior 'Aurea'</i>	Golden ash	1
HOB-C6.5.115	Sandy Bay		Lord Street	Not applicable	1 tree on median strip at Lord Street/	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1

					Regent Street intersection			
HOB-C6.5.116	Sandy Bay		67 Lord Street	55178/60	Not applicable	<i>Cedrus atlantica</i> 'Glauca'	Blue atlas cedar	1
HOB-C6.5.117	Sandy Bay		83 Lord Street	55178/78	Not applicable	<i>Cupressus sempervirens</i>	Italian cypress	2
HOB-C6.5.118	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Sequoiadendron giganteum</i>	Big tree (Wellingtonia)	1
HOB-C6.5.119	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus taeda</i>	Loblolly pine	1
HOB-C6.5.120	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus roxburghii</i>	Long-leaved Indian pine	3
HOB-C6.5.121	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus canariensis</i>	Canary Island pine	1

HOB-C6.5.122	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Abies pinsapo</i>	Spanish fir	1
HOB-C6.5.123	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Cupressus funebris</i>	Cypress	1
HOB-C6.5.124	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Cephalotaxus harringtonia</i>	Japanese plum-yew	1
HOB-C6.5.125	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus wallichiana</i>	Himalayan pine	1
HOB-C6.5.126	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus gerardiana</i>	Gerard's pine	1
HOB-C6.5.127	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Sequoiadendron giganteum</i>	Big tree (Wellingtonia)	2

HOB-C6.5.128	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Pinus sabiniana</i>	Digger pine	1
HOB-C6.5.129	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Agathis robusta</i>	Queensland kauri pine	1
HOB-C6.5.130	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Juniperus oxycedrus</i>	Prickly juniper	1
HOB-C6.5.131	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Syzigium australe</i>	Lilly pilly	1
HOB-C6.5.132	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Corymbia maculata</i>	Spotted gum	1
HOB-C6.5.133	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens	<i>Eucalyptus cladocalyx</i>	Sugar gum	1

HOB-C6.5.134	Queens Domain		11 Lower Domain Road	249579/2	Royal Tasmanian Botanical Gardens, Lower Domain Road	<i>Pseudotsuga menziesii</i>	Douglas fir	1
HOB-C6.5.135	Queens Domain		11 Lower Domain Road	249579/2	Not applicable	<i>Quercus suber</i>	Cork oak	1
HOB-C6.5.136	Hobart	7	70 Macquarie Street	157664/1000	Not applicable	<i>Quercus robur</i>	English oak	1
HOB-C6.5.137	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-C6.5.138	Hobart		190-190A Macquarie Street	96378/0	Not applicable	<i>Juglans regia</i>	English walnut	1
HOB-C6.5.139	Hobart		2121-218 Macquarie Street	28370/1	St Michael's Collegiate School	<i>Ulmus parvifolia</i>	Chinese elm	1
HOB-C6.5.140	South Hobart		326 Macquarie Street	108487/1	Not applicable	<i>Tilia x europaea</i>	Common oime	1

HOB-C6.5.141	South Hobart		377 Macquarie Street	43161/1	Not applicable	<i>Quercus robur</i>	English oak	1
HOB-C6.5.142	South Hobart		377 Macquarie Street	43161/1	Not applicable	<i>Ulmus procera</i>	English elm	2
HOB-C6.5.143	South Hobart		408 Macquarie Street	133234/1	Not applicable	<i>Cupressus torulosa</i>	Bhutan cypress	2
HOB-C6.5.144	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-C6.5.145	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-C6.5.146	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-C6.5.147	Queens Domain		20 McVilly Drive	135056/4	Not applicable	<i>Quercus ilex</i>	holm oak	2
HOB-C6.5.148	Queens Domain		20 McVilly Drive	135056/4	Not applicable	<i>Populus nigra 'Italica'</i>	black poplar	4
HOB-C6.5.149	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-C6.5.150	Mount Stuart		1 Mortimer Avenue	112649/1	Not applicable	<i>Cupressus Lorulosa</i>	Bhutan cypress	32
HOB-C6.5.151	Mount Stuart		16 Mortimer Avenue	116838/1	Not applicable	<i>Betula pendula</i>	Silver birch	1
HOB-C6.5.152	Mount Stuart		18 Mortimer Avenue	199038/1	Not applicable	<i>Betula pendula</i>	Silver birch	1

HOB-C6.5.153	Mount Stuart		55 Mount Stuart Road	120969/1	Not applicalbe	<i>Laurus nobilis</i>	Bay tree	1
HOB-C6.5.154	Hobart		Murray Street	Not applicable - Road reservation	Not applicable	<i>Tilia cordata</i>	Small-leaved lime	2
HOB-C6.5.155	Hobart		Murray Street	Not applicable	Adjacent to 2 Murray Street - Parliament Lawns	<i>Ulmus procera</i>	English elm	7
HOB-C6.5.156	Hobart		2 Murray Street	PID 5670847	Not applicable	<i>Tilia x europaea</i>	Common lime	17
HOB-C6.5.157	Hobart		2 Murray Street	PID 5670847	Not applicable	<i>Quercus robur</i>	English oak	4
HOB-C6.5.158	Hobart		23 Murray Street	168357/1	St Davids Cathedral	<i>Quercus ilex</i>	Holm oak	1
HOB-C6.5.159	Sandy Bay		23 Nelson Road	14/1003	Boundary of Queenborough Oval along Nelson Road	<i>Cupressus/Hesperocyparis macrocarpa</i>	Monterey cypress	Hedge and 1 tree

					and Peel Street			
HOB-C6.5.160	Sandy Bay		23 Nelson Road	14/1003	Queenborough Oval (between two ovals)	<i>Pinus radiata</i>	Radiata pine	4
HOB-C6.5.161	Mount Nelson		Nelson Road	Not applicable	Road reserve adjacent to 108-108A Nelson Road	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.162	New Town		224 New Town Road	Not applicable	Ogilvie High School	<i>Salix babylonica</i>	Weeping willow	1
HOB-C6.5.163	New Town		224 New Town Road	Not Applicable	Ogilvie High School	<i>Quercus palustris</i>	Pin oak	1
HOB-C6.5.164	South Hobart		14 Old Farm Road	13308/2	Not applicable	<i>Notalaea ligustrina</i>	Native olive	1
HOB-C6.5.165	Sandy Bay		13 Parliament Street	109063/1	Not applicable	<i>Cupressus/Hesperocyparis macrocarpa</i>	Monterey cypress	hedge

HOB-C6.5.166	West Hobart		Petty Street	Not applicable	Nature strip	<i>Corymbia ficifolia</i>	Flowering gum	1
HOB-C6.5.167	Sandy Bay		113 Princes Street	Not applicable	Princes Street Primary School	<i>Platanus acerifolia</i>	London plane tree	2
HOB-C6.5.168	Dynnyrne		6 Proctors Road	227997/1	Not applicable	<i>Phoenix dactylifera</i>	Date palm	1
HOB-C6.5.169	Sandy Bay		Quayle Street	Not applicable	Median strip	<i>Platanus x hispanica</i>	Plane tree	23
HOB-C6.5.170	Sandy Bay		Quayle Street	Not applicable	Opposite 4 Quayle Street	<i>Eucalyptus globulus</i>	Blue gum	1
HOB-C6.5.171	Sandy Bay		6 Quorn Street	1109887/8	Not applicable	<i>Cupressus/Hesperocyparis macrocarpa</i>	Monterey cypress	hedge
HOB-C6.5.172	New Town	68	Risdon Road	44331/3	Poplarville	<i>Araucaria heterophylla</i>	Norfolk Island pine	2

HOB-C6.5.173	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-C6.5174	Lenah Valley		16 Rosehill Crescent	22638/18	Not applicable	<i>Eucalyptus viminalis</i>	White gum	1
HOB-C6.5.175	Hobart		Salamanca Place	44801/1 44801/2 Road reservation	Not applicable	<i>Platanus x acerifolia</i>	Plane tree	26

HOB-C6.5.176	Mount Stuart		Salier Crescent	Not applicable	Road reserve, adjacent to 15 Salier Crescent	<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret ash	1
HOB-C6.5.177	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-C6.5.178	Hobart		20 Sandy Bay Road	232212/1	St David's Park	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.179	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-C6.5.180	Battery Point		53 Sandy Bay Road	160940/2	Not applicable	<i>Arbutus unedo</i>	Irish strawberry tree	1
HOB-C6.5.181	Battery Point		53 Sandy Bay Road	160940/2	Not applicable	<i>Magnolia grandiflora</i>	Magnolia	2

HOB-C6.5.182	Battery Point		Sandy Bay Road	134325/11	Road reservation adjacent to 55A Sandy Bay Road	<i>Quercus robur</i>	English oak	1
HOB-C6.5.183	Battery Point		74 Sandy Bay Road	108428/0	Not applicable	<i>Ulmus procera</i>	English elm	3
HOB-C6.5.184	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-C6.5.185	Battery Point		Sandy Bay Road	133640/10	Public open space adjacent to 82 Sandy Bay Road	<i>Cupressus torulosa</i>	Bhutan cypress	1
HOB-C6.5.186	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-C6.5.187	Sandy Bay		410 Sandy Bay Road	252493/1	South of the entrance gates of c1928-30	<i>Sequoiadendron giganteum</i>	giant sequoia	2
HOB-C6.5.188	Sandy Bay		Sandy Bay Road	Not applicable	Side of Sandy Bay Road, between Derwentwater Avenue and Waimea Avenue	<i>Platanus x acerifolia</i>	London plane tree	12
HOB-C6.5.189	Sandy Bay		469 Sandy Bay Road	60175/3	Not applicable	<i>Phoenix canariensis</i>	Canary Island palm	1
HOB-C6.5.190	Sandy Bay		480 Sandy Bay Road	249341/1	Maning Avenue Reserve	<i>Ulmus procera</i>	English elm	1
HOB-C6.5.191	Sandy Bay		564 Sandy Bay Road	40659/1	Not applicable	<i>Fagus sylvatica 'Purpurea'</i>	European copper beech	1
HOB-C6.5.192	Sandy Bay		564 Sandy Bay Road	PID 7573901	Not applicable	<i>Pyrus communis</i>	Common pear	1
HOB-C6.5.193	Sandy Bay		609 Sandy Bay Road	231292/1	Not applicable	<i>Phoenix canariensis</i>	Canary Island palm	1

HOB-C6.5.194	Sandy Bay		Sandy Bay Road	232695/1	Alexandra Battery Park (Churchill Avenue frontage)	<i>Eucalyptus viminalis</i>	White gum	1
HOB-C6.5.195	Sandy Bay		646A Sandy Bay Road	232814/1; 157661/1000	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	2
HOB-C6.5.196	Sandy Bay		706 Sandy Bay Road	252510/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.197	Sandy Bay		892 Sandy Bay Road	136597/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	2
HOB-C6.5.198	Sandy Bay		908 Sandy Bay Road	73315/1	The Grange picnic area	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.199	New Town		St Johns Avenue	Not applicable	St Johns Park	<i>Quercus robur</i>	English oak	24
HOB-C6.5.200	New Town		9 St Johns Avenue	223265/16	Not applicable	<i>Ulmus procera</i>	English elm	1
HOB-C6.5.201	New Town		12 St Johns Avenue	PID 3259384	St Johns Park, near Creek Road frontage	<i>Aesculus hippocastanum</i>	Horse chestnut	1

HOB-C6.5.202	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-C6.5.203	South Hobart		Strickland Avenue	133259/2	Council land adjacent to 207a Strickland Avenue	<i>Eucalyptus viminalis</i>	White gum	1
HOB-C6.5.204	West Hobart		9 Summerhill Road	59855/3	Not applicable	<i>Acer palmatum</i>	Japanese maple	1
HOB-C6.5.205	Fern Tree		64 Summerleas Road	204811/1	Not applicable	<i>Eucalyptus pulchella</i>	White peppermint	2
HOB-C6.5.206	Lenah Valley		Suncrest Avenue	Not applicable	Nature strip adjacent to 5 Suncrest Avenue	<i>Chamaecyparis lawsoniana</i>	Lawson cypress	2
HOB-C6.5.207	New Town		120 Swanston Street	156324/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.208	New Town		29 Tower Road	246217/1	Not applicable	<i>Phoenix dactylifera</i>	Date palm	1

HOB-C6.5.209	Sandy Bay		36 View Street	55178/230	Not applicable	<i>Fagus sylvatica</i> 'Purpurea'	Copper beech	1
HOB-C6.5.210	West Hobart		168 Warwick Street	116126/3	Not applicable	<i>Pyrus communis</i>	Pear tree	1
HOB-C6.5.211	West Hobart		224 Warwick Street	112760/1	Not applicable	<i>Pyrus communis</i>	Pear tree	1
HOB-C6.5.212	Dynnyrne		40 Waterworks Road	122770/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.213	Dynnyrne		46 Waterworks Road	11846/3	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.214	South Hobart		4 Weld Street	131611/1	Not applicable	<i>Cupressus species</i>	Cypress species	1
HOB-C6.5.215	South Hobart		4 Weld Street	131611/1	Not applicable	<i>Sophora microphylla</i>	Kowhai	1
HOB-C6.5.216	South Hobart		58 Wentworth Street	205336/1	Not applicable	<i>Ulmus minor</i> 'Variegata'	Silver elm	1
HOB-C6.5.217	South Hobart		Wentworth Street	Not applicable	Road reservation adjacent to 98	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1

					Wentworth Street			
HOB-C6.5.218	Sandy Bay		26 Willowdene Avenue	60787/13	Not applicable	<i>Salix babylonica</i>	Weeping willow	1
HOB-C6.5.219	Tolmans Hill		Woodcutters Road	174041/1	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1
HOB-C6.5.220	Tolmans Hill		17 Woodcutters Road	145331/16	Not applicable	<i>Eucalyptus globulus</i>	Tasmanian blue gum	1

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HOB-Table C8.1 Scenic Protection Areas

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

HOB-Table C8.2 Scenic Road Corridors

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

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

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
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
Battery Point Slipways Conservation Management Plan	HLCD Pty Ltd, April 2008	HOB-P5.4; HOB-P5.6.3
<i>National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 16 May 2013.</i>		HOB-P11.3
Australian Standard AS 1158 - <i>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-S6.7.2; HOB-P11.5.2; HOB-P11.6.1
Australian Standard AS 4282 - <i>Outdoor Lighting Obtrusive Effects</i>		HOB-P8.5.2
<i>Macquarie Point Reset Masterplan 2017-2030</i>	Macquarie Point Development Corporation, 2019	HOB-P11.6.10
City of Hobart Local Heritage Precincts - Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy	City of Hobart, Hobart, January 2019	HOB-Table C6.2
Sullivans Cove Archaeological Zoning Plan	Parham, D. and Scripps L., Austral Archaeology Pty Ltd for the City of Hobart and Tasmanian Heritage Council, Hobart, 2003	HOB-Table C6.4
Central Area Heritage Review	Bennett, K. for the City of Hobart, 2003	HOB-Table C6.1
Central Hobart - A Thematic History	Scripps, L. for the City of Hobart, 1991	HOB-Table C6.4
City of Hobart Significant Tree Register	City of Hobart, Hobart, January 2023	HOB-Table C6.5
Queens Domain Cultural Heritage Management Plan	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-C6.1.1181

Address

12 Mercer Street, New Town

Reference Number

HOB-C6.1.1181

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 fig. 3). 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 fig. 5). 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 fig. 3). 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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 principle 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig. 3



Fig. 4



Fig. 5

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1310

Address

232 New Town Road, New Town

Reference Number

HOB-C6.1.1310

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 fig. 2). 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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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

Figures for statements of local historic heritage significance and heritage values



Fig. 2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1851

Address

8 Tower Road, New Town

Reference Number

HOB-C6.1.1851

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 fig. 2). 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 fig. 3). 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 fig. 4).

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

(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 principle 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 20th 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig. 3



Fig. 4

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1659

Address

Grand Stand, Argyle Street, North Hobart

Reference Number

HOB-C6.1.1659

Description

The North Hobart Oval Argyle Street grandstand known as the Horrie Gorringer Stand began construction in 1923 it seated 840 people and was opened in 1924 for the Australian National Football Carnival. The grandstands name sake Horrace (Horrie) Gorringer 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

The area outlined in red in figure 1.

Figures for specific extent



Fig.4

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 Gorringer 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;
(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;

(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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Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.262

Address

256 Brooker Avenue, North Hobart

Reference Number

HOB-C6.1.262

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 fig. 3). 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 fig. 2). 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

The area outlined in red in figure 1.

Figures for specific extent



Fig 1

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 20th 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 principle 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 20th 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

Figures for statements of local historic heritage significance and heritage value

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.340

Address

'Wyvenhoe' 21 Carr Street, North Hobart

Reference Number

HOB-C6.1.340

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 fig. 2). 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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 19th and early 20th 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 principle 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

Figures for statements of local historic heritage significance and heritage value



Fig 2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.584

Address

40-46 Federal Street, North Hobart

Reference Number

HOB-C6.1.584

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 fig.2). 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 fig.3). The rear yards of buildings extend to the adjacent Feltham Street. At least two of the cottages have had rear extensions however the original form of all buildings is still clearly apparent.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 19th and early 20th 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 principle 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig.2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.586

Address

48 Federal Street, North Hobart

Reference Number

HOB-C6.1.586

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 1886 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 fig.2). 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 fig.2). 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

The area outlined in red in figure 1.



Fig. 1

Figures for specific extent

(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 1886 (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 19th and 20th 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.

Statement of local historic heritage significance and historic heritage values

(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 1886 until its closure in 2007. The property was also a place for community and social gatherings since 1886 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.

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig.3



Fig. 4



Fig.5

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.588

Address

1-15 Feltham Street, North Hobart

Reference Number

HOB-C6.1.588

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 fig 2 & 3). 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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 principle 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

Figures for statements of local historic heritage significance and heritage value



Fig. 1



Fig. 2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1514

Address

32 Pitt Street, North Hobart

Reference Number

HOB-C6.1.1514

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 Mr M Murdoch the hall was still operating 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 fig 2 & 3). 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 fig 2 & 3). 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 too addition with a single timber door. The street frontage has low level timber picket fence partially running along the front boundary.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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.

Figures for statements of local historic heritage significance and heritage values



Fig. 1



Fig.2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1659

Address

Grand Stand, 1-5 Ryde Street, North Hobart

Reference Number

HOB-C6.1.1659

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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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;
(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-C6.1.1834

Address

57 Tasma Street, North Hobart

Reference Number

HOB-C6.1.1834

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 fig. 2). 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 fig 2). 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 fig. 2). The open front yard allows the residence to have a significant street presence.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 20th 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. 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1837

Address

79 Tasma Street, North Hobart

Reference Number

HOB-C6.1.1837

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 fig. 2). 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 fig. 2). 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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 19th 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

Figures for statements of local historic heritage significance and heritage value



Fig. 1



Fig. 2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.631

Address

6 Frederick Street, West Hobart

Reference Number

HOB-C6.1.631

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 fig. 2). 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 fig. 3). 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

The area outlined in red in figure 1.

Figures for specific



Fig. 1

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 principle 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig. 3

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.632

Address

12 Frederick Street, West Hobart

Reference Number

HOB-C6.1.632

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 fig. 2). The cottage is positioned close to the street and a low level timber picket fence borders the small front garden.

Specific Extent

The area outlined in red in figure 1.

Figures for specific



Fig. 1

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 principle 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2

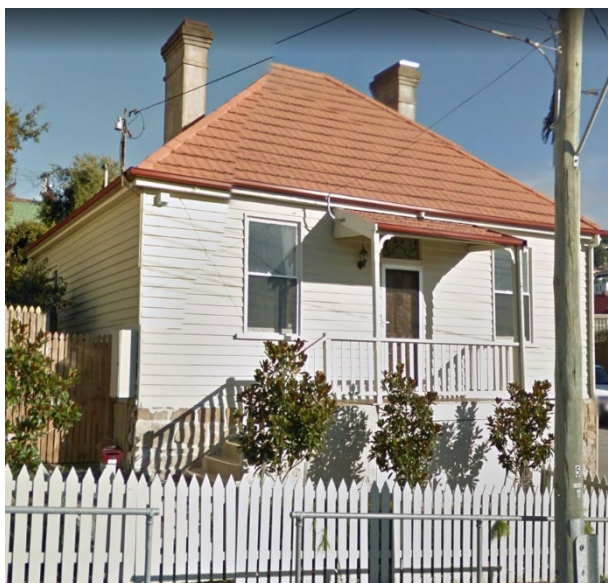


Fig. 3



Fig. 4

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.633

Address

13 Frederick Street, West Hobart

Reference Number

HOB-C6.1.633

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 fig. 2). 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 fig. 2). 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

The area outlined in red in figure 1.

Figures for specific



Fig. 1

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 principle 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



Fig.2



Fig.3



Fig. 4

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1028

Address

395 Liverpool St, West Hobart

Reference Number

HOB-C6.1.1028

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 fig. 2). 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 fig.2). Although the building has been extended the original form of the overall building is still clearly apparent.

Specific Extent

The area outlined in red in figure 1.

Figures for Specific Extent



Fig. 1

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 19th and early 20th 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 principle 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1883

Address

2/111 Warwick Street, West Hobart

Reference Number

HOB-C6.1.1883

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

The area outlined in red in figure 1.

Figures for Specific Extent



Fig. 1

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 19th 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 principle 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 19th 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-C6.1.1886

Address

127 Warwick Street, West Hobart

Reference Number

HOB-C6.1.1886

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 fig.3). 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 fig.2). 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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 19 th and early 20 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 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 principle 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

Figures for statements of local historic heritage significance and heritage values



Fig.2



Fig. 3

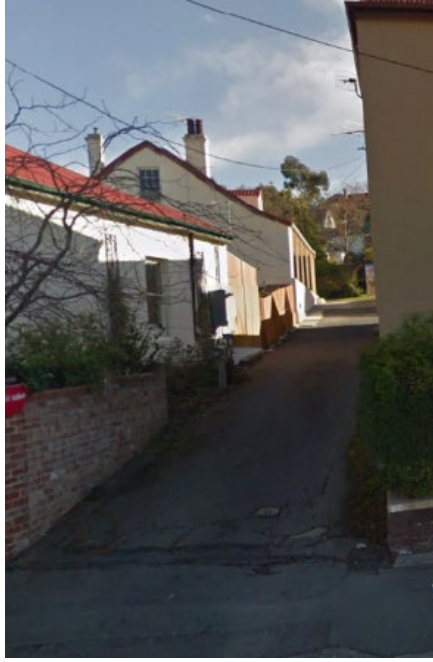


Fig.4

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1887

Address

156 Warwick Street, West Hobart

Reference Number

HOB-C6.1.1887

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 fig.2). 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

The area outlined in red in figure 1.

Figures for Specific Extent



Fig. 1

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1888

Address

166 Warwick Street, North Hobart

Reference Number

HOB-C6.1.1888

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 fig.2). 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 fig.2). 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

The area outlined in red in figure 1.

Figures for Specific Extent



Fig. 1

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 19th and early 20th 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 principle 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.

Figures for statements of local historic heritage significance and heritage values



Fig. 2

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1909

Address

11 Watkins Avenue, West Hobart

Reference Number

HOB-C6.1.1909

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 Street 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 fig.2). Windows feature stone sills and lintels, and a bay window on the front elevation features a separate faceted roof (see fig.3). 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

The area outlined in red in figure 1.

Figures for Specific Extent



Fig.1

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 Street 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 Street 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 Street 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.

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig. 3

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1942

Address

13 William Street, West Hobart

Reference Number

HOB-C6.1.1942

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. The symmetrical façade features a 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 fig.2). 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 fig.3).

Specific Extent

The area outlined in red in figure 1.

Figures for specific



Fig. 1

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 principle 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



Fig. 2



Fig.3



Fig. 4



Fig. 5

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.347

Address

52 Cascade Road, South Hobart

Reference Number

HOB-C6.1.347

Description

Built in 1880 on part of 229 acres originally granted to Robert Laphrop 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 fig.2). The eastern elevation features a sash window beneath the verandah, and a small projecting wing also features a sash window (see fig.3). 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

The area outlined in red in figure 1.

Figures for 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 19th 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 principle 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

Figures for statements of local historic heritage significance and heritage values



Fig. 2



Fig. 3



Fig. 4



Fig. 5

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.847

Address

677 Huon Road, Fern Tree

Reference Number

HOB-C6.1.847

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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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

(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.

(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;

As a representative example of the work of architect David McGlashan, landscape designer Torquil Canning.

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.310

Address

31-35 Campbell Street, Theatre Royal Hotel

Reference Number

HOB-C6.1.310

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 fig. 2). 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 fig. 3). The hotel along with the neighbouring c.1836 Theatre Royal remains one of the last surviving buildings of Hobart's Wapping district.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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:

<p>(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.</p>
<p>(ii) creative or technical achievements; Not applicable</p>
<p>(iii) a class of building or place; 31 Campbell Street is significant for its ability to demonstrate the principle 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.</p>
<p>(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.</p>
<p>(b) Significance of the local heritage place and its values because of its association with:</p>
<p>(i) a particular community or cultural group for social or spiritual reasons; Not applicable</p>
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region; Not applicable</p>

Figures for statements of local historic heritage significance and heritage values



Fig. 2



Fig. 3

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.402

Address

158 Collins Street, Hobart.

Reference Number

HOB-C6.1.402

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 stills, whilst the middle floor follows the same fenestration pattern, the four windows on this level are in the form of curved arches (see fig. 2). 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 fig. 3). The arched carriage way allows access to the internal block and exposes the early brickwork behind the stuccoed façade.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 principle 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

Figures for statements of local historic heritage significance and heritage values



Fig. 2



Fig. 3

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.553

Address

205 Elizabeth Street, Hobart

Reference Number

HOB-C6.1.55

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 fig. 2). 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 fig. 3). The façade has a strong vertical emphasis with vertical bays divided by exposed brickwork, and expressed brick columns.

Specific Extent

The area outlined in red in figure 1.

Figures for specific



Fig. 1

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

Figures for statements of local historic heritage significance and heritage values

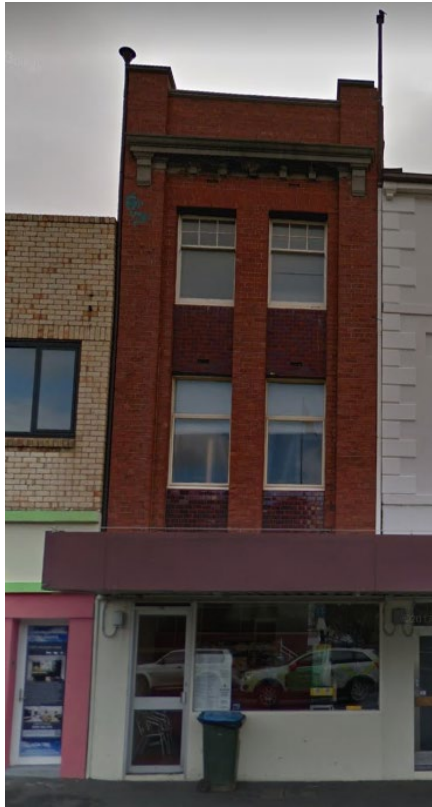


Fig. 2



Fig. 3

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1153

Address

98A Campbell Street, 2 Melville Street, 1-5 Melville Street, Hobart

Reference Number

HOB-C6.1.1153

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 fig. 2). 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 fig. 3). 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

The area outlined in red in figure 1.

Figures for specific**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 principle 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 significant 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

Figures for statements of local historic heritage significance and heritage values



Fig. 2



Fig. 3

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 figures 2-6 below.

Specific Extent

The area outlined in red in figure 1.

Figures for Specific Extent



Fig. 1

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

Figures for statements of local historic heritage significance and heritage values



Fig. 2



Fig. 3



Fig. 4

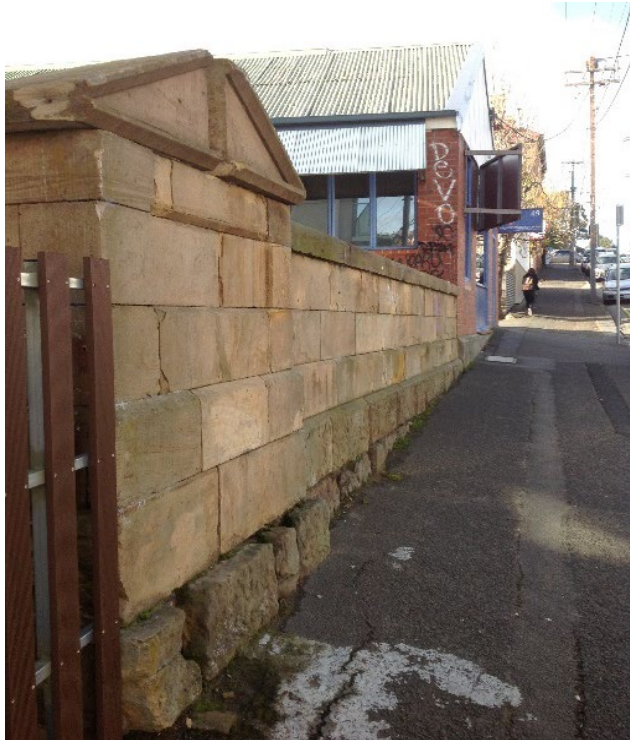


Fig. 5



Fig. 6

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1215

Address

The Telegraph Hotel, 19 Morrison Street, Hobart

Reference Number

HOB-C6.1.1215

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 fig.2). 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 fig.3). 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 fig. 4). 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

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 principle 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

(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 values



Fig. 2



Fig. 3



Fig. 4

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1216

Address

Peter Johnstone Marine, 21-25 Morrison Street, Hobart

Reference Number

HOB-C6.1.1216

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 fig. 2). 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 (fig .3). The building has operated as Peter Johnstone Ship chandlers since 1964, and is a significant landmark within the Hobart waterfront.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 principle 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

Figures for statements of local historic heritage significance and heritage values



Fig. 2



Fig. 3

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.839

Address

Sesquicentenary Memorial, Hunter Street, Hobart

Reference Number

HOB-C6.1.839

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 figures 2, 3, and 4). 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

The area outlined in red in figure 1.

Figures for specific extent

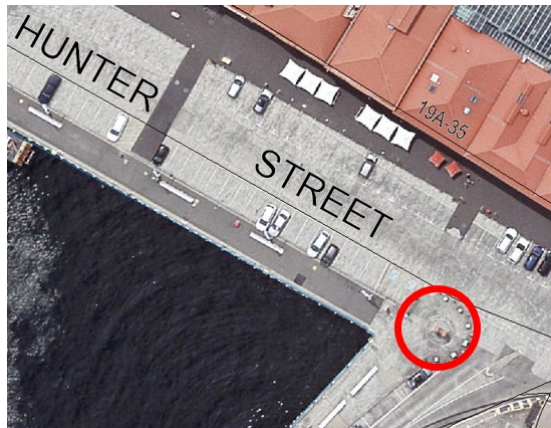


Fig. 1

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

Figures for statements of local historic heritage significance and heritage values



Fig. 2



Fig. 3



Fig. 4

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1862

Address

Victoria Dock, Hobart

Reference Number

HOB-C6.1.1862

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 fig.2).

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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

Figures for statements of local historic heritage significance and heritage values



Fig. 2

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

Address

37 Montpelier Retreat, Battery Point

Reference Number

HOB-C6.1.1214

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 figures 2-5.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 19th and early 20th 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig. 3



Fig. 4



Fig. 5

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1677

Address

46-48 Sandy Bay Road, Battery Point

Reference Number

HOB-C6.1.1677

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 fig.2). 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 fig. 5). 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 fig. 3). 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 fig. 4).

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent

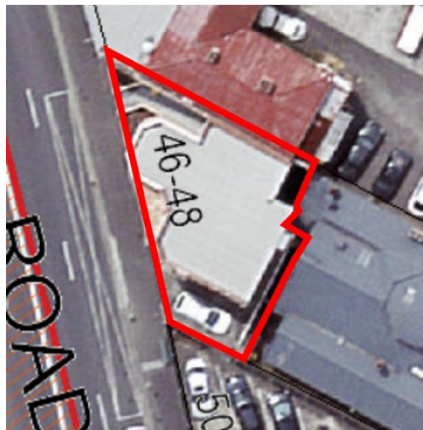


Fig. 1

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

Figures for statements of local historic heritage significance and heritage value



Fig. 3



Fig. 4



Fig. 5



Fig. 6

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1678

Address

50-62 Sandy Bay Road, Battery Point

Reference Number

HOB-C6.1.1678

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 fig. 5). Constructed on a sandstone base the brick building features a parapet roof with sandstone corning, 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 fig.3). 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 fig.4). The rear of the building features significant early weatherboard additions with bay windows, casement windows, and lead lighting (see fig.2). The rear of the building steps down the sloping road of Montpellier Retreat to provide an additional basement level to the building.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 corncing, 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

Figures for statements of local historic heritage significance and heritage values



Fig. 2



Fig. 3





Fig. 4

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.909

Address

2A Lambert Avenue, Sandy Bay

Reference Number

HOB-C6.1.909

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 fig. 2). 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 fig. 3). The building is orientated to address the garden rather than the street and features a garden patio, landscaped hedges, and established trees.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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; 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig. 3

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.910

Address

4 Lambert Avenue, Sandy Bay

Reference Number

HOB-C6.1.910

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 fig. 2). 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 fig. 3). 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 borders the residence from the street. *Birralee* retains a large and established rear garden and a small front yard.

Specific Extent

The area outlined in red in figure 1.

Figures for Specific Extent



Fig. 1

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 <i>Birralee</i> 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig. 3

Table C6.1 Local Historic Heritage Places Datasheet - HOB-C6.1.1630

Address

48 Regent Street, Sandy Bay

Reference Number

HOB-C6.1.1630

Description

Number 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 fig. 2). 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 fig. 3). The residence has a modest setback from the street with a small front garden framed with a low timber picket fence.

Specific Extent

The area outlined in red in figure 1.

Figures for specific extent



Fig. 1

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 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 principle characteristics of a single storey late Victorian cottage that contributes to the historical streetscape. 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. 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

Figures for statements of local historic heritage significance and heritage value



Fig. 2



Fig. 3

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 & 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 had 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.

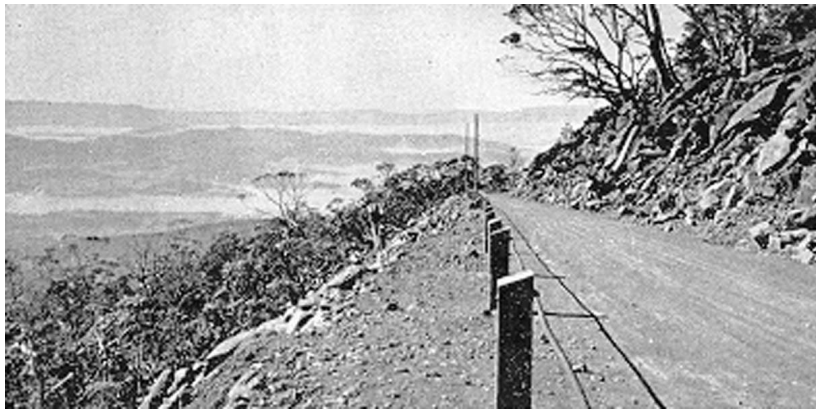
Statement of local historic heritage significance and historic heritage values.

(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; N/A
(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; or 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.

Figures for statements of local historic heritage significance and heritage values



Above: Building Pinnacle Road, Mt. Wellington, with Premier A. G. Ogilvie and Mayor J. J. Wignall (AOT NS4023/1/51)



Above: View of and from Pinnacle Road (AOT PH30/1/1780)