

## **Glenorchy Local Provisions Schedule**

## **Accessibility Disclaimer**

Tasmanian Planning Commission aims to make planning scheme information accessible to all users.  
Alternative text or alt-text is a short textual description of an image that is not visible in a document.

It is included to assist users of Planning Schemes, particularly vision impaired users, who use screen readers to understand the content of images.

Where information is in a format that is not accessible, or for any other accessibility difficulties, please contact [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au) for further assistance.

## Local Provisions Schedule amendments

| No. | Effective date  | Amendment no             | Amendment information   | Text/Map |
|-----|-----------------|--------------------------|---|----------|
| 25  | 29 August 2025  | PLAM-22-06               | Various amendments to Table C6.1 Local Heritage Places, Local Heritage Places overlay, Site-specific Qualifications table, and GLE-Applied, Adopted or Incorporated Documents table.  | Text/Map |
| 24  | 28 August 2025  | PLAM-24-01               | Apply the Cadbury Visitor Experience Specific Area Plan overlay to 100 Cadbury Road, Claremont and Insert the GLE-S15.0 Cadbury Visitor Experience Specific Area Plan   | Text/Map |
| 23  | 9 July 2025     | section 800 alteration   | Miscellaneous changes to ensure consistent use of formatting, grammar, expression, numerical referencing, and punctuation.  | Text     |
| 22  | 23 April 2025   | section 800 alteration   | Remove the Local Historic Heritage overlay at 404-408 Main Road, Glenorchy and a portion of the adjacent road reserve.  | Map      |
| 21  | 22 January 2025 | section 800 alteration   | Amend the operational statement of clause GLE-S13.6.2 to read 'This clause is in substitution for Commercial Zone - Clause 17.3.2 Discretionary uses'   | Text     |
| 20  | 6 December 2024 | PLAM-23-04               | Rezone seven titles along Mill Lane and Main Road, Glenorchy to the Urban Mixed Use Zone and insert GLE-S14.0 Mill Lane Specific Area Plan  | Text/Map |
| 19  | 2 October 2024  | section 800 alteration   | Miscellaneous changes to correct formatting, grammatical errors, minor expression, numerical referencing and punctuation. Changes assist/necessary to implement the Tasmanian Planning Schemes Online (TPSO).   | Text     |
| 18  | 1 August 2024   | section 800 alteration   | Corrections to clause/heading numbers in GLE-S13.0 Northern Apartments Corridor Specific Area Plan  | Text     |
| 17  | 4 June 2024     | PLAM-22-08               | Modify GLE-P2.0 Particular Purpose Zone - Technopark  | Text     |
| 16  | 26 March 2024   | section 800 alteration   | Correction of GLE-S15.0 Northern Apartments Corridor Specific Area Plan to GLE-S13.0 Northern Apartments Corridor Specific Area Plan  | Text     |
| 15  | 13 March 2024   | PLAM-22-04<br>PLAM-22-10 | PLAM-22-04 - Delete the text and mapping for GLE-S8.0 Glenorchy Activity Centre Urban Design Specific Area Plan and insert text and mapping for GLE-S8.0 Principal Activity Centre Specific Area Plan.<br>PLAM-22-10 - Insert the text and mapping for GLE-S15.0 Northern Apartments Corridor Specific Area Plan. | Text/Map |
| 14  | 8 November 2023 | PLAM-23-01               | Update to Table C6.4 Places or Precincts of Archaeological Potential 26 and 36 Cadbury Road, Claremont and 60 Creek Road, New Town  | Text/Map |
| 13  | 7 August 2023   | section 800 alteration   | Correction to clause reference in clause GLE-S4.7.1 P1  | Text     |
| 12  | 12 May 2023     | PLS43A-21-02             | Partially rezone the land at 32 Cheviot Road, West Moonah, from the Community Purpose Zone to the General Residential Zone.   | Map      |
| 11  | 31 March 2023   | PLAM-22-02               | Correct minor errors, anomalies and inconsistencies in the: <ul style="list-style-type: none"> <li>Local Historic Heritage Code List;</li> <li>Whitestone Point Specific Area Plan;</li> <li>Alignment between zone boundaries and lot boundaries for four properties in the Whitestone Point area.</li> </ul>    | Text/Map |
| 10  | 9 March 2023    | PLAM-21-04               | Rezone 60, 80, 80A, and 90 Creek Road, New Town from General Residential and Light Industrial to Inner Residential and consequential amendments to the zoning of adjoining land.  | Map      |

| No. | Effective date    | Amendment no                                      | Amendment information  | Text/Map |
|-----|-------------------|---|--|----------|
| 9   | 21 December 2022  | Ministerial direction (Housing Land Supply Order) | Rezone part of folio of the Register 197749/1 from Environmental Management Zone to General Residential Zone.  | Map      |
| 8   | 18 October 2022   | NA  | Minor correction to GLE-Table C6.4 Places or Precincts of Archaeological Potential   | Text     |
| 7   | 30 August 2022    | PLAM-21-03  | Amend the Waterway and Coastal Protection Areas Overlay and the Flood-Prone Hazard Areas Overlay   | Map      |
| 6   | 10 May 2022       | PLAM-21-02  | Rezone 26A Tregear Street, Moonah from Community Purpose to Inner Residential  | Map      |
| 5   | 24 March 2022     | PLS43A-20-01                                      | <ul style="list-style-type: none"> <li>Rezone part of 1 and folio of the Register 134788/2 Bournville Crescent, Claremont to General Residential and Open Space.</li> <li>Modify the Claremont Peninsula Specific Area Plan boundary and local area objectives precinct boundaries</li> </ul>  | Text     |
| 4   | 12 January 2022   | section 22 alteration                             | Correct transitional anomaly of zoning at 25 Thornleigh, Street West Moonah  | Map      |
| 3   | 23 December 2021  | PLAM 21-01  | <ul style="list-style-type: none"> <li>Rezone 5A Taree Street, Chigwell from an Open Space Zone to a General Residential Zone</li> <li>Rezone 3 Edgar Street, Claremont from an Open Space Zone to a General Residential Zone</li> <li>Rezone 345 Main Road, Glenorchy from a Utilities Zone to a General Business Zone and apply the Glenorchy Activity Centre Urban Design Specific Area Plan to the site</li> </ul> | Map      |
| 2   | 23 September 2021 | section 80o alteration                            | Correction to heading title GLE-Table C6.1   | Text     |
| 1   | 18 August 2021    | Not applicable                                    | Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>   | Text     |

## TABLE OF CONTENTS

|   |            |
|---|------------|
| <b>GLE-Local Provisions Schedule Title</b>                                    | <b>6</b>   |
| <b>GLE-Effective Date</b>   | <b>6</b>   |
| <b>GLE-Local Area Objectives</b>  | <b>6</b>   |
| GLE-18.0 Light Industrial Zone Local Area Objectives                          | 6          |
| GLE-19.0 General Industrial Zone Local Area Objectives                        | 6          |
| GLE-25.0 Port and Marine Zone Local Area Objectives                           | 7          |
| GLE-28.0 Recreation Zone Local Area Objectives                                | 7          |
| <b>GLE-Particular Purpose Zones</b>   | <b>7</b>   |
| GLE-P1.0 Particular Purpose Zone - Future Road Corridor                       | 7          |
| GLE-P2.0 Particular Purpose Zone - Technopark                                 | 9          |
| <b>GLE-Specific Area Plans</b>  | <b>16</b>  |
| GLE-S1.0 Claremont Peninsula Specific Area Plan                               | 16         |
| GLE-S2.0 Wilkinsons Point Specific Area Plan                                  | 49         |
| GLE-S3.0 Hilton Hill and Environs Specific Area Plan                          | 70         |
| GLE-S4.0 Black Snake Rural Village Specific Area Plan                         | 72         |
| GLE-S5.0 656 Main Road, Berriedale Specific Area Plan                         | 84         |
| GLE-S6.0 Hobart Showground Specific Area Plan                                 | 86         |
| GLE-S7.0 Whitestone Point Specific Area Plan                                  | 97         |
| GLE-S8.0 Principal Activity Centre Specific Area Plan                         | 112        |
| GLE-S9.0 Berriedale Potential Dispersive Soils Specific Area Plan             | 134        |
| GLE-S10.0 Beedhams Bay Potential Acid Sulfate Soils Specific Area Plan        | 136        |
| GLE-S11.0 MONA Specific Area Plan   | 138        |
| GLE-S12.0 Montrose Foreshore Community Park and Elwick Bay Specific Area Plan | 148        |
| GLE-S13.0 Northern Apartments Corridor Specific Area Plan                     | 155        |
| GLE-S14.0 Mill Lane Specific Area Plan  | 168        |
| GLE-S15.0 Cadbury Visitor Experience Specific Area Plan                       | 181        |
| <b>GLE-Site-specific Qualifications</b>                                       | <b>185</b> |
| <b>GLE-Code Lists</b>   | <b>187</b> |
| GLE-C3.0 Road and Railway Assets Code   | 187        |
| GLE-C6.0 Local Historic Heritage Code   | 187        |
| GLE-C8.0 Scenic Protection Code   | 498        |
| GLE-C11.0 Coastal Inundation Hazard Code                                      | 500        |

## GLE-Local Provisions Schedule Title

GLE-1.1 This Local Provisions Schedule is called the Glenorchy Local Provisions Schedule and comprises all the land within the municipal area.

## GLE-Effective Date

GLE-1.2 The effective date for this Local Provisions Schedule is 18 August 2021.

## GLE-Local Area Objectives

### GLE-18.0 Light Industrial Zone Local Area Objectives

| Reference Number | Area Description  | Local Area Objectives   |
|------------------|---|---|
| GLE-18.1         | Prince of Wales Bay Maritime Industrial Precinct, shown on an overlay map as GLE-18.1 | <p>The objectives for this area are to:</p> <ul style="list-style-type: none"> <li>(a) support the Prince of Wales Bay Maritime Industrial Precinct's role as a regional multi-user marine and industrial precinct and sheltered anchorage;</li> <li>(b) promote the sustainable management of the Precinct's land and waters (including any future land reclamation processes) by supporting uses of appropriate scale and intensity;</li> <li>(c) support uses which protect the amenity and safety of residents abutting and near the waterfront area, and the safety of recreational boat users, through the implementation of appropriate mitigation measures to manage noise, dust, light spill, increased traffic flow and security requirements; and</li> <li>(d) support opportunities to improve public amenity within the Precinct.</li> </ul> |

### GLE-19.0 General Industrial Zone Local Area Objectives

| Reference Number | Area Description  | Local Area Objectives   |
|------------------|---|---|
| GLE-19.1         | Prince of Wales Bay Maritime Industrial Precinct, shown on an overlay map as GLE-19.1 | <p>The objectives for this area are to:</p> <ul style="list-style-type: none"> <li>(a) support the Prince of Wales Bay Maritime Industrial Precinct's role as a regional multi-user marine and industrial precinct and sheltered anchorage;</li> <li>(b) promote the sustainable management of the Precinct's land and waters (including any future land reclamation processes) by supporting uses of appropriate scale and intensity;</li> <li>(c) support uses which protect the amenity and safety of residents abutting and near the waterfront area, and the safety of recreational boat users, through the implementation of appropriate mitigation measures to manage noise, dust, light spill, increased traffic flow and security requirements; and</li> <li>(d) support opportunities to improve public amenity within the Precinct.</li> </ul> |

### GLE-25.0 Port and Marine Zone Local Area Objectives

| Reference Number | Area Description  | Local Area Objectives  |
|------------------|---|--|
| GLE-25.1         | Prince of Wales Bay Maritime Industrial Precinct, shown on an overlay map as GLE-25.1 | <p>The objectives for this area are to:</p> <ul style="list-style-type: none"> <li>(a) support the Prince of Wales Bay Maritime Industrial Precinct's role as a regional multi-user marine and industrial precinct and sheltered anchorage;</li> <li>(b) promote the sustainable management of the Precinct's land and waters (including any future land reclamation processes) by supporting uses of appropriate scale and intensity;</li> <li>(c) support uses which protect the amenity and safety of residents abutting and near the waterfront area, and the safety of recreational boat users, through the implementation of appropriate mitigation measures to manage noise, dust, light spill, increased traffic flow and security requirements; and</li> <li>(d) support opportunities to improve public amenity within the Precinct</li> </ul> |

### GLE-28.0 Recreation Zone Local Area Objectives

| Reference Number | Area Description   | Local Area Objectives  |
|------------------|--|--|
| GLE-28.1         | KGV Sports and Community Precinct, shown on an overlay map as GLE-28.1 | <p>The objectives for the area are to:</p> <ul style="list-style-type: none"> <li>(a) promote sporting, recreational and leisure facilities, and complementary non-sporting community uses; and</li> <li>(b) allow complementary uses that support and remain subservient to the predominant sporting, recreational and leisure uses, provided they do not undermine the viability of those uses, or the viability of the City's activity centre hierarchy.</li> </ul> |

### GLE-Particular Purpose Zones

#### GLE-P1.0 Particular Purpose Zone - Future Road Corridor

##### GLE-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone - Future Road Corridor is:

GLE-P1.1.1 To identify land that may be required for a road corridor in the future.

GLE-P1.1.2 To protect the corridor from use or development, including on adjacent land, which may affect the future safety, efficiency and amenity of the road corridor or the use or development on adjoining land.

GLE-P1.1.3 To ensure that a future road corridor is not compromised by use or development that prevents the road being constructed through its chosen route as a result of an increase in social or economic costs.

##### GLE-P1.2 Local Area Objectives

This clause is not used in this particular purpose zone.

##### GLE-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

**GLE-P1.4 Use Table**

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Natural and Cultural Values Management |   |
| <b>Permitted</b>                       |   |
| Passive Recreation                     |   |
| Resource Development                   | If for agricultural use, excluding controlled environment agriculture, tree farming or plantation forestry. |
| Utilities                              | If for:<br>(a) minor utilities; or<br>(b) road infrastructure.  |
| <b>Discretionary</b>                   |   |
| Resource Development                   | If not listed as Permitted.   |
| Utilities                              | If not listed as Permitted.   |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

**GLE-P1.5 Use Standards**

This clause is not used in this particular purpose zone.

**GLE-P1.6 Development Standards for Buildings and Works**

GLE-P1.6.1 Buildings and works

|                             |  |   |
|-----------------------------|--|---|
| <b>Objective:</b>           | That buildings and works are for road infrastructure or do not prejudice the future use and development of land for road infrastructure.   |   |
| <b>Acceptable Solutions</b> |  | <b>Performance Criteria</b>   |
| <b>A1</b>                   | Buildings or works are for the development of a road by, or under the direction of, the road authority.  | <b>P1</b><br>Buildings or works must not preclude the future use and development of land for road infrastructure. |
| <b>A2</b>                   | Buildings and other permanent improvements must comply with the consent of the Minister pursuant to section 9A(5) of the <i>Roads and Jetties Act 1935</i> , where the land is declared to be the intended line of a state highway or subsidiary road. | <b>P2</b><br>No Performance Criterion.  |

**GLE-P1.7 Development Standards for Subdivision**

GLE-P1.7.1 Subdivision

|   |   |                             |
|---|---|-----------------------------|
| <b>Objective:</b>   | That subdivision of land does not prejudice the future use of land for road infrastructure. |                             |
| <b>Acceptable Solutions</b>   |   | <b>Performance Criteria</b> |
| <b>A1</b><br>Subdivision is for the purpose of creating a lot for the development of a road by, or under the direction of, the road authority.  | <b>P1</b><br>No Performance Criterion.  |                             |
| <b>A2</b><br>Subdivision must comply with the consent of the Minister pursuant to section 9A(5) of the Roads and Jetties Act, 1935, where the land is declared to be the intended line of a state highway or a subsidiary road. | <b>P2</b><br>No Performance Criterion.  |                             |

**GLE-P1.8 Tables**

This clause is not used in this particular purpose zone.

**GLE-P2.0 Particular Purpose Zone - Technopark**

**GLE-P2.1 Zone Purpose**

The purpose of the Particular Purpose Zone - Technopark is:

- GLE-P2.1.1 To provide land for use and development of a business park for technology, innovation, research and development, advanced manufacturing, science and communications.
- GLE-P2.1.2 To support use and development that enhances and does not impact adversely on the character and operation of Technopark, and that of adjacent land uses within the Prince of Wales Bay area.

**GLE-P2.2 Local Area Objectives**

This clause is not used in this particular purpose zone.

**GLE-P2.3 Definition of Terms**

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

| <b>Terms</b>            | <b>Definition</b>   |
|-------------------------|---|
| advanced business model | means a business model that focuses on: <ul style="list-style-type: none"> <li>(a) delivery of niche, customised or high-value goods or services; or</li> <li>(b) collaboration and linkages with other organisations.</li> </ul> |
| advanced manufacturing  | means manufacturing characterised by advanced knowledge, advanced processes or advanced business models.  |
| advanced process        | means a process that uses: <ul style="list-style-type: none"> <li>(a) substantial automation; or</li> <li>(b) complex, highly specialised or innovative technology.</li> </ul>  |
| training centre:        | means the use of land to provide vocational skills, education, and training.  |

**GLE-P2.4 Use Table**

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Natural and Cultural Values Management |   |
| Utilities                              | If for minor utilities.   |
| <b>Permitted</b>                       |   |
| Business and Professional Services     | If for:<br>(a) technology, innovation, science, or communication industries; or<br>(b) business and professional services associated with research and development or advanced manufacturing. |
| Manufacturing and Processing           | If for advanced manufacturing processes that use innovative technology, or are associated with science, engineering, or communication.  |
| Research and Development               |   |
| <b>Discretionary</b>                   |   |
| Educational and Occasional Care        | If for:<br>(a) a training centre;<br>(b) tertiary institution; or<br>(c) a childcare centre to support local businesses and workers.  |
| Food Services                          |   |
| Passive Recreation                     |   |
| Resource Processing                    | If for the processing of materials or resources through advanced processes that use innovative technology, or are associated with science, engineering, or communication.                     |
| Service Industry                       | If directly associated with technology, innovation, research and development, advanced manufacturing, science, or communications industries.  |
| Utilities                              | If not listed as No Permit Required.  |
| Vehicle Parking                        |   |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

**GLE-P2.5 Use Standards**

GLE-P2.5.1 Discretionary uses

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Objective:</b>                    | That uses listed as Discretionary support the operation of business park activities.   |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>A use listed as Discretionary must support local businesses and workers, or promote collaboration, innovation, and the competitiveness of the business park having regard to:<br><br>(a) the hours of operation, size and scale of the proposed use;<br><br>(b) the function of the business park area; and<br><br>(c) traffic generation and parking location.   |  |
| <b>A2</b><br>No Acceptable Solution. | <b>P2</b><br>The use must not have an unreasonable impact on the amenity or operation of other uses within the Particular Purpose Zone and nearby areas, having regard to:<br><br>(a) emissions of noise, lighting, particulates, vibrations, gases, dust or odour;<br><br>(b) background levels of emissions; and<br><br>(c) measures proposed to:<br>(i) manage on-site emissions; or<br>(ii) mitigate negative amenity impacts from off-site emissions. |  |

GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

|   |   |  |
|---|---|--|
| <b>Objective:</b>                                       | That building height contributes positively to the streetscape and the function and character of the business park.   |  |
| <b>Acceptable Solutions</b>                             | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Building height must be not more than 12m. | <b>P1</b><br>Building height must contribute positively to the streetscape and function of the business park, having regard to:<br><br>(a) the topography of the site;<br><br>(b) the height, bulk and form of existing buildings on the site and adjacent properties;<br><br>(c) the apparent height when viewed from the adjoining road and public places;<br><br>(d) any overshadowing of public places; and<br><br>(e) the existing character of the business park. |  |

GLE-P2.6.2 Setback

|                             |  |  |
|-----------------------------|--|--|
| <b>Objective:</b>           | That building setback:<br>(a) is compatible with the streetscape; and<br>(b) develops the character of the business park.  |  |
| <b>Acceptable Solutions</b> |  | <b>Performance Criteria</b>  |
| <b>A1</b>                   | Buildings must have a setback from a frontage of:<br>(a) not less than 4.5m;<br>(b) not less than existing buildings on the site; or<br>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties. | <b>P1</b><br>Buildings must have a suitable setback from a frontage having regard to:<br>(a) the topography of the site;<br>(b) the setback of buildings on adjacent properties;<br>(c) the safety of road users;<br>(d) the area available for vehicle access, parking and landscaping; and<br>(e) the existing character of the business park. |

GLE-P2.6.3 Design

|                             |   |   |
|-----------------------------|---|---|
| <b>Objective:</b>           | That building design:<br>(a) contributes positively to the streetscape and the amenity and safety of the public; and<br>(b) enhances the appearance of the site and the character of the business park.   |   |
| <b>Acceptable Solutions</b> |   | <b>Performance Criteria</b>   |
| <b>A1</b>                   | New buildings or alterations to an existing façade must be designed to:<br>(a) provide the main pedestrian entrance to the building at the frontage;<br>(b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area of the ground floor level facade;<br>(c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30%;<br>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;<br>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and<br>(f) not include security shutters over windows or doors with a frontage to a street or public place. | <b>P1</b><br>New buildings or alterations to an existing façade, must be designed to enhance the streetscape having regard to:<br>(a) providing the main access to the building in a way that is visible from the street or other public space boundary;<br>(b) providing windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;<br>(c) treating very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;<br>(d) ensuring the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street;<br>(e) ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact; and<br>(f) minimising the visual impact of security shutters or grilles on a façade facing a frontage or other public place. |

|  |  |
|--|--|
| <p><b>A2</b></p> <p>New buildings must be designed to:</p> <ul style="list-style-type: none"> <li>(a) have external wall materials of one or more of the following: <ul style="list-style-type: none"> <li>(i) off-form concrete or sandwich panels with paints or applied spray finish;</li> <li>(ii) face brick or block work with a render or paint finish;</li> </ul> </li> <li>(b) restrict metal cladding to use as a roofing material which is painted;</li> <li>(c) have low-pitched roofs of 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and</li> <li>(d) have external surfaces of all buildings of a single colour scheme where: <ul style="list-style-type: none"> <li>(i) the colour palette must be unique to the site within the zone;</li> <li>(ii) the colour palette must highlight architectural features of the building; and</li> <li>(iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours.</li> </ul> </li> </ul> | <p><b>P2</b></p> <p>Building design must enhance the appearance of the site and the business park by presenting a unified corporate image for the site that complements the high quality architectural standard of the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) quality of materials used;</li> <li>(b) roof pitch and quality of roof detailing;</li> <li>(c) quality of the colour scheme; and</li> <li>(d) the existing character of the business park.</li> </ul>  |
| <p><b>A3</b></p> <p>Car parks and pedestrian paths must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting - Performance and design requirements</i>.</p>   | <p><b>P3</b></p> <p>Car parks and pedestrian paths must be suitably lighted for the safety and security of users, having regard to:</p> <ul style="list-style-type: none"> <li>(a) minimising potential for conflicts involving pedestrians, cyclists and vehicles;</li> <li>(b) minimising opportunities for crime or anti-social behaviour through the creation of concealment spaces;</li> <li>(c) any unreasonable impact on the amenity of adjoining properties through light overspill;</li> <li>(d) the hours of operation of the use; and</li> <li>(e) any relevant Council policy.</li> </ul> |
| <p><b>A4</b></p> <p>New buildings or alterations to an existing façade must:</p> <ul style="list-style-type: none"> <li>(a) provide separate pedestrian access for any sensitive use within a site; and</li> <li>(b) screen outdoor spaces associated with sensitive uses from other uses on site and adjoining land.</li> </ul>   | <p><b>P4</b></p> <p>New buildings or alterations to an existing façade must be designed to maintain the amenity of all users having regard to:</p> <ul style="list-style-type: none"> <li>(a) the pedestrian access requirements of different users of a site; and</li> <li>(b) the amenity of outdoor spaces on site and adjoining land.</li> </ul>   |
| <p><b>A5</b></p> <p>Outdoor storage areas must not be visible from any road or public open space adjoining the site.</p>   | <p><b>P5</b></p> <p>Outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.</p>   |

GLE-P2.6.4 Landscaping

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | To provide a safe and attractive local native landscaping treatment that enhances the appearance of the site and area.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>For a new building, or a change to the frontage setback of an existing building landscaping treatment must be provided along the length of the frontage (excluding vehicle or pedestrian access) using species from <i>NRM South publication; Native Gardens - A Planting and Landscaping Guide for the Southern Region of Tasmania</i> to a depth of not less than:<br><br>(a) 2m; or<br>(b) not less than the frontage of an existing building if it is a lesser distance. | <b>P1</b><br>For a new building, or a change to the frontage setback of an existing building, landscaping must be designed having regard to:<br><br>(a) enhancing the appearance of the development;<br>(b) providing a range of local native plants of varying height and forms to create diversity, interest and amenity in accordance with the NRM South publication: <i>Native Gardens - A Planting and Landscaping Guide for the Southern Region of Tasmania</i> ; and<br>(c) the avoidance of concealment spaces |  |
| <b>A2</b><br>New development must not require the removal of existing native vegetation.  | <b>P2</b><br>Where existing native landscaping treatment cannot be retained, a landscape plan must be provided to demonstrate the suitable replacement of the landscape area with semi-mature species native to the area in accordance with the <i>NRM South publication: Native Gardens - A Planting and Landscaping Guide for the Southern Region of Tasmania</i> .  |  |

GLE-P2.6.5 Fencing

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | That fencing:<br>(a) is compatible with the streetscape; and<br>(b) provides for passive surveillance.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>A fence (including a freestanding wall) within 10m of the frontage must:<br><br>(a) not be more than 2.1m in height; and<br>(b) be 30% transparent above a height of 1.2m <sup>1</sup> | <b>P1</b><br>A fence (including a freestanding wall) within 4.5m of a frontage must be designed to enhance the streetscape having regard to:<br><br>(a) the height of the fence;<br>(b) the degree of transparency of the fence;<br>(c) the location and extent of the fence;<br>(d) the design of the fence;<br>(e) the fence materials and construction;<br>(f) the nature of the use; and<br>(g) the characteristics of the site, the streetscape and the area, including fences. |  |

<sup>1</sup> An exemption applies to fences in this zone - see Table 4.6

**GLE-P2.7 Development Standards for Subdivision**

GLE-P2.7.1 Subdivision

| <b>Objective:</b>  | To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose.  |
|--|--|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) have an area of not less than 1,000m<sup>2</sup>;</li> <li>(b) be required for public open space or a riparian reserve; or</li> <li>(c) be required for the provision of Utilities.</li> </ul>  | <p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient area to accommodate development consistent with the Zone Purpose.</p>   |
| <p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must provide a minimum building area that is rectangular in shape and complies with all of the following:</p> <ul style="list-style-type: none"> <li>(a) clear of the frontage, side and rear boundary setbacks;</li> <li>(b) clear of easements;</li> <li>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</li> <li>(d) has a slope no more than 1 in 10; and</li> <li>(e) is 20m x 20m in size.</li> </ul> | <p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be reasonably capable of accommodating use and development consistent with the Zone Purpose;</li> <li>(b) provides for sufficient useable area on the lot for on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and</li> <li>(c) minimises the need for earth works, retaining walls, and cut and fill associated with future development.</li> </ul> |
| <p><b>A3</b></p> <p>The frontage for each lot, or a lot proposed in a plan of subdivision, must be not less than 7m.</p>   | <p><b>P3</b></p> <p>The frontage of each lot, or a lot proposed in a plan of subdivision, must be sufficient to accommodate development consistent with the Zone Purpose.</p>  |
| <p><b>A4</b></p> <p>No Acceptable Solution.</p>  | <p><b>P4</b></p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</li> <li>(b) accords with any relevant road network plan adopted by the Council;</li> <li>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; and</li> <li>(d) provides for acceptable levels of access, safety, convenience and legibility through a road function hierarchy.</li> </ul>  |
| <p><b>A5</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to services adequate to support the likely future use and development of the land.</p>   | <p><b>P5</b></p> <p>No Performance Criterion.</p>  |

|  |  |
|--|--|
| <p><b>A6</b><br/>No Acceptable Solution.</p> | <p><b>P6</b><br/>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p> |
|--|--|

**GLE-P2.8 Tables**

This clause is not used in this particular purpose zone.

**GLE-Specific Area Plans**

**GLE-S1.0 Claremont Peninsula Specific Area Plan**

**GLE-S1.1 Plan Purpose**

The purpose of the Claremont Peninsula Specific Area Plan is:

- GLE-S1.1.1 To protect the landscape character of the Claremont Peninsula by the retention of open space qualities provided by the golf course.
- GLE-S1.1.2 To encourage the retention of recreational facilities on the Claremont Peninsula.
- GLE-S1.1.3 To facilitate the development of a range of commercial and residential uses in a coordinated manner through the establishment of specific precincts.

**GLE-S1.2 Application of this Plan**

- GLE-S1.2.1 The specific area plan applies to an area of land designated as the Claremont Peninsula Specific Area Plan on the overlay maps and in Figure S1.1.
- GLE-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for or in addition to the provisions of the:
  - (a) Environmental Management Zone;
  - (b) Recreation Zone; and
  - (c) C2.0 Parking and Sustainable Transport Code as specified in the relevant provision.
- GLE-S1.2.3 The specific area plan is divided into the following precincts:
  - (a) Golf Course Precinct;
  - (b) Recreation Precinct 1;
  - (c) Recreation Precinct 2;
  - (d) Recreation Precinct 3;
  - (e) Residential Precinct; and
  - (f) Commercial Precinct.
- GLE-S1.2.4 The extent of each precinct is shown in Figure GLE-S1.1 Claremont Peninsula Precinct Map.

**GLE-S1.3 Local Area Objectives**

| Reference Number | Area Description   | Local Area Objectives  |
|------------------|--|--|
| GLE-S1.3.1       | Golf Course Precinct, shown on an overlay map as GLE-S1.3.1 and in Figure GLE-S1.1.  | <p>The local area objectives for the Golf Course Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) protect the continued operation of the 18-hole golf course; and</li> <li>(b) allow for development of the golf course, compatible outdoor recreation use and development and integration with use and development in other precincts.</li> </ul>  |
| GLE-S1.3.2       | Recreation Precinct 1, shown on an overlay map as GLE-S1.3.2 and in Figure GLE-S1.1. | <p>The local area objectives for Recreation Precinct 1 are to:</p> <ul style="list-style-type: none"> <li>(a) provide for the expansion of the bowling club and compatible uses; and</li> <li>(b) protect the foreshore area from use or development that affects the character or amenity of the foreshore or prevents pedestrian access.</li> </ul>  |
| GLE-S1.3.3       | Recreation Precinct 2, shown on an overlay map as GLE-S1.3.3 and in Figure GLE-S1.1. | <p>The local area objectives for Recreation Precinct 2 are to:</p> <ul style="list-style-type: none"> <li>(a) provide for shared car parking; and</li> <li>(b) protect the foreshore area from use or development that affects the character or amenity of the foreshore or prevents pedestrian access.</li> </ul>   |
| GLE-S1.3.4       | Recreation Precinct 3, shown on an overlay map as GLE-S1.3.4 and in Figure GLE-S1.1. | <p>The local area objectives for Recreation Precinct 3 are to:</p> <ul style="list-style-type: none"> <li>(a) accommodate the outdoor bowling greens or compatible development that will not impact on the amenity of neighbouring residential areas; and</li> <li>(b) protect the foreshore area from use or development which would impact upon its character or prevent pedestrian access and enhancement of the amenity for users.</li> </ul>  |
| GLE-S1.3.5       | Residential Precinct, shown on an overlay map as GLE-S1.3.5 and in Figure GLE-S1.1.  | <p>The local area objectives for the Residential Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) provide for medium density residential and compatible visitor accommodation in the landscape setting of the peninsula and surrounding golf course; and</li> <li>(b) protect the foreshore area from use or development that affects the character or amenity of the foreshore or prevents pedestrian access.</li> </ul>   |
| GLE-S1.3.6       | Commercial Precinct, shown on an overlay map as GLE-S1.3.6 and in Figure GLE-S1.1.   | <p>The local area objectives for the Commercial Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) provide for the development of a motel, restaurant and function centre;</li> <li>(b) provide for commercial use and development that supports the recreation uses in the Specific Area Plan, including but not restricted to a pro-shop, bar, meeting rooms and administrative areas; and</li> <li>(c) protect the foreshore area from use or development that affects the character or amenity of the foreshore or prevents pedestrian access.</li> </ul> |

**GLE-S1.3 Local Area Objectives**

GLE-S1.3.1 Local Area Objectives - Golf Course Precinct

| Sub-clause | Area Description  | Local Area Objectives   |
|------------|---|---|
| GLE-S1.3.1 | Golf Course Precinct, shown on an overlay map as GLE-S1.3.1 and in Figure GLE-S1.1. | The local area objectives for the Golf Course Precinct are to:<br>(a) protect the continued operation of the 18-hole golf course; and<br>(b) allow for development of the golf course, compatible outdoor recreation use and development and integration with use and development in other precincts. |

GLE-S1.3.2 Local Area Objectives - Recreation Precinct 1

| Sub-clause | Area Description   | Local Area Objectives   |
|------------|--|---|
| GLE-S1.3.2 | Recreation Precinct 1, shown on an overlay map as GLE-S1.3.2 and in Figure GLE-S1.1. | The local area objectives for Recreation Precinct 1 are to:<br>(a) provide for the expansion of the bowling club and compatible uses; and<br>(b) protect the foreshore area from use or development that affects the character or amenity of the foreshore or prevents pedestrian access. |

GLE-S1.3.3 Local Area Objectives - Recreation Precinct 2

| Sub-clause | Area Description   | Local Area Objectives  |
|------------|--|--|
| GLE-S1.3.3 | Recreation Precinct 2, shown on an overlay map as GLE-S1.3.3 and in Figure GLE-S1.1. | The local area objectives for Recreation Precinct 2 are to:<br>(a) provide for shared car parking; and<br>(b) protect the foreshore area from use or development that affects the character or amenity of the foreshore or prevents pedestrian access. |

GLE-S1.3.4 Local Area Objectives - Recreation Precinct 3

| Sub-clause | Area Description   | Local Area Objectives   |
|------------|--|---|
| GLE-S1.3.4 | Recreation Precinct 3, shown on an overlay map as GLE-S1.3.4 and in Figure GLE-S1.1. | The local area objectives for Recreation Precinct 3 are to:<br>(a) accommodate the outdoor bowling greens or compatible development that will not impact on the amenity of neighbouring residential areas; and<br>(b) protect the foreshore area from use or development which would impact upon its character or prevent pedestrian access and enhancement of the amenity for users. |

GLE-S1.3.5 Local Area Objectives - Residential Precinct

| Sub-clause | Area Description  | Local Area Objectives  |
|------------|---|--|
| GLE-S1.3.5 | Residential Precinct, shown on an overlay map as GLE-S1.3.5 and in Figure GLE-S1.1. | The local area objectives for the Residential Precinct are to:<br>(a) provide for medium density residential and compatible visitor accommodation in the landscape setting of the peninsula and surrounding golf course; and<br>(b) protect the foreshore area from use or development that affects the character or amenity of the foreshore or prevents pedestrian access. |

GLE-S1.3.6 Local Area Objectives - Commercial Precinct

| Sub-clause | Area Description   | Local Area Objectives  |
|------------|--|--|
| GLE-S1.3.6 | Commercial Precinct, shown on an overlay map as GLE-S1.3.6 and in Figure GLE-S1.1. | The local area objectives for the Commercial Precinct are to:<br>(a) provide for the development of a motel, restaurant and function centre;<br>(b) provide for commercial use and development that supports the recreation uses in the Specific Area Plan, including but not restricted to a pro-shop, bar, meeting rooms and administrative areas; and<br>(c) protect the foreshore area from use or development that affects the character or amenity of the foreshore or prevents pedestrian access. |

**GLE-S1.4 Definition of Terms**

GLE-S1.4.1 In this Specific Area Plan, unless the contrary intention appears:

| Terms          | Definition  |
|----------------|---|
| public footway | means a footway or boardwalk that is accessible to the public, largely or entirely constructed within the public space.   |
| public space   | means the land within the Residential Precinct within 20m of the high water mark described by the right of way in favour of Glenorchy City Council in SP167845, as well as any other additional area of land required to provide a pedestrian access along the foreshore of the precinct. |
| shared space   | means the land within the Residential Precinct that is not dedicated for use by one dwelling and is not part of the public space.   |

**GLE-S1.5 Use Table**

GLE-S1.5.1 Use Table - Golf Course Precinct

This clause is in substitution for Environmental Management Zone - Clause 23.2 Use Table and Recreation Zone – Clause 28.2 Use Table.

| Use Class                 | Qualification  |
|---------------------------|--|
| <b>No Permit Required</b> |  |
| Utilities                 | If for minor utilities.  |
| <b>Permitted</b>          |  |
| Sports and Recreation     | If for a golf course.  |
| <b>Discretionary</b>      |  |
| Passive Recreation        |  |
| Residential               | If for access.   |
| Sports and Recreation     | If<br>(a) for an outdoor recreation facility; or<br>(b) not listed as Permitted. |
| Utilities                 | If not listed as No Permit Required.   |
| Visitor Accommodation     | If for access.   |
| <b>Prohibited</b>         |  |
| All other uses            |  |

GLE-S1.5.2 Use Table - Recreation Precinct 1

This clause is in substitution for Environmental Management Zone - Clause 23.2 Use Table and Recreation Zone – Clause 28.2 Use Table.

| Use Class                           | Qualification                        |
|-------------------------------------|--------------------------------------|
| <b>No Permit Required</b>           |                                      |
| Utilities                           | If for minor utilities.              |
| <b>Permitted</b>                    |                                      |
| Community Meeting and Entertainment | If for access or car parking.        |
| Food Services                       | If for access or car parking.        |
| Residential                         | If for access or car parking.        |
| Sports and Recreation               |                                      |
| Visitor Accommodation               | If for access or car parking.        |
| <b>Discretionary</b>                |                                      |
| Community Meeting and Entertainment | If not listed as Permitted.          |
| Food Services                       | If not listed as Permitted.          |
| Utilities                           | If not listed as No Permit Required. |
| <b>Prohibited</b>                   |                                      |
| All other uses                      |                                      |

GLE-S1.5.3 Use Table - Recreation Precinct 2

This clause is in substitution for Environmental Management Zone - Clause 23.2 Use Table and Recreation Zone – Clause 28.2 Use Table.

| Use Class                           | Qualification                        |
|-------------------------------------|--------------------------------------|
| <b>No Permit Required</b>           |                                      |
| Utilities                           | If for minor utilities.              |
| <b>Permitted</b>                    |                                      |
| Community Meeting and Entertainment | If for access or car parking.        |
| Food Services                       | If for access or car parking.        |
| Residential                         | If for access or car parking.        |
| Sports and Recreation               | If for access or car parking.        |
| Vehicle Parking                     |                                      |
| <b>Discretionary</b>                |                                      |
| Sports and Recreation               | If not listed as Permitted.          |
| Utilities                           | If not listed as No Permit Required. |
| <b>Prohibited</b>                   |                                      |
| All other uses                      |                                      |

GLE-S1.5.5 Use Table - Residential Precinct

This clause is in substitution for Environmental Management Zone - Clause 23.2 Use Table and Recreation Zone - Clause 28.2 Use Table.

| Use Class                 | Qualification   |
|---------------------------|---|
| <b>No Permit Required</b> |   |
| Utilities                 | If for minor utilities.   |
| <b>Permitted</b>          |   |
| Residential               | If not for a single dwelling.   |
| Visitor Accommodation     | If for serviced apartments, where the number of serviced apartments is not more than 10% of the number of dwellings in the precinct.  |
| <b>Discretionary</b>      |   |
| Sports and Recreation     |   |
| Utilities                 | If not listed as No Permit Required.  |
| Visitor Accommodation     | If<br>(a) for serviced apartments, where the number of serviced apartments is not more than 10% of the number of residential apartments on the site; or<br>(b) not listed as Permitted. |
| <b>Prohibited</b>         |   |
| All other uses            |   |

GLE-S1.5.4 Use Table - Recreation Precinct 3

This clause is in substitution for Environmental Management Zone - Clause 23.2 Use Table and Recreation Zone – Clause 28.2 Use Table.

| Use Class                 | Qualification                        |
|---------------------------|--------------------------------------|
| <b>No Permit Required</b> |                                      |
| Utilities                 | If for minor utilities.              |
| <b>Permitted</b>          |                                      |
| No uses                   |                                      |
| <b>Discretionary</b>      |                                      |
| Sports and Recreation     | If not for access or car parking.    |
| Utilities                 | If not listed as No Permit Required. |
| <b>Prohibited</b>         |                                      |
| All other uses            |                                      |

GLE-S1.5.6 Use Table - Commercial Precinct

This clause is in substitution of Environmental Management Zone - Clause 23.2 Use Table and Recreation Zone – Clause 28.2 Use Table.

| Use Class                           | Qualification  |
|-------------------------------------|--|
| <b>No Permit Required</b>           |  |
| Utilities                           | If for minor utilities.  |
| <b>Permitted</b>                    |  |
| Community Meeting and Entertainment | If for a function centre.  |
| Food Services                       | If for a restaurant.   |
| Sports and Recreation               |  |
| Residential                         | If for access.   |
| Visitor Accommodation               | If for a motel or serviced apartments.   |
| <b>Discretionary</b>                |  |
| Residential                         | If<br>(a) for a residential care facility or retirement village;<br>or<br>(b) not listed as Permitted. |
| Utilities                           | If not listed as No Permit Required.   |
| <b>Prohibited</b>                   |  |
| All other uses                      |  |

**GLE-S1.6 Use Standards**

GLE-S1.6.1 Use Standards - Residential Precinct

GLE-S1.6.1.1 Traffic management

This clause is in substitution for C2.0 Parking and Sustainable Transport Code - Clause C2.5.1 – Car Parking Numbers.

|   |   |
|---|---|
| <b>Objective:</b>   | That:<br>(a) sufficient car parking is provided to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport; and<br>(b) use or development maintains the amenity of the locality and users by:<br>(i) preventing regular parking overspill; and<br>(ii) minimising the impact of car parking on heritage value and local character. |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>The number of on-site car parking spaces must be no less than:<br>(a) 1.5 spaces per dwelling, or serviced apartment, with 1 or 2 bedrooms; or<br>(b) 2 spaces per dwelling, or serviced apartment, with more than 2 bedrooms; and<br>(c) 1 visitor space for every 5 dwellings located in shared parking areas. | <b>P1</b><br>The number of on-site car parking spaces must satisfy the needs of the residents and visitors, and must not detract from the amenity of users or the locality.   |

**GLE-S1.7 Development Standards for Buildings and Works**

GLE-S1.7.1 Development Standards for Buildings and Works - Golf Course Precinct

GLE-S1.7.1.1 Height and setback

This clause is in substitution for Environmental Management Zone - Clause 23.4.2 Building height setback and siting A1 and P1 and A2 and P2, and Recreation Zone - Clause 28.4.1 Building height, setback and siting A1 and P1 and A2 and P2.

| <b>Objective:</b>   | To protect the precinct from development that would impact upon the landscape qualities of the peninsula through their height or location.   |
|---|--|
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Building height must be not more than 10m.</p>                          | <p><b>P1</b></p> <p>Building height must not cause a significant adverse impact on the landscape qualities of the peninsula, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(b) the adjoining development; and</li> <li>(c) the need to protect existing natural features or qualities of the surrounding area.</li> </ul> |
| <p><b>A2</b></p> <p>Buildings must have a setback from boundaries of not less than 10m.</p> | <p><b>P2</b></p> <p>Setback must not cause a significant adverse impact on the landscape qualities of the peninsula, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(b) the adjoining development; and</li> <li>(c) the need to protect existing natural features or qualities of the surrounding area.</li> </ul>         |

GLE-S1.7.1.2 Access serving the Residential Precinct

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

| <p><b>Objective:</b></p>                    | <p>That access providing for use or development within the Residential Precinct:</p> <ul style="list-style-type: none"> <li>(a) does not impact upon the use of the golf course;</li> <li>(b) does not impact upon the amenity or landscape qualities of the peninsula;</li> <li>(c) does not cause loss of historic cultural heritage significance of the golf clubhouse;<br/>and</li> <li>(d) provides safe access suitable for the anticipated vehicles and traffic.</li> </ul>   |
|---|--|
| <p><b>Acceptable Solutions</b></p>          | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b><br/>No Acceptable Solution</p> | <p><b>P1</b></p> <p>Vehicular accesses required for development within the Residential Precinct must meet the following:</p> <ul style="list-style-type: none"> <li>(a) provide the minimum width of access required to provide for traffic generated by development and including service vehicles;</li> <li>(b) ensure any onsite turning and access for service vehicles is in accordance with <i>Australian Standard AS2890.2:2002 - Parking facilities Part 2: Off-street commercial vehicle facilities</i>, 2<sup>nd</sup> edition;</li> <li>(c) be drained and paved incorporating water sensitive urban design principles where practical;</li> <li>(d) create a reduced speed, safe and visually attractive pedestrian environment; and</li> <li>(e) be located, landscaped and designed to meet the following:             <ul style="list-style-type: none"> <li>(i) provide separation between access and the golf course;</li> <li>(ii) integrate the access in to the landscape setting;</li> <li>(iii) not impact on the viable use of the golf course or result in land use conflict from interactions with golf balls, taking into account all of the following:                 <ul style="list-style-type: none"> <li>a. topography;</li> <li>b. prevailing wind direction;</li> <li>c. landscaping;</li> <li>d. orientation of fairway; and</li> <li>e. fencing;</li> </ul> </li> </ul> </li> <li>(vi) be sympathetic to the historic cultural heritage significance of the golf club house, including views to and from the building; and</li> <li>(v) not be located between the golf course and the heritage listed golf club house.</li> </ul> |

GLE-S1.7.1.3 Fairway design

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

| <b>Objective:</b>                            | That alteration to the layout of fairways adjacent to the Residential Precinct will avoid land use conflict with use or development in that precinct.   |
|--|---|
| <b>Acceptable Solutions</b>                  | <b>Performance Criteria</b>   |
| <p><b>A1</b><br/>No Acceptable Solution.</p> | <p><b>P1</b><br/>Any alteration to fairways must not result in land use conflict or loss of amenity for use or development in the Residential Precinct from interaction with golf balls, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) topography;</li> <li>(b) prevailing wind direction;</li> <li>(c) landscaping;</li> <li>(d) orientation of fairway;<br/>and</li> <li>(e) fencing.</li> </ul> |

GLE-S1.7.2 Development Standards for Buildings and Works – Recreation Precinct 1

GLE-S1.7.2.1 Height and setback

This clause is in substitution for Environmental Management Zone - Clause 23.4.2 Building height setback and siting, and Recreation Zone - Clause 28.4.1 Building height, setback and siting A1 and P1 and A2 and P2.

| <b>Objective:</b>  | Development:<br>(a) is of a scale that provides a transition between the commercial and residential development precincts to the east and the recreational precincts to the west; and<br>(b) protects the foreshore area from development that would impact upon its character or prevent pedestrian access.  |
|--|---|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Building height must be not more than 8m, unless within 10m of the high water mark.   | <b>P1</b><br>Building height must satisfy the following:<br>(a) be compatible with the character and amenity of the surrounding residential commercial and recreational developments, taking into account:<br>(i) the particular shape, contours or slope of the subject land, or of adjoining land;<br>(ii) the adjoining development;<br>(iii) the extent of any overshadowing; and<br>(iv) any significant water views; and<br>(b) be not more than 12m. |
| <b>A2</b><br>Buildings must:<br>(a) if within 20m of the high water mark, be non-habitable; and<br>(b) if within 10m of the high water mark, have a building height of not more than 4m. | <b>P2</b><br>Buildings must not cause a significant adverse impact on the character of or the pedestrian access to the foreshore, taking into account:<br>(a) the building height;<br>(b) the setback; and<br>(c) the use of the building.  |

GLE-S1.7.2.2 Amenity

This clause is in substitution for Environmental Management Zone - Clause 23.4.3 Exterior finish, and in addition to Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | That development does not impact adversely on the amenity and character of the locality.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Roofing must have a solar absorption of not less than 50%. | <b>P1</b><br>Roofing must not cause significant adverse impact on the amenity of surrounding Residential or Visitor Accommodation uses, taking into account all of the following:<br><br>(a) the reflectivity of the roofing;<br>(b) the pitch and orientation of the roof; and<br>(c) the particular shape, contours or slope of the subject land, or of adjoining land. |  |
| <b>A2</b><br>No external lighting.                                      | <b>P2</b><br>External lighting must not cause significant adverse impact on surrounding Residential or Visitor Accommodation uses, taking into account all of the following:<br><br>(a) the shading of the light;<br>(b) the height of the light; and<br>(c) the particular shape, contours or slope of the subject land, or of adjoining land.                           |  |

GLE-S1.7.3 Development Standards for Buildings and Works - Recreation Precinct 2

GLE-S1.7.3.1 Height and setback

This clause is in substitution for Environmental Management Zone - Clause 23.4.2 Building height, setback and siting, and Recreation Zone - Clause 28.4.1 Building height, setback and siting A1,P1 and A2,P2.

| <p><b>Objective:</b></p>  | <p>To:</p> <ul style="list-style-type: none"> <li>(a) prevent development that impacts upon the future development of the precinct for a car park; and</li> <li>(b) protect the foreshore area from development that would adversely impact on its character or prevent pedestrian access or enhancement of the amenity for users.</li> </ul>   |
|---|---|
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b><br/>Buildings must be unroofed.</p>  | <p><b>P1</b><br/>Building height must satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the character and amenity of the surrounding residential, commercial and recreational development, taking into account all of the following:                             <ul style="list-style-type: none"> <li>(i) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(ii) the adjoining development;</li> <li>(iii) the extent of any overshadowing; and</li> <li>(iv) any significant water views, and</li> </ul> </li> <li>(b) be not more than 10m.</li> </ul> |
| <p><b>A2</b><br/>Setback of development to land in a General Residential Zone must:</p> <ul style="list-style-type: none"> <li>(a) if for residential and non-residential development, comply with clause 8.4.2 A3 as if the development were a dwelling; and</li> <li>(b) if for non-residential garages and carports, comply with clause 8.4.2 A2.</li> </ul> | <p><b>P2</b><br/>Setback must be compatible with the character and amenity of surrounding residential development talking in to account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(b) the adjoining development and zone standards;</li> <li>(c) the extent of any overshadowing;</li> <li>(d) privacy; and</li> <li>(e) any significant water views.</li> </ul>   |
| <p><b>A3</b><br/>Buildings must:</p> <ul style="list-style-type: none"> <li>(a) if within 20m of the high water mark, be non-habitable; and</li> <li>(b) if within 10m of the high water mark, have a building height of not more than 4m.</li> </ul>   | <p><b>P3</b><br/>Buildings must not cause a significant adverse impact on the character of, or the pedestrian access to the foreshore talking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the particular shape, contours or slope of the subject land or of adjoining land;</li> <li>(b) the building height;</li> <li>(c) the setback; and</li> <li>(d) the use of the building.</li> </ul>  |

GLE-S1.7.3.2 Amenity

This clause is in substitution for Environmental Management Zone - Clause 23.4.3 Exterior finish, and in addition to Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | That development does not impact adversely on the amenity and character of the locality.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Roofing must have a solar absorption of not less than 50%. | <b>P1</b><br>Roofing must not cause significant adverse impact on the amenity of surrounding Residential or Visitor Accommodation uses, taking into account all of the following:<br><br>(a) the reflectivity of the roofing;<br>(b) the pitch and orientation of the roof; and<br>(c) the particular shape, contours or slope of the subject land, or of adjoining land. |  |
| <b>A2</b><br>No external lighting.                                      | <b>P2</b><br>External lighting must not cause significant adverse impact on surrounding Residential or Visitor Accommodation uses, taking into account all of the following:<br><br>(a) the shading of the light;<br>(b) the height of the light; and<br>(c) the particular shape, contours or slope of the subject land, or of adjoining land.                           |  |

GLE-S1.7.4 Development Standards for Buildings and Works – Recreation Precinct 3

GLE-S1.7.4.1 Height and setback

This clause is in substitution for Environmental Management Zone - Clause 23.4.2 Building height, setback and siting, and Recreation Zone - Clause 28.4.1 Building height, setback and siting A1 and P1 and A2 and P2.

| <p><b>Objective:</b></p>  | <p>To:</p> <ul style="list-style-type: none"> <li>(a) provide for development which will not impact on the amenity of neighbouring residential area; and</li> <li>(b) protect the foreshore area from development which would impact upon the character of the foreshore or prevent pedestrian access and enhancement of the amenity of users.;</li> </ul>   |
|---|--|
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b><br/>Building height must be not more than 6m.</p>  | <p><b>P1</b><br/>Building height must satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the character and amenity of the surrounding residential commercial and recreational development, having regard to:                             <ul style="list-style-type: none"> <li>(i) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(ii) the adjoining development;</li> <li>(iii) the extent of any overshadowing; and</li> <li>(iv) any significant water views, and</li> </ul> </li> <li>(b) be not more than 10m.</li> </ul> |
| <p><b>A2</b><br/>Setback of development to land in a General Residential Zone must:</p> <ul style="list-style-type: none"> <li>(a) if for residential and non-residential development, comply with clause 8.4.2 A3 as if the development were a dwelling; and</li> <li>(b) if for non-residential garages and carports, comply with clause 8.4.2 A2.</li> </ul> | <p><b>P2</b><br/>Setback must be compatible with the character and amenity of surrounding residential development, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(b) the adjoining development and zone standards;</li> <li>(c) the extent of any overshadowing;</li> <li>(d) privacy; and</li> <li>(e) any significant water views.</li> </ul>   |

GLE-S1.7.4.2 Amenity

This clause is in substitution for Environmental Management Zone - Clause 23.4.3 Exterior finish, and in addition to Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | That development does not impact adversely on the amenity and character of the locality.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Roofing must have a solar absorption of not less than 50%. | <b>P1</b><br>Roofing must not cause significant adverse impact on the amenity of surrounding Residential or Visitor Accommodation uses, taking into account all of the following:<br><br>(a) the reflectivity of the roofing;<br>(b) the pitch and orientation of the roof; and<br>(c) the particular shape, contours or slope of the subject land, or of adjoining land. |  |
| <b>A2</b><br>No external lighting.                                      | <b>P2</b><br>External lighting must not cause significant adverse impact on surrounding Residential or Visitor Accommodation uses, taking into account all of the following:<br><br>(a) the shading of the light;<br>(b) the height of the light; and<br>(c) the particular shape, contours or slope of the subject land, or of adjoining land.                           |  |

GLE-S1.7.5 Development Standards for Buildings and Works - Residential Precinct

GLE-S1.7.5.1 Residential density

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | To create a residential density that:<br>(a) provides for dwelling types and sizes appropriate to the location; and<br>(b) encourages efficient utilisation of the residential precinct and services. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>The precinct must be developed with:<br><br>(a) not less than 56 dwellings or serviced apartments; and<br><br>(b) not more than 75 dwellings or serviced apartments. | <b>P1</b><br>No Performance Criterion.  |  |

GLE-S1.7.5.2 Building envelope

This clause is in substitution for Environmental Management Zone - Clause 23.4.1 Development area, Clause 23.4.2 Building height, setback and siting, and Recreation Zone - Clause 28.4.1 Building height, setback and siting.

| <p><b>Objective:</b></p>  | <p>To provide for development that is designed to:</p> <ul style="list-style-type: none"> <li>(a) integrate the scale and form of development:                             <ul style="list-style-type: none"> <li>(i) within the peninsula landform, which is viewed from all sides; and</li> <li>(ii) with the adjacent golf course and established settlement pattern; and</li> </ul> </li> <li>(b) protect the foreshore area from development which would impact upon its character or amenity.</li> </ul>  |
|---|---|
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>Development, excluding protrusions that extend not more than 0.6m horizontally beyond the building envelope, must be contained within a building envelope (see Figure GLE-S1.2) determined by:</p> <ul style="list-style-type: none"> <li>(a) a maximum of 4m above natural ground level within 20m of the high water mark precinct boundary; and</li> <li>(b) a line projecting at an angle of 20 degrees from the horizontal. at a height of 4m above natural ground level at a distance of 20m from the high water mark precinct boundary to a distance of 40m from the high water mark precinct boundary, and thereafter projecting a line at an angle of 8 degrees from the horizontal to a maximum height of 12m above natural ground level.</li> </ul> | <p><b>P1</b></p> <p>The building height must satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) a building height compatible with the character and amenity of the peninsula, taking into account all of the following:                             <ul style="list-style-type: none"> <li>(i) the topography of the site and nearby land;</li> <li>(ii) nearby development;</li> <li>(iii) the character of the peninsula and the foreshore; and</li> <li>(iv) the character of the peninsula and the foreshore;</li> </ul> </li> <li>(b) provide diversity of building scale and mass with individual 2 to 3 storey building or parts of buildings or other architectural devices which reduce the perception of height;</li> <li>(c) locate higher bulkier parts of the development away from the foreshore side of the precinct; and</li> <li>(d) limiting building height to not more than 20m, unless the building is within 20m of the high water mark, where it must be not more than 4m.</li> </ul> |
| <p><b>A2</b></p> <p>Buildings within 20m of the high water mark are to be non-habitable and not for residential purposes.</p>   | <p><b>P2</b></p> <p>No Performance Criterion.</p>   |

GLE-S1.7.5.3 Sunlight and overshadowing

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|   |   |
|---|---|
| <b>Objective:</b>   | To provide:<br>(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of a dwelling and serviced apartments; and<br>(b) separation between dwellings and serviced apartments to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.                |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>A dwelling or serviced apartment must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Figure GLE-S1.3).   | <b>P1</b><br>A dwelling or serviced apartment must be sited and designed, so as to allow sunlight to enter at least one habitable room (other than a bedroom).  |
| <b>A2</b><br>Unless for an outbuilding with a building height no more than 2.4m, or protrusions that extend no more than 0.6m horizontally from the dwelling, a dwelling or serviced apartment that is to the north of a window of a habitable room (other than a bedroom) of another dwelling or serviced apartment, which window faces between 30 degrees west of north and 30 degrees east of north (see Figure GLE-S1.3), must:<br><br>(a) be contained within a line projecting (see Figure GLE-S1.4):<br>(i) at a distance of 3m from the window; and<br>(ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal; or<br><br>(b) not cause the habitable room to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21 <sup>st</sup> June. | <b>P2</b><br>A dwelling or serviced apartment must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom) of another dwelling or serviced apartment that faces between 30 degrees west of north and 30 degrees east of north (see Figure GLE-S1.3). |
| <b>A3</b><br>Unless for an outbuilding with a building height no more than 2.4m, or protrusions that extend no more than 0.6m horizontally from the dwelling, a dwelling or serviced apartment that is to the north of the private open space of another dwelling or serviced apartment must:<br><br>(a) be contained within a line projecting (see Figure GLE-S1.5):<br>(i) at a distance of 3m from the northern edge of the private open space; and<br>(ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal; or<br><br>(b) not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21 <sup>st</sup> June.   | <b>P3</b><br>A dwelling or serviced apartment must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space of another dwelling or serviced apartment.   |

GLE-S1.7.5.4 Privacy

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | To provide reasonable privacy for dwellings |  |
| <b>Acceptable Solutions</b>   |   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing another dwelling, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m from both of the following:</p> <ul style="list-style-type: none"> <li>(a) a window or glazed door to a habitable room of the other dwelling; and</li> <li>(b) a balcony, deck, roof terrace or private open space of the other dwelling.</li> </ul>   |   | <p><b>P1</b></p> <p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of a habitable room or open space of another dwelling.</p> |
| <p><b>A2</b></p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above natural ground level, must be in accordance with one of the following:</p> <ul style="list-style-type: none"> <li>(a) the window or glazed door is to be at least 6m from a facing window or glazed door to a habitable room of another dwelling;</li> <li>(b) the window or glazed door: <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door to a habitable room of another dwelling;</li> <li>(ii) is to have a sill height of at least 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level;</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%;</li> </ul> </li> </ul> <p>unless the facing window to a habitable room of another dwelling has a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p> |   | <p><b>P2</b></p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above the natural ground level, must be screened, or otherwise located or designed to minimise direct views to a window or glazed door to a habitable room of another dwelling.</p>                                     |

|  |   |
|--|---|
| <p><b>A3</b></p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window or glazed door to a habitable room of a dwelling, by a horizontal distance of not less than one of the following:</p> <p>(a) 2.5m;</p> <p>(b) 1m if one of the following applies:</p> <p>(i) it is separated by a screen of at least 1.7m in height;</p> <p>(ii) the window or glazed door to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level.</p> | <p><b>P3</b></p> <p>A shared driveway or parking space must be screened or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a dwelling unless the parking space is allocated to that dwelling.</p> |
|--|---|

GLE-S1.7.5.5 Design

This clause is in substitution for Environmental Management Zone - Clause 23.4.3 Exterior finish, and in addition to Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|  |   |
|--|---|
| <p><b>Objective:</b></p>   | <p>That the design of development enhances the amenity and character of the peninsula, created by its landform, golf course setting and existing development by:</p> <p>(a) integrating development within safe and attractive landscaped public and shared spaces;</p> <p>(b) designing buildings which respond to the landform by being able to be seen from all sides, with all sides being of equal importance;</p> <p>(c) making each stage or part of a development form a component of the whole;</p> <p>(d) creating a building form that reinforces a cohesive 'stand-alone' identity within the precinct; and</p> <p>(e) providing a safe and convenient traffic environment for residents and visitors, with pedestrian footways, driveways and parking areas, which are integrated within, but do not visually dominate, landscaped public and shared spaces.</p> |
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>The development must include not less than 3 landscaped links that provide for views between the Golf Course Precinct and the river. The landscaped links must have a horizontal width of not less than:</p> <p>(a) 2/3 the height of the wall of adjacent buildings;<br/>or</p> <p>(b) 4m;</p> <p>whichever is the greater.</p> | <p><b>P1</b></p> <p>The development provides for visual connections between the Golf Course Precinct and the river.</p>   |

|   |  |
|---|--|
| <p><b>A2</b></p> <p>The layout of development must include all of the following:</p> <ul style="list-style-type: none"> <li>(a) all pedestrian access designed and constructed to comply with IPWEA Tasmanian Standard Drawing TSD-R11-v1;</li> <li>(b) a public footway along the foreshore from the west boundary to the north-east boundary of the precinct designed and constructed to comply with the following:             <ul style="list-style-type: none"> <li>(i) <i>Australian Standard AS2156.1- 2001 Walking tracks Part 1: Classification and signage</i>, SAI Ltd., Sydney, 2001, Table Class 1; and</li> <li>(ii) width not less than 1.8m;</li> </ul> </li> <li>(c) not less than 5% of dwellings are to be provided with pedestrian access to the publicly accessible pedestrian footway/boardwalk public footway designed to be DDA compliant to <i>Australian Standards AS 1428 (Set) Design for access and mobility Set</i>, SAI Ltd., Sydney.</li> </ul> | <p><b>P2</b></p> <p>No Performance Criterion.</p>  |
| <p><b>A3</b></p> <p>The horizontal separation between the public footway and residential buildings must not be less than 7.5m.</p>  | <p><b>P3</b></p> <p>Separation between the public areas and residential buildings must:</p> <ul style="list-style-type: none"> <li>(a) provide landscaping with clear visual cues for identifying private and shared space from public space; and</li> <li>(b) prevent real and perceived encroachment on public space.</li> </ul> |

|   |   |
|---|---|
| <p><b>A4</b></p> <p>Development must include a landscaping plan, showing the following:</p> <ul style="list-style-type: none"> <li>(a) all footways, outdoor car parks, other outdoor vehicular access areas, and public, shared or private open space must be landscaped;</li> <li>(b) boundaries between public, shared or private open space must be defined using one or more of the following: <ul style="list-style-type: none"> <li>(i) grade changes;</li> <li>(ii) changes in vegetation;</li> <li>(iii) low fencing or walls; and</li> <li>(iv) changes in surface treatment;</li> </ul> </li> <li>(c) clear sightlines must be maintained between footways, car parks, other vehicle access areas, and public, shared or private open space;</li> <li>(d) planting within 20m of the foreshore must use locally endemic species;</li> <li>(e) planting must not include the following:</li> <li>(e) planting must not include the following: <ul style="list-style-type: none"> <li>(i) <i>Eucalyptus globulus</i> or <i>Eucalyptus ovata</i>;</li> <li>(ii) known environmental weeds; and</li> </ul> </li> <li>(f) a vegetation management plan for weed removal and weed hygiene must be provided.</li> </ul> | <p><b>P4</b></p> <p>No Performance Criterion.</p>   |
| <p><b>A5</b></p> <p>Roof colour must be non metallic and have a solar absorption of not less than 50%.</p>  | <p><b>P5</b></p> <p>Roof colour must provide adequate amenity, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the reflectivity of the roofing;</li> <li>(b) the pitch and orientation of the roof; and</li> <li>(c) the particular shape, contours or slope of the subject land, or of adjoining land.</li> </ul> |
| <p><b>A6</b></p> <p>Building facades facing public or shared space must include a window from a habitable room that complies with the following:</p> <ul style="list-style-type: none"> <li>(a) a sill height not more than 1.5m above floor level;</li> <li>(b) transparent glazing; and</li> <li>(c) an area of not less than 1m<sup>2</sup>.</li> </ul>  | <p><b>P6</b></p> <p>Building facades facing public or shared space must:</p> <ul style="list-style-type: none"> <li>(a) include detailing which addresses shared and public spaces so that the building is experienced as fronting all shared and public spaces; and</li> <li>(b) provide adequate opportunity for passive surveillance.</li> </ul>         |

|  |   |
|--|---|
| <p><b>A7</b><br/>Outbuildings ancillary to a dwelling must be designed as an integrated part of the dwelling by using the same palette of materials, colours and details.</p>  | <p><b>P7</b><br/>No Performance Criterion.</p>  |
| <p><b>A8</b><br/>Vehicle access must:</p> <ul style="list-style-type: none"> <li>(a) have accesses that serve 2 or more dwellings with a width not less than 4.3m, except where additional width is required for turning, manoeuvring or intersections or for the inclusion of 5.5m wide passing bays at minimum 45m intervals;</li> <li>(b) provide for onsite turning and access for service vehicles in accordance with <i>Australian Standard AS2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities</i>, 2<sup>nd</sup> edition, SAI Ltd, Sydney, 2002; and</li> <li>(c) be drained and paved incorporating water sensitive urban design principles and landscaping.</li> </ul> | <p><b>P8</b><br/>Vehicle accesses must be designed to accommodate the anticipated traffic and vehicle types generated by the development and create a reduced speed, safe and visually attractive environment.</p>  |
| <p><b>A9</b><br/>The design and location of shared parking areas must comply with the following:</p> <ul style="list-style-type: none"> <li>(a) the requirements of <i>Australian/New Zealand Standard AS/NZS 2890.1:2004 Parking Facilities, Part 1: Off Road Car Parking</i>, incorp. Amd 1;</li> <li>(b) include a variety of surfaces or paving materials;</li> <li>(c) not provide opportunities for entrapment; and</li> <li>(d) not be located between dwellings and the foreshore, where those dwellings are located directly adjacent to the foreshore.</li> </ul>  | <p><b>P9</b><br/>Parking areas located between dwellings and the foreshore must minimise visual impact of parking on the streetscape of the driveway, enhance visual amenity as seen from within the site and from external to the site and minimise opportunities for crime or anti-social behaviour, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) landscaping, including paving design;</li> <li>(b) location of car parking;</li> <li>(c) ensuring that there are no entrapment spots of hiding places;</li> <li>(d) provision of lighting;</li> <li>(e) opportunities for visual surveillance; and</li> <li>(f) methods proposed for defining boundaries between private and public common spaces.</li> </ul> |

|   |  |
|---|--|
| <p><b>A10</b></p> <p>Lighting must be provided in compliance with <i>Australian/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements</i>, Inc. amd. 3, to the following minimum levels:</p> <ul style="list-style-type: none"> <li>(a) shared driveways: P4;</li> <li>(b) shared parking areas: P11C;</li> <li>(c) accessible parking spaces: P12;</li> <li>(d) footways/boardwalks: P3; and</li> <li>(e) cycle paths: P4.</li> </ul> | <p><b>P10</b></p> <p>No Performance Criterion.</p> |
|---|--|

GLE-S1.7.5.6 Private open space

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|  |   |
|--|---|
| <b>Objective:</b>  | To provide for reasonable private open space for the needs of the residents.  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Dwellings must have an area of private open space, appurtenant and directly accessible from a habitable room, which complies with the following:</p> <ul style="list-style-type: none"> <li>(a) is in one location;</li> <li>(b) is not less than 8m<sup>2</sup> with a dimension of not less than 2m;</li> <li>(c) have an area of not more than 30m<sup>2</sup>;</li> <li>(d) if on ground level, is clearly defined by a fence and landscaping; and</li> <li>(e) is not located to the south, south-east or south-west of the dwelling, unless the area receives not less than 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21<sup>st</sup> June.</li> </ul> | <p><b>P1</b></p> <p>Dwellings must have an area of private open space that complies with the following:</p> <ul style="list-style-type: none"> <li>(a) is sufficient to meet the needs of the residents;</li> <li>(b) does not discourage use of public or shared spaces through the creation of large private gardens; and</li> <li>(c) is not more than 40m<sup>2</sup> in area.</li> </ul> |

GLE-S1.7.5.7 Fences

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

| <b>Objective:</b>  | To provide for mutual passive surveillance between dwellings, private open space, public spaces and shared spaces.   |
|--|--|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Fencing must comply with the following:</p> <p>(a) between buildings and the boundary of either the Golf Precinct or the Commercial Precinct, a fence must have a height of not more than:</p> <ul style="list-style-type: none"> <li>(i) 1.2m if the fence is non-transparent; or</li> <li>(ii) 1.8m, if any part of the fence has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts);</li> </ul> <p>(b) between buildings and the foreshore or shared driveway, a fence must have a height of not more than:</p> <ul style="list-style-type: none"> <li>(i) 0.5m, if the fence is non-transparent; or</li> <li>(ii) 1m, if any part of the fence has openings above a height of 0.5m which provide a uniform transparency of not less than 30% (excluding any posts); and</li> </ul> <p>(c) within public or shared spaces, no fencing unless required as a balustrade or similar in accordance with the National Construction Code of Australia and which provide a uniform transparency of not less than 30% (excluding any posts).</p> | <p><b>P1</b></p> <p>All fences (including free-standing walls) must meet the following:</p> <ul style="list-style-type: none"> <li>(a) provide safe and attractive public and shared spaces that allow for mutual passive surveillance between the dwellings and public or shared spaces;</li> <li>(b) maintain and enhance the streetscape of any driveway and foreshore edge by not visually dominating public and shared spaces;</li> <li>(c) avoid visual division of outdoor spaces; and</li> <li>(d) avoid creating opportunities for entrapment.</li> </ul> |

GLE-S1.7.5.8 Waste storage

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | To provide for the storage of garbage and recycling bins for development and provision of waste collection.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Dwellings must have a storage area that provides for waste and recycling bins, and is within one of the following locations:<br><br>(a) in an area for the exclusive use of each dwelling which is not located between the dwelling and any shared driveway or is enclosed and designed as an integrated part of the dwelling by using the same palette of materials, colours and details; or<br><br>(b) in a communal storage area that complies with the following:<br>(i) has an impervious surface;<br>(ii) has a setback of at least 3m from a shared driveways;<br>(iii) is at least 5.5m from any dwelling; and<br>(iv) is screened from the shared driveways and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. | <b>P1</b><br>Development must provide storage for waste and recycling bins, which complies with the following:<br><br>(a) capable of storing the number of bins required for the site;<br><br>(b) screened from the frontage and dwellings; and<br><br>(c) if a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise. |  |
| <b>A2</b><br>Development must provide for the collection of waste from within the site.   | <b>P2</b><br>No Performance Criterion.  |  |

GLE-S1.7.5.9 Noise attenuation

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | That residential development is constructed to a standard that provides suitable noise attenuation from neighbouring uses.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Buildings intended for Residential uses must comply with 'satisfactory design sound levels' specified in <i>Australian/New Zealand Standard AS/NZS 2107:2000 Acoustics - Recommended design sound levels and reverberation times for building interiors</i> , Table 1. | <b>P1</b><br>Residential development must be constructed so that the occupants of buildings intended for Residential uses are provided with a satisfactory noise environment, taking into account all of the following:<br><br>(a) the nature of neighbouring noise sources;<br><br>(b) the distance to neighbouring noise sources;<br><br>(c) the particular shape, contours or slope of the subject land, or of adjoining land; and<br><br>(d) the type of building construction; and<br><br>(e) any advice from a suitable qualified acoustics engineer. |  |

GLE-S1.7.6 Development Standards for Buildings and Works – Commercial Precinct

GLE-S1.7.6.1 Height and setback

This clause is in substitution for Environmental Management Zone - Clause 23.4.1 Development area, Clause 23.4.2 Building height, setback and siting, and Recreation Zone - Clause 28.4.1 Building height, setback and siting.

| <p><b>Objective:</b></p>  | <p>To provide for multi storey development which is designed to sit within the landscape setting of the peninsula and surrounding golf course with a design and building detailing that:</p> <ul style="list-style-type: none"> <li>(a) integrates the scale and form of development with the landform and adjacent residential settlement; and</li> <li>(b) protects the foreshore area from development which would impact upon its character or prevent pedestrian access and enhancement of the amenity for users.</li> </ul>   |
|---|---|
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b><br/>Building height must be not more than 15m, unless within 10m of the high water mark.</p>   | <p><b>P1</b><br/>Building height must satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the character and amenity of the site, taking into account all of the following: <ul style="list-style-type: none"> <li>(i) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(ii) the adjoining residential development;</li> <li>(iii) the impacts on the peninsula and foreshore; and</li> <li>(iv) diversity of the building scale and mass, reducing with individual elements of buildings reading as 2 to 3 storeys and the architectural language seeking to reduce the perception of height, and</li> </ul> </li> <li>(b) be not more than 25m.</li> </ul> |
| <p><b>A2</b><br/>Buildings must:</p> <ul style="list-style-type: none"> <li>(a) if within 20m of the high water mark, be non-habitable; and</li> <li>(b) if within 10m of the high water mark, be not be more than 4m in height.</li> </ul> | <p><b>P2</b><br/>Buildings must not cause a significant adverse impact on the character of, or the pedestrian access to, the foreshore, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the particular shape, contours or slope of the subject land or of adjoining land;</li> <li>(b) the building height;</li> <li>(c) the setback; and</li> <li>(d) the use of the building.</li> </ul>   |

GLE-S1.7.6.2 Amenity

This clause is in substitution for Environmental Management Zone - Clause 23.4.3 Exterior finish, and in addition to Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Objective:</b>                    | That development does not impact adversely on the amenity and character of the locality.   |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>External colours and materials, including fenestration, must reduce the apparent bulk and scale of buildings, taking into account all of the following:<br><br>(a) the particular shape, contours or slope of the subject land, or of adjoining land; and<br><br>(b) the character of the surrounding area.   |  |
| <b>A2</b><br>No Acceptable Solution. | <b>P2</b><br>Development within 30m of the high water mark must be landscaped to enhance the visual amenity of the area and reduce the visual impact of buildings when viewed from the foreshore, taking into account all of the following:<br><br>(a) the particular shape, contours or slope of the subject land, or of adjoining land;<br><br>(b) the character of the surrounding foreshore and existing vegetation; and<br><br>(c) the scale and mass of the adjoining development. |  |
| <b>A3</b><br>No external lighting.   | <b>P3</b><br>External lighting must not cause significant adverse impact on surrounding Residential or Visitor Accommodation uses, taking into account all of the following:<br><br>(a) the shading of the light;<br><br>(b) the height of the light; and<br><br>(c) the particular shape, contours or slope of the subject land, or of adjoining land.  |  |

GLE-S1.7.6.3 Noise attenuation

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|  |   |                             |
|--|---|-----------------------------|
| <b>Objective:</b>  | That residential development is constructed to a standard that provides suitable noise attenuation from neighboring uses.   |                             |
| <b>Acceptable Solutions</b>  |   | <b>Performance Criteria</b> |
| <p><b>A1</b></p> <p>Buildings intended for Residential use must comply with 'satisfactory design sound levels' specified in <i>Australian/New Zealand Standard AS/NZS 2107:2000 Acoustics - Recommended design sound levels and reverberation times for building interiors</i>; Table 1.</p> | <p><b>P1</b></p> <p>Residential development must be constructed so that the occupants of buildings intended for Residential uses are provided with a satisfactory noise environment, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the nature of neighbouring noise sources;</li> <li>(b) the distance to neighbouring noise sources;</li> <li>(c) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(d) the type of building construction; and</li> <li>(e) any advice from a suitably qualified acoustics engineer.</li> </ul> |                             |

GLE-S1.7.6.4 Access serving the Residential Precinct and access to the foreshore

This clause is in addition to Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, and Recreation Zone - Clause 28.4 Development Standards for Buildings and Works.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | That the design of access:<br>(a) does not fetter the use and development potential of commercial use while providing safe access suitable for the anticipated vehicles and traffic; and<br>(b) provides safe pedestrian access for the public from Bourneville Avenue to the public footway along the foreshore in the Residential Precinct. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Vehicle access must be located within the right of way shown on the approved subdivision plan, application PLN 13-081.  | <b>P1</b><br>Vehicular access must be:<br>(a) located to minimise loss of developable area within the Commercial Precinct; and<br>(b) not be located between the golf course and the heritage listed golf clubhouse.  |  |
| <b>A2</b><br>Vehicle access must be designed and constructed to comply with <i>Guide to Road Design Parts 1-8</i> .  | <b>P2</b><br>No Performance Criterion.  |  |
| <b>A3</b><br>The layout of development must include a public footway from Bournville Crescent to the public footway along the foreshore in the Residential Precinct, constructed to comply with <i>Australian Standard AS2156.1- 2001 Walking tracks Part 1: Classification and signage</i> , Table 2. Class 2.  | <b>P3</b><br>The layout of development must include suitable public footway from Bournville Crescent to the public footway along the foreshore in the Residential Precinct to provide adequate temporary access, until the Commercial Precinct is developed.  |  |
| <b>A4</b><br>Lighting must be provided in compliance with <i>Australian/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements</i> , Inc. amd. 3, to the following minimum levels:<br><br>(a) shared driveways: P4;<br>(b) shared parking areas: P11C;<br>(c) accessible parking spaces: P12;<br>(d) footways/boardwalks: P3;<br>(e) cyclepaths: P4. | <b>P4</b><br>No Performance Criterion.  |  |

**GLE-S1.8 Development Standards for Subdivision**

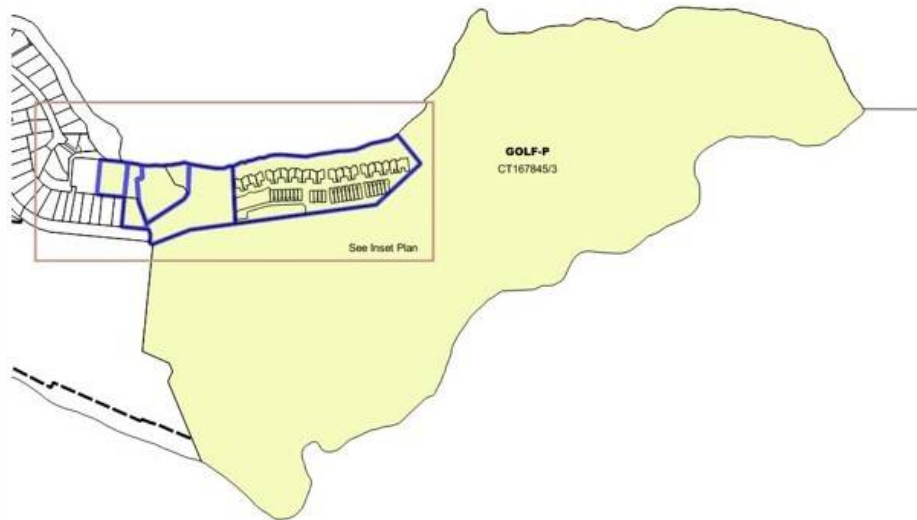
GLE-S1.8.1 Development Standards for Subdivision - All Precincts

GLE-S1.8.1.1 Lot size and dimensions

This clause is in substitution for Environmental Management Zone - Clause 23.5.1 Lot design, and Recreation Zone – Clause 28.5.1 Lot design.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | That lots are suitable for the purpose and outcomes of the specific area plan. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>The design of each lot, or a lot proposed in a plan of subdivision, must:<br><br>(a) provide boundaries in accordance with precinct boundaries or otherwise provide for development in accordance with the specific area plan; and<br><br>(b) include a frontage or boundary to a right of carriageway that is not required for the sole means of frontage for another lot, of 3.6m. | <b>P1</b><br>No Performance Criterion.   |  |

Figure GLE-S1.1 - Claremont Peninsula Precinct Map as required by clause GLE-S1.3



Inset plan



Figure GLE-S1.2 - Building envelope as required by clause GLE-S1.7.5.2 A1

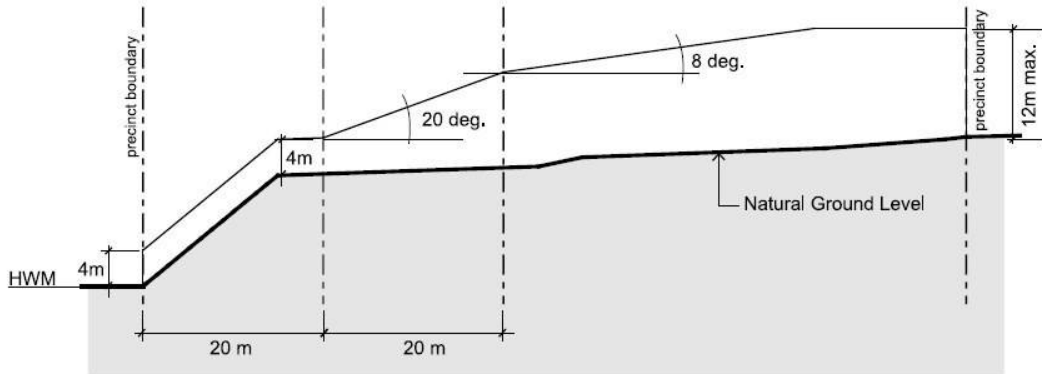


Figure GLE-S1.3 - Orientation of a window as required by clause GLE-S1.7.5.3 A1 and A2

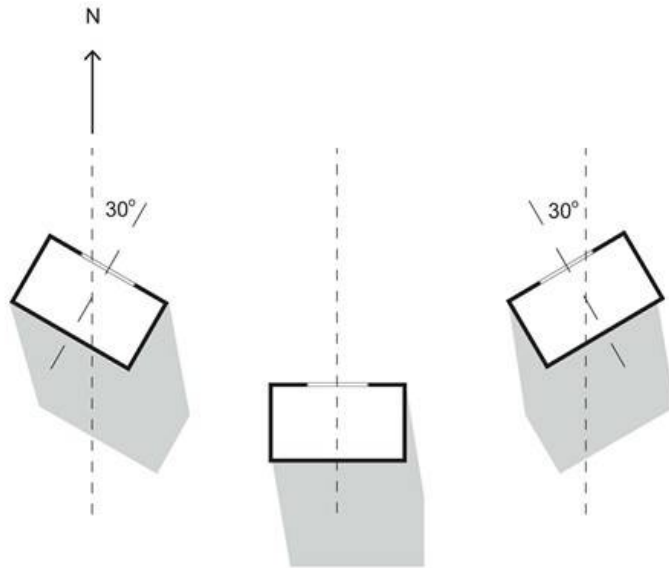


Figure GLE-S1.4 - Separation from a north-facing window of a habitable room, of another dwelling on the same site as required by clause GLE-S1.7.5.3 A2(a)

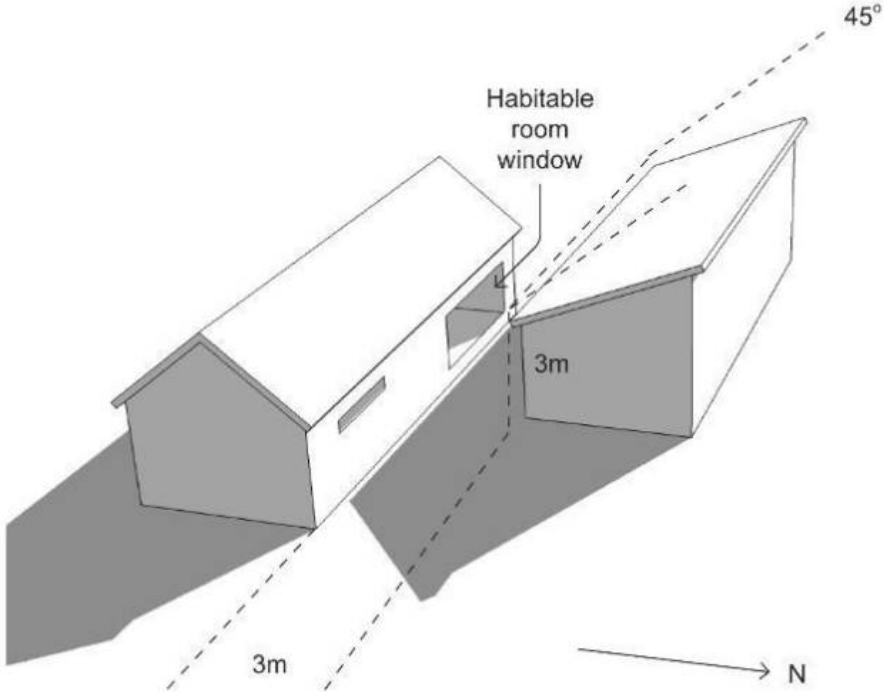
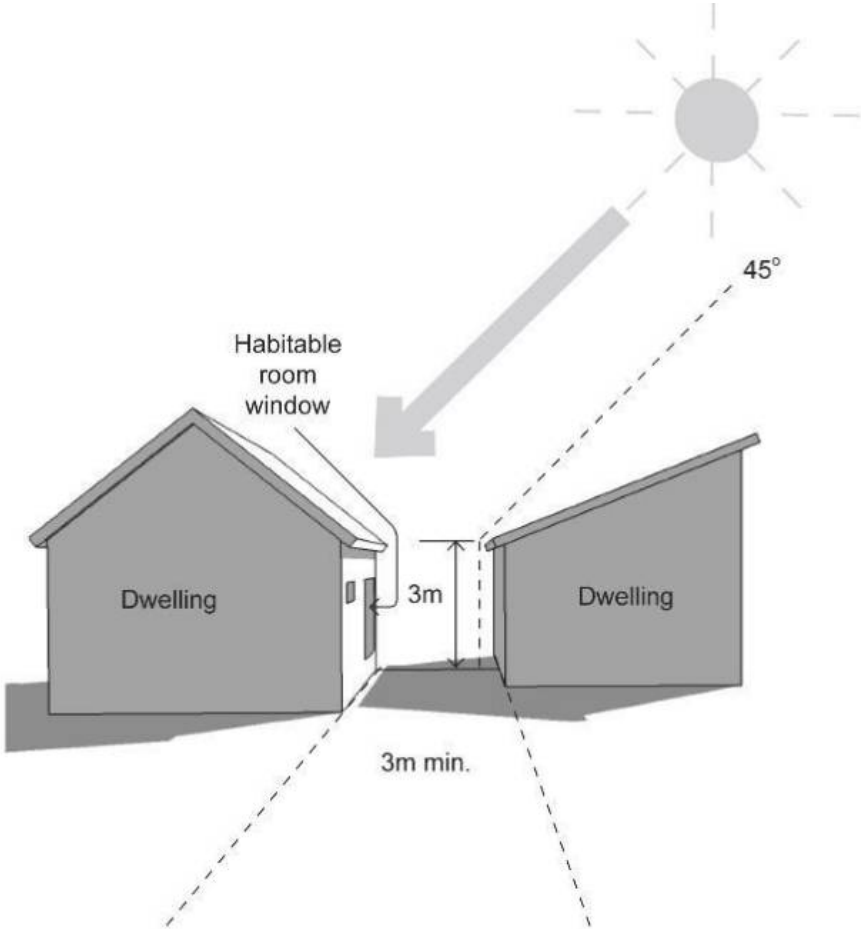
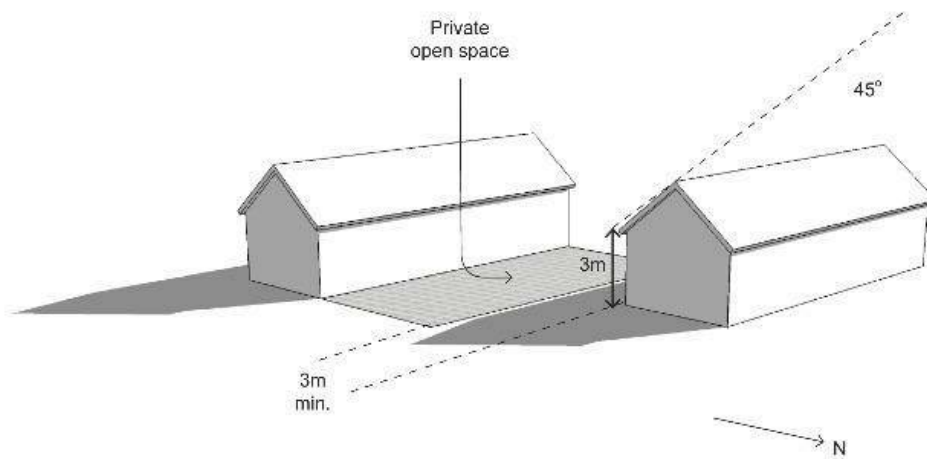
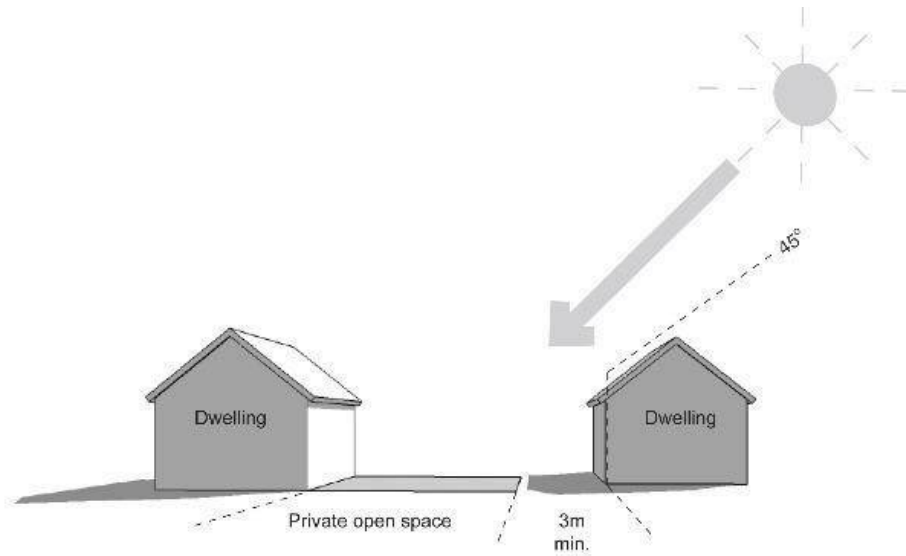


Figure GLE-S1.5 - Separation from the private open space of another dwelling on the same site as required by clause GLE-S1.7.5.3 A3(a)



**GLE-S1.9 Tables**

This clause is not used in this specific area plan.

**GLE-S2.0 Wilkinsons Point Specific Area Plan**

**GLE-S2.1 Plan Purpose**

The purpose of the Wilkinsons Point Specific Area Plan is:

- GLE-S2.1.1 To provide for the development of an NBL-standard training and performance facility, supported by a range of active recreation, hotel accommodation, sports retail, and food services.
- GLE-S2.1.2 To cultivate a vibrant and engaging district that prioritises pedestrian movement and activity through designed landscaped areas, integrated infrastructure, and connectivity within the site.
- GLE-S2.1.3 To promote sustainable transport through:
  - (a) reducing potential for conflict between pedestrians and vehicles accessing the site and enhancing the pedestrian environment;
  - (b) the development of a park-and-ride facility;
  - (c) access to the ferry terminal; and
  - (d) providing infrastructure to support the use of bicycles, walking, and other sustainable transport modes.
- GLE-S2.1.4 That sports focused retail outlets enhance and support recreational and entertainment activities on the site, without undermining the activity centre hierarchy.
- GLE-S2.1.5 To provide for public access for public art, passive recreation and community events, and GASPI activities and events.

**GLE-S2.2 Application of this Plan**

- GLE-S2.2.1 The specific area plan applies to an area of land designated as the Wilkinsons Point Specific Area Plan on the overlay maps and in Figure GLE-S2.1.
- GLE-S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, or in addition to, the provisions of the:
  - (a) Recreation Zone;
  - (b) Open Space Zone;
  - (c) Signs Code;
  - (d) Road and Railway Code;
  - (e) Parking and Sustainable Transport Code;
  - (f) Coastal Inundation Hazard Code; and
  - (g) Flood-Prone Areas Hazard Code;
 as specified in the relevant provision.

**GLE-S2.3 Local Area Objectives**

| Reference Number | Area Description | Local Area Objectives |
|------------------|------------------|-----------------------|
|------------------|------------------|-----------------------|

|            |   |   |
|------------|---|---|
| GLE-S2.3.1 | Precinct A - Sports and Entertainment Precinct, shown on an overlay map as GLE-S2.3.1 and in Figure GLE-S2.1. | <p>The local area objectives Precinct A - Sports and Entertainment Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) provide an NBL-standard training and performance facility;</li> <li>(b) provide a broad range of public recreation activities, including a multi-purpose indoor sporting facility, supported by entertainment and food services;</li> <li>(c) provide for a visitor accommodation;</li> <li>(d) create an engaging and vibrant environment for all users of the site, both within and between buildings, and moving around the site;</li> <li>(e) modulate the scale of built form with landscaping between buildings;</li> <li>(f) facilitate the establishment and operation of commuter transit services; and</li> <li>(g) provide connectivity within the precinct through pedestrian and cycling infrastructure.</li> </ul> |
| GLE-S2.3.2 | Precinct B - Highway Precinct, shown on an overlay map as GLE-S2.3.2 and in Figure GLE-S2.1.                  | <p>The local area objectives of Precinct B - Highway Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) facilitate a sporting retail facility supported by a variety of food outlets;</li> <li>(b) provide a high quality architectural response to the highway frontage;</li> <li>(c) provide a broad range of recreation activities; and</li> <li>(d) allow for signage which facilitates the site, building and use identification and sharing of information about uses on the site, and upcoming events and attractions, whilst ensuring that the architectural integrity and landscape qualities of the site are not compromised.</li> </ul>   |
| GLE-S2.3.3 | Precinct C - Derwent Entertainment Precinct, shown on an overlay map as GLE-S2.3.3 and in Figure GLE-S2.1.    | <p>The local area objectives for Precinct C - Derwent Entertainment Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) enhance the role and function of the DEC as a major entertainment, sporting, events, cultural and conference facility for Glenorchy, the region and State;</li> <li>(b) provide buildings that support recreational use of the land; and</li> <li>(c) allow for development that will not reasonably impact the views of the DEC from Elwick Bay.</li> </ul>  |

|            |   |   |
|------------|---|---|
| GLE-S2.3.4 | Precinct D - Elwick Bay Public Open Space Precinct, shown on an overlay map as GLE-S2.3.4 and in Figure GLE-S2.1. | <p>The local area objectives for Precinct D - Elwick Bay Public Open Space Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) preserve public access to the foreshore of Elwick Bay;</li> <li>(b) provide a combination of soft and hard landscaping that positively contributes to the site;</li> <li>(c) preserve and enhance the GASP! trail;</li> <li>(d) provide connectivity within the precinct through pedestrian and cycling linkages and infrastructure;</li> <li>(e) provide for a ferry terminal in the precinct to improve sustainable transport options to the site;</li> <li>(f) provide a landscape buffer predominantly free from buildings, between the Elwick Bay Public Open Space Precinct, and the remainder of the site; and</li> <li>(g) notwithstanding (b), provision is to be made for a pavilion at the south western end of the Precinct, to provide for a café, restaurant or kiosk, as well as services catering to the recreational use of the foreshore and GASP! trail.</li> </ul> |
|------------|---|---|

### GLE-S2.3 Local Area Objectives

#### GLE-S2.3.1 Local Area Objectives - Precinct A - Sports and Entertainment Precinct

| Sub-clause | Area Description  | Local Area Objectives   |
|------------|---|---|
| GLE-S2.3.1 | Precinct A - Sports and Entertainment Precinct, shown on an overlay map as GLE-S2.3.1 and in Figure GLE-S2.1. | <p>The local area objectives Precinct A - Sports and Entertainment Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) provide an NBL-standard training and performance facility;</li> <li>(b) provide a broad range of public recreation activities, including a multi-purpose indoor sporting facility, supported by entertainment and food services;</li> <li>(c) provide for a visitor accommodation;</li> <li>(d) create an engaging and vibrant environment for all users of the site, both within and between buildings, and moving around the site;</li> <li>(e) modulate the scale of built form with landscaping between buildings;</li> <li>(f) facilitate the establishment and operation of commuter transit services; and</li> <li>(g) provide connectivity within the precinct through pedestrian and cycling infrastructure.</li> </ul> |

GLE-S2.3.2 Local Area Objectives - Precinct B - Highway Precinct

| Sub-clause | Area Description   | Local Area Objectives  |
|------------|--|--|
| GLE-S2.3.2 | Precinct B - Highway Precinct, shown on an overlay map as GLE-S2.3.2 and in Figure GLE-S2.1. | The local area objectives of Precinct B - Highway Precinct are to: <ul style="list-style-type: none"> <li>(a) facilitate a sporting retail facility supported by a variety of food outlets;</li> <li>(b) provide a high quality architectural response to the highway frontage;</li> <li>(c) provide a broad range of recreation activities; and</li> <li>(d) allow for signage which facilitates the site, building and use identification and sharing of information about uses on the site, and upcoming events and attractions, whilst ensuring that the architectural integrity and landscape qualities of the site are not compromised.</li> </ul> |

GLE-S2.3.3 Local Area Objectives - Precinct C - Derwent Entertainment Precinct

| Sub-clause | Area Description   | Local Area Objectives   |
|------------|--|---|
| GLE-S2.3.3 | Precinct C - Derwent Entertainment Precinct, shown on an overlay map as GLE-S2.3.3 and in Figure GLE-S2.1. | The local area objectives for Precinct C - Derwent Entertainment Precinct are to: <ul style="list-style-type: none"> <li>(a) enhance the role and function of the DEC as a major entertainment, sporting, events, cultural and conference facility for Glenorchy, the region and State;</li> <li>(b) provide buildings that support recreational use of the land; and</li> <li>(c) allow for development that will not reasonably impact the views of the DEC from Elwick Bay.</li> </ul> |

GLE-S2.3.4 Local Area Objectives - Precinct D - Elwick Bay Public Open Space Precinct

| Sub-clause | Area Description  | Local Area Objectives  |
|------------|---|--|
| GLE-S2.3.4 | Precinct D - Elwick Bay Public Open Space Precinct, shown on an overlay map as GLE-S2.3.4 and in Figure GLE-S2.1. | The local area objectives for Precinct D - Elwick Bay Public Open Space Precinct are to: <ul style="list-style-type: none"> <li>(a) preserve public access to the foreshore of Elwick Bay;</li> <li>(b) provide a combination of soft and hard landscaping that positively contributes to the site;</li> <li>(c) preserve and enhance the GASP! trail;</li> <li>(d) provide connectivity within the precinct through pedestrian and cycling linkages and infrastructure;</li> <li>(e) provide for a ferry terminal in the precinct to improve sustainable transport options to the site;</li> <li>(f) provide a landscape buffer predominantly free from buildings, between the Elwick Bay Public Open Space Precinct, and the remainder of the site; and</li> <li>(g) notwithstanding (b), provision is to be made for a pavilion at the south western end of the Precinct, to provide for a café, restaurant or kiosk, as well as services catering to the recreational use of the foreshore and GASP! trail.</li> </ul> |

**GLE-S2.4 Definition of Terms**

GLE-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

| Terms | Definition |
|-------|------------|
|       |            |

|  |  |
|--|--|
| big box sporting retail                        | means a sports retail business with a floor area greater than 500m <sup>2</sup> .  |
| commuter transit services                      | means use associated with the transit of passengers between modes of transport both private and public, such as a park-and-ride.   |
| DEC  | means the Derwent Entertainment Centre, or that building as subsequently named located within Precinct C.  |
| designated flood level                         | means the height above Australian Height Datum which is subject to a 1% Annual Exceedance Probability (AEP) identified by a suitably qualified person through inundation modelling, taking into account riverine inundation, tides, storm surge, climate change, wave action and sea level rise and coincident events between any of these inundation factors.   |
| flood emergency management plan                | <p>means an emergency management plan prepared by a suitably qualified engineer. The report and plan must:</p> <p>(a) detail:</p> <ul style="list-style-type: none"> <li>(i) the risks to life;</li> <li>(ii) the likely number of occupants of the building;</li> <li>(iii) the likely impact on the use or development; and</li> <li>(iv) how the use or development will manage the risk to tolerable levels;</li> </ul> <p>during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event;</p> <p>(b) consider:</p> <ul style="list-style-type: none"> <li>(i) the likely velocity and depth of flood waters;</li> <li>(ii) the need to locate electrical equipment and other fittings above the 1% AEP designated flood level;</li> <li>(iii) the likely effect of the use or development on flood characteristics;</li> <li>(iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and</li> <li>(v) the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development; and</li> </ul> <p>(c) be developed in accordance with <i>Australian Standard AS 3745-2010 Planning for emergencies in facilities</i> and consistent with the Glenorchy Emergency Management Plan as approved by the State Emergency Management Controller. The Emergency Management Plan must prioritise evacuation of infants, their parents or carers, disabled and people who are not physically mobile.</p> |
| gaming machines                                | means as defined in the <i>Gaming Control Act 1993</i> .   |
| GASP!  | means Glenorchy Art and Sculpture Park.  |
| naming rights building identification sign     | means a sign that includes third party logos associated with the sponsorship of buildings or events within the site.   |
| NBL  | means 'National Basketball League (Australia)'.  |
| park-and-ride                                  | means an integrated parking and public transport facility, providing vehicular parking for commuters, to transfer to alternate means of transport such as ferry, bus or bicycle.   |
| Precinct A - Sports and Entertainment Precinct | means the areas shown as A1, A2 and A3 in Figure GLE-S2.1.   |
| Precinct B - Highway Precinct                  | means the areas shown as B1 and B2 in Figure GLE-S2.1.   |

|  |   |
|--|---|
| Precinct C - Derwent Entertainment Centre Precinct | means the area shown as C in Figure GLE-S2.1.   |
| Precinct D - Elwick Bay Public Open Space Precinct | means the area shown as D in Figure GLE-S2.1.   |
| sub-precinct A1                                    | means the area shown as A1 in Figure GLE-S2.1.  |
| sub-precinct A2                                    | means the area shown as A2 in Figure GLE-S2.1.  |
| sub-precinct A3                                    | means the area shown as A3 in Figure GLE-S2.1.  |
| sub-precinct B1                                    | means the area shown as B1 in Figure GLE-S2.1.  |
| sub-precinct B2                                    | means the area shown as B2 in Figure GLE-S2.1.  |
| sports retail business                             | means a retail business that solely sells sporting goods including sporting equipment and active wear with a floor area less than 500m <sup>2</sup> . |

**GLE-S2.5 Use Table**

GLE-S2.5.1 Use Table - Precinct A - Sports and Entertainment Precinct

This clause is in substitution for Recreation Zone - 28.2 Use Table.

| Use Class                              | Qualification  |
|--|--|
| <b>No Permit Required</b>              |  |
| Natural and Cultural Values Management |  |
| Passive Recreation                     |  |
| Utilities                              | If for minor utilities.  |
| <b>Permitted</b>                       |  |
| Business and Professional Services     | If associated with another Permitted use.  |
| Food Services                          | If not for a take away food premises with a drive-through facility.  |
| Hotel Industry                         | If:<br>(a) not for a bottle shop with a drive-through facility;<br>(b) for a bottle shop with a floor area of not more than 500m <sup>2</sup> ;<br>or<br>(c) not for the use of gaming machines. |
| Resource Development                   | If for a kitchen or community garden.  |
| Sports and Recreation                  |  |
| Transport Depot and Distribution       | If for commuter transit services in sub-precinct A2.   |
| Visitor Accommodation                  | If:<br>(a) for a hotel accommodation or serviced apartments;<br>and<br>(b) in sub-precinct A1.   |
| <b>Discretionary</b>                   |  |
| Community Meeting and Entertainment    |  |
| Educational and Occasional Care        | If for a childcare centre in sub-precinct A1 or sub-precinct A2.   |
| Food Services                          | If not listed as Permitted.  |
| General Retail and Hire                |  |
| Resource Processing                    | If for brewery, winery or distillery associated with a Food Services use.  |
| Tourist Operation                      |  |
| Utilities                              | If not listed as No Permit Required.   |
| Vehicle Parking                        |  |
| Visitor Accommodation                  | If:<br>(a) in sub-precinct A1;<br>and<br>(b) not listed as Permitted.  |
| <b>Prohibited</b>                      |  |
| All other uses                         |  |

GLE-S2.5.2 Use Table - Precinct B - Highway Precinct

This clause is in substitution for Recreation Zone - clause 28.2 Use Table.

| Use Class                              | Qualification  |
|--|--|
| <b>No Permit Required</b>              |  |
| Natural and Cultural Values Management |  |
| Passive Recreation                     |  |
| Utilities                              | If for minor utilities.  |
| <b>Permitted</b>                       |  |
| Food Services                          | If not for a takeaway food premises with a drive-through facility. |
| General Retail and Hire                | If for a local shop.   |
| Sports and Recreation                  |  |
| <b>Discretionary</b>                   |  |
| Community Meeting and Entertainment    |  |
| Educational and Occasional Care        | If for a child care centre.  |
| Food Services                          | If not listed as Permitted.  |
| General Retail and Hire                | If not listed as Permitted.  |
| Transport Depot and Distribution       | If for commuter transit services.                                  |
| Utilities                              | If not listed as No Permit Required.                               |
| <b>Prohibited</b>                      |  |
| All other uses                         |  |

GLE-S2.5.3 Use Table - Precinct C - Derwent Entertainment Centre Precinct

This clause is in substitution for Recreation Zone - clause 28.2 Use Table.

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Natural and Cultural Values Management |   |
| Passive Recreation                     |   |
| Utilities                              | If for minor utilities.   |
| <b>Permitted</b>                       |   |
| Community Meeting and Entertainment    |   |
| Food Services                          | If for a takeaway food premises with no drive through facility.         |
| General Retail and Hire                | If for a market.  |
| Resource Development                   | If for a kitchen or community garden.                                   |
| Sports and Recreation                  |   |
| <b>Discretionary</b>                   |   |
| Business and Professional Services     | If supporting a Permitted use in the same Precinct.                     |
| Food Services                          | If not listed as Permitted.   |
| General Retail and Hire                | If not listed as Permitted.   |
| Hotel Industry                         | If not for:<br>(a) a bottle shop, or<br>(b) the use of gaming machines. |
| Utilities                              | If not listed as No Permit Required.                                    |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

GLE-S2.5.4 Use Table - Precinct D - Elwick Bay Public Open Space Precinct

This clause is in substitution for Open Space Zone - clause 29.2 Use Table.

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Natural and Cultural Values Management |   |
| Passive Recreation                     |   |
| Utilities                              | If for minor utilities.   |
| <b>Permitted</b>                       |   |
| Community Meeting and Entertainment    | If for:<br>(a) occasional or temporary sporting, social or cultural events;<br>and<br>(b) GASP! activities, artwork, events or infrastructure.                            |
| Food Services                          | If for:<br>(a) occasional or temporary sporting, social or cultural events;<br>and<br>(b) GASP! activities, artwork, events or infrastructure.                            |
| General Retail and Hire                | If for:<br>(a) occasional or temporary sporting, social or cultural events;<br>and<br>(b) GASP! activities, artwork, events or infrastructure.                            |
| Sports and Recreation                  | If for:<br>(a) occasional or temporary sporting, social or cultural events;<br>and<br>(b) GASP! activities, artwork, events or infrastructure.                            |
| Port and Shipping                      | If for:<br>(a) the loading and unloading of passengers and associated facilities; or<br>(b) the temporary mooring of vessels associated with the transport of passengers. |
| <b>Discretionary</b>                   |   |
| Food Services                          | If:<br>(a) for a cafe, restaurant, or kiosk;<br>and<br>(b) not listed as Permitted.   |
| General Retail and Hire                | If for:<br>(a) a premise associated with the sale, hire or repair of recreational equipment; or<br>(b) a market; and<br>(c) not listed as Permitted.                      |
| Pleasure Boat Facility                 |   |
| Transport Depot and Distribution       | If for commuter transit services.   |
| Utilities                              | If not listed as No Permit Required.  |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

**GLE-S2.6 Use Standards**

GLE-S2.6.1 Discretionary use

This clause is in addition to Recreation Zone - clause 28.3 Use Standards, and Open Space Zone - clause 29.3 Use Standards.

|  |  |
|--|--|
| <b>Objective:</b>                            | That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.  |
| <b>Acceptable Solutions</b>                  | <b>Performance Criteria</b>  |
| <p><b>A1</b><br/>No Acceptable Solution.</p> | <p><b>P1</b><br/>A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the size and scale of the proposed use;</li> <li>(c) the function of the activity centre and surrounding activity centres; and</li> <li>(d) the extent that the proposed use impacts on the other activity centres.</li> </ul> |

GLE-S2.6.2 Food Services and General Retail and Hire Uses

This clause is in addition to Recreation Zone - clause 28.3 Use Standards, and Open Space Zone - clause 29.3 Use Standards.

| <b>Objective:</b>   | That the economic, social and environmental impact of Food Services and General Retail and Hire uses supports the activity centre hierarchy.   |
|---|--|
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b><br/>Food Services, excluding in sub-precinct A1, and General Retail and Hire uses listed as Discretionary, excluding in Precinct D, must not result in a net trading floor area for the relative time period, as calculated across the specific plan area, more than that in Table GLE-S2.9.1.</p> | <p><b>P1</b><br/>Food Services, excluding in sub-precinct A1, and General Retail and Hire uses listed as Discretionary, excluding in Precinct D, must not compromise or distort the activity centre hierarchy, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the size and scale of the proposed use;</li> <li>(c) the function of nearby activity centres;</li> <li>(d) the extent that the proposed use impacts on the other activity centres; and</li> <li>(e) a retail impact assessment.</li> </ul> |
| <p><b>A2</b><br/>General Retail and Hire uses are not in Precinct A.</p>  | <p><b>P2</b><br/>General Retail and Hire uses in Precinct A, must be required to support users and employees on the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) other uses on the site;</li> <li>(b) the size and scale of the proposed use;</li> <li>(c) the proximity of similar uses to the site; and</li> <li>(d) the extent that the proposed use impacts on other activity centres.</li> </ul>  |
| <p><b>A3</b><br/>General and Retail Hire uses in Precinct B must be for a:</p> <ul style="list-style-type: none"> <li>(a) sports retail business;<br/>or</li> <li>(b) big box sporting retail.</li> </ul>   | <p><b>P3</b><br/>General Retail and Hire uses in Precinct B, must be required to support users and employees on the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) other uses on the site;</li> <li>(b) the size and scale of the proposed use;</li> <li>(c) the proximity of similar uses to the site;</li> <li>(d) the extent that the proposed use impacts on other activity centres; and</li> <li>(e) a retail impact assessment.</li> </ul>   |

GLE-S2.7 Development Standards for Buildings and Works

GLE-S2.7.1 Building height and site coverage

This clause is in substitution for Recreation Zone - clause 28.4.1 Building height, setback and siting, and Open Space Zone - clause 29.4.1 Building height, setback and siting.

| <b>Objective:</b>  | Buildings:<br>(a) contribute to the creation of high quality pedestrian spaces; and<br>(b) are appropriate to the location and surrounding landscape characteristics.   |
|--|---|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Building height, excluding roof top plant and equipment structures, must be not more than:</p> <ul style="list-style-type: none"> <li>(a) 40m in sub-precinct A1;</li> <li>(b) 18m in sub-precinct A2;</li> <li>(c) 10m in sub-precinct A3;</li> <li>(d) 22m in sub-precinct B1;</li> <li>(e) 10m in sub-precinct B2;</li> <li>(f) 12m in Precinct C; and</li> <li>(g) 10m in Precinct D.</li> </ul>   | <p><b>P1</b></p> <p>Building height, excluding roof top plant and equipment structures, must be compatible with the surrounding landscape characteristics and contribute to the creation of high quality pedestrian spaces, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</li> <li>(c) the bulk and form of proposed buildings;</li> <li>(d) visual impacts caused by the apparent scale of the building when viewed from roads and public spaces;</li> <li>(e) overshadowing of public spaces on the site or adjacent properties;</li> <li>(f) any design measures that reduce the scale of the building; and</li> <li>(g) relevant local area objectives.</li> </ul> |
| <p><b>A2</b></p> <p>Site coverage, excluding covered walkways, must be not more than:</p> <ul style="list-style-type: none"> <li>(a) 5,500m<sup>2</sup> in sub-precinct A1;</li> <li>(b) 21,000m<sup>2</sup> in sub-precinct A2, if the floor area of an individual building is not more than 7,000m<sup>2</sup>;</li> <li>(c) 4,000m<sup>2</sup> in sub-precinct A3;</li> <li>(d) 8,000m<sup>2</sup> if in sub-precinct B1;</li> <li>(e) 2,000m<sup>2</sup> if in sub-precinct B2;</li> <li>(f) 10,000m<sup>2</sup> in Precinct C; or</li> <li>(g) 1,000m<sup>2</sup> in Precinct D, unless for a ferry terminal located in the vicinity of the existing pier.</li> </ul> | <p><b>P2</b></p> <p>Site coverage must contribute to an overall appearance of the site being of a collection of individually identifiable buildings compatible with the creation of high quality pedestrian spaces and the surrounding landscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the bulk and form of existing buildings on the site and adjacent properties;</li> <li>(c) the bulk and form of proposed buildings;</li> <li>(d) the layout of buildings and pedestrian connections;</li> <li>(e) any design measures that reduce the scale of the building;</li> <li>(f) proposed landscaping; and</li> <li>(g) relevant local area objectives.</li> </ul>  |

GLE-S2.7.2 Building setback from the Brooker Highway

This clause is in substitution of Recreation Zone - clause 28.4.1 Building height, setback and siting, and Open Space Zone - clause 29.4.1 Building height, setback and siting.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | Building setback in sub-precinct B2 protects the safety and efficiency of the Brooker Highway. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Buildings, in sub-precinct B2, must have a setback from the Brooker Highway frontage of not less than 10m. | <b>P1</b><br>No Performance Criterion.   |  |

GLE-S2.7.3 Building design

This clause is in addition to Recreation Zone - clause 28.4 Development Standards for Buildings and Works, and Open Space Zone - clause 29.4 Development Standards for Building Works.

| <b>Objective:</b>                            | Buildings:<br>(a) maintain a high standard of design;<br>(b) minimise opportunities for crime and anti-social behavior; and<br>(c) contribute positively to the streetscape and the foreshore public open space.   |
|--|--|
| <b>Acceptable Solutions</b>                  | <b>Performance Criteria</b>  |
| <p><b>A1</b><br/>No Acceptable Solution.</p> | <p><b>P1</b><br/>Buildings must:</p> <ul style="list-style-type: none"> <li>(a) be freestanding in appearance and design in a landscape setting, allowing for glazed linkages;</li> <li>(b) provide a landscaped setting between buildings for sheltered pedestrian movement;</li> <li>(c) screen infrastructure, service plants and lift structures within the design of the building, to minimise their visual impact, when viewed from public places on the site and Elwick Bay;</li> <li>(d) provide a formal frontage to the Brooker Highway if in sub-precinct B2; and</li> <li>(e) provide a high quality presentation to the foreshore if adjacent to Precinct D.</li> </ul> |
| <p><b>A2</b><br/>No Acceptable Solution.</p> | <p><b>P2</b><br/>The design and detailing of external facades must create safe and engaging spaces, having regard to:</p> <ul style="list-style-type: none"> <li>(a) encouraging active frontages on the ground floor to provide high levels of visual interest and pedestrian interaction;</li> <li>(b) promoting visual interest through variation in the use of materials and articulation of facades;</li> <li>(c) avoiding blank walls, security screens, obscured windows or large sign panels; and</li> <li>(d) design principles for crime prevention.</li> </ul>  |
| <p><b>A3</b><br/>No Acceptable Solution.</p> | <p><b>P3</b><br/>Buildings must be designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) provide passive surveillance of pedestrian routes and car parks;</li> <li>(b) be free of concealment and entrapment spots;</li> <li>(c) be lit to a level that provides a reasonable level of security for the buildings and the users of the site; and</li> <li>(d) have access and egress points that are clearly visible from public places.</li> </ul>  |

GLE-S2.7.4 Landscaping

This clause is in addition to Recreation Zone - 28.4 Development Standards for Buildings and Works and Open Space Zone - clause 29.4 Development Standards for Buildings and Works.

| <b>Objective:</b>  | Landscaping:<br>(a) enhances the appearance of the site;<br>(b) encourages and fosters movement throughout the site;<br>and<br>(c) maintains an overall site character of buildings in parkland.  |
|--|---|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>Development is in accordance with an approved landscape master plan for the site. | <b>P1</b><br>A landscaping treatment must enhance the appearance of the site, maintain a site character of buildings in a parkland setting and facilitate the movement of people, having regard to:<br>(a) retaining and enhancing the tree canopy across the site;<br>(b) preserving and enhancing public access within and adjacent to Precinct D and throughout the site;<br>(c) protecting and enhancing the GASP! architecture and public space experiences through public art and pedestrian connections;<br>(d) preserving and enhancing the experience of enclosure and exposure between buildings on the site, and providing protection from the weather;<br>(e) retaining and enhancing the tree canopy at the entrance to the site, along shared boundaries, and if possible, between buildings; and<br>(f) utilising predominantly indigenous vegetation. |

GLE-S2.7.5 Access to the site

This clause is in substitution for Road and Railway Code - clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction and in substitution of Parking and Sustainable Transport Code - clause C2.6.3 Number of accesses for vehicles.

| <b>Objective:</b>  | To:<br>(a) restrict the development of new vehicle access onto the Brooker Highway and Goodwood Road; and<br>(b) protect the safety and efficiency of the road network.            |
|--|--|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>Access to the Brooker Highway or Goodwood Road must:<br>(a) be by way of existing vehicle access arrangements;<br>or<br>(b) meet the relevant provisions under 'Part IVA – Limited Access to Roads' under the Roads and Jetties Act 1935. | <b>P1</b><br>No Performance Criterion.   |
| <b>A2</b><br>Development does not require any upgrades to:<br>(a) Loyd Road: or<br>(b) existing vehicle accesses onto the Booker Highway or Goodwood Road.   | <b>P2</b><br>Upgrades to road infrastructure are the responsibility of the developer and are to be constructed in accordance with the requirements of the relevant Road Authority. |

GLE-S2.7.6 Signage

This clause is in addition to the Signs Code - clause C1.6 - Development Standards for Buildings and Works.

| <b>Objective:</b>  | To:<br>(a) allow for the upgrade or replacement of existing signage;<br>(b) provide for signs that complement or enhance the architectural or landscape character of the precinct in which they are located.  |
|--|---|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>A sign must:</p> <p>(a) be a pole or pylon sign; or</p> <p>(b) be a Naming Rights Building Identification Sign.</p>  | <p><b>P1</b></p> <p>A sign must:</p> <p>(a) be Naming Rights Building Identification Sign that satisfies GLE-S2.7.6 P3.</p>   |
| <p><b>A2</b></p> <p>A pole or pylon sign that:</p> <p>(a) is located less than 10m from the Brooker Highway frontage must:</p> <p>(i) be not more than 2 in number; and</p> <p>(ii) be not more than 10m in height; or</p> <p>(b) is located not less than 10m from the Brooker Highway frontage must not be visible from outside of the site.</p> | <p><b>P2</b></p> <p>A pole or pylon sign must satisfy all of the following:</p> <p>(a) be of appropriate dimensions so as not to dominate the site on which it is located;</p> <p>(b) be constructed of high-quality weather resistant materials which are able to be maintained at all times;</p> <p>(c) not result in loss of amenity to neighboring properties;</p> <p>(d) not involve the repetition of messages or information on the same street frontage or direction; and</p> <p>(e) not cause a safety hazard.</p> |
| <p><b>A3</b></p> <p>A Naming Rights Building Identification Sign must:</p> <p>(a) be located in Precinct C; and</p> <p>(b) have a vertical dimension not more than 5m.</p>   | <p><b>P3</b></p> <p>A Naming Rights Building Identification Sign in Precinct C must be of appropriate building location and dimensions to protect the architectural character and integrity of the building, whilst of sufficient scale to allow the building to be identified from beyond the specific area plan boundaries.</p>   |
| <p><b>A4</b></p> <p>A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.</p>   | <p><b>P4</b></p> <p>A sign may be associated with the sale of goods or services not directly related to the site providing that the sign does not detract from the architectural or landscape character of the precinct.</p>  |
| <p><b>A5</b></p> <p>A sign associated with events must relate directly to the use of the building or site to which it is affixed.</p>  | <p><b>P5</b></p> <p>A sign may be associated with events not directly related to the site providing that the sign does not detract from the architectural or landscape character of the precinct.</p>   |

GLE-S2.7.7 Inundation risk management

This clause is in substitution for Coastal Inundation Hazard Code - clause C11.6.1 - Development Standards for Buildings and Works and Flood-Prone Areas Hazard Code - clause C12.6.1 - Development Standards for Buildings and Works.

| <b>Objective:</b>   | Buildings and works:<br>(a) achieve and maintain a tolerable risk from inundation; and<br>(b) do not increase the risk from inundation to adjacent land and public infrastructure.  |
|---|---|
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b><br/>Building and works must be not less than 300mm above the designated flood level.</p> | <p><b>P1</b><br/>Building and works less than 300mm above the designated flood level must:</p> <ul style="list-style-type: none"> <li>(a) not be for the purposes of a vulnerable use;</li> <li>(b) not contain any civil, mechanical or electrical elements that have not been designed using suitable materials and techniques to resist inundation effects;</li> <li>(c) maintain a tolerable risk from inundation, having regard to:             <ul style="list-style-type: none"> <li>(i) the designated flood level;</li> <li>(ii) the type, form scale and intended duration of the development;</li> <li>(iii) the intended function and use of the building;</li> <li>(iv) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;</li> <li>(v) any advice from a State authority, regulated entity or the Council; and</li> <li>(vi) the advice contained in a coastal inundation hazard report or a flood hazard report, and</li> </ul> </li> <li>(d) be accompanied by a flood emergency management plan.</li> </ul> |

**GLE-S2.8 Development Standards for Subdivision**

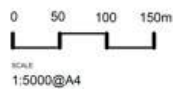
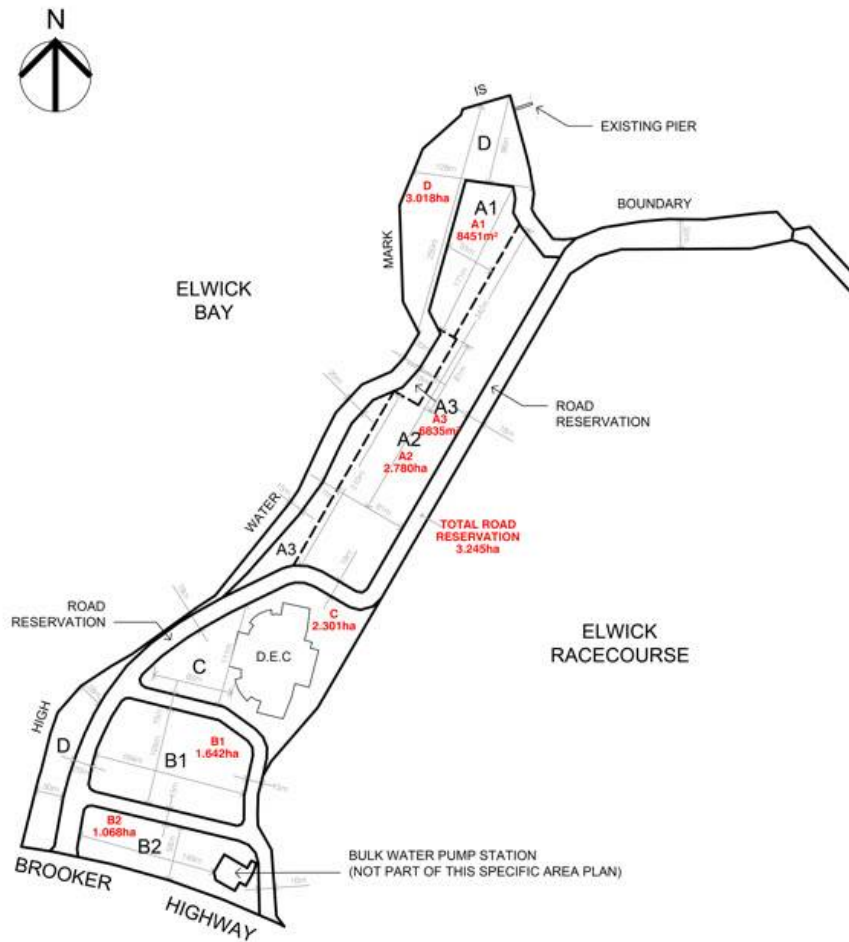
This clause is not used in this specific area plan.

**GLE-S2.9 Tables**

Table GLE-S2.9.1 Gross floor areas for Food Services and General Retail and Hire uses

| <b>Proposed use</b>                                 | <b>Maximum gross floor area in m<sup>2</sup> through to 1 July 2024</b> | <b>Total maximum gross floor area in m<sup>2</sup> after 1 July 2024</b> |
|---|---|--|
| big box sporting retail                             | 2,700   | 5,820  |
| sports retail business                              | 1,392   | 3,000  |
| other General Retail and Hire uses                  | No Acceptable Solution  | No Acceptable Solution   |
| Food Services, if for a take-away food premises     | 1,000   | 2,658  |
| Food Services, if not for a take-away food premises | 3,480   | 6,975  |

Figure GLE-S2.1 - Wilkinsons Point Precinct Map as required by clause GLE-S2.3 and clause GLE-S2.4.1



|   |  |         |
|---|--|---------|
| <b>PDA Surveyors</b><br>Surveying, Engineering & Planning | 127 Bathurst Street<br>Hobart, Tasmania, 7000<br>www.pda.com.au<br>PHONE +61 03 6234 2217<br>FAX +61 03 6234 2242<br>Email: pda@pda.com.au |         |
|   | SCALE  | PAPER   |
| WILKINSON'S POINT<br>PRECINCT MAP & DETAILS               | 1:5000   | (A4)    |
| DATE  | 44465MD - 5A   |         |
| 2 JULY 2020   | JOB NUMBER   | DRAWING |

### GLE-S3.0 Hilton Hill and Environs Specific Area Plan

#### GLE-S3.1 Plan Purpose

The purpose of the Hilton Hill and Environs Specific Area Plan is:

- GLE-S3.1.1 To require structure planning to occur before subdivision so that road networks and open space and infrastructure systems are planned for and extended in an orderly way.
- GLE-S3.1.2 To ensure that development does not compromise structure planning.

**GLE-S3.2 Application of this Plan**

GLE-S3.2.1 The specific area plan applies to an area of land designated as the Hilton Hill and Environs Specific Area Plan on the overlay maps.

GLE-S3.2.2 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 Residential Zone, as specified in the relevant provisions.

**GLE-S3.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S3.4 Definition of Terms**

This clause is not used in this specific area plan.

**GLE-S3.5 Use Table**

This clause is a substitution for General Residential Zone - Clause 8.2 Use Table.

| Use Class                              | Qualification  |
|--|--|
| <b>No Permit Required</b>              |  |
| Natural and Cultural Values Management |  |
| <b>Permitted</b>                       |  |
| Residential                            | If for:<br>(a) a single dwelling; or<br>(b) home-based business.       |
| Resource Development                   | If for agricultural use except for controlled environment agriculture. |
| Utilities                              | If for minor utilities.  |
| <b>Discretionary</b>                   |  |
| Passive Recreation                     |  |
| Utilities                              | If not listed as Permitted.  |
| <b>Prohibited</b>                      |  |
| All other uses                         |  |

**GLE-S3.6 Use Standards**

This clause is not used in this specific area plan.

**GLE-S3.7 Development Standards for Buildings and Works**

GLE-S3.7.1 Buildings and works

This clause is an addition to General Residential Zone - Clause 8.4 Development Standards for Dwellings.

|  |  |                             |
|--|--|-----------------------------|
| <b>Objective:</b>  | That development does not prejudice the efficient future utilisation of land for urban development.                                    |                             |
| <b>Acceptable Solutions</b>  |  | <b>Performance Criteria</b> |
| <b>A1</b>  | <b>P1</b>  |                             |
| Development must comply with the following:  | Development must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities. |                             |
| (a) be for an addition to an existing dwelling, a secondary residence or a home-based business;                  |  |                             |
| (b) be for a single dwelling and is on a lot no more than 2,000m <sup>2</sup> in size; or                        |  |                             |
| (c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes. |  |                             |

**GLE-S3.8 Development Standards for Subdivision**

GLE- S3.8.1 Subdivision

This clause is a substitution of General Residential Zone - Clause 8.6.1 Lot Design A1 and P1.

|                             |  |                             |
|-----------------------------|--|-----------------------------|
| <b>Objective:</b>           | To prevent the premature subdivision of the area in order to ensure orderly extension of road networks, open space and other infrastructure systems. <sup>2</sup>  |                             |
| <b>Acceptable Solutions</b> |  | <b>Performance Criteria</b> |
| <b>A1</b>                   | <b>P1</b>  |                             |
| No Acceptable Solutions.    | Subdivision of land must:  |                             |
|                             | (a) be to provide for public open space, a public reserve, public services or utilities; or  |                             |
|                             | (b) be for the excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities. |                             |

<sup>2</sup> It is intended that Council, in collaboration with stakeholders, prepare a structure plan and incorporate it within this SAP through a planning scheme amendment. The structure plan may include a plan identifying location of future roads and open space, location and upgrading of infrastructure and may include developer charges applicable to facilitate upgrading of infrastructure or provision of open space. It may include rezoning for specific uses, e.g. Open Space, Recreation, Community Purpose zones.

**GLE-S3.9 Tables**

This clause is not used in this specific area plan.

**GLE-S4.0 Black Snake Rural Village Specific Area Plan**

**GLE-S4.1 Plan Purpose**

The purpose of the Black Snake Rural Village Specific Area Plan is:

- GLE-S4.1.1 To impose appropriate controls over the Black Snake Rural Village in respect of development for buildings and works and subdivision associated with single dwellings.
- GLE-S4.1.2 To enable a greater choice for potential land users by providing a variety of lot sizes and type.
- GLE-S4.1.3 To recognise the opportunities and constraints defined by the existing built and natural environment that affect development and lot density in this area.
- GLE-S4.1.4 To provide for the sustainable development of the Black Snake Rural Village.

### GLE-S4.2 Application of this Plan

GLE- S4.2.1 The specific area plan applies to an area of land designated as the Black Snake Rural Village Specific Area Plan on the overlay maps.

GLE- S4.2.2 The specific area plan is divided into precincts which set out the primary controls for the development of land for a single dwelling or for subdivision for a single dwelling.

- (a) The precincts are:
  - (i) Existing small lots;
  - (ii) Village;
  - (iii) Small Holdings - Residential;
  - (iv) Small Holdings - Hobby Farms;
- (b) The extent of each precinct is shown in Figure GLE-S4.3 Black Snake Rural Village Precinct Map.

GLE- S4.2.3 Application Requirements:

In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) Shadow diagrams to demonstrate adequate solar access to the principal private open space and windows to main living areas of new dwellings and adjacent dwellings.
- (b) A detailed soil and water management plan for any development involving or foreshadowing clearing of land or significant earthworks is to be submitted for Council approval with the application for a planning permit.
- (c) All development applications (except for development that does not impinge on the unbuilt area of a site), must include a stormwater concept plan seeking to achieve the following:
  - (i) no net increase in peak stormwater flows downstream; and
  - (ii) principles necessary to minimise the potential for erosion sedimentation and pollution, following the principles of water sensitive urban design.

In this regard rainwater tanks may be used for the onsite detention of stormwater if they have a capacity and overflow discharge provision that meets Council specification.

Water in these tanks may also be used for non-potable purposes such as toilet flushing, watering of lawns and gardens, irrigating and firefighting.

- (d) All development applications (except for development that does not impinge on the unbuilt area of a site), must include a landscape concept plan that clearly identifies native vegetation on site and that addresses the following:
  - (i) the retention and preservation of native trees, shrubs and groundcover, as well as natural features including rocks and watercourses on a site;
  - (ii) the provision for landscaping on site that enhances and complements the natural environment and the surrounding landscape character of the area; and
  - (iii) the provision for the replanting of native tree, shrub and groundcover species wherever possible on site.

GLE- S4.2.4 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 the Future Urban Zone, as specified in the relevant provision.

**GLE-S4.3 Local Area Objectives**

| Reference Number | Area Description  | Local Area Objectives   |
|------------------|---|---|
| GLE-S4.3.1       | Black Snake Rural Village, shown on an overlay map as GLE-S4.3.1 and in Figure GLE-S4.1 | <p>The local area objectives for the Black Snake Rural Village are to:</p> <ul style="list-style-type: none"> <li>(a) retain the character of Black Snake Rural Village as a semi-rural area and Village cluster, with small lots fronting Black Snake Road, on the northern fringe of the City of Glenorchy;</li> <li>(b) promote dwellings set on large allotments with generous separation distances bounded by remnant vegetation or landscaped garden areas;</li> <li>(c) maintain the semi-rural landscape quality of Black Snake Village by ensuring development does not intrude into the skyline when viewed from major public vantage points;</li> <li>(d) encourage development to preserve the rural visual backdrop and maintain the predominance of a low density single dwelling form;</li> <li>(e) allow some additional small lot development clustered along the Black Snake Road frontage to achieve a continuity of small lot development for the betterment of the Village form; and</li> <li>(f) encourage the use of colours and materials that blend with the colours of the natural landscape, so that buildings recede into the landscape rather than stand out.</li> </ul> |

**GLE-S4.3 Local Area Objectives**

GLE-S4.3.1 Local Area Objectives

| Sub-clause | Area Description  | Local Area Objectives  |
|------------|---|--|
| GLE-S4.3.1 | Black Snake Rural Village, shown on an overlay map as GLE-S4.3.1 and in Figure GLE-S4.1 | <p>The local area objectives for the Black Snake Rural Village are to:</p> <ul style="list-style-type: none"> <li>(a) retain the character of Black Snake Rural Village as a semirural area and Village cluster, with small lots fronting Black Snake Road, on the northern fringe of the City of Glenorchy;</li> <li>(b) promote dwellings set on large allotments with generous separation distances bounded by remnant vegetation or landscaped garden areas;</li> <li>(c) maintain the semi-rural landscape quality of Black Snake Village by ensuring development does not intrude into the skyline when viewed from major public vantage points;</li> <li>(d) encourage development to preserve the rural visual backdrop and maintain the predominance of a low density single dwelling form;</li> <li>(e) allow some additional small lot development clustered along the Black Snake Road frontage to achieve a continuity of small lot development for the betterment of the Village form; and</li> <li>(f) encourage the use of colours and materials that blend with the colours of the natural landscape, so that buildings recede into the landscape rather than stand out.</li> </ul> |

**GLE-S4.4 Definition of Terms**

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

| <b>Terms</b>     | <b>Definition</b>  |
|------------------|--|
| average lot area | means the result obtained by dividing the total area of a parent lot by the number of lots into which it is proposed to be subdivided.   |
| scenic view      | means a mid-distant view containing an attractive feature, including bushland, water bodies, other geographical features (hilltops, mountainscapes). It may include built form, but is generally natural in character. |

**GLE-S4.5 Use Table**

This clause is not used in this specific area plan.

**GLE-S4.6 Use Standards**

This clause is not used in this specific area plan.

**GLE-S4.7 Development Standards for Buildings and Works**

GLE- S4.7.1 Desired future character

This clause is a substitution for Future Urban Zone - Clause 30.4.1 Buildings and Works.

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Objective:</b>                    | That development for a single dwelling is consistent with the local area objectives for the Black Snake Rural Village. |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>Development for a single dwelling must be consistent with the local area objectives at Clause GLE-S4.3.1. |  |

GLE-S4.7.2 Building height

This clause is a substitution for Future Urban Zone - Clause 30.4.2 building height, setback and siting A1 and P1.

|  |  |  |
|--|--|--|
| <b>Objective:</b>  | That the height of dwellings is consistent with the character and amenity of the Black Snake Rural Village |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Building height of a dwelling must be not more than 8.5m. | <b>P1</b><br>No Performance Criterion.   |  |

GLE-S4.7.3 Setback from a frontage

This clause is a substitution for Future Urban Zone - Clause 30.4.2 Building height, setback and siting A2 and P2.

| <b>Objective:</b>  | To ensure that buildings are sited to:<br>(a) prevent unreasonable impact upon streetscape or residential amenity; and<br>(b) minimise adverse effects of noise, vibration, light and air emissions on sensitive uses from existing and future roads.  |
|--|--|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>Building setback from a frontage, other than new habitable buildings for sensitive uses within 50m of the Brooker Highway, must be not less than the distance specified in Table GLE-S4.9.1.  | <b>P1</b><br>The siting of buildings from a frontage must not have an adverse impact upon the streetscape character of the Black Snake Rural Village.  |
| <b>A2</b><br>Habitable buildings for sensitive uses must have a setback from the Brooker Highway of not less than 50m, unless they are:<br><br>(a) located within a row of existing habitable buildings for sensitive uses and setback no closer than the immediately adjacent habitable building for sensitive use; or<br><br>(b) an extension which extends no closer than:<br>(i) the existing habitable building for sensitive use; or<br>(ii) an immediately adjacent habitable building for sensitive use. | <b>P2</b><br>The siting of buildings from the Brooker Highway must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:<br><br>(a) the proposed setback;<br>(b) the existing setback of buildings on the site;<br>(c) the speed limit and traffic volume of the road;<br>(d) any noise, vibration, light and air emissions from the road;<br>(e) the nature of the road;<br>(f) the nature of the development;<br>(g) the need for the development;<br>(h) any traffic impact assessment;<br>(i) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and<br>(j) any written advice received from the road authority. |

GLE-S4.7.4 Setback from a boundary other than a frontage

This clause is in addition to Future Urban Zone - Clause 30.4 Development Standards for Buildings and Works.

| <b>Objective:</b>   | That buildings are sited to not unreasonably impact upon neighbouring dwellings in terms of privacy, overshadowing or visual bulk.             |
|---|--|
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Buildings must have a setback from side and rear boundaries of not less than the distance specified in Table GLE-S4.9.1. | <b>P1</b><br>Buildings must be sited to not unreasonably impact upon neighbouring dwellings in terms of privacy, overshadowing or visual bulk. |

GLE-S4.7.5 Site coverage

This clause is an addition to Future Urban Zone - Clause 30.4 Development Standards for Buildings and Works.

|   |  |
|---|--|
| <b>Objective:</b>   | To limit the scale of new development to achieve a reasonable level of amenity and character protection for the Black Snake Rural Village. |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Site coverage must not be more than:<br>(a) for a lot with an area less than 2ha: 300m <sup>2</sup> plus 4% of the site area; or<br>(b) for a lot with an area of 2ha or more: 400m <sup>2</sup> plus 4% of the site area. | <b>P1</b><br>No Performance Criterion.   |

GLE-S4.7.6 Solar access

This clause is an addition to Future Urban Zone - Clause 30.4 Development Standards for Buildings and Works.

|  |  |
|--|--|
| <b>Objective:</b>  | To achieve adequate solar access to the principal private open space and windows to main living areas of new dwellings and adjacent dwellings. |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <b>A1</b><br>The principal private open space and windows to main living areas of each new dwelling and existing adjacent dwelling must receive at least 3 hours sunlight over at least part of its area between 9.00am and 3.00pm on 21 <sup>st</sup> June. | <b>P1</b><br>No Performance Criterion.   |

GLE-S4.7.7 Privacy

This clause is an addition to Future Urban Zone - 30.4 Development Standards for Buildings and Works.

|                                      |  |
|--------------------------------------|--|
| <b>Objective:</b>                    | To maintain the reasonable privacy of main habitable rooms of adjoining and nearby dwellings.  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>Direct overlooking to main habitable rooms of other dwellings must be minimised by building layout, location, position of balconies and or verandahs, design of windows, screening devices and landscaping. |

GLE-S4.7.8 Building colour

This clause is an addition to Future Urban Zone - Clause 30.4 Development Standards for Buildings and Works.

|   |   |
|---|---|
| <b>Objective:</b>   | That building colours are consistent with the character of the Black Snake Rural Village and its landscape setting.   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Exterior building surfaces must be non-reflective and coloured using dark toned colours specified in AS2700: 2011 <i>Colour Standards for General Purposes</i> . | <b>P1</b><br>External building colours are to complement the range of colours in the natural bushland or on cleared land. The colour palette should include muted greens, blues, browns and colours in between. |

GLE-S4.7.9 View sharing

This clause is in addition to Future Urban Zone - Clause 30.4 Development Standards for Buildings and Works.

|                                      |   |
|--------------------------------------|---|
| <b>Objective:</b>                    | To minimise the unreasonable loss of existing views enjoyed by adjoining and nearby development and provide for an equitable sharing of views. <sup>3</sup>   |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>   |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>Where a scenic view can be obtained from a property subject to proposed development, as well as from nearby development, the proposed development must, as much as possible, minimise the loss of existing views enjoyed by the adjoining and nearby development and provide for an equitable share of the view in accordance with Figure GLE-S4.2 View Sharing. |

<sup>3</sup> The application of this control is not intended to prevent development of a similar size or scale to the adjoining development from being erected. However it may result in the re-siting of the development or modification to the design to provide an equitable share of views.

GLE-S4.7.10 Connection to services

This clause is in addition to Future Urban Zone - Clause 30.4 Development Standards for Buildings and Works.

|  |   |
|--|---|
| <b>Objective:</b>  | That development for a single dwelling in the Black Snake Rural Village is connected to reticulated water supply and sewer. |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <b>A1</b><br>All development for a single dwelling in the Black Snake Rural Village must be connected to reticulated water supply and sewer. | <b>P1</b><br>No Performance Criterion.  |

GLE-S4.7.11 Stormwater flow

This clause is in addition to Future Urban Zone - Clause 30.4 Development Standards for Buildings and Works.

|                                      |   |
|--------------------------------------|---|
| <b>Objective:</b>                    | That development for a single dwelling in the Black Snake Rural Village is sited so that it is accessible by vehicle, well drained and does not cause adverse downstream stormwater flow impacts.   |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>   |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>Land which contains a water body, is subject to inundation, or is otherwise poorly drained, must not be developed for a single dwelling, unless:<br><br>(a) all weather 2WD access is available to the land;<br>(b) the land contains a well-drained building site; and<br>(c) the development of the land does not impede the natural flow of waters on that land or on land in the vicinity. |

GLE-S4.8 Development Standards for Subdivision

GLE-S4.8.1 Lot design

This clause is a substitution for Future Urban Zone - Clause 30.5.1 Lot design.

|                             |   |  |
|-----------------------------|---|--|
| <b>Objective:</b>           | That subdivision for a single dwelling meets minimum standards and that the level of subdivision is consistent with the character of the Black Snake Rural Village, taking into account the existing and desired future development pattern in each Precinct. |  |
| <b>Acceptable Solutions</b> |   | <b>Performance Criteria</b>            |
| <b>A1</b>                   | The average lot area must not be less than that which is specified in Table GLE-S4.9.1.   | <b>P1</b><br>No Performance Criterion. |
| <b>A2</b>                   | The area of a lot must not be less than the area specified in Table GLE-S4.9.1.   | <b>P2</b><br>No Performance Criterion. |
| <b>A3</b>                   | The frontage of a lot must not be less than the dimension specified in Table GLE-S4.9.1.  | <b>P3</b><br>No Performance Criterion. |

GLE-S4.8.2 Lot dimensions

This clause is in addition to Future Urban Zone - Clause 30.5 Development Standards for Subdivision.

|                             |   |  |
|-----------------------------|---|--|
| <b>Objective:</b>           | To create lots that are orientated for good solar access.   |  |
| <b>Acceptable Solutions</b> |   | <b>Performance Criteria</b>  |
| <b>A1</b>                   | Each lot, or a lot proposed in a plan of subdivision, must be able to contain a minimum area of 18m x 10m with a long axis between 30 degrees west of true north and 30 degrees east of true north, while maintaining minimum building setbacks from all boundaries in accordance with Table GLE-S4.9.2 Acceptable Solutions for Spatial Separation for each Precinct, and a 50m setbacks from the Brooker Highway. | <b>P1</b><br>Each lot, or a lot proposed in a plan of subdivision, must be of sufficient dimension as to provide for good solar orientation for a future dwelling. |

GLE-S4.8.3 Connection to services

This clause is in addition to Future Urban Zone - Clause 30.5 Development Standards for Subdivision.

|                             |   |  |
|-----------------------------|---|--|
| <b>Objective:</b>           | That development for subdivision for a single dwelling in the Black Snake Rural Village is connected to reticulated water supply and sewer.                           |  |
| <b>Acceptable Solutions</b> |   | <b>Performance Criteria</b>            |
| <b>A1</b>                   | Each lot, or a lot proposed in a plan of subdivision, for a single dwelling in the Black Snake Rural Village must be connected to reticulated water supply and sewer. | <b>P1</b><br>No Performance Criterion. |

GLE-S4.8.4 Stormwater flow

This clause is in addition to Future Urban Zone - Clause 30.5 Development Standards for Subdivision.

|                                      |   |  |
|--------------------------------------|---|--|
| <b>Objective:</b>                    | That development for subdivision for a single dwelling in the Black Snake Rural Village is sited so that it is accessible by vehicle, well drained and does not cause adverse downstream stormwater flow impacts.   |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>Each lot, or a lot proposed in a plan of subdivision, which contains a water body, is subject to inundation, or is otherwise poorly drained, must not be developed for subdivision for a single dwelling, unless:<br><br>(a) all weather 2WD access is available to the lot;<br>(b) the lot contains a well drained building site; and<br>(c) the development of the lot does not impede the natural flow of waters on that land or on land in the vicinity. |  |

**GLE-S4.9 Tables**

Table GLE-S4.9.1 Acceptable Solutions for Subdivision for each Precinct

| Precinct <sup>4</sup>        | Average Lot Area                        | Minimum lot area    | Minimum frontages |
|------------------------------|---|---------------------|-------------------|
| Existing small lots          | No Subdivision                          | N/A                 | N/A               |
| Village lots                 | 1 dwelling lot per 2,000m <sup>2</sup>  | 1,000m <sup>2</sup> | 3.6m              |
| Small Holdings - Residential | 1 dwelling lot per 6,000m <sup>2</sup>  | 3,000m <sup>2</sup> | 3.6m              |
| Small Holdings - Hobby Farm  | 1 dwelling lot per 10,000m <sup>2</sup> | 7,000m <sup>2</sup> | 6.0m              |

<sup>4</sup> Precincts are identified in Figure GLE-S5.3 Black Snake Rural Village Precinct Map

Table GLE-S4.9.2 Acceptable Solutions for Spatial Separation for each Precinct

| Precinct <sup>5</sup>        | Minimum setback from a Road Boundary | Minimum setback from a Boundary (other than a Road Boundary) |
|------------------------------|--------------------------------------|--|
| Existing small lots          | 6m                                   | The greater of 1.5m or half the wall height                  |
| Village lots                 | 6m                                   | 5m   |
| Small Holdings - Residential | 6m                                   | 5m   |
| Small Holdings - Hobby Farm  | 15m                                  | 15m  |

<sup>5</sup> Precincts are identified in Figure GLE-S4.3 Black Snake Rural Village Precinct Map

Figure GLE-S4.1 - Black Snake Rural Village Map as required by clause GLE-S4.3

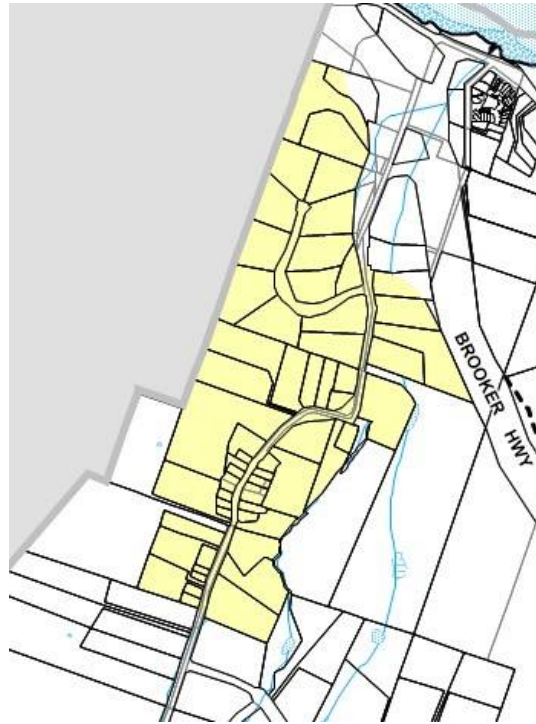
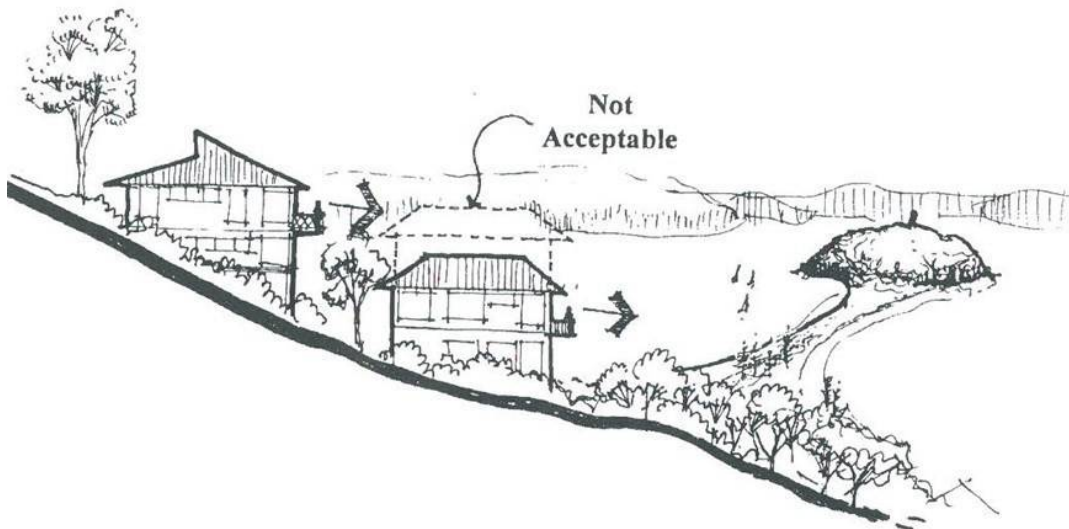


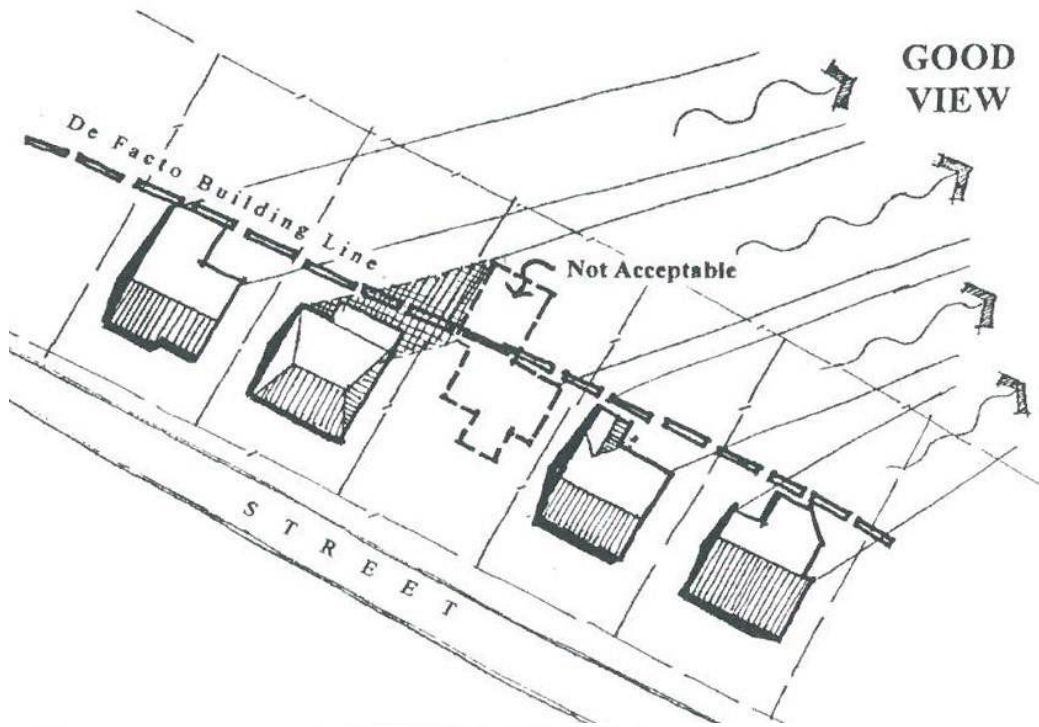
Figure GLE-S4.2 - View Sharing as required by clause GLE-S4.7.9 View sharing P1

View sharing is achieved by maintaining a de facto building line, the principle of which is illustrated below:

Vertical View:



**Angled View:**



**Wide View:**

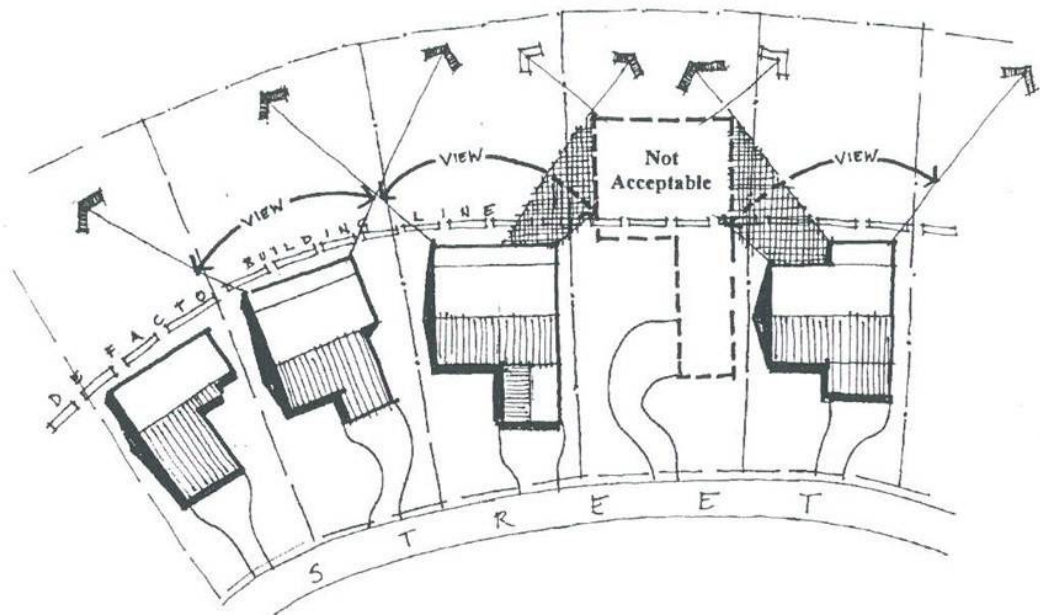
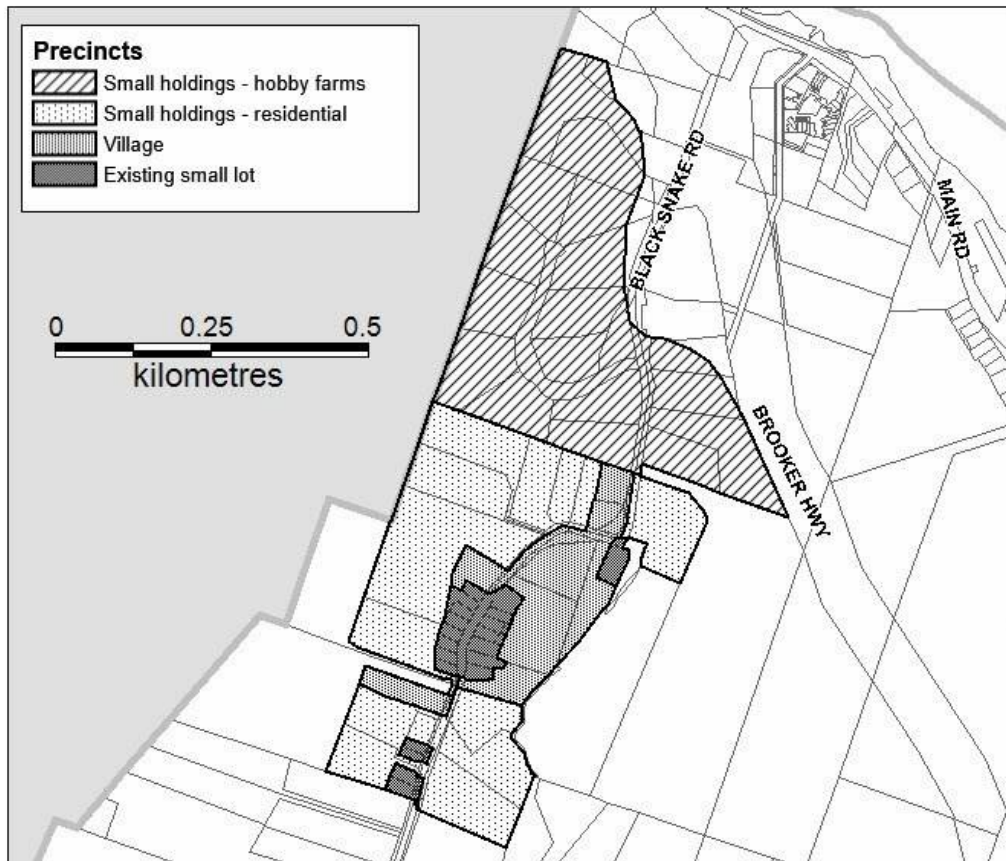


Figure GLE-S4.3 - Black Snake Rural Village Precinct Map as required by clause GLE-S4.3



**GLE-S5.0 656 Main Road, Berriedale Specific Area Plan**

**GLE-S5.1 Plan Purpose**

The purpose of the 656 Main Road, Berriedale Specific Area Plan is:

- GLE-S5.1.1 To limit impact from non-residential uses on the adjacent residential property.

**GLE-S5.2 Application of this Plan**

- GLE-S5.2.1 The specific area plan applies to an area of land designated as the 656 Main Road Berriedale Specific Area Plan on the overlay maps.
- GLE-S5.2.2 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 the Local Business Zone, as specified in the relevant provision.

<sup>6</sup> 656 Main Road, Berriedale is known as CT 24944/3

**GLE-S5.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S5.4 Definition of Terms**

This clause is not used in this specific area plan.

**GLE-S5.5 Use Table**

This clause is not used in this specific area plan.

**GLE-S5.6 Use Standards**

This clause is not used in this specific area plan.

**GLE-S5.7 Development Standards for Buildings and Works**

GLE-S5.7.1 Setbacks and building height

This clause is a substitution for Local Business Zone Clause 14.4.1 A1 and P1, and Clause 14.4.2 Setbacks A1 and P1 and A2 and P2.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | To protect residential amenity on adjoining land. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>                       |  |
| <b>A1</b><br>Buildings must have a setback from a frontage of not less than 13.5m.  | <b>P1</b><br>No Performance Criterion.            |  |
| <b>A2</b><br>Building must have a setback from the southern boundary of C.T. 24944/3 of not less than 3m.   | <b>P2</b><br>No Performance Criterion.            |  |
| <b>A3</b><br>Building height must be not more than:<br><br>(a) 3m measured at 3m from the southern boundary of C.T. 24944/3;<br><br>(b) 5.5m measured at 5m from the southern boundary of C.T. 24944/3; and<br><br>(c) the height of a line drawn between the heights described in (a) and (b) above for a building located between 3m and 5m from the southern boundary of C.T. 24944/3. | <b>P3</b><br>No Performance Criterion.            |  |

GLE-S5.7.2 Fencing

This clause is a substitution for Local Business Zone Clause 14.4.4 Fencing A2 and P2.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | To protect residential amenity on adjoining land. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>                       |  |
| <b>A1</b><br>Any development must provide a 1.8m high timber paling fence along the southern side boundary of C.T. 24944/3. | <b>P1</b><br>No Performance Criterion.            |  |

GLE-S5.7.3 Landscaping

This clause is in addition to the provisions of the Local Business Zone Clause 14.4. Development Standards for Buildings and Works.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | To protect residential amenity on adjoining land. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>                       |  |
| <b>A1</b><br>Landscaping must be provided along the southern boundary of C.T. 24944/3. The landscaping must:<br><br>(a) reach a mature height of approximately 3.5; and<br><br>(b) serve as a buffer to adjoining residential development. | <b>P1</b><br>No Performance Criterion.            |  |

GLE-S5.7.4 Signage

This clause is in addition to the provisions of the Local Business Zone - Clause 14.4. Development Standards for Buildings and Works.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | To protect residential amenity on adjoining land. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>                       |  |
| <b>A1</b><br>Signage must not be located within 5m of the southern boundary of C.T. 24944/3. | <b>P1</b><br>No Performance Criterion.            |  |

GLE-S5.7.5 Access

This clause is in addition to the provisions of the Local Business Zone - Clause 14.4. Development Standards for Buildings and Works.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | To protect residential amenity on adjoining land. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>                       |  |
| <b>A1</b><br>Any access driveway must be sited a minimum of 10m from the southern boundary of C.T. 24944/3 | <b>P1</b><br>No Performance Criterion.            |  |

GLE-S5.7.6 Car parking

This clause is in addition to the provisions of the Local Business Zone Clause 14.4. Development Standards for Buildings and Works.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | To protect residential amenity on adjoining land. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>                       |  |
| <b>A1</b><br>Any car parking must be sited a minimum of 5m from the southern boundary of C.T. 24944/3. | <b>P1</b><br>No Performance Criterion.            |  |

**GLE-S5.8 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**GLE-S5.9 Tables**

This clause is not used in this specific area plan.

**GLE-S6.0 Hobart Showground Specific Area Plan**

**GLE-S6.1 Plan Purpose**

The purpose of the Hobart Showground Specific Area Plan is:

- GLE-S6.1.1 To enhance the functionality and design of the Hobart Showground as a major event facility and give effect to the Hobart Showground Master Plan.

**GLE-S6.2 Application of this Plan**

GLE-S6.2.1 The specific area plan applies to an area of land designated as the Hobart Showground Specific Area Plan on the overlay maps.

GLE-S6.2.2 In addition to any other application requirements, the planning authority may require any of the following information:

- (a) A landscape plan which demonstrates a coordinated landscaping response across the site, and
- (b) A design response that accommodates the widening of Howard Road and the treatment of Howard Road accesses.

GLE-S6.2.3 In the area of land this plan applies to, the provisions of the specific area plan are in addition to and in substitution of the Community Purpose Zone, as specified in the relevant provision.

**GLE-S6.3 Local Area Objectives**

| Reference Number | Area Description  | Local Area Objectives  |
|------------------|---|--|
| GLE-S6.3.1       | Hobart Show Ground shown on an overlay map as GLE-S6.3.1 and in Figure GLE-S6.1 | The local area objectives for the Hobart Showground are to: <ul style="list-style-type: none"> <li>(a) recognise the site’s current role as a major event facility for the Hobart Show and for other community events that serve the City of Glenorchy;</li> <li>(b) encourage the flexible use of the site by allowing additional use and development provided it does not compromise the operation of the Hobart Show or other community events, while protecting residential amenity in the local area;</li> <li>(c) create opportunity for additional development and site enhancement to support the Hobart Show event provided it does not compromise or distort the operation of Glenorchy’s activity centres; and</li> <li>(d) encourage wider community use of the site through the provision of pedestrian and cycle links.</li> </ul> |

**GLE-S6.3 Local Area Objectives**

GLE-S6.3.1 Local Area Objectives

| Sub-clause | Area Description  | Local Area Objectives   |
|------------|---|---|
| GLE-S6.3.1 | Hobart Show Ground shown on an overlay map as GLE-S6.3.1 and in Figure GLE-S6.1 | <p>The local area objectives for the Hobart Showground are to:</p> <ul style="list-style-type: none"> <li>(a) recognise the site's current role as a major event facility for the Hobart Show and for other community events that serve the City of Glenorchy;</li> <li>(b) encourage the flexible use of the site by allowing additional use and development provided it does not compromise the operation of the Hobart Show or other community events, while protecting residential amenity in the local area;</li> <li>(c) create opportunity for additional development and site enhancement to support the Hobart Show event provided it does not compromise or distort the operation of Glenorchy's activity centres; and</li> <li>(d) encourage wider community use of the site through the provision of pedestrian and cycle links.</li> </ul> |

**GLE-S6.4 Definition of Terms**

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

| Terms                  | Definition  |
|------------------------|---|
| clearance sales outlet | means land for the use of selling goods at a discounted price, that is to remain open for business for only a short period of time during the year. Examples include carpet sales and wine sales. |

**GLE-S6.5 Use Table**

This clause is a substitution for Community Purpose Zone - Clause 27.2 Use Table.

| Use Class                                      | Qualification   |
|--|---|
| <b>No Permit Required</b>                      |   |
| Community Meeting and Entertainment            | If for the purpose of the Hobart Show Event.  |
| Passive Recreation                             |   |
| Utilities                                      | If for minor utilities.   |
| <b>Permitted</b>                               |   |
| Community Meeting and Entertainment            | <p>If:</p> <ul style="list-style-type: none"> <li>(a) for a place of worship, cinema; public hall, theatre, clubhouse or function centre; and</li> <li>(b) not listed as No Permit Required.</li> </ul>                             |
| Domestic Animal Breeding, Boarding or Training | If for training domestic animals.   |
| General Retail and Hire                        | <p>If for:</p> <ul style="list-style-type: none"> <li>(a) a clearance sales outlet, which must not be in operation more than 60 days, whether consecutive or not consecutive, in any one year; or</li> <li>(b) a market.</li> </ul> |
| Sports and Recreation                          | If for an outdoor recreation facility and not a firing range.   |
| Storage  | If for a warehouse.   |
| Vehicle Parking                                |   |
| <b>Discretionary</b>                           |   |
| Bulky Goods Sales                              | If not for motor vehicle, boat or caravan sales, or a timber yard.  |
| Business and Professional Services             | If for veterinary centre.   |

|                                     |   |
|-------------------------------------|---|
| Community Meeting and Entertainment | If:<br>(a) not a library, museum, or public library; or<br>(b) not listed as No Permit Required or Permitted.   |
| Educational and Occasional Care     | If for an employment training centre.   |
| Emergency Services                  |   |
| Food Services                       | If not for a premises with a drive through facility.  |
| General Retail and Hire             | If:<br>(a) located within the area nominated for Building 6 in Figure F6.2 Hobart Showground Master Plan;<br>(b) each single tenancy is no less than 500m <sup>2</sup> ;<br>(c) not for a bottleshop;<br>(d) not for a supermarket; and<br>(e) not listed as Permitted. |
| Hotel Industry                      |   |
| Manufacturing and Processing        |   |
| Motor Racing Facility               | If for go-cart track.   |
| Service Industry                    | If:<br>(a) not for motor repairs, auto-electrical repairs, or panel beating;<br>and<br>(b) each single tenancy is no more than 200m <sup>2</sup> in gross floor area.   |
| Sports and Recreation               | If not listed as Permitted.   |
| Tourist Operation                   |   |
| Utilities                           |   |
| Visitor Accommodation               | If for:<br>(a) a camping and caravan park or overnight camping area; or<br>(b) a backpacker hostel.   |
| <b>Prohibited</b>                   |   |
| All other uses                      |   |

**GLE-S6.6 Use Standards**

GLE-S6.6.1 Discretionary uses

This clause is an addition to Community Purpose Zone - Clause 27.3 Use Standards.

|                             |  |
|-----------------------------|--|
| <b>Objective:</b>           | To ensure that discretionary uses:<br>(a) provide for the intended mix of activities on the site;<br>(b) do not compromise the operation of the Hobart Show or opportunities for other community events;<br>(c) do not cause an unreasonable loss of residential amenity to residential zones; and<br>(d) do not significantly impact on the existing retail hierarchy of Glenorchy. |
| <b>Acceptable Solutions</b> | <b>Performance Criteria</b>  |

|   |   |
|---|---|
| <p><b>A1</b></p> <p>The following uses must not, in aggregate, occupy a gross floor area greater than 30,000m<sup>2</sup>:</p> <ul style="list-style-type: none"> <li>(a) Bulky Goods Sales;</li> <li>(b) Business and Professional Services</li> <li>(c) Food Services;</li> <li>(d) General Retail and Hire;</li> <li>(e) Hotel Industry;</li> <li>(f) Service Industry.</li> </ul>   | <p><b>P1</b></p> <p>No Performance Criterion.</p>   |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p>   | <p><b>P2</b></p> <p>The use must not have an unreasonable impact on the amenity or operation of other uses on the site, or the amenity of adjacent residential zones, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the appearance of the buildings and any outdoor areas;</li> <li>(b) the emissions of noise, smoke, odour, dust and illumination</li> <li>(c) traffic generation and parking location; and</li> <li>(d) the local area objectives at Clause GLE-S6.3.1.1.</li> </ul>  |
| <p><b>A3</b></p> <p>The following uses must not be located in Buildings 2, 3 or 4 or areas designated for these buildings, as shown on Figure GLE-6.2 Hobart Showground Master Plan:</p> <ul style="list-style-type: none"> <li>(a) Bulky Goods Sales;</li> <li>(b) Business and Professional Services;</li> <li>(c) Education and Occasional Care;</li> <li>(d) Emergency Services;</li> <li>(e) General Retail and Hire;</li> <li>(f) Manufacturing and Processing;</li> <li>(g) Motor Racing Facility;</li> <li>(h) Service Industry;</li> <li>(i) Sports and Recreation; and</li> <li>(j) Visitor Accommodation.</li> </ul> | <p><b>P3</b></p> <p>Uses are located to ensure adequate area is available for the Show Event, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the areas designated for Open Space and Piazzas on Figure GLE-S6.3 Hobart Showground Urban Design Plan;</li> <li>(b) the area, including gross floor area and open areas, required for the operation of the Show Event as shown in Table GLE-S6.9.1 Area required for operation of the Hobart Show Event;</li> <li>(c) vehicular and pedestrian movement through the site;</li> <li>(d) parking and access requirements of the proposed use and existing uses on site; and</li> <li>(e) the local area objectives at Clause GLE-S6.3.1.1.</li> </ul> |

|  |   |
|--|---|
| <p><b>A4</b><br/>No Acceptable Solution.</p> | <p><b>P4</b></p> <p>Manufacturing and Processing activities must minimise negative impacts on the amenity and operation of other uses on the site, and the amenity of adjacent residential zones, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the appearance of the buildings and unscreened storage areas;</li> <li>(b) the emission of noise, odours, steam, smoke, vapour, or any other form of pollution;</li> <li>(c) the escape of any liquid or solid wastes from the land;</li> <li>(d) the emission of electro-magnetic radiation or potentially damaging vibrations, whether audible or inaudible;</li> <li>(e) the generation of vehicular traffic;</li> <li>(f) the hours of operation;</li> <li>(g) the potential for an industrial accident; and</li> <li>(h) the local area objectives at Clause GLE-S6.3.1.1.</li> </ul> |
|--|---|

**GLE-S6.7 Development Standards for Buildings and Works**

GLE-S6.7.1 Building height and siting

This clause is a substitution for Community Purpose Zone - Clause 27.4.1 Building height and Clause 27.4.2 Setback A1 and P1 and A2 and P2.

| <b>Objective:</b>  | That development is:<br>(a) consistent with the layouts and building heights of the Hobart Showground Master Plan;<br>and<br>(b) sympathetic to the amenity of adjacent residential zones.  |
|--|---|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b><br/>Buildings must be consistent with the envelopes defined in Figure GLE-S6.2 Hobart Showground Master Plan.</p> | <p><b>P1</b><br/>Buildings must be consistent with the following:</p> <ul style="list-style-type: none"> <li>(a) building height and siting must protect the operation of the Hobart Show Event and must have regard to: <ul style="list-style-type: none"> <li>(i) the spatial needs of the Hobart Show event as indicated in Table GLE-S6.9.1 Area required for operation of the Hobart Show Event, Figure GLE-S6.2 Hobart Showground Master Plan and Figure GLE-S6.3 Hobart Showground Urban Design Plan;</li> <li>(ii) vehicular and pedestrian movement across the site;</li> <li>(iii) parking needs;</li> <li>(iv) site access; and</li> <li>(v) emergency public safety requirements;</li> </ul> </li> <li>(b) the building's siting must protect the amenity of adjacent residential zones and must have regard to: <ul style="list-style-type: none"> <li>(i) the height and setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and the private open space of adjoining dwellings;</li> <li>(ii) the level and effectiveness of physical screening by fences and/or vegetation;</li> <li>(iii) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and</li> <li>(iv) landscaping to integrate development with the local area; and</li> </ul> </li> <li>(c) building siting must not prevent pedestrian and cycle access across the site.</li> </ul> |

GLE-S6.7.2 Building facade design

This clause is in addition to Community Purpose Zone - Clause 27.4 Development Standards for Buildings and Works.

| <p><b>Objective:</b></p>   | <p>That buildings are:</p> <ul style="list-style-type: none"> <li>(a) designed to signify the use of the showgrounds to the Brooker Highway and the intercity cycleway or to provide a level of articulation to enhance the amenity of adjacent residential areas;</li> <li>(b) designed to contribute positively to the streetscape, particularly the Brooker Highway;and</li> <li>(c) designed and sited to minimise opportunities for crime and anti-social behaviour.</li> </ul>   |
|--|--|
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b><br/>                     Facades identified as Significant Facades, Highway Facades and Entry Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan must not contain blank walls that are wider than 5.0m.</p> | <p><b>P1.1</b><br/>                     Buildings that meet the envelopes defined in Figure GLE-S6.2 Hobart Showground Master Plan, must achieve a façade design that complies with the following:</p> <ul style="list-style-type: none"> <li>(a) facades identified as Entry Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan must satisfy all of the following:                             <ul style="list-style-type: none"> <li>(i) have a legible connection with the use of the site as an agricultural show; and</li> <li>(ii) be highly articulated and coloured to attract attention.</li> </ul> </li> <li>(b) facades identified as Significant Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan must be articulated to reduce the perceived height and bulk of the buildings. Design features used to achieve this may include articulation, fenestration, use of colours and materials and other devices; and</li> <li>(c) facades identified as Highway Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan must be articulated and landscaped to avoid large expanses of blank wall. Design features used to achieve this may include articulation, fenestration, use of colours and materials and other devices.</li> </ul> <p><b>P1.2</b><br/>                     Buildings that do not meet the envelopes defined in GLE-S6.2 Hobart Showground Master Plan, must have facades designed with regard to the following:</p> <ul style="list-style-type: none"> <li>(a) have a legible connection with the use of the site as an agricultural show;</li> <li>(b) are articulated to avoid large expanses of blank walls and reduce the perceived height and bulk of the buildings; and</li> <li>(c) use colours and materials to present a positive design outcome to the streetscape.</li> </ul> |

|  |   |
|--|---|
| <p><b>A2</b></p> <p>Buildings that have Passive Surveillance Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan must be designed and sited in accordance with the following:</p> <p>(a) the building envelopes defined in Figure GLE-S6.2 Hobart Showground Master Plan; and</p> <p>(b) Passive Surveillance Facades identified in Figure GLE-S6.2 Hobart Showground Urban Design Plan must include ground floor windows capable of viewing either pedestrian/cycle routes or roads within or adjacent to the site boundary.</p> | <p><b>P2</b></p> <p>Buildings must be designed to minimise opportunities for crime and anti-social behaviour and must satisfy the following:</p> <p>(a) be designed and sited to provide natural surveillance of pedestrian routes and car parks;</p> <p>(b) avoid concealment and entrapment spots; and</p> <p>(c) building access and egress points must be visible from the public domain.</p> |
|--|---|

GLE-S6.7.3 Internal access

This clause is an addition to Community Purpose Zone - Clause 27.4 Development Standards for Buildings and Works and Parking and Sustainable Transport Code - Clause C2.6.

|   |   |
|---|---|
| <b>Objective:</b>   | To provide safe and efficient internal access roads and pedestrian links within the site.   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Internal road layout is in accordance with Figure GLE-S6.3 Hobart Showground Urban Design Plan.</p> | <p><b>P1</b></p> <p>The layout of accesses must have regard to:</p> <p>(a) pedestrian safety and amenity;</p> <p>(b) traffic safety;</p> <p>(c) residential amenity on adjacent land</p> <p>(d) the impact on the streetscape; and</p> <p>(e) compatibility with Figure GLE-S6.3 Hobart Showground Urban Design Plan.</p> |

**GLE-S6.8 Development Standards for Subdivision**

GLE-S6.8.1 Subdivision

This clause is a substitution of Community Purpose Zone - Clause 27.5.1 Lot Design A1 and P1.

|   |   |
|---|---|
| <b>Objective:</b>   | That subdivision is suitable for the intended use and development.  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be only by a lease of land containing an approved separate development and/or use for a term not exceeding 30 years.</p> | <p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision is limited to:</p> <p>(a) the purpose of a public utility, which must have sufficient area, suitable proportions, adequate services and reasonable vehicular access to satisfy its intended use and development; and</p> <p>(b) a lease of land containing an approved separate development and/or use for a term in excess of 30 years.</p> |

**GLE-S6.9 Tables**

Table GLE-S6.9.1 Area required for operation of the Hobart Show Event

| Element  | Area (m <sup>2</sup> ) |
|--|------------------------|
| Total building area required for the Show  | 20,529                 |
| Total open area required for the Show  | 15,700                 |
| Total area within Buildings 1-4 shown in Figure GLE-S6.2 Hobart Showground Master Plan   | 26,900                 |
| Total open area (open space and piazzas) allocated for the Show use shown in Figure GLE-S6.2 Hobart Showground Master Plan and Figure GLE-S6.3 Hobart Showground Urban Design Plan | 16,980                 |

Figure GLE-S6.1 - Hobart Show Ground Map as required by clause GLE-S6.3

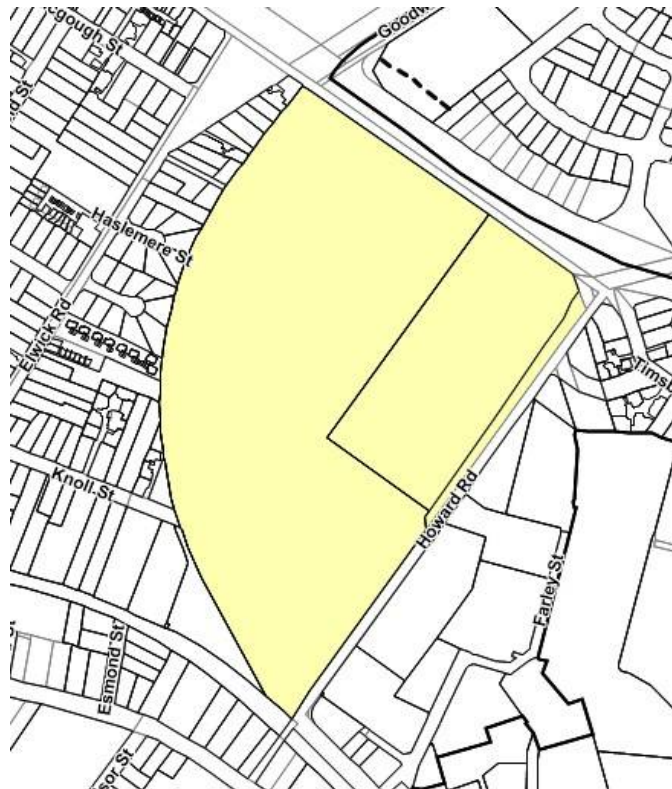


Figure GLE-S6.2 - Hobart Showground Master Plan as required by clause GLE-S6.7.1 A1 and P1(a)(i), and clause GLE-S6.7.2 P1.1, P1.2, and A1

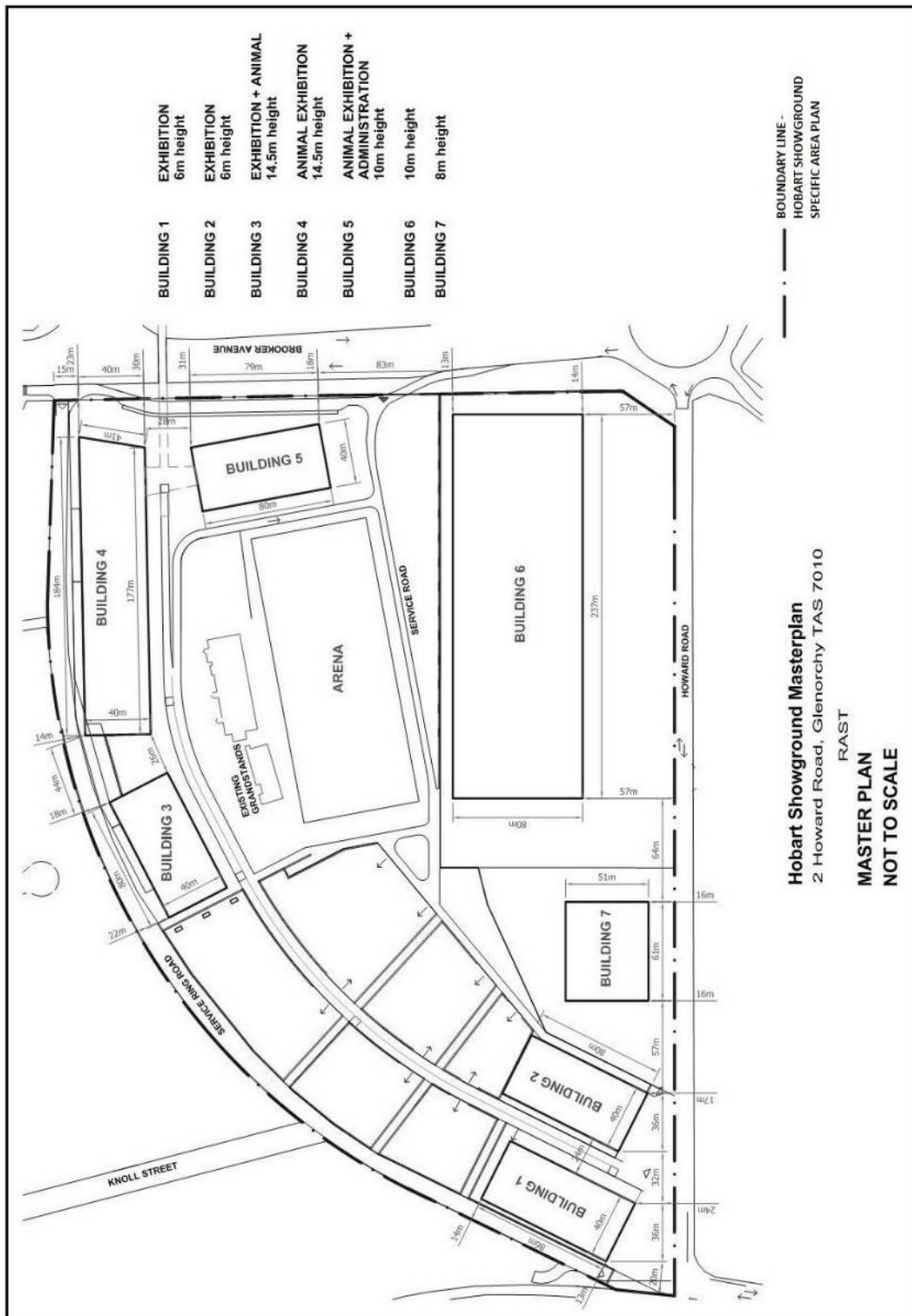
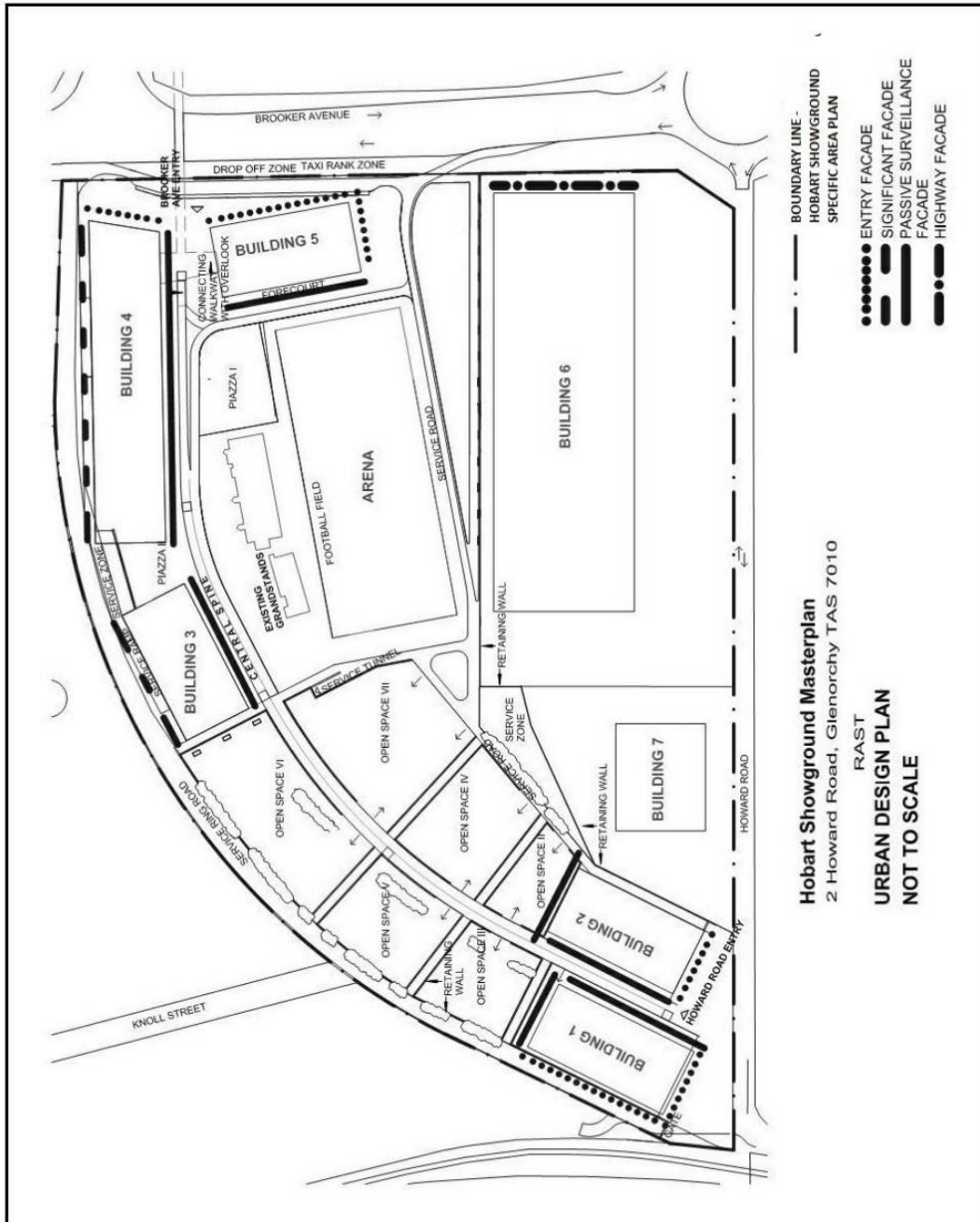


Figure GLE-S6.3 - Hobart Showground Urban Design Plan as required by clause GLE-S6.3, clause GLE-S6.6.1 P3(a), clause GLE-S6.7.1 P1(1)(i), clause GLE-S6.7.2 A1, P1.1 and A2, and clause GLE-S6.7.3 A1 and P1



GLE-S7.0 Whitestone Point Specific Area Plan

### **GLE-S7.1 Plan Purpose**

The purpose of the Whitestone Point Specific Area Plan is to::

- GLE-S7.1.1 Facilitate a range of residential development supported by recreational and local business services.
- GLE-S7.1.2 Facilitate transport and recreational connections to the north and the south including public access along the river foreshore.
- GLE-S7.1.3 Provide a street network that facilitates future expansion on to adjoining land parcels.
- GLE-S7.1.4 Manage stormwater through water sensitive urban design measures.
- GLE-S7.1.5 Provide appropriate protection of the natural and visual assets of the site including weed management.
- GLE-S7.1.6 Provide buffers which prevent conflict with nearby uses and infrastructure.
- GLE-S7.1.7 Ensure potentially contaminated land is appropriately investigated, remediated or managed prior to new use or development.

### **GLE-S7.2 Application of this Plan**

- GLE-S7.2.1 The specific area plan applies to an area of land designated as the Whitestone Point Specific Area Plan on the overlay maps.
- GLE-S7.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for or in addition to the provisions of the:
  - (a) General Residential Zone;
  - (b) Local Business Zone;
  - (c) Environmental Management Zone;  
and
  - (d) C3.0 Road and Railway Code,  
as specified in the relevant provision.
- GLE-S7.2.3 The specific area plan is divided into the following precincts:
  - (a) Living Precinct;
  - (b) Neighbourhood Business Precinct; and
  - (c) Recreation and Conservation Precinct.
- GLE-S7.2.4 The extent of each precinct is shown in Figure GLE-S7.1 Whitestone Point Precinct Map.

**GLE-S7.3 Local Area Objectives**

| Reference Number | Area Description   | Local Area Objectives   |
|------------------|--|---|
| GLE-S7.3.1       | Living Precinct, shown on an overlay map as GLE-S7.3.1 and in Figure GLE-S7.1                      | <p>The local area objectives for the Living Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) provide for residential development with a high degree of pedestrian amenity and connectivity;</li> <li>(b) encourage diversity in neighbourhoods by housing people of ranging demographics;</li> <li>(c) ensure that the design of neighbourhoods is conscious of existing natural values on the site;</li> <li>(d) protect sensitive uses from any potential land use conflicts;</li> <li>(e) ensure that development does not result in potential conflict with adjoining land uses;</li> <li>(f) use native vegetation to enhance the visual amenity of the area;</li> <li>(g) ensure the protection of water quality; and</li> <li>(h) provide for sustainable transport opportunities.</li> </ul> |
| GLE-S7.3.2       | Neighbourhood Business Precinct, shown on an overlay map as GLE-S7.3.2 and in Figure GLE-S7.1      | <p>The local area objectives for the Neighbourhood Business Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) encourage a lively and vital precinct that supports a diversity of uses to serve the local community;</li> <li>(b) protect the commercial hierarchy within Glenorchy;</li> <li>(c) provide for sustainable transport opportunities;</li> <li>(d) provide for future links with the rail network;</li> <li>(e) provide for development with a high degree of pedestrian amenity and connectivity with adjoining residential and open space areas;</li> <li>(f) ensure the protection of water quality; and</li> <li>(g) provide for building form and landscaping that contributes positively to the visual amenity and interest in streetscapes.</li> </ul>                             |
| GLE-S7.3.3       | Recreation and Conservation Precinct, shown on an overlay map as GLE-S7.3.3 and in Figure GLE-S7.1 | <p>The local area objectives for the Recreation and Conservation Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) facilitate passive recreation opportunities, which are consistent with the protection of natural values in bushland and on the foreshore;</li> <li>(b) integrate and encourage the use of open spaces with adjoining development areas;</li> <li>(c) provide for the protection conservation and management of areas with significant ecological, cultural or aesthetic value;</li> <li>(d) ensure the protection of water quality; and</li> <li>(e) provide for sustainable transport opportunities.</li> </ul>   |

**GLE-S7.3 Local Area Objectives**

GLE-S7.3.1 Local Area Objectives - Living Precinct

| Sub-clause | Area Description  | Local Area Objectives   |
|------------|---|---|
| GLE-S7.3.1 | Living Precinct, shown on an overlay map as GLE-S7.3.1 and in Figure GLE-S7.1 | <p>The local area objectives for the Living Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) provide for residential development with a high degree of pedestrian amenity and connectivity;</li> <li>(b) encourage diversity in neighbourhoods by housing people of ranging demographics;</li> <li>(c) ensure that the design of neighbourhoods is conscious of existing natural values on the site;</li> <li>(d) protect sensitive uses from any potential land use conflicts;</li> <li>(e) ensure that development does not result in potential conflict with adjoining land uses;</li> <li>(f) use native vegetation to enhance the visual amenity of the area;</li> <li>(g) ensure the protection of water quality; and</li> <li>(h) provide for sustainable transport opportunities.</li> </ul> |

GLE-S7.3.2 Local Area Objectives - Neighbourhood Business Precinct

| Sub-clause | Area Description  | Local Area Objectives  |
|------------|---|--|
| GLE-S7.3.2 | Neighbourhood Business Precinct, shown on an overlay map as GLE-S7.3.2 and in Figure GLE-S7.1 | <p>The local area objectives for the Neighborhood Business Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) encourage a lively and vital precinct that supports a diversity of uses to serve the local community;</li> <li>(b) protect the commercial hierarchy within Glenorchy;</li> <li>(c) provide for sustainable transport opportunities;</li> <li>(d) provide for future links with the rail network;</li> <li>(e) provide for development with a high degree of pedestrian amenity and connectivity with adjoining residential and open space areas;</li> <li>(f) ensure the protection of water quality; and</li> <li>(g) provide for building form and landscaping that contributes positively to the visual amenity and interest in streetscapes.</li> </ul> |

GLE-S7.3.3 Local Area Objectives - Recreation and Conservation Precinct

| Sub-clause | Area Description   | Local Area Objectives   |
|------------|--|---|
| GLE-S7.3.3 | Recreation and Conservation Precinct, shown on an overlay map as GLE-S7.3.3 and in Figure GLE-S7.1 | <p>The local area objectives for the Recreation and Conservation Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) facilitate passive recreation opportunities, which are consistent with the protection of natural values in bushland and on the foreshore;</li> <li>(b) integrate and encourage the use of open spaces with adjoining development areas;</li> <li>(c) provide for the protection conservation and management of areas with significant ecological, cultural or aesthetic value;</li> <li>(d) ensure the protection of water quality; and</li> <li>(e) provide for sustainable transport opportunities.</li> </ul> |

**GLE-S7.4 Definition of Terms**

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

| Terms       | Definition   |
|-------------|--|
| net density | means the density of development, excluding areas set aside for roads and public open space. |

**GLE-S7.5 Use Table**

GLE-S7.5.1 For areas within the Living Precinct and Recreation and Conservation Precinct shown in Figure GLE-S7.1 Whitestone Point Precinct Map, uses must be in accordance with the requirements of the underlying zone

GLE-S7.5.2 Use Table - Neighbourhood Business Precinct

This clause is in substitution for Local Business Zone - Clause 14.2 Use Table.

| Use Class                              | Qualification   |
|--|---|
| <b>No Permit Required</b>              |   |
| Educational and Occasional Care        | If for home-based child care in accordance with the Child Care Act 2001.  |
| Natural and Cultural Values Management |   |
| Passive Recreation                     |   |
| Residential                            | If for home-based business.   |
| Utilities                              | If for minor utilities.   |
| <b>Permitted</b>                       |   |
| Business and Professional Services     | If for consulting room, medical centre or post office.  |
| Community Meeting and Entertainment    | If for art and craft centre, civic centre, community hall, museum, public art gallery or public hall.   |
| Educational and Occasional Care        | If: <ul style="list-style-type: none"> <li>(a) an employment training facility; and</li> <li>(b) not listed as No Permit Required.</li> </ul> |
| Food Services                          | If not a take away food premises with a drive through facility.   |
| General Retail and Hire                | If not an adult sex product shop or supermarket.  |

|  |  |
|--|--|
| Residential                            | If:<br>(a) located above ground floor level (excluding pedestrian or vehicular access) or if more than 25m from frontage; and<br>(b) not listed as No Permit Required. |
| <b>Discretionary</b>                   |  |
| Business and Professional Services     | If not listed as Permitted.  |
| Community Meeting and Entertainment    | If not listed as Permitted.  |
| Educational and Occasional Care        | If:<br>(a) not a primary school, secondary school or a tertiary institution;<br>and<br>(b) not listed as No Permit Required or Permitted.                              |
| Emergency Services                     |  |
| Equipment and Machinery Sales and Hire |  |
| Food Services                          | If not listed as Permitted.  |
| General Retail and Hire                | If:<br>(a) for a single tenancy with a floor area of less than 400m <sup>2</sup> ;<br>and<br>(b) not listed as Permitted.  |
| Hotel Industry                         | If not adult entertainment venue.  |
| Research and Development               |  |
| Residential                            | If not listed as Permitted.  |
| Sports and Recreation                  |  |
| Tourist Operation                      |  |
| Transport Depot and Distribution       |  |
| Utilities                              | If not listed as No Permit Required.   |
| Vehicle Fuel Sales and Service         | If having frontage and access to Main Road.  |
| Vehicle Parking                        |  |
| Visitor Accommodation                  | If accommodation is primarily located on floors above the ground floor level.  |
| <b>Prohibited</b>                      |  |
| All other uses                         |  |

**GLE-S7.6 Use Standards**

GLE-S7.6.1 Use Standards - Living Precinct

GLE-S7.6.1.1 Noise attenuation

This clause is in addition to General Residential Zone - Clause 8.3 Use Standards.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | To prevent land use conflict between uses.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Sensitive uses must be located more than 25m from land within a Light Industrial Zone. | <b>P1</b><br>A sensitive use located within 25m of land within a Light Industrial Zone must achieve an appropriate level of amenity through setbacks, design and construction techniques. |  |

GLE-S7.6.1.2 Non-residential use

This clause is in addition to General Residential Zone - Clause 8.3 Use Standards.

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Objective:</b>                    | To prevent non-residential uses which may impact on local residential amenity.                 |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>All non-residential uses must be for the provision of services to the local area. |  |

GLE-S7.6.2 Use Standards - Neighbourhood Business Precinct

GLE-S7.6.2.1 Noise attenuation

This clause is in addition to Local Business Zone - Clause 14.3 Use Standards.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | To prevent land use conflict between uses.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Sensitive uses must be located more than 25m from land within a Light Industrial Zone. | <b>P1</b><br>A sensitive use located within 25m of a Light Industrial Zone must achieve an appropriate level of amenity through setbacks, design and construction techniques. |  |

**GLE-S7.7 Development Standards for Buildings and Works**

GLE-S7.7.1 Development Standards for Buildings and Works - Living Precinct

GLE-S7.7.1.1 Density for multiple dwellings

This clause is in substitution for General Residential Zone - Clause 8.4.1 Residential density for multiple dwellings.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | To provide for sustainable residential density.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Multiple dwellings must provide for a minimum net density of 25 dwellings per hectare. | <b>P1</b><br>Multiple dwellings may provide for a minimum net density less than 25 dwellings per hectare provided it is otherwise suitable to meet any site constraints. |  |

GLE-S7.7.1.2 Protection of natural values

This clause is in addition to General Residential Zone - Clause 8.4 Development Standards for Dwellings or Clause 8.5 Development Standards for Non-dwellings as appropriate.

|  |   |
|--|---|
| <b>Objective:</b>  | To protect native flora and fauna species.  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Buildings must be designed to :</p> <p>(a) eliminate corner windows or opposing windows that allow sight lines through buildings; and</p> <p>(b) have external glazing with:</p> <p>(i) low reflectance glass surfaces; or</p> <p>(ii) angled glass surfaces to reflect the ground or built fabric, rather than the sky or habitat; and</p> <p>(c) where fences do not meet the exemptions under Table 4.6, the fences must be:</p> <p>(i) constructed from solid materials; or</p> <p>(ii) constructed from materials easily perceptible to birds in flight, such as chain mesh, covered with an obscure material, such as hessian or sunshade.</p> | <p><b>P1</b></p> <p>Buildings must be designed to minimise the risk of bird strike, having regard to :</p> <p>(a) the location of any nesting habitat or foraging vegetation in the surrounding area;</p> <p>(b) the topography of the site and surrounding area;</p> <p>(c) the type of construction;</p> <p>(d) any mitigation measures to reduce the impact of glazing or sight lines through buildings or structures; and</p> <p>(e) any advice from a relevant State or Commonwealth department or agency.</p> |
| <p><b>A2</b></p> <p>Buildings and works on or within 10m of the boundaries of the pond must be in accordance with a catchment management plan approved by the planning authority.</p>  | <p><b>P2</b></p> <p>Buildings and works on or within 10m of the boundaries of the pond must demonstrate to the satisfaction of the planning authority that it will not impact on the aquatic environment of the pond.</p>   |
| <p><b>A3</b></p> <p>Remnant native trees greater than 10m in height must be retained on the western side of Ten Mile Hill.</p>   | <p><b>P3</b></p> <p>Removal of remnant native trees must only result in minor changes to the visual amenity of Ten Mile Hill.</p>   |
| <p><b>A4</b></p> <p>Buildings and works must be in accordance with a weed management plan approved by the planning authority.</p>  | <p><b>P4</b></p> <p>No Performance Criterion.</p>   |
| <p><b>A5</b></p> <p>Buildings and works do not result in the removal of native vegetation.</p>   | <p><b>P5</b></p> <p>Removal of vegetation must:</p> <p>(a) protect natural values;</p> <p>(b) maintain natural streambank and streambed condition; where it exists;</p> <p>(c) provide for mitigation of any adverse erosion, sedimentation and runoff impacts on natural values; and</p> <p>(d) avoid or mitigate any adverse impacts on riparian vegetation.</p>  |

GLE-S7.7.1.3 Railway buffer

This clause is in addition to General Residential Zone - Clause 8.4 Development Standards for Dwellings and in substitution for Road and Rail Assets Code - clause C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | To provide protection from noise related to the railway operation.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Habitable rooms of dwellings must be set back 30m from the railway line. | <b>P1</b><br>Habitable rooms of dwellings must be designed with suitable attenuation measures consistent with the recommendations of an acoustic report prepared by a suitably qualified person. |  |

GLE-S7.7.2 Development Standards for Buildings and Works - Neighbourhood Business Precinct

GLE-S7.7.2.1 Railway buffer

This clause is in addition to Local Business Zone - Clause 8.4 Development Standards for Buildings and Works and in substitution for the Road and Rail Assets Code - clause C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | To provide protection from noise related to the railway operation.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Habitable rooms must be set back 30m from the railway line. | <b>P1</b><br>Habitable rooms must be designed with suitable attenuation measures consistent with the recommendations of an acoustic report prepared by a suitably qualified person. |  |

GLE-S7.7.2.2 Protection of natural values

This clause is in addition to Local Business Zone - Clause 14.4 Development Standards for Buildings and Works.

|   |  |
|---|--|
| <b>Objective:</b>   | To protect native flora and fauna species.   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Buildings must be designed to:</p> <p>(a) eliminate corner windows or opposing windows that allow sight lines through buildings; and</p> <p>(b) have external glazing with:</p> <p>(i) low reflectance glass surfaces; or</p> <p>(ii) angled glass surfaces to reflect the ground or built fabric, rather than the sky or habitat; and</p> <p>(c) where fences do not meet the exemptions under Table 4.6, the fences must be:</p> <p>(i) constructed from solid materials; or</p> <p>(ii) constructed from materials easily perceptible to birds in flight, such as chain mesh, covered with an obscure material, such as hessian or sunshade.</p> | <p><b>P1</b></p> <p>Buildings must be designed to minimise the risk of bird strike, having regard to:</p> <p>(a) the location of any nesting habitat or foraging vegetation in the surrounding area;</p> <p>(b) the topography of the site and surrounding area;</p> <p>(c) the type of construction;</p> <p>(d) any mitigation measures to reduce the impact of glazing or sight lines through buildings or structures; and</p> <p>(e) any advice from a relevant State or Commonwealth department or agency.</p> |
| <p><b>A2</b></p> <p>Buildings and works must be in accordance with a weed management plan approved by the planning authority.</p>   | <p><b>P2</b></p> <p>No Performance Criterion.</p>  |
| <p><b>A3</b></p> <p>Buildings and works do not result in the removal of native vegetation.</p>  | <p><b>P3</b></p> <p>Removal of vegetation must:</p> <p>(a) protect natural values;</p> <p>(b) maintain natural streambank and streambed condition; where it exists;</p> <p>(c) provide for mitigation of any adverse erosion, sedimentation and runoff impacts on natural values; and</p> <p>(d) avoid or mitigate any adverse impacts on riparian vegetation.</p>   |

GLE-S7.7.3 Development Standards for Buildings and Works - Recreation and Conservation Precinct

GLE-S7.7.3.1 Protection of environmental values

This clause is in substitution for Environmental Management Zone - Clause 23.4.3 Exterior finish and Clause 23.4.4 Vegetation management.

|  |  |
|--|--|
| <b>Objective:</b>  | To protect native flora and fauna species.   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |
| <p><b>A1</b><br/>Buildings must be designed and managed to minimise risk of bird strike by:</p> <p>(a) eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible to birds in flight, such as mesh fences higher than 1.20m and uncovered corner windows or opposing windows that allow sight lines through buildings; and</p> <p>(b) using low reflectance glass on external surfaces; or</p> <p>(c) angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat.</p> | <p><b>P1</b><br/>Confirmation is provided by the relevant State or Commonwealth environmental department that the building or structure is of an acceptable design in terms of its impact on the local Swift Parrot (<i>Lathamus discolor</i>) community.</p>  |
| <p><b>A2</b><br/>Buildings and works are in accordance with a weed management plan approved by the planning authority.</p>   | <p><b>P2</b><br/>No Performance Criterion.</p>   |
| <p><b>A3</b><br/>Buildings and works do not result in soil disturbance or removal of native vegetation.</p>  | <p><b>P3</b><br/>Development involving the clearing of vegetation or soil disturbance must:</p> <p>(a) ensure natural values are protected;</p> <p>(b) maintain natural streambank and streambed condition, where it exists;</p> <p>(c) mitigate any adverse erosion, sedimentation and runoff impacts on natural values; and</p> <p>(d) avoid or mitigate any adverse impacts on riparian vegetation.</p> |

**GLE-S7.8 Development Standards for Subdivision**

GLE-S7.8.1 Development Standards for Subdivision - Living Precinct

GLE-S7.8.1.1 Connectivity

This clause is in addition to General Residential Zone - Clause 8.6 Development Standards for Subdivision.

|                             |  |  |
|-----------------------------|--|--|
| <b>Objective:</b>           | That subdivision design:<br>(a) achieves connectivity with adjoining land uses;<br>(b) does not reduce the efficiency of the junction of Main Road and Arncliffe;<br>and<br>(c) provides uses with appropriate connection to the road network. |  |
| <b>Acceptable Solutions</b> |  | <b>Performance Criteria</b>  |
| <b>A1</b>                   | Links to adjoining land must be provided consistent with Figure GLE-S7.1 Whitestone Point Precinct Map.  | <b>P1</b><br>Links to adjoining land must be provided.   |
| <b>A2</b>                   | Pedestrian/cycle networks must be provided as shown in Figure GLE-S7.1 Whitestone Point Precinct Map.  | <b>P2</b><br>A plan of subdivision must provide appropriate pedestrian and cycle connections.  |
| <b>A3</b>                   | Access must be from the current entry point on Main Road and must not generate demand greater than 95 vehicle movements per hour during the evening peak period at that entry point.   | <b>P3</b><br>Where access is not obtained from the current entry point on Main Road or demand greater than 95 vehicle movements per hour during the evening peak period at the existing entry point is generated, a Traffic Impact Assessment (TIA) from a suitably qualified person must be provided which addresses the following:<br><br>(a) the existing and additional traffic generated by the use;<br>(b) the impact of additional traffic on the local road traffic network or the service capacity of the junction of Main Road and Arncliffe Road;<br>(c) details of any road upgrading or other works within the site or the surrounding road network including Main Road; and<br>(d) achieving access to Main Road via a single-entry point. |

GLE-S7.8.1.2 Lot size and dimensions

This clause is in substitution for General Residential Zone - Clause 8.6.1 Lot design A1 and P1.

|                             |  |  |
|-----------------------------|--|--|
| <b>Objective:</b>           | To provide for sustainable residential density.  |  |
| <b>Acceptable Solutions</b> |  | <b>Performance Criteria</b>  |
| <b>A1</b>                   | Each lot, or a lot proposed on a plan of subdivision, must be no less than 325m <sup>2</sup> . | <b>P1</b><br>Each lot, or a lot proposed on a plan of subdivision, may be less than 325m <sup>2</sup> where an application for the development of a dwelling on the lot forms part of the application. |

GLE-S7.8.1.3 Landscaping

This clause is in addition to General Residential Zone - Clause 8.6 Development Standards for Subdivision.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | To encourage safe and attractive landscaped streets. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>                          |  |
| <b>A1</b><br>Subdivision must include the creation of new landscaped road reserves and open space that satisfy all of the following:<br><br>(a) enhances the appearance of the streetscape development;<br><br>(b) provides a range of plant heights and forms to create diversity, interest and amenity;<br><br>(c) prevents the creation of concealed entrapment spaces; and<br><br>(d) excludes invasive weed species. | <b>P1</b><br>No Performance Criterion.               |  |

GLE-S7.8.1.4 Water sensitive urban design

This clause is in addition to General Residential Zone - Clause 8.6 Development Standards for Subdivision.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | To manage stormwater to improve the quality of water systems. |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>                                   |  |
| <b>A1</b><br>Subdivision for new roads is to implement principles of water sensitive urban design where practicable and must be in accordance with a stormwater management plan approved by the planning authority. | <b>P1</b><br>No Performance Criterion.                        |  |

GLE-S7.8.2 Development Standards for Subdivision - Neighbourhood Business Precinct

GLE-S7.8.2.1 Connectivity

This clause is in addition to Local Business Zone - Clause 14.5 Development Standards for Subdivision.

|  |   |
|--|---|
| <b>Objective:</b>  | That subdivision design: <ul style="list-style-type: none"> <li>(a) achieves connectivity with adjoining land uses;</li> <li>(b) does not reduce the efficiency of the junction of Main Road and Arncliffe; and</li> <li>(c) provides uses with appropriate connection to the road network.</li> </ul>  |
| <b>Acceptable Solutions</b>  |   |
| <b>Performance Criteria</b>  |   |
| <b>A1</b><br>Links to adjoining land must be provided consistent with Figure GLE-S7.1 Whitestone Point Precinct Map.   | <b>P1</b><br>Links to adjoining land must be provided.  |
| <b>A2</b><br>Pedestrian/cycle networks must be provided as shown in Figure GLE-S7.1 Whitestone Point Precinct Map.   | <b>P2</b><br>Appropriate pedestrian and cycle connections must be provided.   |
| <b>A3</b><br>Access must be obtained from the current entry point on Main Road and must not generate demand greater than 95 vehicle movements per hour during the evening peak period at that entry point. | <b>P3</b><br>Where access is not obtained from the current entry point on Main Road or demand greater than 95 vehicle movements per hour during the evening peak period at the existing entry point is generated, a Traffic Impact Assessment (TIA) from a suitably qualified person must be provided that demonstrates that the efficiency of the road network is not significantly reduced, by addressing all of the following: <ul style="list-style-type: none"> <li>(a) the existing and additional traffic generated by the use;</li> <li>(b) the impact of additional traffic on the local road traffic network or the service capacity of the junction of Main Road and Arncliffe Road;</li> <li>(c) details of any road upgrading or other works within the site or the surrounding road network including Main Road; and</li> <li>(d) achieves access to Main Road via a single entry point.</li> </ul> |

GLE-S7.8.2.2 Landscaping

This clause is in addition to Local Business Zone - Clause 14.5 Development Standards for Subdivision.

|  |  |
|--|--|
| <b>Objective:</b>  | To encourage safe and attractive landscaped streets. |
| <b>Acceptable Solutions</b>  |  |
| <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Subdivision must include the creation of new landscaped road reserves and open space that satisfy all of the following: <ul style="list-style-type: none"> <li>(a) enhances the appearance of the streetscape development;</li> <li>(b) provides a range of plant heights and forms to create diversity, interest and amenity;</li> <li>(c) prevents the creation of concealed entrapment spaces; and</li> <li>(d) excludes invasive weed species.</li> </ul> | <b>P1</b><br>No Performance Criterion.               |

GLE-S7.8.2.3 Water sensitive urban design

This clause is in addition to Local Business Zone - Clause 14.5 Development Standards for Subdivision.

|                             |  |                                       |
|-----------------------------|--|---------------------------------------|
| <b>Objective:</b>           | To manage stormwater to improve the quality of water systems.  |                                       |
| <b>Acceptable Solutions</b> |  | <b>Performance Criteria</b>           |
| <b>A1</b>                   | Subdivision for new roads is to implement principles of water sensitive urban design where practicable and must be in accordance with a stormwater management plan approved by the planning authority. | <b>P1</b><br>No Performance Criteria. |

GLE-S7.8.3 Development Standards for Subdivision – Recreation and Conservation Precinct

GLE-S7.8.3.1 Connectivity

This clause is in addition to Environmental Management Zone - Clause 23.5 Development Standards for Subdivision.

|                             |   |   |
|-----------------------------|---|---|
| <b>Objective:</b>           | To promote connectivity with adjoining land uses.   |   |
| <b>Acceptable Solutions</b> |   | <b>Performance Criteria</b>   |
| <b>A1</b>                   | A plan of subdivision must include links to adjoining land consistent with Figure GLE-S7.1 Whitestone Point Precinct Map.   | <b>P1</b><br>The plan of subdivision must facilitate appropriate integration with adjoining land. |
| <b>A2</b>                   | A plan of subdivision must provide for pedestrian/cycle networks as shown in Figure GLE-S7.1 Whitestone Point Precinct Map. | <b>P2</b><br>The plan of subdivision must provide appropriate pedestrian and cycle connections    |

**GLE-S7.9 Tables**

This clause is not used in this specific area plan.

Figure GLE-S7.1 - Whitestone Point Precinct Map as required by clause GLE-S7.2.4, clause GLE-S7.3, clause GLE-S7.5, clause GLE-S7.8.1.1 A1 and A2, clause GLE-S7.8.2.1 A1 and A2, and clause GLE-S7.8.3.1 A1 and A2



**GLE-S8.0 Principal Activity Centre Specific Area Plan**

### **GLE-S8.1 Plan Purpose**

The purpose of the Principal Activity Centre Specific Area Plan is:

GLE-S8.1.1 To enhance Glenorchy's Principal Activity Centre streetscape through a high quality of urban design for buildings, landscaping, lighting and parking.

GLE-S8.1.2 To encourage a high level of pedestrian activity, connectivity, safety and amenity.

GLE-S8.1.3 To take advantage of the accessible location and support sustainable active transport.

GLE-S8.1.4 To protect key public assets of solar access, views to kunanyi / Mount Wellington and pedestrian access along Humphreys Rivulet.

GLE-S8.1.5 To promote the local identity of the Principal Activity Centre through the design of buildings on gateway sites, corner sites and adjoining local heritage places.

GLE-S8.1.6 To promote well-designed apartment development that supports livable housing.

GLE-S8.1.7 To minimise potential conflict between residential and non-residential uses.

### **GLE-S8.2 Application of this Plan**

GLE-S8.2.1 The specific area plan applies to the area of land designated as GLE-S8.0 Principal Activity Centre Specific Area Plan on the overlay maps.

GLE-S8.2.2 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) Central Business Zone;
- (b) Signs Code; and
- (c) Parking and Sustainable Transport Code, as specified in the relevant provision.

### **GLE-S8.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S8.4 Definition of Terms**

GLE-S8.4.1 In this Specific Area Plan, unless the contrary intention appears:

| <b>Terms</b>   | <b>Definition</b>   |
|--|---|
| adjoining heritage report                            | means a report prepared by a suitably qualified person that describes the measures that have been taken to ensure the proposed development respects and positively responds to the local historic heritage significance of any local heritage place adjoining the site. In doing so, the adjoining heritage report must contain: <ul style="list-style-type: none"> <li>(a) a detailed site analysis that evaluates how the development proposal has been designed to meet the standards of this specific area plan as applicable to sites adjoining local heritage places;</li> <li>(b) accurate illustration of pedestrian eye-level views intersecting the proposed development and any adjoining local heritage place, showing how the streetscape presence of any adjoining local heritage place will be retained; and</li> <li>(c) details of measures that will be taken to mitigate any potential construction phase impacts such as vibration and dust (if applicable) upon the surviving integrity of adjoining local heritage places.</li> </ul> |
| apartment  | means a dwelling where laundry facilities may be provided as shared facilities on the site.   |
| apartment building                                   | means a Class 2 or Class 3 residential building as defined in the <i>National Construction Code</i> , that contains apartments.   |
| articulation   | means the arrangement of building elements such as windows and door openings, variations in wall plane, roof form, horizontal or vertical wall features and materials that make up a building and affect its relationship to the streetscape.   |
| crime prevention through environmental design report | means a report prepared by a suitably qualified person that addresses: <ul style="list-style-type: none"> <li>(a) whether the use or development can achieve and maintain an acceptable level of crime prevention through environmental design, having regard to:                             <ul style="list-style-type: none"> <li>(i) the characteristics of the use or development;</li> <li>(ii) existing crime prevention or deterrence measures on the site and adjacent properties;</li> <li>(iii) any proposed crime prevention or deterrence measures; and</li> <li>(iv) the ongoing management of the use or development; and</li> </ul> </li> <li>(b) any matter specifically required by Performance Criteria in this specific area plan.</li> </ul>   |
| gateway location                                     | means land identified as a gateway location, as shown in Figure GLE-S8.1.   |
| livable housing                                      | means housing designed to cater for people with disability, ageing in place or families with young children.  |
| local heritage place                                 | means as defined in GLE-C6.0 Local Historic Heritage Code, excluding GLE-C6.1.129 O'Brien's Bridge and GLE-C6.1.140 Glenorchy War Memorial.   |
| outdoor entertainment area                           | means an outdoor area where people gather (other than a private open space, shared open space or public open space), such as a beer garden, rooftop cinema or outdoor dining area.  |
| shared open space                                    | an outdoor recreation area, which may include a rooftop, podium or courtyard for the shared use of the occupants of an apartment building.  |
| solar protected areas                                | means land identified as a solar protected area, as shown in Figure GLE-S8.1.   |

**GLE-S8.5 Use Table**

This clause is not used in this specific area plan.

**GLE-S8.6 Use Standards**

GLE-S8.6.1 Ground floor use

This clause is in addition to the provisions of the Central Business Zone - Clause 16.3 Use Standards.

|                             |   |   |
|-----------------------------|---|---|
| <b>Objective:</b>           | That uses at ground floor level:<br>(a) encourage high levels of pedestrian activity and interaction; and<br>(b) contribute to the quality, safety and amenity of the street. |   |
| <b>Acceptable Solutions</b> |   | <b>Performance Criteria</b>   |
| <b>A1</b>                   | Uses at ground floor level fronting pedestrian priority streets must be listed as No Permit Required in Central Business Zone clause 16.2.                                    | <b>P1</b><br>Uses at ground floor level fronting pedestrian priority streets must encourage high levels of pedestrian activity, having regard to:<br><br>(a) the extent to which the proposed use is likely to generate pedestrian activity;<br>(b) the extent of window displays or customer activity located adjacent to the frontage; and<br>(c) the contribution of the use to the quality, safety and amenity of the street. |
| <b>A2</b>                   | Ground floor residential use, other than for access, must be located to the rear of a non-residential use.  | <b>P2</b><br>No Performance Criterion.  |

GLE-S8.6.2 Hours of operation for a use in an outdoor entertainment area

This clause is in addition to the provisions of the Central Business Zone - clause 16.3 Use Standards.

|                             |   |  |
|-----------------------------|---|--|
| <b>Objective:</b>           | That use of an outdoor entertainment area does not cause an unreasonable loss of residential amenity to an apartment.   |  |
| <b>Acceptable Solutions</b> |   | <b>Performance Criteria</b>  |
| <b>A1</b>                   | Hours of operation for a use located in an outdoor entertainment area within 50m of an apartment building must be within:<br><br>(a) 7.00am to 9.00pm Monday to Saturday; and<br>(b) 8.00am to 9.00pm Sunday and public holidays. | <b>P1</b><br>Hours of operation for a use located in an outdoor entertainment area within 50m of an apartment building must not cause an unreasonable loss of residential amenity to an apartment, having regard to:<br><br>(a) the location and design of the outdoor entertainment area;<br>(b) the timing, duration or extent of use of the outdoor entertaining area; and<br>(c) noise, lighting or other emissions. |

GLE-S8.6.3 Use of external lighting

This clause is in addition to the provisions of the Central Business Zone - clause 16.3 Use Standards.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | That use of external lighting does not cause an unreasonable loss of amenity to an apartment.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>External lighting within 50m of an apartment building must:<br><br>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and<br><br>(b) if for security lighting, be baffled so that direct light does not extend into a habitable room of an apartment. | <b>P1</b><br>External lighting within 50m of an apartment building must not cause an unreasonable loss of amenity to an apartment, having regard to:<br><br>(a) the level of illumination, timing and duration of lighting;<br><br>(b) the distance to a habitable room of any adjacent apartment;<br><br>(c) the degree of screening between the light source and a habitable room of any adjacent apartment; and<br><br>(d) any advice from a suitably qualified person. |  |

GLE-S8.6.4 Bicycle parking numbers

This clause is in addition to the provisions of the Parking and Sustainable Transport Code - clause C2.5.2 Bicycle parking numbers.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | That an appropriate level of bicycle parking spaces, or equivalent spaces for other personal mobility devices, are provided for apartments.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Not less than 1 on-site bicycle parking space, or equivalent space for other personal mobility devices, must be provided for each apartment. | <b>P1</b><br>On-site bicycle parking spaces, or equivalent spaces for other personal mobility devices, must be provided to meet the reasonable needs of apartment residents, having regard to:<br><br>(a) the number of apartments and the likely demand for parking for bicycles or other personal mobility devices; and<br><br>(b) the number of on-site car parking spaces provided for each apartment. |  |

**GLE-S8.7 Development Standards for Buildings and Works**

GLE-S8.7.1 Building height and bulk

This clause is in substitution for the provisions of the Central Business Zone - clause 16.4.1 Building height.

|                             |   |  |
|-----------------------------|---|--|
| <b>Objective:</b>           | That building height:<br><br>(a) enhances the streetscape through the scale, bulk and proportion of buildings;<br><br>(b) does not unreasonably impact residential or public amenity; and<br><br>(c) is compatible with retaining:<br><br>(i) views from Tolosa Street and adjacent public places to kunanyi / Mount Wellington; and<br><br>(ii) the streetscape presence of local heritage places. |  |
| <b>Acceptable Solutions</b> | <b>Performance Criteria</b>   |  |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>Building height must be not more than:</p> <p>(a) 12m, within 6m of a frontage; and</p> <p>(b) 20m otherwise,</p> <p>unless on a site adjoining a local heritage place or Tolosa Street, in which case there is no Acceptable Solution.</p> | <p><b>P1.1</b></p> <p>Building height, including for a building on a site adjoining a local heritage place or Tolosa Street, must enhance the streetscape and must not unreasonably impact residential or public amenity, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to publicly accessible areas or residential use;</p> <p>(b) providing a transition in scale to adjacent buildings of lesser height if the difference in height is more than 4m;</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the street; and</p> <p>(d) the proportional relationship of the proposed building to the lot size, relative to the prevailing proportions on adjacent properties within the specific area plan.</p> <p><b>P1.2</b></p> <p>Building height and bulk must be compatible with retaining the streetscape presence of an adjoining local heritage place, having regard to:</p> <p>(a) the historic heritage values of the adjoining local heritage place as identified in GLE-Table C.6.1 Local Heritage Places, or if there are no historic heritage values identified in GLE-Table C.6.1 Local Heritage Places, the historic heritage values as identified in a report prepared by a suitably qualified person;</p> <p>(b) the height and bulk of the adjoining local heritage place;</p> <p>(c) locating higher elements of the proposed building so as to not dominate or reduce the streetscape presence of the adjoining heritage place;</p> <p>(d) providing a transition in scale between buildings on the adjoining local heritage place and other adjacent buildings;</p> <p>(e) the advice contained in an adjoining heritage report.</p> <p><b>P1.3</b></p> <p>Building height on a site adjoining Tolosa Street must be compatible with retaining views from adjacent publicly accessible areas to kunanyi / Mount Wellington, having regard to:</p> <p>(a) the extent to which existing buildings impede the view of the mountain; and</p> <p>(b) the extent of views of the mountain available from any proposed publicly accessible area on the site.</p> |
| <p><b>A2</b></p> <p>Buildings must not cause shading between 11.00am and 2.00pm on the 21<sup>st</sup> of June to the solar protected area.</p>   | <p><b>P2</b></p> <p>No Performance Criterion.</p>  |

GLE-S8.7.2 Building setback

This clause is in substitution for the provisions of the Central Business Zone - clause 16.4.2 Setbacks.

|                                    |  |
|------------------------------------|--|
| <p><b>Objective:</b></p>           | <p>That building setback:</p> <ul style="list-style-type: none"> <li>(a) enhances the streetscape and contributes to a safe and accessible pedestrian environment;</li> <li>(b) supports interaction between private and public spaces at ground level;</li> <li>(c) is compatible with retaining:                             <ul style="list-style-type: none"> <li>(i) views from Tolosa Street and adjacent publicly accessible spaces to kunanyi / Mount Wellington; and</li> <li>(ii) the streetscape presence of local heritage places; and</li> </ul> </li> <li>(d) provides for public access along Humphreys Rivulet.</li> </ul> |
| <p><b>Acceptable Solutions</b></p> | <p><b>Performance Criteria</b></p>   |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>Buildings must be built to the frontage, unless the building is on a site adjoining a local heritage place or Tolosa Street, in which case there is no Acceptable Solution.</p> | <p><b>P1.1</b></p> <p>Buildings, including a building on a site adjoining Tolosa Street or adjoining a local heritage place, must have a frontage setback that enhances the streetscape and supports a safe and accessible pedestrian environment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the setbacks of adjacent buildings;</li> <li>(b) pedestrian safety and accessibility;</li> <li>(c) measures to promote active use of the setback space; and</li> <li>(d) any advice from a road authority.</li> </ul> <p><b>P1.2</b></p> <p>Buildings must have a frontage setback that is compatible with retaining the streetscape presence of an adjoining local heritage place, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the historic heritage values of the adjoining local heritage place as identified in GLE-Table C6.1 Local Heritage Places, or if there are no historic heritage values identified in GLE-Table C6.1 Local Heritage Places, the historic heritage values as identified in a report prepared by a suitably qualified person;</li> <li>(b) the setback of buildings on the adjoining local heritage place and any other adjoining property on the same street; and</li> <li>(c) the advice contained in an adjoining heritage report.</li> </ul> <p><b>P1.3</b></p> <p>Buildings on a site adjoining Tolosa Street must have a frontage setback that is compatible with retaining views from adjacent publicly accessible areas to kunanyi / Mount Wellington, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the extent to which adjacent buildings impede the view of the mountain; and</li> <li>(b) the extent of views of the mountain available from any proposed publicly accessible area on the site.</li> </ul> |
|---|--|

|   |  |
|---|--|
| <p><b>A2</b></p> <p>Buildings must be built to the side boundary, unless the boundary is within a waterway and coastal protection area.</p> | <p><b>P2.1</b></p> <p>Buildings must have a side boundary setback that enhances the streetscape and supports a safe and accessible pedestrian environment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need for vehicle or pedestrian access;</li> <li>(b) measures to promote active use of the setback space; and</li> <li>(c) the advice contained in a crime prevention through environmental design report,</li> </ul> <p>unless the boundary is within a waterway and coastal protection area.</p> <p><b>P2.2</b></p> <p>Buildings on land within a waterway and coastal protection area must be located to enable outdoor public access for pedestrians alongside the watercourse, having regard to:</p> <ul style="list-style-type: none"> <li>(a) pedestrian safety and accessibility;</li> <li>(b) the advice contained in a crime prevention through environmental design report; and</li> <li>(c) any footpath, accessibility or open space policy adopted by Council.</li> </ul> |
|---|--|

GLE-S8.7.3 Façade design

This clause is in substitution for the provisions of the Central Business–Zone - clause 16.4.3 Design A2 and P2.

|                             |  |
|-----------------------------|--|
| <b>Objective:</b>           | <p>That building facades:</p> <ul style="list-style-type: none"> <li>(a) promote high levels of pedestrian interaction, amenity and safety;</li> <li>(b) enhance the streetscape; and</li> <li>(c) are compatible with retaining the streetscape presence of adjoining local heritage places.</li> </ul> |
| <b>Acceptable Solutions</b> | <b>Performance Criteria</b>  |

|   |  |
|---|--|
| <p><b>A1</b></p> <p>A ground floor level facade in a pedestrian priority street must:</p> <p>(a) provide a pedestrian entrance that connects the ground floor use directly to a publicly accessible area;</p> <p>(b) provide transparent glazing that:</p> <p>(i) is not less than 60% of the total surface area of that façade; or</p> <p>(ii) maintains or increases the total area of glazing of an existing facade, if the surface area of that façade is already less than 60%; and</p> <p>(c) not include:</p> <p>(i) a single length of blank wall greater than 20% of the length that facade; or</p> <p>(ii) any increase to the length of an existing blank wall, if already greater than 20% of the length of that façade;</p> <p>unless the site adjoins a local heritage place, in which case there is no Acceptable Solution.</p>  | <p><b>P1</b></p> <p>A ground floor level facade in a pedestrian priority street, including on a site adjoining a local heritage place, must be designed to enhance the streetscape and promote high levels of pedestrian interaction, amenity and safety, having regard to:</p> <p>(a) the location and extent of pedestrian entrances and transparent glazing that connects the ground floor use to the street;</p> <p>(b) the location and extent of any length of blank wall;</p> <p>(c) the prominence of the façade in the streetscape;</p> <p>(d) any design features that provide visual interest at ground floor level; and</p> <p>(e) the advice contained in a crime prevention through environmental design report.</p>                   |
| <p><b>A2</b></p> <p>A ground floor level facade in a waterway and coastal protection area or in a street that is not a pedestrian priority street, must:</p> <p>(a) provide a pedestrian entrance that connects the ground floor use directly to a publicly accessible area;</p> <p>(b) provide transparent glazing that:</p> <p>(i) is not less than 40% of the total surface area of that façade; or</p> <p>(ii) maintains or increases the total area of glazing of an existing facade, if the surface area of that façade is already less than 40%; and</p> <p>(c) not include:</p> <p>(i) a single length of blank wall greater than 30% of the length that facade; or</p> <p>(ii) any increase to the length of an existing blank wall, if already greater than 30% of the length of that façade,</p> <p>unless the site adjoins a local heritage place, in which case there is no Acceptable Solution.</p> | <p><b>P2</b></p> <p>A ground floor level facade in a waterway and coastal protection area or in a street that is not a pedestrian priority street, including on a site adjoining a local heritage place, must be designed to enhance the streetscape and promote high levels of pedestrian interaction, amenity and safety, having regard to:</p> <p>(a) the location and extent of pedestrian entrances and transparent glazing that connects the ground floor use to external public access;</p> <p>(b) the location and extent of any length of blank wall;</p> <p>(c) any design features that provide visual interest at ground floor level; and</p> <p>(d) the advice contained in a crime prevention through environmental design report.</p> |

|   |   |
|---|---|
| <p><b>A3</b></p> <p>No Acceptable Solution.</p>   | <p><b>P3</b></p> <p>Building façade design must be compatible with retaining the streetscape presence of an adjoining local heritage place, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the historic heritage values of the adjoining local heritage place as identified in GLE-Table C6.1 Local Heritage Places, or if there are no historic heritage values identified in GLE-Table C6.1 Local Heritage Places, the historic heritage values as identified in a report prepared by a suitably qualified person;</li> <li>(b) the design, period of construction and materials of buildings on the adjoining local heritage place;</li> <li>(c) the dominant external building materials in the setting;</li> <li>(d) being distinguishable as new development; and</li> <li>(e) the advice contained in an adjoining heritage report.</li> </ul>                               |
| <p><b>A4</b></p> <p>A new first floor level façade facing a public place or a publicly accessible area of the site must have not less than 40% of the total surface area consisting of windows or doorways.</p> | <p><b>P4</b></p> <p>Buildings must be designed to enhance safety in public places and publicly accessible areas of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for passive surveillance; and</li> <li>(b) the advice contained in a crime prevention through environmental design report.</li> </ul>   |
| <p><b>A5</b></p> <p>No Acceptable Solution.</p>   | <p><b>P5</b></p> <p>A new facade at ground floor level adjoining a pedestrian priority street must provide an awning to enhance public amenity adjoining that facade, having regard to:</p> <ul style="list-style-type: none"> <li>(a) providing adequate clearance from trees and infrastructure such as light poles, parking signs, directionals signs, streetlights and art installations;</li> <li>(b) compatibility with the design of existing awnings on adjacent buildings;</li> <li>(c) avoiding constraints to the future use of the land and road;</li> <li>(d) any advice from a road authority; and</li> <li>(e) for a building on a site adjoining a local heritage place, the advice contained in an adjoining heritage report,</li> </ul> <p>unless the building is a local heritage place or awnings are precluded in advice from a road authority or adjoining heritage report.</p> |

GLE-S8.7.4 Design of buildings on corner sites and gateway locations

This clause is in addition to the provisions of the Central Business Zone - clause 16.4.3 Development Standards for Buildings and Works.

|   |   |
|---|---|
| <b>Objective:</b>                               | That buildings on corner sites and gateway locations:<br>(a) contribute to the local identity of the Principal Activity Centre; and<br>(b) enhance the streetscape.   |
| <b>Acceptable Solutions</b>                     | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>A new corner building must be designed to enhance the streetscape and contribute to local identity, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the prominence of the corner in the streetscape;</li> <li>(b) addressing the intersection through architectural features such as prominent entrances, splays or concentration of massing;</li> <li>(c) consistent design articulation and detailing on each frontage; and</li> <li>(d) the contribution to streetscape character.</li> </ul>                             |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p><b>P2</b></p> <p>A new building at a gateway location must be designed as a recognisable local landmark, having regard to:</p> <ul style="list-style-type: none"> <li>(a) providing distinctive, contemporary architectural design;</li> <li>(b) defining an entry to the Principal Activity Centre;</li> <li>(c) enhancing the streetscape;</li> <li>(d) responding to the design of any buildings on adjacent gateway locations approved since the effective date of this specific area plan; and</li> <li>(e) any local civic or public benefit.</li> </ul> |

GLE-S8.7.5 Design of apartment buildings

This clause is in substitution for the provisions of the Central Business Zone - clause 16.4.6 Dwellings.

|                             |  |
|-----------------------------|--|
| <b>Objective:</b>           | That apartment buildings provide a reasonable level of amenity for residents through design that:<br>(a) promotes resource efficiency and minimises energy consumption by maximising solar access and natural ventilation;<br>(b) provides residents with adequate privacy, open space and storage; and<br>(c) mitigates noise impacts from adjacent uses and traffic. |
| <b>Acceptable Solutions</b> | <b>Performance Criteria</b>  |

|  |  |
|--|--|
| <p><b>A1</b></p> <p>An apartment building must be designed to achieve:</p> <ul style="list-style-type: none"> <li>(a) at least 70% of apartments (rounded up to the nearest whole number) receive a minimum of 3 hours direct sunlight on the 21<sup>st</sup> of June to a habitable room (other than a bedroom) or private open space; and</li> <li>(b) not more than 15% of apartments (rounded up to the nearest whole number) receive no direct sunlight to a habitable room (other than a bedroom) or private open space on the 21<sup>st</sup> of June.</li> </ul> | <p><b>P1</b></p> <p>An apartment building must be designed to maximise the number of apartments that receive direct sunlight to a habitable room (other than a bedroom) or private open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, dimensions and orientation of the site;</li> <li>(b) whether south facing, single aspect apartments have been minimised and multiple aspect apartments have been maximised; and</li> <li>(c) the amount of direct sunlight to habitable rooms (other than bedrooms) through the depth and layout of apartments and window sizes.</li> </ul>  |
| <p><b>A2</b></p> <p>Apartment windows to habitable rooms oriented between 30 degrees west of north and 30 degrees east of north must be provided with a window shading device with a width (perpendicular to the building facade) not less than 42% of the height from window sill to lintel, as illustrated in Figure GLE-S8.2.</p>   | <p><b>P2</b></p> <p>Apartment windows must have adequate shading from direct sunlight during summer, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the orientation of the windows;</li> <li>(b) existing shading of the site; and</li> <li>(c) any measures to mitigate direct sunlight.</li> </ul>   |
| <p><b>A3</b></p> <p>At least 60% of apartments must have windows and doorways that open in two or more external building facades.</p>  | <p><b>P3</b></p> <p>Apartments are designed to provide for natural ventilation, having regard to:</p> <ul style="list-style-type: none"> <li>(a) building orientation relative to prevailing breezes;</li> <li>(b) the number, area and location of external openings;</li> <li>(c) internal layout to minimise obstructions to the breeze path between external openings; and</li> <li>(d) use of other passive ventilation solutions.</li> </ul>   |
| <p><b>A4</b></p> <p>An apartment building must be designed to achieve internal noise levels in accordance with the requirements specified in Table GLE-S8.9.1.</p>   | <p><b>P4</b></p> <p>An apartment building must be designed to mitigate noise impacts from adjacent uses and traffic to achieve a reasonable level of internal acoustic amenity for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site and adjoining properties;</li> <li>(b) measures in the design, layout and construction of the apartment building to eliminate, mitigate or manage effects of noise intrusion into apartments;</li> <li>(c) the distance between: <ul style="list-style-type: none"> <li>(i) apartments; and</li> <li>(ii) apartments and common areas of the apartment building; and</li> </ul> </li> <li>(d) any advice from a suitably qualified person.</li> </ul> |

|   |  |
|---|--|
| <p><b>A5</b></p> <p>An apartment must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 6m<sup>2</sup> plus 2m<sup>2</sup> per bedroom, and a minimum width of 2m;</li> <li>(b) is directly accessible from a habitable room (other than a bedroom) of the apartment;</li> <li>(c) has visual and acoustic screening from:             <ul style="list-style-type: none"> <li>(i) mechanical plant and equipment, service structures and lift motor rooms;</li> <li>(ii) outdoor storage areas and shared laundry facilities;</li> <li>(iii) adjacent shared open space areas;</li> <li>(iv) adjacent outdoor entertainment areas; and</li> <li>(v) the private open spaces and glazing to habitable rooms of adjacent apartments; and</li> </ul> </li> <li>(d) includes a private clothes drying area that is screened from public view, unless shared clothes drying facilities are provided.</li> </ul>                                     | <p><b>P5</b></p> <p>An apartment must have adequate private open space that provides a reasonable level of amenity and opportunity for outdoor recreation for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area and dimensions of the space, excluding space occupied by mechanical plant and equipment;</li> <li>(b) the location of the space, relative to a habitable room (other than a bedroom) of the apartment;</li> <li>(c) the solar access, wind exposure, privacy, visual and acoustic qualities of the space;</li> <li>(d) provision for clothes drying;</li> <li>(e) screening or design to minimise overlooking of the private open space, and glazing to habitable rooms, of adjacent apartments.</li> </ul> |
| <p><b>A6</b></p> <p>Private open space and glazing to a habitable room of an apartment, that has a floor level more than 1m above existing ground level, must have a setback of not less than 6m from the private open space and glazing to a habitable room of any other apartment, unless the proposed glazing:</p> <ul style="list-style-type: none"> <li>(a) is offset, in the horizontal plane, not less than 1.5m from the edge of:             <ul style="list-style-type: none"> <li>(i) the private open space; and</li> <li>(ii) glazing to a habitable room; of any other apartment;</li> </ul> </li> <li>(b) has a sill height of not less than 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</li> <li>(c) has a permanently fixed external screen for the full length of the glazing, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</li> </ul> | <p><b>P6</b></p> <p>Private open space and glazing to a habitable room of an apartment, that has a floor level more than 1m above existing ground level, must be designed to minimise overlooking and privacy impacts to any adjacent apartment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) proximity to side and rear boundaries;</li> <li>(b) location of private open space and glazing to habitable rooms in adjacent apartments; and</li> <li>(c) proposed screening or other design measures to minimise direct views to the private open space and glazing to habitable rooms of adjacent apartments.</li> </ul>  |

|   |  |
|---|--|
| <p><b>A7</b></p> <p>An apartment building containing 10 or more apartments must have shared open space on the site, with:</p> <ul style="list-style-type: none"> <li>(a) a total area not less than the area specified in Table GLE-S8.9.2;</li> <li>(b) a minimum horizontal dimension of 5m;</li> <li>(c) a minimum area of 45m<sup>2</sup> in one location;</li> <li>(d) not less than 20% of the total shared open space area allocated for landscaping;</li> <li>(e) direct access from the apartment building's shared circulation areas;</li> <li>(f) visual and acoustic screening from:             <ul style="list-style-type: none"> <li>(i) mechanical plant and equipment, service structures and lift motor rooms, and</li> <li>(ii) non-residential uses on-site and on adjacent properties;</li> </ul> </li> <li>(g) visual screening of any shared clothes drying areas from public view; and</li> <li>(h) not less than 2 hours of direct sunlight between 9am and 3pm on 21<sup>st</sup> June to at least 50% of the shared open space.</li> </ul> | <p><b>P7</b></p> <p>An apartment building must have adequate shared open space on the site that provides reasonable amenity and outdoor recreation opportunities for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area and dimensions of the space;</li> <li>(b) the number of apartments in the building;</li> <li>(c) the provision of landscaping on the site;</li> <li>(d) the location of the space relative to the apartment building's shared circulation areas;</li> <li>(e) measures to minimise:             <ul style="list-style-type: none"> <li>(i) impacts on residential amenity from mechanical plant and equipment, service structures and lift motor rooms;</li> <li>(ii) conflict with non-residential uses on-site and on adjacent properties; and</li> <li>(iii) public visibility of any shared clothes drying areas;</li> </ul> </li> <li>(f) access to direct sunlight; and</li> <li>(g) whether the site is adjacent to public open space.</li> </ul> |
|---|--|

|   |   |
|---|---|
| <p><b>A8</b></p> <p>An apartment must have an individual storage area that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum volume of 4m<sup>3</sup> plus 2m<sup>3</sup> per bedroom;</li> <li>(b) is located externally to the apartment;</li> <li>(c) is not co-located with waste and recycling storage; and</li> <li>(d) is screened or not visible from public view and other non-residential uses on the site.</li> </ul>                                    | <p><b>P8</b></p> <p>An apartment building must have a secure common storage area that is suitable for storing residents' bulky household items, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area of the space;</li> <li>(b) the number of apartments in the building;</li> <li>(c) any provision of secure, individual external storage areas;</li> <li>(d) residents' convenience and security;</li> <li>(e) location and screening to minimise visual impacts to any apartment, other non-residential uses on the site or publicly accessible area; and</li> <li>(f) separation from any on-site storage area for shared waste and recycling.</li> </ul> |
| <p><b>A9</b></p> <p>A new apartment building containing 6 or more apartments must provide:</p> <ul style="list-style-type: none"> <li>(a) not less than 30% of apartments (rounded up to the nearest whole number) meeting Gold Level livable housing elements specified at Table GLE-S8.9.3; or</li> <li>(b) not less than 5% of apartments (rounded up to the nearest whole number) meeting Platinum Level livable housing elements specified at Table GLE-S8.9.3.</li> </ul> | <p><b>P9</b></p> <p>A new apartment building containing 6 or more apartments must provide a reasonable number of apartments designed as livable housing, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and scale of the development;</li> <li>(b) any proposed livable housing design features, other than design features required under the <i>Building Act 2016</i>; and</li> <li>(c) any accessibility or housing policy or strategy adopted by Council.</li> </ul>   |

GLE-S8.7.6 Waste storage and collection for apartments

This clause is in addition to the provisions of the Central Business Zone - clause 16.4 Development Standards for Buildings and Works.

| <b>Objective:</b>                               | That waste storage and collection for apartments:<br>(a) is adequate and convenient; and<br>(b) does not unreasonably impact amenity, the streetscape, other non-residential uses or traffic.   |
|---|---|
| <b>Acceptable Solutions</b>                     | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>An apartment building must have adequate on-site waste storage, having regard to:</p> <ul style="list-style-type: none"> <li>(a) convenience for residents;</li> <li>(b) design and location to minimise noise, odour and visual impacts;</li> <li>(c) separation from any non-residential waste storage on the site;</li> <li>(d) ease of access for collection vehicles if on-site collection is proposed; and</li> <li>(e) any policy on waste management adopted by Council.</li> </ul>   |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p><b>P2</b></p> <p>Waste collection for an apartment building must not unreasonably impact amenity or traffic flow on the site, adjoining properties or the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location, timing, duration, and frequency of bin collection vehicle movements;</li> <li>(b) manoeuvring required by waste collection vehicles, including the amount of reversing and associated warning noise;</li> <li>(c) any noise mitigation measures between the sensitive use on the site or an adjacent property, and waste collection activities;</li> <li>(d) potential conflicts with pedestrian, bicycle or vehicular traffic;</li> <li>(e) whether the adjoining road is a pedestrian priority street;</li> <li>(f) whether waste can be collected on-site;</li> <li>(g) any advice from the road authority; and</li> <li>(h) any policy on waste management adopted by Council.</li> </ul> |

GLE-S8.7.7 Pedestrian movement

This clause is in addition to the provisions of the Central Business Zone - clause 16.4 Development Standards for Buildings and Works.

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Objective:</b>                    | That development promotes pedestrian connectivity and movement.  |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>If a site, other than a corner site, has more than one frontage adjoining a pedestrian priority street, development must promote pedestrian connectivity and movement through the site, having regard to:<br><br>(a) any site constraints, such as existing buildings or the characteristics of the lot;<br><br>(b) proximity to a road junction or existing pedestrian thoroughfare; and<br><br>(c) activation of the interface between any thoroughfare and uses on the site. |  |

GLE-S8.7.8 Landscaping of publicly accessible areas

This clause is in addition to the provisions of the Central Business Zone - clause 16.4 Development Standards for Buildings and Works.

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Objective:</b>                    | That landscaping of publicly accessible areas:<br>(a) enhances the amenity of the site;<br>(b) contributes to place making and stormwater management through a network of green spaces;<br>(c) minimises maintenance requirements; and<br>(d) avoids potential negative impacts on public infrastructure, safety, local heritage places and the environment.   |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>Publicly accessible areas, including external car parks, must be appropriately landscaped, to enhance the amenity of the site, having regard to:<br><br>(a) the use of the publicly accessible area;<br>(b) layout, materials and species selection that:<br>(i) complement the design of nearby landscaping;<br>(ii) minimise maintenance requirements;<br>(iii) avoid potential public safety risks;<br>(iv) avoid potential damage to public infrastructure and assets; and<br>(v) exclude declared weeds;<br><br>(c) any impacts on a local heritage place;<br>(d) opportunities for water sensitive urban design;<br>(e) any policy on landscaping adopted by Council; and<br>(f) any advice from a suitably qualified person. |  |

GLE-S8.7.9 External lighting of publicly accessible areas

This clause is in addition to the provisions of the Central Business Zone - clause 16.4 Development Standards for Buildings and Works.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | That lighting enhances the amenity and safety of publicly accessible areas.   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>No Acceptable Solution, unless for security lighting. | <b>P1</b><br>External lighting must be provided to publicly accessible areas to enhance safety and amenity, having regard to:<br><br>(a) promoting night-time activity;<br>(b) using lighting for aesthetic effect;<br>(c) illumination of public art, local heritage places, and corner sites and gateway locations;<br>(d) illumination under any awnings;<br>(e) any policy on external lighting adopted by Council; and<br>(f) any advice from a suitably qualified person. |  |

GLE-S8.7.10 Access, parking and sustainable transport

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

| <p><b>Objective:</b></p>  | <p>That access and parking for a site containing an apartment building:</p> <ul style="list-style-type: none"> <li>(a) is designed to ensure safe movement of all site users, including vehicles, bicycles, personal mobility devices and pedestrians;</li> <li>(b) does not undermine non-residential uses at ground floor level; and</li> <li>(c) provides for active transport options.</li> </ul>  |
|---|--|
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b><br/>No Acceptable Solution.</p>  | <p><b>P1</b></p> <p>For a site containing an apartment building, if commercial vehicles will also enter the site, access and parking must be designed to ensure safe movement of all site users, having regard to:</p> <ul style="list-style-type: none"> <li>(a) separation of parking, loading and unloading areas for commercial vehicles;</li> <li>(b) the location of parking areas for all other vehicles;</li> <li>(c) minimising disruption to non-residential uses; and</li> <li>(d) any advice from the road authority.</li> </ul>   |
| <p><b>A2</b></p> <p>Residential parking at ground floor level must not adjoin a frontage.</p>   | <p><b>P2</b></p> <p>No Performance Criterion.</p>  |
| <p><b>A3.1</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p> <ul style="list-style-type: none"> <li>(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;</li> <li>(b) be located on common property of the apartment building or its car parking area; and</li> <li>(c) if located within a car parking area, must be clearly marked.</li> </ul> <p><b>A3.2</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p> <ul style="list-style-type: none"> <li>(a) have dimensions not less than: <ul style="list-style-type: none"> <li>(i) 1.7m in length;</li> <li>(ii) 1.2m in height; and</li> <li>(iii) 0.7m in width at the handlebars;</li> </ul> </li> <li>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</li> <li>(c) include a rail or hoop to lock a bicycle, or equivalent spaces for other personal mobility devices, that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities -Part 3: Bicycle parking</i>.</li> </ul> | <p><b>P3.1</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must be provided in a safe, secure and convenient location, having regard to:</p> <ul style="list-style-type: none"> <li>(a) access to the site;</li> <li>(b) the characteristics of the site, including other uses on the site;</li> <li>(c) the location and visibility of proposed parking for bicycles or other personal mobility devices; and</li> <li>(d) the location of other parking areas on the site.</li> </ul> <p><b>P3.2</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments and the associated access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the space available;</li> <li>(c) the safety of cyclists; and</li> <li>(d) the provisions of <i>Australian Standard AS 2890.3-2015 Parking facilities -Part 3: Bicycle parking</i>.</li> </ul> |

GLE-S8.7.11 Signs

This clause is in addition to the provisions of the Signs Code - clause C1.6.1 Design and siting of signs, A1 and P1.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | That window signs facing pedestrian priority streets do not unreasonably impact window transparency.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Window signs facing a pedestrian priority street must not collectively occupy more than 25% of the window area. | <b>P1</b><br>Window signs facing a pedestrian priority street must not, individually or collectively, unreasonably impact window transparency, having regard to:<br><br>(a) the prominence of the window in the façade;<br>(b) the characteristics of the use;<br>(c) maintaining visibility of ground floor window displays or customer activity within the building; and<br>(d) maintaining passive surveillance opportunities. |  |

**GLE-S8.8 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**GLE-S8.9 Tables**

Table GLE-S8.9.1 Design sound levels

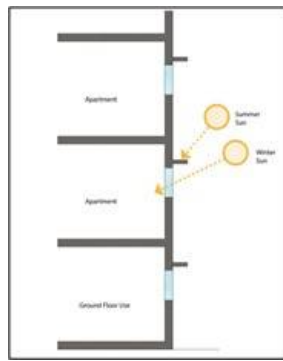
| Location  | dB(A) (LAeq) range |
|---|--------------------|
| Apartment common areas (e.g. foyer, lift lobby) | 45 to 50           |
| Living and work areas                           | 35 to 45           |
| Sleeping areas (night time)                     | 35 to 40           |

Table GLE-S8.9.2 Shared open space for apartments

| Number of apartments | Minimum area of shared open space   |
|----------------------|---|
| 1-9                  | Nil   |
| 10-19                | 120m <sup>2</sup> plus 4m <sup>2</sup> per apartment, after the first 10 apartments |
| 20 or more           | 160m <sup>2</sup> plus 6m <sup>2</sup> per apartment, after the first 20 apartments |



**Figure GLE-S8.2 - Window Shading as required by clause GLE-S8.7.4 A2**



**GLE-S9.0 Berriedale Potential Dispersive Soils Specific Area Plan**

**GLE-S9.1 Plan Purpose**

The purpose of the Berriedale Potential Dispersive Soils Specific Area Plan is:

- GLE-S9.1.1 To minimise and/or mitigate adverse impacts from development on land that contains potentially dispersive soils.

**GLE-S9.2 Application of this Plan**

- GLE-S9.2.1 The specific area plan applies to the area of land designated as the Berriedale Potential Dispersive Soils Specific Area Plan on the overlay maps.
- GLE-S9.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:
  - (a) the General Residential Zone; and
  - (b) Landscape Conservation Zone, as specified in the relevant provision.

**GLE-S9.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S9.4 Definition of Terms**

GLE-S9.4.1 In this Specific Area Plan, unless the contrary intention appears:

| Terms                           | Definition   |
|---------------------------------|--|
| dispersive soil                 | means soil or sediment with an Exchangeable Sodium Percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.   |
| dispersive soil management plan | means a report prepared in accordance with Hardie, M (2009): <i>Dispersive Soils and their Management: Technical Reference Manual</i> and DPIW (2009), <i>Dispersive Soils and their Management – Guidelines for Landowners, Planners and Engineers</i> , by a suitably qualified person that details: <ul style="list-style-type: none"> <li>(a) the dispersive potential of soils in the vicinity of the proposed development;</li> <li>(b) the potential for the development to cause or contribute to gully or tunnel erosion;</li> <li>(c) an analysis of the level of risk to the development and the level of risk to users of the development; and</li> <li>(d) proposed management measures to reduce risk to an acceptable level where necessary.</li> </ul> |

**GLE-S9.5 Use Table**

This clause is not used in this specific area plan.

**GLE-S9.6 Use Standards**

This clause is not used in this specific area plan.

**GLE-S9.7 Development Standards for Buildings and Works**

GLE-S9.7.1 Development on potential dispersive soils

This clause is in addition to 8.0 General Residential Zone - Clause 8.4 Development Standards for Dwellings and 8.5 Development Standards for Non-dwellings, and 22.0 Landscape Conservation Zone - Clause 22.4 Development Standards for Buildings and Works.

|   |  |
|---|--|
| <b>Objective:</b>   | That buildings and works with the potential to disturb dispersive soil are appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Buildings and works must be for:</p> <ul style="list-style-type: none"> <li>(a) works not involving the release of concentrated water or the disturbance of soils;</li> <li>(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100m<sup>2</sup>; or</li> <li>(c) forestry operations in accordance with a certified Forest Practices Plan.</li> </ul> | <p><b>P1</b></p> <p>Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;</li> <li>(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;</li> <li>(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas;</li> <li>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</li> <li>(e) management measures that would reduce risk to an acceptable level; and</li> <li>(f) the advice contained in a dispersive soil management plan.</li> </ul> |

**GLE-S9.8 Development Standards for Subdivision**

GLE-S9.8.1 Subdivision on potential dispersive soils

This clause is in addition to 8.0 General Residential Zone - Clause 8.6 Development Standards for Subdivision, and 22.0 Landscape Conservation Zone Clause 22.5 Development Standards for Subdivision.

| <b>Objective:</b>                            | That development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.   |
|--|--|
| <b>Acceptable Solutions</b>                  | <b>Performance Criteria</b>  |
| <p><b>A1</b><br/>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must minimise the risks associated with dispersive soil to property and the environment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;</li> <li>(b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;</li> <li>(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas;</li> <li>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</li> <li>(e) management measures that would reduce risk to an acceptable level; and</li> <li>(f) the advice contained in a dispersive soil management plan.</li> </ul> |

**GLE-S9.9 Tables**

This clause is not used in this specific area plan.

**GLE-S10.0 Beedhams Bay Potential Acid Sulfate Soils Specific Area Plan**

**GLE-S10.1 Plan Purpose**

The purpose of the Potential Acid Sulfate Soils Specific Area Plan is:

- GLE-S10.1.1 To minimise and mitigate adverse impacts from development occurring on land that contains potentially acid sulfate soils.

**GLE-S10.2 Application of this Plan**

- GLE-S10.2.1 The specific area plan applies to an area of land designated as the Beedhams Bay Potential Acid Sulfate Soils Specific Area Plan on the overlay maps.
- GLE-S10.2.2 In the area of land this plan applies to, the provisions of the specific area plan modify, are in addition to the provisions of:
- (a) the General Residential Zone;
  - (b) Utilities Zone ;
  - (c) Environmental Management Zone;  
and
  - (d) Open Space Zone,  
as specified in the relevant provision.

**GLE-S10.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S10.4 Definition of Terms**

GLE-S10.4.1 In this Specific Area Plan, unless the contrary intention appears:

| Terms                             | Definition  |
|-----------------------------------|---|
| acid sulfate soil                 | means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides.   |
| acid sulfate soil management plan | means a report prepared in accordance with DPIW (2009), <i>Tasmanian Acid Sulphate Soils Management Guidelines</i> , by a suitably qualified person that details: <ul style="list-style-type: none"> <li>(a) the acid sulfate soils or potential acid sulfate soils in the vicinity of the proposed development;</li> <li>(b) the potential for the development to cause potential acid sulfate soils to be exposed to air or oxidised;</li> <li>(c) an analysis of the level of risk to the development and the level of risk to users of the development;</li> <li>(d) an analysis of the level of risk to the environment; and</li> <li>(e) proposed management measures to reduce risk to an acceptable level where necessary.</li> </ul> |

**GLE-S10.5 Use Table**

This clause is not used in this specific area plan.

**GLE-S10.6 Use Standards**

This clause is not used in this specific area plan.

**GLE-S10.7 Development Standards for Buildings and Works**

GLE-S10.7.1 Development on acid sulfate soils

This clause is in addition to 8.0 General Residential Zone - Clause 8.4 Development Standards for Dwellings and Clause 8.5 Development Standards for Non-dwellings, 23.0 Environmental Management Zone - Clause 23.4 Development Standards for Buildings and Works, 29.0 Open Space Zone - Clause 29.4 Development Standards for Buildings and Works and 26.0 Utilities Zone - Clause 26.4 Development Standards for Buildings and Works.

| <b>Objective:</b>   | That development subject to, or having potential to cause, an acid sulfate soil hazard is appropriately located and managed to ensure that risk to property and the environment is reduced to an acceptable level.   |
|---|--|
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>Buildings and works must be for:</p> <ul style="list-style-type: none"> <li>(a) works not involving the exposing or disturbance of sub-surface soils or the drainage of groundwater;</li> <li>(b) excavation of no more than 100m<sup>3</sup> of soil or sediment;</li> <li>(c) deposition of less than 500m<sup>3</sup> of fill to a depth of no more than 0.5m;</li> <li>(d) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100m<sup>2</sup> and the maximum depth of excavation is 0.75m; or</li> <li>(e) forestry operations in accordance with a certified Forest Practices Plan.</li> </ul> | <p><b>P1</b></p> <p>Buildings and works must be designed, sited and constructed to minimise the risks of acid sulfate soil to property and the environment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the acid sulfate or potential acid sulfate soils in the vicinity of proposed works involving excavation or disturbance of soil or sediment, or drainage of groundwater;</li> <li>(b) the potential for those works to cause potential acid sulfate soils to be exposed to air or oxidised;</li> <li>(c) the potential for the development to be affected by acid sulfate soils;</li> <li>(d) the level of risk and potential consequences for human health, property and the environment;</li> <li>(e) management measures to reduce risk to an acceptable level; and</li> <li>(f) the advice contained in an acid sulfate soil management plan.</li> </ul> |

**GLE-S10.8 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**GLE-S10.9 Tables**

This clause is not used in this specific area plan.

**GLE-S11.0 MONA Specific Area Plan**

### **GLE-S11.1 Plan Purpose**

The purpose of the MONA Specific Area Plan is:

- GLE-S11.1.1 To recognise the use and development of the site as a museum and art gallery of state and regional importance; and facilitate temporary and permanent use and development for the housing of art, cultural events, and social activity on the site and adjacent waters.
- GLE-S11.1.2 To encourage use and development that will facilitate the creative, economic, cultural, community, and social activities of MONA.
- GLE-S11.1.3 To provide public access points to the foreshore.
- GLE-S11.1.4 To provide for short term displays, occasional events associated with the use of the site, and ephemeral artworks.
- GLE-S11.1.5 To identify and manage use and development in areas at risk of inundation.
- GLE-S11.1.6 To promote design outcomes that recognise the plan area as a stimulatory, and innovative environment, which is expressed through architecture, activity and art. Use and development is encouraged to be bold whilst ensuring that detrimental impact on the amenity of surrounding residential zones is minimised.
- GLE-S11.1.7 To support development that reflects the landform of the peninsula as a promontory, visible within its setting within the river, with larger scale buildings located to the south-east. Development should reduce in scale where adjacent to the street frontage or residential zones.
- GLE-S11.1.8 To create a variety of landscaped areas to enliven the experience of the site and recognise the values of the commercial vineyard and treed approach.
- GLE-S11.1.9 To recognise the natural values of the estuary and surrounding area and ensure that development responds to the natural values.

### **GLE-S11.2 Application of this Plan**

- GLE-S11.2.1 The specific area plan applies to an area of land designated as the MONA Specific Area Plan on the overlay maps and as shown in Figure GLE-S11.1.
- GLE-S11.2.2 In the area of land this plan applies to, the provisions of the Specific Area Plan are in substitution for, in addition to and a modification of the provisions of the:
  - (a) Major Tourism Zone;
  - (b) Environmental Management Zone;
  - (c) Natural Assets Code; and
  - (d) Coastal Inundation Hazard Code, as specified in the relevant provision.

### **GLE-S11.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S11.4 Definition of Terms**

GLE-S11.4.1 In this Specific Area Plan, unless the contrary intention appears:

| <b>Terms</b>                    | <b>Definition</b>  |
|---------------------------------|--|
| art installation                | includes art work  |
| coastal values                  | means the values of coastal areas derived from their coastal habitat and vegetation, physical elements, landscape values, recreational values and economic values and the processes and functions that underpin them.  |
| inundation risk management plan | means a specific site plan acceptable to the planning authority that details:<br>(a) the risk of inundation of the site, with respect to the proposed location and floor levels of buildings, within applicable timeframes (current, year 2050 and/or year 2100); and<br>(b) any inundation control measures or design features proposed to achieve and maintain a tolerable risk,<br>prepared by a suitably qualified person in accordance with best practice guidelines.                     |
| MONA                            | means Museum of Old and New Art.   |
| natural values                  | means biodiversity, environmental flows, natural streambank stability and stream bed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.   |
| temporary development           | means:<br>(a) outdoor non-habitable art installations;<br>(b) the erection of structures to facilitate occasional events (for the duration of that event); or<br>(c) structures created to rehouse art installations for continued public access during construction,<br>for up to a year.<br><br>Temporary developments are to be demountable; not require any vegetation removal, excavation, or soil disturbance, or have structural requirements that disturb the land, coast or riverbed. |

**GLE-S11.5 Use Table**

This clause is in substitution for Environmental Management Zone - Clause 23.2 Use Table and Major Tourism Zone Clause 24.2 Use Table.

| <b>Use Class</b>                       | <b>Qualification</b>  |
|--|---|
| <b>No Permit Required</b>              |   |
| Community Meeting and Entertainment    | If for temporary development associated with or ancillary to an existing use. |
| Natural and Cultural Values Management |   |
| Passive Recreation                     |   |
| Utilities                              | If minor utilities.   |
| <b>Permitted</b>                       |   |
| Community Meeting and Entertainment    | If not listed as No Permit Required.  |
| Food Services                          |   |
| General Retail and Hire                | If for markets (weekly or less frequently).                                   |
| Hotel Industry                         |   |
| Research and Development               |   |
| Resource Development                   | If for vineyard.  |
| Resource Processing                    | If a winery, a brewery or a distillery.                                       |
| Tourist Operation                      |   |
| Visitor Accommodation                  |   |
| <b>Discretionary</b>                   |   |
| Business and Professional Services     | If associated with a Permitted or No Permit Required use.                     |
| Educational and Occasional Care        |   |
| Emergency Services                     |   |
| General Retail and Hire                | If not listed as Permitted.   |
| Pleasure Boat Facility                 |   |
| Port and Shipping                      | If for loading and unloading of passengers and associated facilities.         |
| Residential                            |   |
| Resource Development                   | If for Agriculture.   |
| Sports and Recreation                  |   |
| Utilities                              | If not listed as No Permit Required.  |
| Vehicle Parking                        |   |
| <b>Prohibited</b>                      |   |
| All other uses                         |   |

**GLE-S11.6 Use Standards**

GLE-S11.6.1 Discretionary use

This clause is in substitution for Environmental Management Zone clause 23.3.1 Discretionary uses and Major Tourism Zone - clause 24.3.2 Discretionary uses.

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Objective:</b>                    | That discretionary uses which support innovative and creative activities can be accommodated within the area, whilst ensuring that detrimental off site impact is minimised.   |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>A use listed as Discretionary must:<br><br>(a) complement or support permitted uses on the site;<br><br>(b) be consistent with the plan purpose statements at Clause GLE-S11.1;<br><br>(c) not cause an unreasonable loss of amenity of neighboring residential properties; and<br><br>(d) not compromise the role of existing activity centres, having regard to:<br><br>(i) the size and scale of the proposed use;<br><br>(ii) the functions of surrounding activity centres; and<br><br>(iii) the extent that the proposed use impacts on surrounding activity centres. |  |

GLE-S11.6.2 Noise

This clause is in addition to Major Tourism Zone - clause 24.3.1 All uses.

|   |   |  |
|---|---|--|
| <b>Objective:</b>   | That noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.                |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Noise emissions measured at the boundary of a residential zone must not exceed the following:<br><br>(a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm;<br><br>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am;<br><br>(c) 65dB(A) (LAm <sub>ax</sub> ) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.<br><br>Noise levels are to be averaged over a 15 minute time interval. | <b>P1</b><br>Noise emissions measured at the boundary of a residential zone must not cause or be likely to cause environmental harm within that residential zone. |  |

GLE-S11.6.3 Hours of operation

This clause is in substitution for Major Tourism Zone - clause 24.3.1 All uses A1 and P1.

|  |   |
|--|---|
| <b>Objective:</b>  | That hours of operation of uses located in proximity to residential zones do not have unreasonable impact on residential amenity.   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b><br/>Uses located within 50m of a residential zone must be restricted to operating between 7.00am to 9.00pm.</p> | <p><b>P1</b><br/>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p> |

**GLE-S11.7 Development Standards for Buildings and Works**

GLE-S11.7.1 Building height and design

This clause is a substitution for Environmental Management Zone clause 23.4.2 Building height, setback and siting and Major Tourism Zone - clause 24.4.1 Building height.

|   |  |
|---|--|
| <b>Objective:</b>   | That new use and development can be accommodated within the site, encouraging artistic and architectural expression and innovation, whilst maintaining a high quality of architectural and landscape design.   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <p><b>A1</b><br/>Building and works must be no more than 10m in height.</p> | <p><b>P1</b><br/>Building and works greater than 10m in height must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be consistent with the plan purpose statements at Clause GLE-S11.1;</li> <li>(b) demonstrate, through a visual impact assessment prepared by a suitably qualified person (architecture, or urban design), that the proposal incorporates a scale and design response that is cognisant of its location and visual importance in the River Derwent and its surrounds, having regard to:             <ul style="list-style-type: none"> <li>(i) materials;</li> <li>(ii) finishes</li> <li>(iii) bulk;</li> <li>(iv) scale;</li> <li>(v) massing; and</li> <li>(vi) the plan purpose statements at Clause GLE-S11.1;</li> </ul> </li> <li>(c) minimises unreasonable amenity impacts on recreational users of public land; and</li> <li>(d) for buildings within 50m of a residential zone, not cause unreasonable loss of amenity from overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings, having regard to:             <ul style="list-style-type: none"> <li>(i) the height, bulk and form of the building;</li> <li>(ii) separation from existing buildings on adjoining properties; and</li> <li>(iii) any buffers created by natural or other features.</li> </ul> </li> </ul> |

GLE-S11.7.2 Setback

This clause is in substitution for Environmental Management Zone clause 23.4.2 Building height, setback and siting and Major Tourism Zone - clause 24.4.2 Setbacks A1, P1, A2, P2, A3 and P3 Development Standards for Buildings and Works.

| <b>Objective:</b>  | That building setback contributes positively to its surrounds and does not result in unreasonable impact on environmental values or the amenity of adjoining land.  |
|--|---|
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b><br/>Buildings must have a setback from a frontage of not less than 5m.</p>  | <p><b>P1</b><br/>Buildings must be sited to have a setback from a frontage that is compatible with the character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the plan purpose statements at Clause GLE-S11.1;</li> <li>(b) the setbacks of buildings existing on established adjacent properties; and</li> <li>(c) provision of adequate vehicle access, sight distance, parking and landscaping.</li> </ul>  |
| <p><b>A2</b><br/>Buildings must be setback from a residential zone not less than:</p> <ul style="list-style-type: none"> <li>(a) 5m; or</li> <li>(b) half the wall height of the building,</li> </ul> <p>whichever is the greater.</p> | <p><b>P2</b><br/>Buildings must be sited with a setback from a residential zone sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <ul style="list-style-type: none"> <li>(a) overshadowing and reduction of 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;</li> <li>(b) overlooking and loss of privacy; and</li> <li>(c) visual impact when viewed from adjoining lots,</li> </ul> <p>having regard to aspect and slope.</p>                            |
| <p><b>A3</b><br/>Buildings and works must have a setback from land zoned Environmental Management of not less than 20m, unless for temporary development.</p>  | <p><b>P3</b><br/>Buildings and works within 20m of, or within, an Environmental Management Zone must be sited to satisfy the following:</p> <ul style="list-style-type: none"> <li>(a) there is no significant impact from the development on natural values;</li> <li>(b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised;</li> <li>(c) there is no potential for contaminated water runoff or sediment impacting the land zoned Environmental Management; and</li> <li>(d) development is consistent with the plan purpose statements at Clause GLE-S11.1.</li> </ul> |

GLE-S11.7.3 Landscaping

This clause is in addition to Major Tourism Zone - clause 24.4 Development Standards for Buildings and Works.

|  |  |  |
|--|--|--|
| <b>Objective:</b>  | To provide a safe and inspiring landscape experience for visitors and staff.   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Building and works does not require the removal or conversion of existing vegetation. | <b>P1</b><br>A landscaping plan, prepared by a suitably qualified landscape architect, addresses the following:<br><br>(a) identifies the character of landscaped areas;<br>(b) identifies, where relevant:<br>(i) materials;<br>(ii) finishes;<br>(iii) planting, including succession planting; and<br>(iv) maintenance and protection works; and<br><br>(c) is consistent with the plan purpose statements at Clause GLE-S11.1. |  |

GLE-S11.7.4 Buildings and works within a waterway and coastal protection area

This clause is in substitution for Natural Assets Code - clause C7.6.1 Buildings and works within a waterways and coastal protection area or a future costal refugia area A1, P1.1 and P1.2.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | That buildings and works in proximity to the River Derwent and the coast, will not have an unnecessary or unacceptable impact on natural values.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Building and works are:<br><br>(a) not located within 40m of the high water mark;<br>or<br>(b) for a temporary development. | <b>P1</b><br>Building and works within a waterway and coastal protection area must satisfy the following:<br><br>(a) avoid or mitigate impacts on natural values;<br>(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;<br>(c) avoid or mitigate impacts on riparian or littoral vegetation;<br>(d) works are undertaken generally in accordance with <i>Wetlands and Waterways Works Manual</i> (DPIWE, 2003) and <i>Tasmanian Coastal Works Manual</i> (DPIPWE, Page and Thorp, 2010); and<br>(e) the unnecessary use of machinery within watercourses and wetlands is avoided. |  |

GLE-S11.7.5 Buildings and works within an inundation prone area

This clause is in substitution for Coastal Inundation Hazard Code - clause C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area.

|   |   |
|---|---|
| <b>Objective:</b>   | That:<br>(a) buildings and works can achieve and maintain a tolerable risk from inundation;<br>and<br>(b) areas at risk of inundation are properly managed.   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Building and works are:<br>(a) situated where the natural ground level is above 2.4m AHD; or<br>(b) for a temporary development. | <b>P1</b><br>An inundation risk management plan must demonstrate that:<br>(a) floor levels of habitable rooms are designed with respect to coastal inundation hazard band levels identified in GLE-Table C11.1 of this planning scheme;<br>(b) risk to users of the site, adjoining or nearby land is tolerable;<br>(c) risk to adjoining or nearby property or public infrastructure is tolerable;<br>(d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;<br>(e) need for future remediation works is minimised;<br>(f) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site; and<br>(g) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works. |

**GLE-S11.8 Development Standards for Subdivision**

GLE-S11.8.1 Subdivision

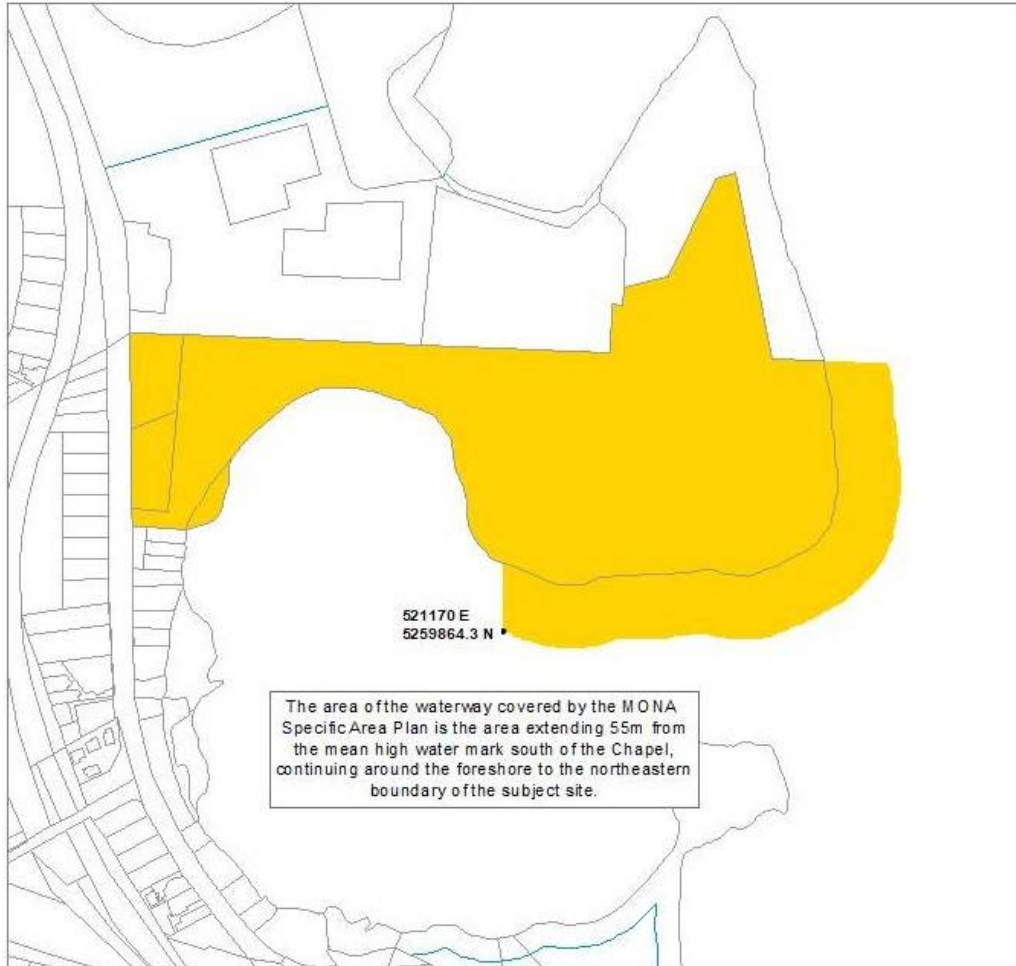
This clause is in substitution for Major Tourism Zone Clause 24.5 Development Standards for Subdivision clause 24.5.1 Lot Design A1 and P1 and is a substitution for Environmental Management Zone Clause 23.5 Development Standards for Subdivision.

|   |  |
|---|--|
| <b>Objective:</b>   | That:<br>(a) subdivision is limited to maintain integrated use and development; and<br>(b) future development likely to be facilitated by subdivision, is unlikely to lead to an unnecessary or unacceptable impact on natural values. |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>Subdivision is for the purpose of providing lots for public open space, a reserve or provision of Utilities. | <b>P1</b><br>Subdivision must:<br>(a) facilitate development and use consistent with the plan purpose statements at Clause GLE-S11.1; and<br>(b) minimise impact on natural values.  |

**GLE-S11.9 Tables**

This clause was not used in this specific area plan.

**Figure GLE-S11.1 - Extent of MONA Specific Area Plan as required by clause GLE-S11.2.1**



**GLE-S12.0 Montrose Foreshore Community Park and Elwick Bay Specific Area Plan**

**GLE-S12.1 Plan Purpose**

The purpose of the Montrose Foreshore Community Park and Elwick Bay Specific Area Plan is:

- GLE-S12.1.1 To develop the Montrose and Elwick Bay areas as an iconic waterfront recreational area with quality environments and structures that complement each other, integrate well into the surroundings and contribute towards a richly vibrant waterfront precinct – a place that is engaging, contemporary and culturally relevant.
- GLE-S12.1.2 To build on the foundation provided by GASP! as a significant community facility.
- GLE-S12.1.3 To protect the natural values of the foreshore and bay.
- GLE-S12.1.4 To provide continuous foreshore and public open space, including the development of shared trails, along the foreshore.
- GLE-S12.1.5 To support and where possible, extend the recreational values of the foreshore and community facilities.
- GLE-S12.1.6 To promote public health and well-being through the provision of significant amounts of public open space.
- GLE-S12.1.7 To provide for future use and development of public open space and facilities within the resources of the Council and community to manage, maintain and upgrade.
- GLE-S12.1.8 To improve vehicle access and parking, pedestrian and cycling infrastructure.
- GLE-S12.1.9 To improve linkages to the surrounding facilities, suburbs and the Glenorchy CBD.

**GLE-S12.2 Application of this Plan**

- GLE-S12.2.1 The specific area plan applies to an area of land designated as the Montrose Foreshore Community Park and Elwick Bay Specific Area Plan on the overlay maps, and in Figure GLE-S12.1.
- GLE-S12.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, or in addition to, the provisions of the Open Space Zone, as specified in the relevant provision.

**GLE-S12.3 Local Area Objectives**

| Reference Number | Area Description   | Local Area Objectives  |
|------------------|--|--|
| GLE-S12.3.1      | Montrose Foreshore Community Park Precinct, shown on an overlay map as GLE-S12.3.1 and in Figure GLE-S12.1.      | <p>The local area objectives for the Montrose Foreshore Community Park Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) strengthen the Precinct as the major hub for the GASP! initiative including social enterprise, recreational facilities and activities, display of art, interpretation and training functions and education;</li> <li>(b) provide for social enterprise facilities, services and activities that foster engagement, education and enjoyment with the community; including uses related to the existing sports clubs, playground facilities, picnic facilities, trails, boat launching ramp, display of art, interpretation and the opportunity for education and training functions; and</li> <li>(c) provide for commercial functions connected with recreational uses, such as a kiosk/cafe or an outlet for hire of recreation equipment such as bikes or kayaks.</li> </ul>            |
| GLE-S12.3.2      | Elwick Bay Foreshore Public Open Space Precinct, shown on an overlay map as GLE-S12.3.2 and in Figure GLE-S12.1. | <p>The local area objectives of the Elwick Bay Foreshore Public Open Space Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) maintain the natural values and enhance community, cultural and recreational use of the foreshore as a linear open space link between Montrose Foreshore Community Park, Wilkinsons Point and beyond;</li> <li>(b) achieve enhancement of the foreshore in accordance with the GASP! vision for a dynamic, inspirational and internationally resonant open space providing unique encounters with art and creating memorable experiences for all in the natural environment;</li> <li>(c) build on Tasmania's cultural tourism offerings;</li> <li>(d) increase liveability; and</li> <li>(e) retain the whole of the area primarily for public open space uses and uses that support public open space use with provision for pop-up, mobile or temporary commercial use.</li> </ul> |

**GLE-S12.3 Local Area Objectives**

GLE-S12.3.1 Local Area Objectives - Montrose Foreshore Community Park Precinct

| Sub-clause  | Area Description  | Local Area Objectives   |
|-------------|---|---|
| GLE-S12.3.1 | Montrose Foreshore Community Park Precinct, shown on an overlay map as GLE-S12.3.1 and in Figure GLE-S12.1. | <p>The local area objectives for the Montrose Foreshore Community Park Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) strengthen the Precinct as the major hub for the GASP! initiative including social enterprise, recreational facilities and activities, display of art, interpretation and training functions and education;</li> <li>(b) provide for social enterprise facilities, services and activities that foster engagement, education and enjoyment with the community; including uses related to the existing sports clubs, playground facilities, picnic facilities, trails, boat launching ramp, display of art, interpretation and the opportunity for education and training functions; and</li> <li>(c) provide for commercial functions connected with recreational uses, such as a kiosk/cafe or an outlet for hire of recreation equipment such as bikes or kayaks.</li> </ul> |

GLE-S12.3.2 Local Area Objectives - Elwick Bay Foreshore Public Open Space Precinct

| Sub-clause  | Area Description   | Local Area Objectives  |
|-------------|--|--|
| GLE-S12.3.2 | Elwick Bay Foreshore Public Open Space Precinct, shown on an overlay map as GLE-S12.3.2 and in Figure GLE-S12.1. | <p>The local area objectives of the Elwick Bay Foreshore Public Open Space Precinct are to:</p> <ul style="list-style-type: none"> <li>(a) maintain the natural values and enhance community, cultural and recreational use of the foreshore as a linear open space link between Montrose Foreshore Community Park, Wilkinsons Point and beyond;</li> <li>(b) achieve enhancement of the foreshore in accordance with the GASP! vision for a dynamic, inspirational and internationally resonant open space providing unique encounters with art and creating memorable experiences for all in the natural environment;</li> <li>(c) build on Tasmania's cultural tourism offerings;</li> <li>(d) increase liveability; and</li> <li>(e) retain the whole of the area primarily for public open space uses and uses that support public open space use with provision for pop-up, mobile or temporary commercial use.</li> </ul> |

**GLE-S12.4 Definition of Terms**

GLE-S12.4.1 In this Specific Area Plan, unless the contrary intention appears:

| Terms   | Definition   |
|---|--|
| Montrose Foreshore Community Park Precinct      | means the area shown as Montrose Foreshore Community Park Precinct in Figure GLE-S12.1.  |
| mobile use                                      | means a use that is operated within a vehicle, within the meaning of the Traffic Act 1925, and/or a trailer, within the meaning of the Vehicle and Traffic Act 1999. |
| GASP!   | means Glenorchy Art and Sculpture Park.  |
| Elwick Bay Foreshore Public Open Space Precinct | means the area shown as the Elwick Bay Foreshore Precinct in Figure GLE-S12.1.   |
| social enterprise                               | means an organisation, the primary objective of which is to create public or community benefit from the sale of goods or services.                                   |

**GLE-S12.5 Use Table**

This clause is in substitution for the Open Space Zone - Clause 29.2 Use Table.

| Use Class                              | Qualification  |
|--|--|
| <b>No Permit Required</b>              |  |
| Natural and Cultural Values Management |  |
| Passive Recreation                     |  |
| Utilities                              | If for minor utilities.  |
| <b>Permitted</b>                       |  |
| Community Meeting and Entertainment    | If for GASP! activities.   |
| Educational and Occasional Care        | If for GASP! activities.   |
| Food Services                          | If:<br>(a) in the Elwick Bay Foreshore Public Open Space Precinct; and<br>(b) associated with occasional or temporary sporting, social or cultural events, or for GASP! activities.  |
| <b>Discretionary</b>                   |  |
| Community Meeting and Entertainment    | If:<br>(a) in the Montrose Foreshore Community Park Precinct;<br>(b) for sporting, social or cultural events; and<br>(c) not listed as Permitted.  |
| Educational and Occasional Care        | If:<br>(a) in the Montrose Foreshore Community Park Precinct;<br>(b) for education and training undertaken within existing facilities or associated with management and maintenance of the foreshore area; and<br>(c) not listed as Permitted. |
| Food Services                          | If:<br>(a) in the Montrose Foreshore Community Park Precinct;<br>(b) for a kiosk, cafe, restaurant or take away food premises for occasional sporting, social and cultural events; and<br>(c) not listed as Permitted.                         |
| General Retail and Hire                | If:<br>(a) in the Montrose Foreshore Community Park Precinct; and<br>(b) for a recreational hire outlet providing recreational equipment to the users of the park and foreshore areas.   |
| Pleasure Boat Facility                 | If:<br>(a) in the Montrose Foreshore Community Park Precinct; and<br>(b) for a recreational hire outlet providing recreational equipment to the users of the river.  |
| Sports and Recreation                  | If in the Montrose Foreshore Community Park Precinct.  |
| Utilities                              | If not listed as No Permit Required.   |
| <b>Prohibited</b>                      |  |
| All other uses                         |  |

GLE-S12.6.1 Limit on private commercial use in the Montrose Foreshore Community Park Precinct

This clause is in addition to Open Space Zone - Clause 29.3 Use Standards.

|   |   |
|---|---|
| <b>Objective:</b>   | To retain the bulk of the Montrose Foreshore Community Park Precinct for public open space. |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <b>A1</b><br>Private commercial uses in the Montrose Foreshore Community Park Precinct must not, in aggregate, occupy an area more than 5,000m <sup>2</sup> . | <b>P1</b><br>No Performance Criterion.  |

GLE-S12.6.2 Public use only in the Elwick Bay Foreshore Public Open Space Precinct

This clause is in addition to Open Space Zone - Clause 29.3 Use Standards.

|  |   |
|--|---|
| <b>Objective:</b>  | To restrict the use of the Elwick Bay Foreshore Public Open Space Precinct to predominantly public use.   |
| <b>Acceptable Solutions</b>                                | <b>Performance Criteria</b>   |
| <b>A1</b><br>The use must be a public use or a mobile use. | <b>P1</b><br>Uses for private events and displays must be:<br>(a) temporary, and<br>(b) appropriate to the scale and environmental sensitivities of the Precinct. |

**GLE-S12.7 Development Standards for Buildings and Works**

GLE-S12.7.1 Limit on buildings in the Montrose Foreshore Community Park Precinct

This clause is in addition to Open Space Zone - Clause 29.4 Development Standards for Buildings and Works.

|   |  |
|---|--|
| <b>Objective:</b>   | To:<br>(a) retain the predominant public open space character of the Montrose Foreshore Community Park Precinct; and<br>(b) preserve expansive views across the water plane by restricting the number and nature of buildings allowed in the Montrose Foreshore Community Park Precinct. |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |
| <b>A1</b><br>There must be no buildings or extensions to buildings within the Montrose Foreshore Community Park Precinct, except if:<br><br>(a) a food premises, training facility or recreational hire outlet only in the car free area;<br><br>(b) a social enterprise; or<br><br>(c) BBQ facilities, picnic shelter, public amenities or public areas. | <b>P1</b><br>Buildings in the Montrose Foreshore Community Park Precinct must be subservient to the landscape character, be limited in number and be designed in the round.  |

GLE-S12.7.2 Building height in the Montrose Foreshore Community Park Precinct

This clause is in substitution for Open Space Zone - Clause 29.4.1 Building height, setback and siting A1 and P1.

|  |  |  |
|--|--|--|
| <b>Objective:</b>  | To maintain a scale of development in the Montrose Foreshore Community Park Precinct in keeping with the foreshore location and the predominant scale of existing built form.  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Building height in the Montrose Foreshore Community Park Precinct must be not more than 5m. | <b>P1</b><br>Building height in the Montrose Foreshore Community Park Precinct must not result in:<br><br>(a) domination of the public foreshore or open space in the precinct by visual bulk;<br><br>(b) unreasonable overshadowing of the public foreshore or open space in the precinct; or<br><br>(c) obstruction of key public views or vistas. |  |

GLE-S12.7.3 Setback from high-water mark in the Montrose Foreshore Community Park Precinct

This clause is in substitution of Open Space Zone - Clause 29.4.1 Building height, setback and siting, A2 and P2.

|  |   |  |
|--|---|--|
| <b>Objective:</b>  | To maintain a sufficient setback from high water mark to allow for continuous and safe pedestrian access to the foreshore edge.   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>Buildings in the Montrose Community Park Precinct, other than marine structures, must have a setback from the high water mark of not less than 10m. | <b>P1</b><br>The setback of buildings, in the Montrose Foreshore Community Park Precinct, other than marine structures, from high water mark must be sufficient to allow for continuous and safe pedestrian access to the foreshore edge. |  |

GLE-S12.7.4 Passive surveillance in the Montrose Foreshore Community Park Precinct

This clause is in addition to Open Space Zone - Clause 29.4. Development Standards for Buildings and Works.

|                                      |   |  |
|--------------------------------------|---|--|
| <b>Objective:</b>                    | To design and site buildings to minimise opportunities for crime and anti-social behaviour.   |  |
| <b>Acceptable Solutions</b>          | <b>Performance Criteria</b>   |  |
| <b>A1</b><br>No Acceptable Solution. | <b>P1</b><br>Buildings in the Montrose Foreshore Community Park Precinct, must:<br><br>(a) be designed and sited to provide natural surveillance of pedestrian routes and car parks;<br><br>(b) be free of concealment and entrapment spots;<br><br>(c) be lit to a level that is adequate to ensure a reasonable level of security;<br><br>(d) have access and egress points that are clearly visible from the public domain; and<br><br>(e) be constructed of materials that are hardy or easily replaceable; and resistant to vandalism. |  |

GLE-S12.8 Development Standards for Subdivision

GLE-S12.8.1 Lot design

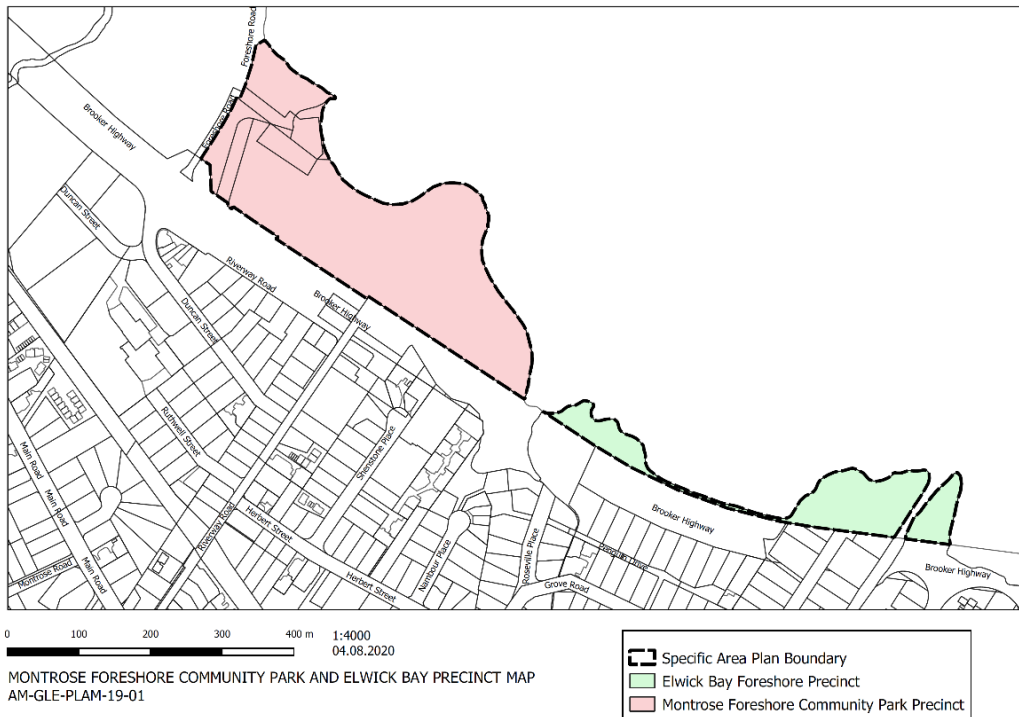
This clause is in substitution for Open Space Zone - Clause 29.5.1 Lot design A1 and P1.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | That subdivision is suitable for the intended use and development and to restrict the carrying out of subdivision to the council or a public authority.  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Each lot, or a lot proposed in a plan of subdivision, must be required for public use by the Crown, a council or a State authority.    | <b>P1</b><br>No Performance Criterion.   |  |
| <b>A2</b><br>No Acceptable Solution.  | <b>P2</b><br>Each lot must have sufficient area, suitable proportions, adequate services and sufficient frontage to a road or access by right of way to satisfy its intended use or development. |  |
| <b>A3</b><br>Where a subdivision in the Elwick Bay Foreshore Public Open Space Precinct, creates a road, the minimum reservation width must be 20m. | <b>P3</b><br>No Performance Criterion.   |  |

GLE-S12.9 Tables

This clause is not used in this specific area plan.

Figure GLE-S12.1 - Montrose Foreshore Community Park and Elwick Bay Precinct Map as required by clause GLE-S12.2.1, clause GLE-S12.3, and clause GLE-S12.4.1



GLE-S13.0 Northern Apartments Corridor Specific Area Plan

**GLE-S13.1 Plan Purpose**

The purpose of the Northern Apartments Corridor Specific Area Plan is:

- GLE-S13.1.1 To provide for apartments in the Commercial Zone while retaining the purpose of the Commercial Zone.
- GLE-S13.1.2 To provide for well-designed apartment development, that takes advantage of accessible location and supports sustainable active transport, primarily above ground floor level or behind commercial use.
- GLE-S13.1.3 To provide for a built form that is compatible with the streetscape and does not unreasonably impact on residential amenity.
- GLE-S13.1.4 To minimise potential conflicts between residential and non-residential uses.

**GLE-S13.2 Application of this Plan**

GLE-S13.2.1 This specific area plan applies to the area of land designated as GLE-S15.0 Northern Apartments Corridor Specific Area Plan on the overlay maps.

GLE-S13.2.2 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) Commercial Zone; and
  - (b) Parking and Sustainable Transport Code,
- as specified in the relevant provision.

**GLE-S13.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S13.4 Definition of Terms**

GLE-S13.4.1 In this specific area plan, unless the contrary intention appears:

| Terms  | Description   |
|--|---|
| apartment  | means a dwelling, where laundry facilities may be provided as shared facilities on the site.  |
| apartment building                                   | means a Class 2 or Class 3 residential building as defined in the <i>National Construction Code</i> , that contains apartments.   |
| crime prevention through environmental design report | means a report, prepared by a suitably qualified person, that addresses: <ul style="list-style-type: none"> <li>(a) whether the use or development can achieve and maintain an acceptable level of crime prevention through environmental design, having regard to:                             <ul style="list-style-type: none"> <li>(i) the characteristics of the use or development;</li> <li>(ii) existing crime prevention or deterrence measures on the site and adjacent properties;</li> <li>(iii) any proposed crime prevention or deterrence measures; and</li> <li>(iv) the ongoing management of the use or development; and</li> </ul> </li> <li>(b) any matter specifically required by Performance Criteria in this specific area plan.</li> </ul> |
| livable housing                                      | means housing designed to cater for people with disability, ageing in place or families with young children.  |
| shared open space                                    | an outdoor area, which may include a rooftop, podium or courtyard, for the shared use of the occupants of an apartment building.  |

**GLE-S13.5 Use Table**

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

| <b>Use Class</b>                       | <b>Qualification</b>   |
|--|--|
| <b>No Permit Required</b>              |  |
| Natural and Cultural Values Management |  |
| Passive Recreation                     |  |
| Residential                            | If for home-based business.  |
| Utilities                              | If for minor utilities.  |
| <b>Permitted</b>                       |  |
| Bulky Goods Sales                      |  |
| Emergency Services                     |  |
| Equipment and Machinery Sales and Hire |  |
| Residential                            | If for an apartment building and located above ground floor level (excluding pedestrian or vehicular access).  |
| Service Industry                       |  |
| Storage                                |  |
| <b>Discretionary</b>                   |  |
| 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.  |
| Manufacturing and Processing           |  |
| Research and Development               |  |
| Residential                            | If for an apartment building:<br>(a) not listed as Permitted; and<br>(b) located to the rear of a premises (excluding pedestrian or vehicular access). |
| Resource Processing                    | If for food or beverage production.  |
| Sports and Recreation                  |  |
| Transport Depot and Distribution       |  |
| Tourist Operation                      |  |
| Utilities                              |  |
| Vehicle Fuel Sales and Service         |  |
| Vehicle Parking                        |  |
| Visitor Accommodation                  | If for alterations or extensions to existing Visitor Accommodation.  |
| <b>Prohibited</b>                      |  |
| All other uses                         |  |

**GLE-S13.6 Use Standards**

GLE-S13.6.1 All uses

This clause is in substitution for Commercial Zone - clause 17.3.1 All uses.

|   |   |
|---|---|
| <b>Objective:</b>   | That uses do not cause an unreasonable loss of residential amenity to residential zones.  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Hours of operation of a use, excluding Residential, Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>   | <p><b>P1</b></p> <p>Hours of operation of a use, excluding Residential, Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>  |
| <p><b>A2</b></p> <p>External lighting for a use, excluding Residential, Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</p> | <p><b>P2</b></p> <p>External lighting for a use, excluding Residential, Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the 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 of an adjacent dwelling.</p>   |
| <p><b>A3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Residential, Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>  | <p><b>P3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Residential, Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) maneuvering required by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and the adjoining residential zone; and</p> <p>(f) potential conflicts with other traffic.</p> |

GLE-S13.6.2 Discretionary uses

This clause is in substitution for Commercial Zone - Clause 17.3.2 Discretionary uses.

|                             |   |   |
|-----------------------------|---|---|
| <b>Objective:</b>           | That uses listed as Discretionary:<br>(a) do not compromise or distort the activity centre hierarchy; and<br>(b) do not cause unreasonable impact on the non-residential use at ground floor level. |   |
| <b>Acceptable Solutions</b> |   | <b>Performance Criteria</b>   |
| <b>A1</b>                   | No Acceptable Solution.   | <b>P1</b><br>A use listed as discretionary, other than discretionary residential use, must not compromise or distort the activity centre hierarchy, having regard to:<br><br>(a) the characteristics of the site;<br>(b) the size and scale of the proposed use;<br>(c) the functions of the activity centre and the surrounding activity centres; and<br>(d) the extent that the proposed use impacts on other activity centres.   |
| <b>A2</b>                   | No Acceptable Solution.   | <b>P2</b><br>Residential use listed as discretionary must not have an unreasonable impact on the non-residential use at ground floor level, having regard to:<br><br>(a) the characteristics of the site and the existing or proposed ground floor level non-residential use;<br>(b) the size and scale of the residential use that is proposed at ground floor level;<br>(c) the location of the residential use to minimise disruptions to non-residential uses facing the street; and<br>(d) any mitigation measures proposed to minimise the impact of the residential use at ground floor level. |

GLE-S13.6.3 Bicycle parking numbers

This clause is in addition to the provisions of the Parking and Sustainable Transport Code - clause C2.5.2 Bicycle parking numbers.

|                             |  |  |
|-----------------------------|--|--|
| <b>Objective:</b>           | That an appropriate level of bicycle parking spaces, or equivalent spaces for other personal mobility devices, are provided for apartments.  |  |
| <b>Acceptable Solutions</b> |  | <b>Performance Criteria</b>  |
| <b>A1</b>                   | Not less than 1 on-site bicycle parking space, or equivalent space for other personal mobility devices, must be provided for each apartment. | <b>P1</b><br>On-site bicycle parking spaces, or equivalent spaces for other personal mobility devices, must be provided to meet the reasonable needs of apartment residents, having regard to:<br><br>(a) the number of apartments and the likely demand for parking for bicycles or other personal mobility devices; and<br>(b) the number of on-site car parking spaces provided for each apartment. |

GLE-S13.7 Development Standards for Buildings and Works

GLE-S13.7.1 Building height

This clause is in substitution for Commercial Zone - clause 17.4.1 Building height A1 and P1, and A2 and P2.

|  |   |
|--|---|
| <b>Objective:</b>  | That building height:<br>(a) is compatible with the streetscape through the scale, bulk and proportion of buildings; and<br>(b) does not cause an unreasonable loss of residential amenity  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>Building height must be no more than:</p> <p>(a) for a non-residential building: 12m; and</p> <p>(b) for a building that includes residential use:</p> <p>(i) 12m, within 5.5m of a frontage; and</p> <p>(ii) 15m otherwise.</p> | <p><b>P1</b></p> <p>Building height must be compatible with the streetscape and must not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to publicly accessible areas or residential use;</p> <p>(b) providing a transition in scale to adjacent buildings of lesser height if the difference in height is more than 4m; and</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building.</p> |
| <p><b>A2</b></p> <p>Building height within 10m of a residential zone must be not more than 9.5m.</p>   | <p><b>P2</b></p> <p>Building height must not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</p> <p>(b) overlooking and reduction of privacy; and</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>  |

GLE-S13.7.2 Design of apartment buildings

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

|                             |   |
|-----------------------------|---|
| <b>Objective:</b>           | That apartment buildings provide a reasonable level of amenity for residents through design that:<br>(a) promotes resource efficiency and minimises energy consumption, by maximising solar access and natural ventilation;<br>(b) provides residents with adequate privacy, open space and storage; and<br>(c) mitigates noise impacts from adjacent uses and traffic. |
| <b>Acceptable Solutions</b> | <b>Performance Criteria</b>   |

|  |   |
|--|---|
| <p><b>A1</b></p> <p>An apartment building must be designed to achieve:</p> <ul style="list-style-type: none"> <li>(a) at least 70% of apartments (rounded up to the nearest whole number) receive a minimum of 3 hours direct sunlight on the 21<sup>st</sup> of June to a habitable room (other than a bedroom) or private open space; and</li> <li>(b) not more than 15% of apartments (rounded up to the nearest whole number) receive no direct sunlight to a habitable room (other than a bedroom) or private open space on the 21<sup>st</sup> of June.</li> </ul> | <p><b>P1</b></p> <p>An apartment building must be designed to maximise the number of apartments that receive direct sunlight to a habitable room (other than a bedroom) or private open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, dimensions and orientation of the site;</li> <li>(b) whether south facing, single aspect apartments have been minimised and multiple aspect apartments have been maximised; and</li> <li>(c) amount of direct sunlight to living rooms through the depth and layout of apartments and window sizes.</li> </ul>  |
| <p><b>A2</b></p> <p>Apartment windows to habitable rooms oriented between 30 degrees west of north and 30 degrees east of north must be provided with a window shading device with a width (perpendicular to the building facade) not less than 42% of the height from windowsill to lintel, as illustrated in Figure GLE-S15.1.</p>   | <p><b>P2</b></p> <p>Apartment windows must have adequate shading from direct sunlight, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the orientation of the windows; and</li> <li>(b) existing shading of the site.</li> <li>(c) any measures to mitigate direct sunlight.</li> </ul>  |
| <p><b>A3</b></p> <p>At least 60% of apartments must have openable windows and doorways in two or more external building facades.</p>   | <p><b>P3</b></p> <p>Apartments are designed to provide for natural ventilation, having regard to:</p> <ul style="list-style-type: none"> <li>(a) building orientation relative to prevailing breezes;</li> <li>(b) the number, area and location of external openings;</li> <li>(c) internal layout to minimise obstructions to the breeze path between external openings; and</li> <li>(d) use of other passive ventilation solutions</li> </ul>   |
| <p><b>A4</b></p> <p>An apartment building must be designed to achieve internal noise levels in accordance with the requirements specified in Table GLE-S15.9.1.</p>  | <p><b>P4</b></p> <p>An apartment must be designed to mitigate noise impacts from adjacent uses and traffic to achieve a reasonable level of internal acoustic amenity for apartments, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site and adjoining properties;</li> <li>(b) measures in the design, layout and construction of the apartment building to eliminate, mitigate or manage effects of noise intrusion into apartments;</li> <li>(c) if the proposed design sound level is lower than the range specified in Table GLE-S13.9.1, maintaining a reasonable level of acoustic privacy: <ul style="list-style-type: none"> <li>(i) between apartments; and</li> <li>(ii) between apartments and common areas of the apartment building.</li> </ul> </li> <li>(d) any advice from a suitably qualified person.</li> </ul> |

|   |   |
|---|---|
| <p><b>A5</b></p> <p>An apartment must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 6m<sup>2</sup> plus 2m<sup>2</sup> per bedroom, and a minimum width of 2m;</li> <li>(b) is directly accessible from a living room of the apartment;</li> <li>(c) has visual and acoustic screening from:             <ul style="list-style-type: none"> <li>(i) mechanical plant and equipment, service structures and lift motor rooms;</li> <li>(ii) outdoor storage areas and shared laundry facilities;</li> <li>(iii) adjacent shared open space areas;</li> <li>(iv) adjacent outdoor entertainment areas; and</li> <li>(v) the private open spaces and glazing to habitable rooms of adjacent apartments; and</li> </ul> </li> <li>(d) includes a private clothes drying area that is screened from public view, unless shared clothes drying facilities are provided.</li> </ul>   | <p><b>P5</b></p> <p>An apartment must have adequate private open space that provides a reasonable level of amenity and opportunity for outdoor recreation for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area and dimensions of the space, excluding space occupied by mechanical plant and equipment;</li> <li>(b) the location of the space, relative to a living room of the apartment;</li> <li>(c) the privacy, visual and acoustic qualities of the space;</li> <li>(d) provision for clothes drying; and</li> <li>(e) screening or design to minimise overlooking of the private open space, and windows to habitable rooms, of adjacent apartments.</li> </ul> |
| <p><b>A6</b></p> <p>Private open space and glazing to a habitable room of an apartment, that has a floor level more than 1m above existing ground level, must have a setback of not less than 6m from the private open space and glazing to a habitable room of any other apartment, unless the proposed glazing:</p> <ul style="list-style-type: none"> <li>(a) is offset, in the horizontal plane, not less than 1.5m from the edge of:             <ul style="list-style-type: none"> <li>(i) the private open space; and</li> <li>(ii) glazing to a habitable room; of any other apartment.</li> </ul> </li> <li>(b) has a sill height of not less than 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</li> <li>(c) has a permanently fixed external screen for the full length of the glazing, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</li> </ul> | <p><b>P6</b></p> <p>Private open space and glazing to a habitable room of an apartment, that has a floor level more than 1m above existing ground level must be designed to minimise overlooking and privacy impacts to any adjacent apartment, having regard to:</p> <ul style="list-style-type: none"> <li>(a) proximity to side and rear boundaries;</li> <li>(b) location of private open space and glazing to habitable rooms in adjacent apartments; and</li> <li>(c) proposed screening or other design measures to minimise direct views to the private open space and glazing to habitable rooms of adjacent apartments.</li> </ul>  |

|  |  |
|--|--|
| <p><b>A7</b></p> <p>An apartment building containing five or more apartments must have shared open space on the site, with:</p> <ul style="list-style-type: none"> <li>(a) a total area not less than the area specified in Table GLE- S13.9.2;</li> <li>(b) a minimum horizontal dimension of 4m for five to nine apartments, and 5m for ten or more apartments;</li> <li>(c) a minimum area of 24m<sup>2</sup> in one location for five to nine apartments, and 45m<sup>2</sup> in one location for ten or more apartments;</li> <li>(d) not less than 20% of the total shared open space area allocated for landscaping;</li> <li>(e) direct access from the apartment building's shared circulation areas;</li> <li>(f) visual and acoustic screening from:             <ul style="list-style-type: none"> <li>(i) mechanical plant and equipment, service structures and lift motor rooms; and</li> <li>(ii) non-residential uses on-site and on adjacent properties</li> </ul> </li> <li>(g) visual screening of any shared clothes drying areas from public view; and</li> <li>(h) not less than 2 hours of direct sunlight between 9am and 3pm on 21 June to at least 50% of the shared open space.</li> </ul> | <p><b>P7</b></p> <p>An apartment building containing five or more apartments must have adequate shared open space on the site that provides reasonable amenity and outdoor recreation opportunities for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area and dimensions of the space;</li> <li>(b) the number of apartments in the building;</li> <li>(c) the provision of landscaping on the site;</li> <li>(d) the location of the space, relative to the apartment building's shared circulation areas;</li> <li>(e) measures to minimise for:             <ul style="list-style-type: none"> <li>(i) impacts on residential amenity from mechanical plant and equipment, service structures and lift motor rooms conflict with non-residential uses on-site and on adjacent properties; and</li> <li>(ii) public visibility of any shared clothes drying areas;</li> </ul> </li> <li>(f) access to direct sunlight; and</li> <li>(g) whether the site is adjacent to public open space.</li> </ul> |
|--|--|

|   |   |
|---|---|
| <p><b>A8</b></p> <p>An apartment must have a secure, individual storage area that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum volume of 4m<sup>3</sup> plus 2m<sup>3</sup> per bedroom;</li> <li>(b) is located externally to the apartment;</li> <li>(c) is not co-located with waste and recycling storage; and</li> <li>(d) is screened or not visible from public view.</li> </ul>  | <p><b>P8</b></p> <p>An apartment building must have a secure common storage area that is suitable for storing residents' bulky household items, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area of the space;</li> <li>(b) the number of apartments in the building;</li> <li>(c) any provision of secure, individual external storage areas;</li> <li>(d) residents' convenience and security;</li> <li>(e) location and screening to minimise visual impacts to any apartment, other non-residential use on the site or publicly accessible areas of the site; and</li> <li>(f) separation from any on-site storage area for shared waste and recycling.</li> </ul> |
| <p><b>A9</b></p> <p>A new apartment building containing 6 or more apartments must provide:</p> <ul style="list-style-type: none"> <li>(a) not less than 30% of apartments (rounded up to the nearest whole number) meeting Gold Level livable housing elements specified at Table GLE-S15.9.3; or</li> <li>(b) not less than 5% of apartments (rounded up to the nearest whole number) meeting Platinum Level livable housing elements specified at Table GLE-S15.9.3.</li> </ul> | <p><b>P9</b></p> <p>A new apartment building containing 6 or more apartments must provide a reasonable number of apartments designed as livable housing, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and scale of the development;</li> <li>(b) any proposed livable housing design features, other than design features required under the <i>Building Act 2016</i>; and</li> <li>(c) any accessibility or housing policy or strategy adopted by Council.</li> </ul>   |

GLE-S13.7.3 Passive surveillance for residential use

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

|  |   |
|--|---|
| <p><b>Objective:</b></p>   | <p>That the design of apartment buildings provides for passive surveillance and safety in public places and the publicly accessible areas of the site.</p>  |
| <p><b>Acceptable Solutions</b></p>   | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>For a new apartment building, the first-floor level façade facing a public place or a publicly accessible area of the site must have not less than 40% of the total surface area consisting of windows and doorways.</p> | <p><b>P1</b></p> <p>Apartment buildings must be designed to enhance safety in public places and the publicly accessible areas of the site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for passive surveillance; and</li> <li>(b) the advice contained in a crime prevention through environmental design report.</li> </ul> |

GLE-S13.7.4 Waste storage and collection for apartments

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

| <b>Objective:</b>                               | That waste storage and collection for apartments:<br>(a) is adequate and convenient; and<br>(b) does not unreasonably impact amenity, the streetscape, other non-residential uses or traffic.   |
|---|---|
| <b>Acceptable Solutions</b>                     | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>An apartment building must have adequate on-site waste storage, having regard to:</p> <ul style="list-style-type: none"> <li>(a) convenience for residents;</li> <li>(b) design and location to minimise noise, odour and visual impacts;</li> <li>(c) separation from any non-residential waste storage on the site;</li> <li>(d) ease of access for collection vehicles, if on-site collection is proposed; and</li> <li>(e) any policy on waste management adopted by Council.</li> </ul>  |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p><b>P2</b></p> <p>Waste collection for an apartment building must not unreasonably impact amenity or traffic flow on the site, adjoining properties or the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location, timing, duration and frequency of bin collection vehicle movements;</li> <li>(b) maneuvering required by waste collection vehicles, including the amount of reversing and associated warning noise;</li> <li>(c) any noise mitigation measures between the sensitive use on the site or an adjacent property, and waste collection activities;</li> <li>(d) potential conflicts with pedestrian, bicycle or vehicular traffic;</li> <li>(e) whether waste can be collected on-site;</li> <li>(f) any advice from the road authority; and</li> <li>(g) any policy on waste management adopted by council.</li> </ul> |

GLE-S13.7.5 Access, parking and sustainable transport

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

|   |  |
|---|--|
| <p><b>Objective:</b></p>  | <p>That access and parking for a site containing an apartment building:</p> <ul style="list-style-type: none"> <li>(a) is designed to ensure safe movement of all site users, including vehicles, bicycles, personal mobility devices and pedestrians;</li> <li>(b) does not have an adverse impact on the non-residential uses at ground floor level; and</li> <li>(c) provides for active transport options.</li> </ul>  |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>   | <p><b>P1</b></p> <p>For a site containing an apartment building, if commercial vehicles will also enter the site, access and parking must be designed to ensure safe movement of all site users, having regard to:</p> <ul style="list-style-type: none"> <li>(a) separation of parking, loading and unloading areas for commercial vehicles;</li> <li>(b) the location of parking areas for all other vehicles;</li> <li>(c) minimising disruption to non-residential uses; and</li> <li>(d) any advice from the road authority.</li> </ul>   |
| <p><b>A2</b></p> <p>Residential parking at ground floor level must not adjoin a frontage.</p>   | <p><b>P2</b></p> <p>No Performance Criterion.</p>  |
| <p><b>A3.1</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p> <ul style="list-style-type: none"> <li>(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;</li> <li>(b) be located on common property of the apartment building or its car parking area; and</li> <li>(c) if located within a car parking area, must be clearly marked.</li> </ul> <p><b>A3.2</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p> <ul style="list-style-type: none"> <li>(a) have dimensions not less than: <ul style="list-style-type: none"> <li>(i) 1.7m in length;</li> <li>(ii) 1.2m in height; and</li> <li>(iii) 0.7m in width at the handlebars;</li> </ul> </li> <li>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</li> <li>(c) include a rail or hoop to lock a bicycle, or equivalent spaces for other personal mobility devices, that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities -Part 3: Bicycle parking</i>.</li> </ul> | <p><b>P3.1</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must be provided in a safe, secure and convenient location, having regard to:</p> <ul style="list-style-type: none"> <li>(a) access to the site;</li> <li>(b) the characteristics of the site, including other uses on the site;</li> <li>(c) the location and visibility of proposed parking for bicycles or other personal mobility devices; and</li> <li>(d) the location of other parking areas on the site.</li> </ul> <p><b>P3.2</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments and the associated access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the space available;</li> <li>(c) the safety of cyclists; and</li> <li>(d) the provisions of <i>Australian Standard AS 2890.3-2015 Parking facilities -Part 3: Bicycle parking</i>. </li></ul> |

**GLE-S13.8 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**GLE-S13.9 Tables**

Table GLE-S13.9.1 Design sound levels

| Location  | dB(A) (LAeq) range |
|---|--------------------|
| Apartment common areas (e.g. foyer, lift lobby) | 45 to 50           |
| Living and work areas                           | 35 to 45           |
| Sleeping areas (night time)                     | 35 to 40           |

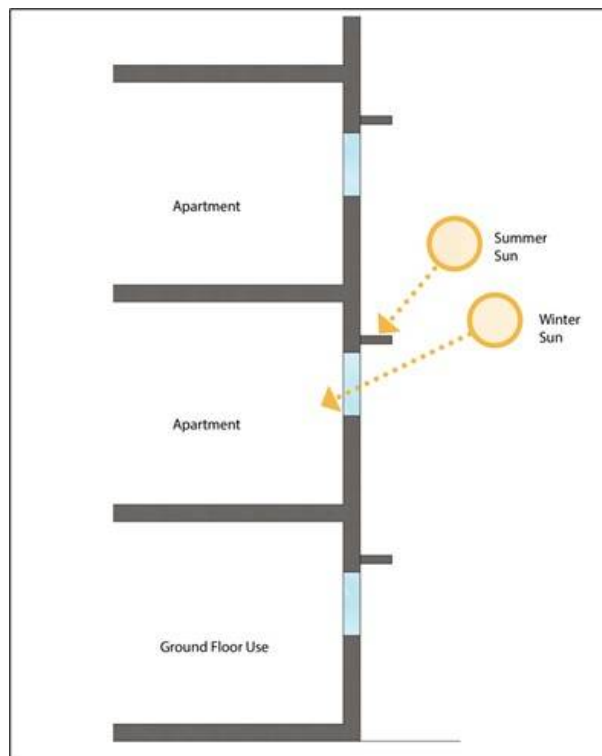
Table GLE-S13.9.2 Shared open space for apartments

| Number of apartments | Minimum area of shared open space   |
|----------------------|---|
| 1-5                  | Nil   |
| 5-9                  | 24m <sup>2</sup>  |
| 10-19                | 120m <sup>2</sup> plus 4m <sup>2</sup> per apartment, after the first 10 apartments |
| 20 or more           | 160m <sup>2</sup> plus 6m <sup>2</sup> per apartment, after the first 20 apartments |

Table GLE-S13.9.3 Livable housing elements

| Design element   | Gold level       | Platinum level      |
|--|------------------|---------------------|
| Entrance door - minimum clear opening width  | 0.85m            | 0.9m                |
| Level external landing area adjoining the entrance door - minimum dimensions   | 1.35m x 1.35m    | 1.5m x 1.5m         |
| Internal doorways - minimum clear opening width  | 0.85m            | 0.9m                |
| Internal corridors/passageways - minimum width   | 1.2m             | 1.2m                |
| Toilet area - minimum clear width:<br><ul style="list-style-type: none"> <li>- between the walls of the bathroom if located in a separate room, or</li> <li>- between amenities if located in a combined bathroom</li> </ul> | 1.2m             | 1.2m                |
| Shower recess - minimum dimensions (width x length)  | 0.9m x 0.9m      | 1.16m x 1.1m        |
| Shower recess - minimum clear space forward of the shower recess entry (width x length)  | 1.2m x 1.2m      | 1.6m x 1.4m         |
| Fixed bench, appliance and wardrobe recesses - minimum depth   | 0.6m             | 0.6m                |
| Kitchen and laundry - minimum clearance in front of fixed bench and appliance recesses   | 1.2m             | 1.55m               |
| Entry level bedroom - minimum circulation area clear of wardrobe recesses, skirtings and wall lining   | 10m <sup>2</sup> | 10m <sup>2</sup>    |
| Living room - minimum free space (clear of area allocated for furniture)   | NA               | 2.25m diameter      |
| Windows to habitable rooms - sill height above the finished floor level  | NA               | Not greater than 1m |

**Figure GLE-S13.1 - Window Shading as required by clause GLE-S13.7.2 A2**



## **GLE-S14.0 Mill Lane Specific Area Plan**

### **GLE-S14.1 Plan Purpose**

The purpose of the Mill Lane Specific Area Plan is:

- GLE-S14.1.1 To enable retention of existing uses.
- GLE-S14.1.2 To provide for new uses that do not compromise or distort the activity in the Glenorchy Principal Activity Centre and are suitable to be located next to an Inner Residential Zone.
- GLE-S14.1.3 To encourage infill apartments that are well-designed and support livable housing.
- GLE-S14.1.4 To take advantage of the accessible location and support sustainable active transport.
- GLE-S14.1.5 To minimise potential conflict between residential and non-residential uses.

### **GLE-S14.2 Application of this Plan**

- GLE-S14.2.1 The specific area plan applies to the area of land designated as GLE-S14.0 Mill Lane Specific Area Plan on the overlay maps and in Figure GLE-S14.1.
- GLE-S14.2.2 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) Urban Mixed Use Zone; and
  - (b) Parking and Sustainable Transport Code, as specified in the relevant provision.

### **GLE-S14.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S14.4 Definition of Terms**

GLE-14.4.1 In this specific area plan, unless the contrary intention appears:

| <b>Terms</b>                        | <b>Definition</b>  |
|-------------------------------------|--|
| apartment                           | means a dwelling where laundry facilities may be provided as shared facilities on the site.  |
| apartment building                  | means a Class 2 or Class 3 residential building as defined in the National Construction Code, that contains apartments.                    |
| Glenorchy Principal Activity Centre | means the land within the Glenorchy Central Business Zone.   |
| livable housing                     | means housing designed to cater for people with disability, ageing in place or families with young children.                               |
| shared open space                   | an outdoor recreation area, which may include a rooftop, podium or courtyard for the shared use of the occupants of an apartment building. |

**GLE-S14.5 Use Table**

This clause is in substitution for the Urban Mixed Use Zone - Clause 13.2 Use Table.

| Use Class                           | Qualification   |
|-------------------------------------|---|
| <b>No Permit Required</b>           |   |
| Passive Recreation                  |   |
| Residential                         | If for home-based business.   |
| Utilities                           | If for minor utilities.   |
| <b>Permitted</b>                    |   |
| Business and Professional Services  |   |
| Community Meeting and Entertainment |   |
| Research and Development            |   |
| Residential                         | If for an apartment building and:<br>(a) located above ground floor level (excluding pedestrian or vehicular access and parking) or to the rear of a premises; and<br>(b) not listed as No Permit Required. |
| Visitor Accommodation               | If:<br>(a) not a camping and caravan park or overnight camping area; and<br>(b) located above ground floor level (excluding pedestrian or vehicular access and parking) or to the rear of a premises.       |
| <b>Discretionary</b>                |   |
| Educational and Occasional Care     |   |
| Emergency Services                  |   |
| Food Services                       |   |
| General Retail and Hire             |   |
| Hospital Services                   |   |
| Hotel Industry                      |   |
| Manufacturing and Processing        | If for alterations or extensions to existing Manufacturing and Processing.  |
| Residential                         | If:<br>(a) for an apartment building; and<br>(b) not listed as No Permit Required or Permitted.   |
| Resource Processing                 | If for food or beverage production.   |
| Service Industry                    | If for alterations or extensions to existing Service Industry.  |
| Sports and Recreation               |   |
| Storage                             | If for alterations or extensions to existing Storage.   |
| Utilities                           | If not listed as No Permit Required.  |
| Vehicle Parking                     |   |
| Visitor Accommodation               | If:<br>(a) not a camping and caravan park or overnight camping area; and<br>(b) not listed as Permitted.  |
| <b>Prohibited</b>                   |   |
| All other uses                      |   |

**GLE-S14.6 Use Standards**

GLE-S14.6.1 Retail and Food Services impact

This clause is in substitution for Urban Mixed Use Zone - clause 13.3.3 Retail impact.

|  |  |  |
|--|--|--|
| <b>Objective:</b>  | That retail and food services uses do not compromise or distort activity in the Glenorchy Principal Activity Centre. |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |  |
| <b>A1</b>  | <b>P1</b>  |  |
| The total gross floor area of General Retail and Hire and Food Services uses must be not more than 200m <sup>2</sup> per site. | No Performance Criterion.  |  |

GLE-S14.6.2 Bicycle parking numbers

This clause is in substitution to Parking and Sustainable Transport Code - clause C2.5.2 Bicycle parking numbers.

|  |  |  |
|--|--|--|
| <b>Objective:</b>  | That an appropriate level of bicycle parking spaces, or equivalent spaces for other personal mobility devices, are provided for non-residential uses and apartments.   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  |  |
| <b>A1</b>  | <b>P1</b>  |  |
| Bicycle parking spaces, excluding for residential use, must: <ul style="list-style-type: none"> <li>(a) be provided on the site or within 50m of the site; and</li> <li>(b) be no less than the number specific in Table C2.1 Parking Space Requirements.</li> </ul> | Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> <li>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</li> <li>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</li> </ul>                                     |  |
| <b>A2</b>  | <b>P2</b>  |  |
| For residential use, not less than 1 on-site bicycle parking space, or equivalent space for other personal mobility devices, must be provided for each apartment.  | On-site bicycle parking spaces, or equivalent spaces for other personal mobility devices, must be provided to meet the reasonable needs of apartment residents, having regard to: <ul style="list-style-type: none"> <li>(a) the number of apartments and the likely demand for parking for bicycles or other personal mobility devices; and</li> <li>(b) the number of on-site car parking spaces provided for each apartment.</li> </ul> |  |

**GLE-S14.7 Development Standards for Buildings and Works**

GLE-S14.7.1 Building height

This clause is in substitution for Urban Mixed Use Zone - Clause 13.4.1 Building height A1 and P1.

|  |  |                             |
|--|--|-----------------------------|
| <b>Objective:</b>  | That building height: <ul style="list-style-type: none"> <li>(a) provides for increased heights for residential use to encourage infill apartments;</li> <li>(b) is compatible with the streetscape through the scale, bulk and proportion of buildings; and</li> <li>(c) does not cause an unreasonable loss of residential amenity.</li> </ul>   |                             |
| <b>Acceptable Solutions</b>  |  | <b>Performance Criteria</b> |
| <b>A1</b>  | <b>P1</b>  |                             |
| Building height must be not more than: <ul style="list-style-type: none"> <li>(a) for a non-residential building: 10m; and</li> <li>(b) for a building that includes residential use:                             <ul style="list-style-type: none"> <li>(i) 10m, within 3m of a frontage; and</li> <li>(ii) 15m otherwise.</li> </ul> </li> </ul> | Building height must be compatible with the streetscape and must not cause an unreasonable loss of residential amenity, having regard to: <ul style="list-style-type: none"> <li>(a) overshadowing and reduction in sunlight to publicly accessible areas or residential use;</li> <li>(b) providing a transition in scale to adjacent buildings of lesser height if the difference in height is more than 4m; and</li> <li>(c) visual impacts caused by the apparent scale, bulk or proportions of the building.</li> </ul> |                             |

GLE-S14.7.2 Design of apartment buildings

This clause is in substitution for Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works.

|  |   |                             |
|--|---|-----------------------------|
| <b>Objective:</b>  | That apartment buildings provide a reasonable level of amenity for residents through design that: <ul style="list-style-type: none"> <li>(a) promotes resource efficiency and minimises energy consumption, by maximising solar access and natural ventilation;</li> <li>(b) provides residents with adequate privacy, open space and storage; and</li> <li>(c) mitigates noise impacts from adjacent uses and traffic.</li> </ul>  |                             |
| <b>Acceptable Solutions</b>  |   | <b>Performance Criteria</b> |
| <b>A1</b>  | <b>P1</b>   |                             |
| An apartment building must be designed to achieve: <ul style="list-style-type: none"> <li>(a) at least 70% of apartments (rounded up to the nearest whole number) receive a minimum of 3 hours direct sunlight on the 21<sup>st</sup> of June to a habitable room (other than a bedroom) or private open space; and</li> <li>(b) not more than 15% of apartments (rounded up to the nearest whole number) receive no direct sunlight to a habitable room (other than a bedroom) or private open space on the 21<sup>st</sup> of June.</li> </ul> | An apartment building must be designed to maximise the number of apartments that receive direct sunlight to a habitable room (other than a bedroom) or private open space, having regard to: <ul style="list-style-type: none"> <li>(a) the size, dimensions and orientation of the site;</li> <li>(b) whether south facing, single aspect apartments have been minimised and multiple aspect apartments have been maximised; and</li> <li>(c) the amount of direct sunlight to habitable rooms (other than bedrooms) through the depth and layout of apartments and window sizes.</li> </ul> |                             |

|  |   |
|--|---|
| <p><b>A2</b></p> <p>Apartment windows to habitable rooms oriented between 30 degrees west of north and 30 degrees east of north must be provided with a window shading device with a width (perpendicular to the building facade) not less than 42% of the height from windowsill to lintel, as illustrated in Figure GLE-S14.2.</p> | <p><b>P2</b></p> <p>Apartment windows must have adequate shading from direct sunlight during summer, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the orientation of the windows;</li> <li>(b) existing shading of the site; and</li> <li>(c) any measures to mitigate direct sunlight.</li> </ul>  |
| <p><b>A3</b></p> <p>At least 60% of apartments must have openable windows and doorways in two or more external building facades.</p>   | <p><b>P3</b></p> <p>Apartments are designed to provide for natural ventilation, having regard to:</p> <ul style="list-style-type: none"> <li>(a) building orientation relative to prevailing breezes;</li> <li>(b) the number, area and location of external openings;</li> <li>(c) internal layout to minimise obstructions to the breeze path between external openings; and</li> <li>(d) use of other passive ventilation solutions.</li> </ul>  |
| <p><b>A4</b></p> <p>An apartment building must be designed to achieve internal noise levels in accordance with the requirements specified in Table GLE-S14.9.1.</p>  | <p><b>P4</b></p> <p>An apartment building must be designed to mitigate noise impacts from adjacent uses and traffic to achieve a reasonable level of internal acoustic amenity for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site and adjoining properties;</li> <li>(b) measures in the design, layout and construction of the apartment building to eliminate, mitigate or manage effects of noise intrusion into apartments;</li> <li>(c) if the proposed design sound level is lower than the range specified in Table GLE-S14.9.1, maintaining a reasonable level of acoustic privacy: <ul style="list-style-type: none"> <li>(i) between apartments; and</li> <li>(ii) between apartments and common areas of the apartment building; and</li> </ul> </li> <li>(d) any advice from a suitably qualified person.</li> </ul> |

|   |  |
|---|--|
| <p><b>A5</b></p> <p>An apartment must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 6m<sup>2</sup> plus 2m<sup>2</sup> per bedroom, and a minimum width of 2m;</li> <li>(b) is directly accessible from a habitable room (other than a bedroom) of the apartment;</li> <li>(c) has visual and acoustic screening from:             <ul style="list-style-type: none"> <li>(i) mechanical plant and equipment, service structures and lift motor rooms;</li> <li>(ii) outdoor storage areas and shared laundry facilities; and</li> <li>(iii) adjacent outdoor entertainment areas</li> </ul> </li> <li>(d) includes a private clothes drying area that is screened from public view, unless shared clothes drying facilities are provided.</li> </ul>  | <p><b>P5</b></p> <p>An apartment must have adequate private open space that provides a reasonable level of amenity and opportunity for outdoor recreation for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area and dimensions of the space, excluding space occupied by mechanical plant and equipment;</li> <li>(b) the location of the space, relative to a habitable room (other than a bedroom) of the apartment;</li> <li>(c) the solar access, privacy, visual and acoustic qualities of the space; and</li> <li>(d) provision for clothes drying.</li> </ul>  |
| <p><b>A6</b></p> <p>An apartment building containing 10 or more apartments must have shared open space on the site, with:</p> <ul style="list-style-type: none"> <li>(a) a total area not less than the area specified in Table GLE-S14.9.2;</li> <li>(b) a minimum horizontal dimension of 5m;</li> <li>(c) a minimum area of 45m<sup>2</sup> in one location;</li> <li>(d) not less than 20% of the total shared open space area allocated for landscaping;</li> <li>(e) direct access from the apartment building's shared circulation areas;</li> <li>(f) visual and acoustic screening from:             <ul style="list-style-type: none"> <li>(i) mechanical plant and equipment, service structures and lift motor rooms, and</li> <li>(ii) non-residential uses on-site and on adjacent properties;</li> </ul> </li> <li>(g) visual screening of any shared clothes drying areas from public view; and</li> <li>(h) not less than 2 hours of direct sunlight between 9am and 3pm on 21 June to at least 50% of the shared open space.</li> </ul> | <p><b>P6</b></p> <p>An apartment building containing 10 or more apartments must have adequate shared open space on the site that provides reasonable amenity and outdoor recreation opportunities for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area and dimensions of the space;</li> <li>(b) the number of apartments in the building;</li> <li>(c) provision of landscaping on the site;</li> <li>(d) the location of the space, relative to the apartment building's shared circulation areas;</li> <li>(e) measures to minimise:             <ul style="list-style-type: none"> <li>(i) impacts on residential amenity from mechanical plant and equipment, service structures and lift motor rooms;</li> <li>(ii) conflict with non-residential uses on-site and on adjacent properties; and</li> <li>(iii) public visibility of any shared clothes drying areas;</li> </ul> </li> <li>(f) access to direct sunlight; and</li> <li>(g) any public open space in the vicinity.</li> </ul> |

|  |  |
|--|--|
| <p><b>A7.1</b></p> <p>Private open space with sides facing the private open space or glazing to a habitable room of another apartment or dwelling on the same storey or a lower storey must have:</p> <ul style="list-style-type: none"> <li>(a) a permanently fixed screen to a height of not less than 1.7m above the finished surface level, with a uniform transparency of not more than 25%, along the sides facing the private open space or glazing to a habitable room of the other apartment or dwelling; or</li> <li>(b) a separation distance of not less than 6m from the private open space or glazing to a habitable room of the other apartment or dwelling.</li> </ul> <p><b>A7.2</b></p> <p>A shared open space with sides facing the private open space or glazing to a habitable room of another apartment or dwelling on the same storey or a lower storey must have:</p> <ul style="list-style-type: none"> <li>(a) a permanently fixed screen to a height of not less than 1.7m above the finished surface level, with a uniform transparency of not more than 25%, along the sides facing the private open space or glazing to a habitable room of the other apartment or dwelling; or</li> <li>(b) a separation distance of not less than 6m from the private open space or glazing to a habitable room of the other apartment or dwelling.</li> </ul> <p><b>A7.3</b></p> <p>Glazing to a habitable room of an apartment facing the private open space or glazing to a habitable room of another apartment or dwelling on the same storey or a lower storey must:</p> <ul style="list-style-type: none"> <li>(a) have a separation distance of not less than 6m from the private open space or glazing to a habitable room of the other apartment or dwelling;</li> <li>(b) be offset, in the horizontal plane, not less than 1.5m from the edge of the private open space or glazing to a habitable room of the other apartment or dwelling;</li> <li>(c) have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</li> <li>(d) have a permanently fixed external screen for the full length of the glazing, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</li> </ul> | <p><b>P7.1</b></p> <p>Private open space must be designed to minimise overlooking of the private open space and glazing to habitable rooms of any adjacent apartment or dwelling, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location and extent of any proposed screening; and</li> <li>(b) the location and orientation of the proposed private open space relative to the private open space and glazing to habitable rooms of adjacent apartments and dwellings.</li> </ul> <p><b>P7.2</b></p> <p>Shared open space must be designed to minimise overlooking of the private open space and glazing to habitable rooms of any adjacent apartment or dwelling, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location and extent of any proposed screening;</li> <li>(b) the layout of the shared open space; and</li> <li>(c) the location and orientation of the shared open space relative to the private open space and glazing to habitable rooms of adjacent apartments and dwellings.</li> </ul> <p><b>P7.3</b></p> <p>Glazing to a habitable room of an apartment must be designed to minimise direct views to the private open space and glazing to a habitable room of any adjacent apartment or dwelling, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the extent of any proposed screening or fixed obscure glazing;</li> <li>(b) the area and sill height of the proposed glazing; and</li> <li>(c) the location of the proposed glazing relative to the private open space or and glazing to habitable rooms of adjacent apartments and dwellings.</li> </ul> |
|--|--|

|  |   |
|--|---|
| <p><b>A8</b></p> <p>An apartment must have a secure, individual storage area that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum volume of 4m<sup>3</sup> plus 2m<sup>3</sup> per bedroom;</li> <li>(b) is located externally to the apartment;</li> <li>(c) is not co-located with waste and recycling storage; and</li> <li>(d) is screened or not visible from any apartment, dwelling, other non-residential use on the site or publicly accessible areas of the site.</li> </ul> | <p><b>P8</b></p> <p>An apartment building must have a secure common storage area that is suitable for storing residents' bulky household items, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area of the space;</li> <li>(b) the number of apartments in the building;</li> <li>(c) any provision of secure, individual external storage areas;</li> <li>(d) residents' convenience and security;</li> <li>(e) location and screening to minimise visual impacts to any apartment, dwelling, other non-residential use on the site or publicly accessible areas of the site; and</li> <li>(f) separation from any on-site storage area for shared waste and recycling.</li> </ul> |
| <p><b>A9</b></p> <p>A new apartment building containing 6 or more apartments must provide:</p> <ul style="list-style-type: none"> <li>(a) not less than 30% of apartments (rounded up to the nearest whole number) meeting Gold Level livable housing elements specified at Table GLE-S14.9.3; or</li> <li>(b) not less than 5% of apartments (rounded up to the nearest whole number) meeting Platinum Level livable housing elements specified at Table GLE-S14.9.3.</li> </ul>                    | <p><b>P9</b></p> <p>A new apartment building containing 6 or more apartments must provide a reasonable number of apartments designed as livable housing, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size and scale of the development;</li> <li>(b) any proposed livable housing design features, other than design features required under the Building Act 2016; and</li> <li>(c) any accessibility or housing policy or strategy adopted by Council.</li> </ul>  |

GLE-S14.7.3 Waste storage and collection for apartments

This clause is in addition Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works.

| <b>Objective:</b>                               | That waste storage and collection for apartments:<br>(a) is adequate and convenient; and<br>(b) does not adversely impact amenity, the streetscape, other non-residential uses or traffic.  |
|---|---|
| <b>Acceptable Solutions</b>                     | <b>Performance Criteria</b>   |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>An apartment building must have adequate on-site waste storage, having regard to:</p> <ul style="list-style-type: none"> <li>(a) convenience for residents;</li> <li>(b) design and location to minimise noise, odour and visual impacts;</li> <li>(c) whether waste can be stored on a shared basis for use by all apartments on-site;</li> <li>(d) separation from any non-residential waste storage on the site;</li> <li>(e) ease of access for collection vehicles if on-site collection is proposed; and</li> <li>(f) any policy on waste management adopted by Council.</li> </ul>   |
| <p><b>A2</b></p> <p>No Acceptable Solution.</p> | <p><b>P2</b></p> <p>Waste collection for an apartment building must not unreasonably impact amenity or traffic flow on the site, adjoining properties or the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location, timing, duration and frequency of bin collection vehicle movements;</li> <li>(b) manoeuvring required by waste collection vehicles, including the amount of reversing and associated warning noise;</li> <li>(c) any noise mitigation measures between the sensitive use on the site or an adjacent property, and waste collection activities;</li> <li>(d) potential conflicts with pedestrian, bicycle or vehicular traffic;</li> <li>(e) whether waste can be collected on-site;</li> <li>(f) any advice from the road authority; and</li> <li>(g) any policy on waste management adopted by Council.</li> </ul> |

GLE-S14.7.4 Access, parking and sustainable transport for apartments

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

|   |   |
|---|---|
| <p><b>Objective:</b></p>  | <p>That access and parking for a site containing an apartment building:</p> <ul style="list-style-type: none"> <li>(a) is designed to ensure safe movement of all site users, including vehicles, bicycles, personal mobility devices and pedestrians;</li> <li>(b) minimises disruptions to any non-residential uses at ground floor level; and</li> <li>(c) provides for active transport options.</li> </ul>   |
| <p><b>Acceptable Solutions</b></p>  | <p><b>Performance Criteria</b></p>  |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p>   | <p><b>P1</b></p> <p>For a site containing an apartment building, if commercial vehicles will also enter the site, access and parking must be designed to ensure safe movement of all site users, having regard to:</p> <ul style="list-style-type: none"> <li>(a) separation of parking, loading and unloading areas for commercial vehicles;</li> <li>(b) the location of parking areas for all other vehicles;</li> <li>(c) minimising disruption to non-residential uses; and</li> <li>(d) any advice from the road authority.</li> </ul>  |
| <p><b>A2.1</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p> <ul style="list-style-type: none"> <li>(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;</li> <li>(b) be located on common property of the apartment building or its car parking area; and</li> <li>(c) if located within a car parking area, must be clearly marked.</li> </ul> <p><b>A2.2</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p> <ul style="list-style-type: none"> <li>(a) have dimensions not less than: <ul style="list-style-type: none"> <li>(i) 1.7m in length;</li> <li>(ii) 1.2m in height; and</li> <li>(iii) 0.7m in width at the handlebars;</li> </ul> </li> <li>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</li> <li>(c) include a rail or hoop to lock a bicycle, or equivalent spaces for other personal mobility devices, that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities -Part 3: Bicycle parking</i>.</li> </ul> | <p><b>P2.1</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must be provided in a safe, secure and convenient location, having regard to:</p> <ul style="list-style-type: none"> <li>(a) access to the site;</li> <li>(b) the characteristics of the site, including other uses on the site;</li> <li>(c) the location and visibility of proposed parking for bicycles or other personal mobility devices; and</li> <li>(d) the location of other parking areas on the site.</li> </ul> <p><b>P2.2</b></p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments and the associated access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the space available;</li> <li>(c) the safety of cyclists; and</li> <li>(d) the provisions of <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i>.</li> </ul> |

**GLE-S14.8 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**GLE-S14.9 Tables**

Table GLE-S14.9.1 Design sound levels

| Location  | dB(A) (LAeq) range |
|---|--------------------|
| Apartment common areas (e.g. foyer, lift lobby) | 45 to 50           |
| Living and work areas                           | 35 to 45           |
| Sleeping areas (night time)                     | 35 to 40           |

Table GLE-S14.9.2 Shared open space for apartments

| Number of apartments | Minimum area of shared open space   |
|----------------------|---|
| 1-9                  | Nil   |
| 10-19                | 120m <sup>2</sup> plus 4m <sup>2</sup> per apartment, after the first 10 apartments |
| 20 or more           | 160m <sup>2</sup> plus 6m <sup>2</sup> per apartment, after the first 20 apartments |

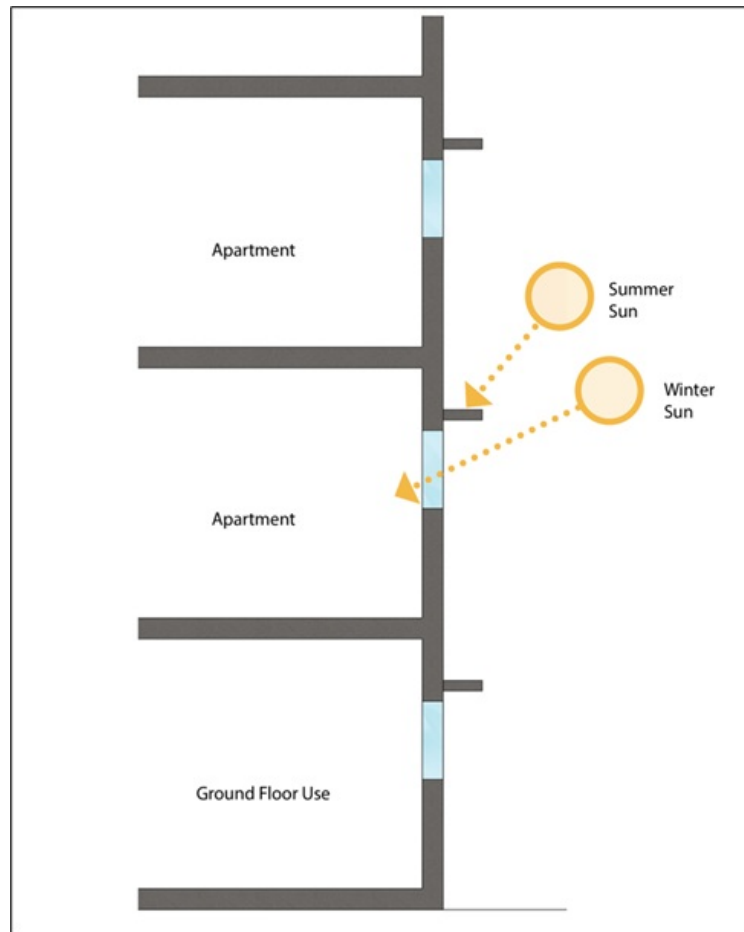
Table GLE-S14.9.3 Livable housing elements

| Design element  | Gold level       | Platinum level      |
|---|------------------|---------------------|
| Entrance door - minimum clear opening width   | 0.85m            | 0.9m                |
| Level external landing area adjoining the entrance door - minimum dimensions  | 1.35m x 1.35m    | 1.5m x 1.5m         |
| Internal doorways - minimum clear opening width   | 0.85m            | 0.9m                |
| Internal corridors/passageways - minimum width  | 1.2m             | 1.2m                |
| Toilet area - minimum clear width: <ul style="list-style-type: none"> <li>- between the walls of the bathroom if located in a separate room, or</li> <li>- between amenities if located in a combined bathroom</li> </ul> | 1.2m             | 1.2m                |
| Shower recess - minimum dimensions (width x length)   | 0.9m x 0.9m      | 1.16m x 1.1m        |
| Shower recess - minimum clear space forward of the shower recess entry (width x length)   | 1.2m x 1.2m      | 1.6m x 1.4m         |
| Fixed bench, appliance and wardrobe recesses - minimum depth  | 0.6m             | 0.6m                |
| Kitchen and laundry - minimum clearance in front of fixed bench and appliance recesses  | 1.2m             | 1.55m               |
| Entry level bedroom - minimum circulation area clear of wardrobe recesses, skirtings and wall lining  | 10m <sup>2</sup> | 10m <sup>2</sup>    |
| Living room - minimum free space (clear of area allocated for furniture)  | NA               | 2.25m diameter      |
| Windows to habitable rooms - sill height above the finished floor level   | NA               | Not greater than 1m |

Figure GLE-S14.1 - Mill Lane Specific Area Plan as required by clause GLE-S14.2.1



Figure GLE-S14.2 - Window Shading as required by clause GLE-S14.7.2 A2



## GLE-S15.0 Cadbury Visitor Experience Specific Area Plan

### GLE-S15.1 Plan Purpose

The purpose of the Cadbury Visitor Experience Specific Area Plan is:

- GLE-S15.1.1 To allow for the use and development of a Cadbury Visitor Experience, associated with the Cadbury Chocolate Factory.
- GLE-S15.1.2 To ensure that the Cadbury Visitor Experience and associated uses do not cause an unreasonable loss of residential amenity in the adjacent residential zones.
- GLE-S15.1.3 To ensure that development associated with the Cadbury Visitor Experience is designed to respect the heritage significance of the Cadbury Industrial Estate - Factory local heritage place.

**GLE-S15.2 Application of this Plan**

- GLE-S15.2.1 This specific area plan applies to the area of land designated as GLE-S15.0 Cadbury Visitor Experience Specific Area Plan on the overlay maps and in Figure GLE-S15.1.
- GLE-S15.2.2 In the area of land this plan applies to, the provisions of the Specific Area Plan are in addition to and a modification to the provisions of:
- (a) Light Industrial Zone;
  - (b) General Industrial Zone; and
  - (c) Local Historic Heritage Code,
- as specified in the relevant provision.
- GLE-S15.2.3 This specific area plan applies to the following Cadbury Visitor Experience uses:
- (a) Community Meeting and Entertainment;
  - (b) General Retail and Hire; and
  - (c) Tourist Operation.

**GLE-S15.3 Local Area Objectives**

This clause is not used in this specific area plan.

**GLE-S15.4 Definition of Terms**

This clause is not used in this specific area plan.

**GLE-S15.5 Use Table**

| Use Class                           | Qualification  |
|-------------------------------------|--|
| <b>Discretionary</b>                |  |
| Community Meeting and Entertainment | If associated with the Tourist Operation.  |
| General Retail and Hire             | If associated with the Tourist Operation.  |
| Tourist Operation                   | If for the Cadbury Visitor Experience associated with the Cadbury Chocolate Factory. |

**GLE-S15.6 Use Standards**

GLE-S15.6.1 Cadbury Visitor Experience impact

This clause is in addition to the provisions of the General Industrial Zone – Clause 19.3 Use Standards.

|   |  |  |
|---|--|--|
| <b>Objective:</b>   | That uses do not cause an unreasonable loss of residential amenity to residential zones.   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  |  |
| <b>A1</b><br>Hours of operation within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of:<br><br>(a) 7.00am to 9.00pm Monday to Saturday; and<br>(b) 8.00am to 9.00pm Sunday and public holidays.  | <b>P1</b><br>Hours of operation within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:<br><br>(a) the timing, duration or extent of vehicle movements; and<br>(b) noise, lighting or other emissions.   |  |
| <b>A2</b><br>External lighting within 50m of a General Residential Zone or Inner Residential Zone, must:<br><br>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and<br>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property. | <b>P2</b><br>External lighting within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:<br><br>(a) the level of illumination and duration of lighting; and<br>(b) the distance to habitable rooms of an adjacent dwelling.  |  |
| <b>A3</b><br>Commercial vehicle movements and the unloading and loading of commercial vehicles within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of:<br><br>(a) 7.00am to 9.00pm Monday to Saturday; and<br>(b) 8.00am to 9.00pm Sunday and public holidays.                   | <b>P3</b><br>Commercial vehicle movements and the unloading and loading of commercial vehicles within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:<br><br>(a) the time and duration of commercial vehicle movements;<br>(b) the number and frequency of commercial vehicle movements;<br>(c) the size of commercial vehicles involved;<br>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;<br>(e) any noise mitigation measures between the vehicle movement areas and the adjoining residential areas; and<br>(f) potential conflicts with other traffic. |  |

GLE-S15.7 Development Standards for Buildings and Works

GLE-S15.7.1 Siting of buildings, structures and landscape elements

This clause is in substitution of the provisions of the Local Historic Heritage Code – Clause C6.6.4 Siting of buildings and structures.

| <b>Objective:</b>                               | That the siting of buildings, works and landscaping for a Cadbury Visitor Experience: <ul style="list-style-type: none"> <li>(a) is compatible with the local historic heritage significance of the Cadbury Industrial Estate - Factory local heritage place; and</li> <li>(b) considers the site’s heritage setting.</li> </ul>   |
|---|--|
| <b>Acceptable Solutions</b>                     | <b>Performance Criteria</b>  |
| <p><b>A1</b></p> <p>No Acceptable Solution.</p> | <p><b>P1</b></p> <p>The siting of buildings, works and landscaping for the Cadbury Visitor Experience must be designed to be compatible with the local historic heritage significance of the Cadbury Industrial Estate - Factory local heritage place, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the historic heritage values of the local heritage place as identified in GLE-Table C6.1 Local Heritage Places;</li> <li>(b) any historic heritage values identified in a report prepared by a suitably qualified person;</li> <li>(c) the topography of the site;</li> <li>(d) the size, shape, and orientation of the lot;</li> <li>(e) retention of the clear connection between the Cadbury Factory and its extensive open parklands and setting west of the industrial buildings and plant including historical vehicular, pedestrian and tree-lined approaches to the Check Lodge and views through to the clock tower and industrial plant beyond, as shown in Figure GLE-S15.2; and</li> <li>(f) the legibility of the former Cadbury Branch Line rail formation, as shown in Figure GLE-S15.2, in the landscape.</li> </ul> |

**GLE-S15.8 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**GLE-S15.9 Tables**

This clause is not used in this specific area plan.

Figure GLE-S15.1 - Cadbury Visitor Experience Specific Area Plan



Figure GLE-S15.2 - Aerial map of the site showing selected heritage attributes



**GLE-Site-specific Qualifications**

| Reference Number | Site reference            | Folio of the Register | Description (modification, substitution or addition)   | Relevant Clause in State Planning Provisions    |
|------------------|---------------------------|-----------------------|--|---|
| GLE-8.1          | 625 Main Road, Berriedale | 61255/2               | An additional Discretionary Use Class for this site is:<br><br>Vehicle Fuel Sales and Service. | General Residential Zone – Clause 8.2 Use Table |
| GLE-8.2          | 52 Creek Road, Moonah     | 29605/1               | An additional Discretionary use for this site is:<br><br>Hotel Industry                        | General Residential Zone – Clause 8.2 Use Table |

Tasmanian Planning Scheme - Glenorchy LPS

|          |  |                       |   |  |
|----------|--|-----------------------|---|--|
| GLE-9.1  | 8-10 Main Road, Claremont  | 64165/1               | Additional Discretionary Use Classes for this site are:<br>(a) Service Industry if for motor repairs; and<br>(b) Vehicle Fuel Sales and Service.  | Inner Residential Zone – Clause 9.2 Use Table                                  |
| GLE-9.2  | 94 Main Road, Claremont  | 106322/1              | An additional Discretionary use for this site is: Vehicle Fuel Sales and Service  | Inner Residential Zone – Clause 9.2 Use Table                                  |
| GLE-11.1 | 581-583 Collinsvale Road, Collinsvale  | 31413/3               | An additional qualification for Discretionary use class General Retail and Hire for this site is:<br><br>'If for a shop'  | Rural Living Zone – Clause 11.2 Use Table                                      |
| GLE-19.2 | 14 Farley Street, Glenorchy  | 128430/5              | An additional Discretionary use for the site is:<br>Business and Professional Services with the qualification 'If for an office in the existing building and that office is for a purpose directly associated with a use that is permissible in this zone.'   | General Industrial Zone – Clause 19.2 Use Table                                |
| GLE-22.1 | 361 Tolosa Street, Glenorchy   | 199073/1              | An additional Discretionary use for the site is:<br><br>Extractive Industry   | Landscape Conservation Zone – Clause 22.2 Use Table                            |
| GLE-23.1 | Wellington Park as defined in the <i>Wellington Park Act 1993</i> <sup>Z</sup> | Not applicable        | An additional standard for the Environmental Management Zone is:<br>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                                    |
| GLE-26.1 | 95 and 95A Abbotsfield Road, Claremont   | 126814/1 and 198142/5 | An additional standard for the Utilities Zone is:<br><br>A planning permit for development of land at this site must contain the following condition:<br><br>The Utilities zoned land must not be used and developed for access purposes unless the landowner enters into a Part 5 Agreement under the <i>Land Use Planning and Approvals Act 1993</i> with the Glenorchy City Council to ensure that the access applicable to the residential use or development is constructed and maintained to the approved municipal standard. | Utilities Zone 26.0 – Clause 26.4 Development Standards for Building and Works |
| GLE-C6.1 | Not applicable   | Not applicable        | Not applicable  | Not applicable   |

- 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*.

## GLE-Code Lists

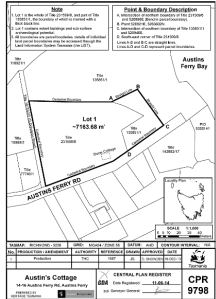
### GLE-C3.0 Road and Railway Assets Code

GLE-Table C3.1 Other Major Roads

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

### GLE-C6.0 Local Historic Heritage Code

GLE-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   |
|------------------|------------|----------------|--------------------------|----------------------|-------------------------|--|
| GLE-C6.1.1       | 1585       | Austins Ferry  | 306 Main Road            | Hestercombe Chapel   | 231899/1                | <i>Description</i><br>Chapel and cemetery.   |
| GLE-C6.1.2       | 1587       | Austins Ferry  | 14-16 Austins Ferry Road | James Austin Cottage | 231509/8, Part 135851/1 | <p><i>Description</i><br/>Cottage.</p> <p><i>Specific Extent</i><br/>All that part of the land shown within the bold line in Figure GLE-C6.1.1.</p> <div style="text-align: center;">  <p>Figure GLE-C6.1.1.</p> </div> |

|                   |             |                      |                              |   |   |  |
|-------------------|-------------|----------------------|------------------------------|---|---|--|
| <p>GLE-C6.1.3</p> | <p>1586</p> | <p>Austins Ferry</p> | <p>Main Road</p>             | <p>Roseneath Reserve</p>                              | <p>127229/1,<br/>245799/1,<br/>62056/1,<br/>Part<br/>203474/1,<br/>Part<br/>201662/1,<br/>Part<br/>223785/1</p> | <p><i>Description</i><br/>Former Roseneath house site and associated features including landscaping.</p> <p><i>Specific Extent</i><br/>All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.2.</p> <div data-bbox="1129 551 1347 846" data-label="Figure"> </div> <p>Figure GLE-C6.1.2</p> |
| <p>GLE-C6.1.4</p> | <p>1588</p> | <p>Austins Ferry</p> | <p>3A Austins Ferry Road</p> | <p>Baltonsborough Inn remnants and Dry Stone Wall</p> | <p>241149/1</p>   | <p><i>Description</i><br/>Inn remains and dry-stone wall.</p> <p><i>Specific Extent</i><br/>All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.3.</p> <div data-bbox="1129 1240 1347 1536" data-label="Figure"> </div> <p>Figure GLE-C6.1.3</p>  |

|            |  |               |                      |   |            |   |
|------------|--|---------------|----------------------|---|------------|---|
| GLE-C6.1.5 |  | Austins Ferry | 6 Austins Ferry Road |   | 236085/1   | <p><i>Description</i><br/>Single-storey weatherboard cottage with rear additions and outbuildings.</p> <p><i>Specific Extent</i><br/>All of CT236085/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Principal heritage item is a single-storey late-19th century cottage displaying Georgian-proportions, set within a small fenced front garden on a triangular land parcel adjoining the railway corridor.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Late 19<sup>th</sup> century accommodation built for railway employees including station caretaker and gate-keeper at the former Austins Ferry Railway Station.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest early late Victorian era/early Federation Georgian-style cottage. Significant attributes include but are not necessarily limited to: its symmetry, corrugated hipped roof, low front verandah, narrow eaves, timber-framed sash windows, and rear skillion addition.</p> <p>(a)(iv) Aesthetic characteristics - as an identifiably historic element adjoining the railway and addressing Austins Ferry Road.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.6 |  | Berriedale    | 680 Main Road        | Lowestoft (also, previously Dairy Plains) | 133645/121 | <p><i>Description</i><br/>Prominent Georgian-style homestead in established garden setting with expansive vistas.</p> <p><i>Specific Extent</i><br/>All of CT133645/121.</p> <p><i>Statement of Local Historic Heritage Significance and</i></p>  |

|            |      |            |               |                         |          |   |
|------------|------|------------|---------------|-------------------------|----------|---|
|            |      |            |               |                         |          | <p><i>Historic Heritage Values</i></p> <p>Principal heritage item is a large, stately, [adapted] Georgian-style homestead and prominent local landmark occupying an established garden setting at the head of a remnant section of carriage-drive west of the Main Road with vistas to Lowestoft and Cameron Bays, Ellis Point and as far afield as Cadbury Peninsula.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the acquisition of 'country estates' in the Glenorchy area by Hobart's elite during the mid-19<sup>th</sup> century; the site of community events including fetes, ploughing matches and the staging of the first rifle matches in southern Tasmania; its survival and curtilage a remnant that demonstrates Glenorchy's evolution from an agriculturally focussed rural municipality to an area characterised by residential housing estates, commerce and industry.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the proportions, form and fabric of a stately Georgian-style slate-roofed homestead and country estate. Significant attributes include but are not necessarily limited to: its typically symmetrical façade, projecting end bays with cornice and pediment to gable-ends, timber verandah with vertical timber posts, decorative brackets and frieze, three gables to the rear, and established garden setting.</p> <p>(a)(iv) Aesthetic characteristics - evident in the prominence and presentation of the homestead with expansive easterly outlook addressing the Main Road and River Derwent.</p> <p>(b) Its association with:</p> <p>(b)(i) The Buckingham Rifle Corps.</p> <p>(b)(ii) Thomas Yardley Lowes (1798–1870); distiller, merchant, auctioneer, MLC and 'friend of the people'.</p> |
| GLE-C6.1.7 | 1590 | Berriedale | 631 Main Road | Berriedale Centre/ Hall | 252175/1 | <p><i>Description</i></p> <p>Building.</p>  |

|            |      |            |                 |                |          |  |
|------------|------|------------|-----------------|----------------|----------|--|
| GLE-C6.1.8 |      | Berriedale | 711 Main Road   | Connewarre     | 11790/4  | <p><i>Description</i><br/>           Circa 1861 former hotel exhibiting aspects of the Victorian-Italianate architectural style.</p> <p><i>Specific Extent</i><br/>           All of CT11790/4.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Principal heritage item is a two-storey, [adapted] Victorian era building exhibiting Italianate details and flanked by an open setting either side and to the rear. The building demonstrates the form of a mid-late 19<sup>th</sup> century public house constructed to attract passing coach traffic on the Main Road and later adapted to serve as a substantial residence and later commercial premises reflecting the municipality's change in land use through the 20<sup>th</sup> century. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the establishment of public houses (in this case the 'Traveller's Rest') in coaching stages along the Main Road, its subsequent adaptation as a dwelling following the advent of the railway, and later transition to commercial premises reflecting the evolution of land use in the municipality of Glenorchy.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of an 1860s [adapted] Victorian-era building. Significant attributes include but are not necessarily limited to: Italianate stylistic influences such as faceted bays and stilted round-arch windows.</p> <p>(a)(iv) Aesthetic characteristics - evident in the distinctive form and Victorian-era detailing of the building directly addressing the Main Road with open curtilage either side, redolent in part of the acreage formerly comprising the historic landholding.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.9 | 1591 | Berriedale | 2B Myella Drive | Chigwell House | 132697/2 | <p><i>Description</i><br/>           Building.</p>   |

|             |  |            |                   |  |          |   |
|-------------|--|------------|-------------------|--|----------|---|
| GLE-C6.1.10 |  | Berriedale | 1 Berriedale Road | Berriedale Gatekeeper's Cottage and Berriedale Post Office | 237928/1 | <p><i>Description</i><br/>           Circa 1910 weatherboard railway gatekeeper's cottage.</p> <p><i>Specific Extent</i><br/>           All of CT237928/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A modest Federation era double-gabled weatherboard cottage that remains faithful to its planned form and that, as a remnant ancillary building associated with a larger station complex, has the potential to demonstrate an aspect of the historical development of the Tasmanian Government Railways, a key theme relating to the development of transport systems of Tasmania. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – the labour intensive nature of the suburban rail freight, passenger and allied postal services at Berriedale from the early 20<sup>th</sup> century (when suburban railway stations were important transport hubs for commuters, business people and leisure seekers) requiring employees – in this case the gatekeeper - to live in close proximity to their place of work, and; the style of housing provided to rail employees of the period.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an early 20<sup>th</sup> century Tasmanian Government Railway workers cottage. Significant attributes include but are not necessarily limited to: its dual corrugated gabled roof forms timber finials, painted brick chimneys, weatherboard construction, timber-framed windows with awnings and decorative details.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Railway workers, in particular long serving railway gatekeeper, John Tweedie, and post-mistress, Annie Tweedie.</p> |
|-------------|--|------------|-------------------|--|----------|---|

|             |  |            |                             |  |          |  |
|-------------|--|------------|-----------------------------|--|----------|--|
| GLE-C6.1.11 |  | Berriedale | 96<br>Berriedale<br>Road    |  | 65255/7  | <p><i>Description</i><br/>Post-1911 Federation-era weatherboard farmhouse.</p> <p><i>Specific Extent</i><br/>All of CT65255/7.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A substantial Federation-era weatherboard farmhouse demonstrating the Municipality of Glenorchy's rural character prior to post-war subdivision and suburban development. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – Remnant rural character evident in the style of house and setting contrasting with Glenorchy municipality's transformation to a diverse industry base and consequent subdivision that resulted in the establishment and expansion of the suburb of Berriedale.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a well detailed early 20th century Federation-era Queen Anne style weatherboard farm house. Significant attributes include but are not necessarily limited to: its asymmetrical form, corrugated hipped roof, corbelled chimneys, eave brackets, bay windows with picture panel mouldings, partially infilled return verandah with timber posts, railing and frieze, front door with top and side lights and timber-framed double hung sash windows.</p> <p>(a)(iv) Aesthetic characteristics - evident in the form and detailing of the house occupying a prominent position addressing the valley below, including Berriedale Road, with open curtilage either side.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) William Rosendall Pierce and Norman Rosendall Pierce, both former Wardens of the Municipality of Glenorchy.</p> |
| GLE-C6.1.12 |  | Berriedale | 27<br>Casuarina<br>Crescent |  | 16244/14 | <p><i>Description</i><br/>Circa-1958 post-war modernist style house.</p> <p><i>Specific Extent</i><br/>All of CT16244/14</p> <p><i>Statement of Local Historic</i></p>   |

|             |      |            |               |  |          |   |
|-------------|------|------------|---------------|--|----------|---|
|             |      |            |               |  |          | <p><i>Heritage Significance and Historic Heritage Values</i><br/> An unusual two-storey J. Esmond Dorney-designed modernist-style house situated on part of a high-value former Agricultural Bank subdivision that demonstrates Glenorchy's post-war evolution from large agricultural estates and country seats to residential suburbs. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the Agricultural Bank-sponsored post-World-War-II transformation to residential housing as Glenorchy's economic based diversified and its population expanded. Modernist-style architecture and detailing contrasting with post-war austerity suburban housing forms defining an important period in the evolution of mid-20<sup>th</sup> century domestic architecture.</p> <p>(a)(ii) Creative or technical achievements as an evolutionary design in the suite of stylistically important modernist houses designed by architect JH Esmond Dorney, notably in its response to site, composition of light open-plan living spaces, surmounted by curved corrugated iron roof forms and sandblasted-glass screen, supported on a podium of bedrooms.</p> <p>(a)(iii) The principal characteristics of a post-war modernist suburban house. Significant attributes include but are not necessarily limited to: the curved corrugated roof forms on pipe-work arches, distinguished by a large chimney and sand blasted glass screen to the upper (open plan living) level, supported on a podium of bedrooms.</p> <p>(a)(iv) Aesthetic characteristics - distinctive modernist qualities evident when viewed from both the street and the water.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Noted post-war modernist architect, JH Esmond Dorney.</p> |
| GLE-C6.1.13 | 7996 | Berriedale | 629 Main Road |  | 219158/1 | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.14 |      | Berriedale | 644 Main Road |  | 14230/1  | <i>Description</i><br>Single-storey sandstone and   |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>weatherboard house (built c1842 and exhibiting multiple construction phases) in a curtilage containing mature exotic trees and with direct frontage to the Main Road.</p> <p><i>Specific Extent</i><br/>All of CT14230/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A single-storey farmhouse/residence with a restrained historic streetscape presence, externally exhibiting Old Colonial Regency, Victorian, and Federation Queen Anne forms and elements (with no one-style dominant). The evolved structure is an unusual exemplar of adaptation evident in the complementary fusion of styles and detailing reflecting mid 1840s - early 20<sup>th</sup> century architectural tastes constructed in sandstone and timber. More broadly, the Place demonstrates settlement patterns and the Glenorchy district's historical evolution from rural estates to suburbia post-World-War-II. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – 19<sup>th</sup> century settlement patterns and the historical importance of proximity to the Main Road. Glenorchy's rural origins and the post-World-War-II transformation to residential housing as the district's economic based diversified and its population expanded.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or Place that exhibits - the principal characteristics of an evolved mid-19<sup>th</sup> to early-20<sup>th</sup> century farmhouse/residence set in an established garden. Significant attributes include but are not necessarily limited to: its corrugated hipped and gabled roof forms, stone and timber weatherboard construction, original symmetry characteristic of the Old Colonial Regency style and associated elements including fine-faced ashlar front, boxed eaves, 6-panelled front door, French doors, ogee verandah roof, mid-Victorian era stop chamfered verandah posts, Federation era detailing evident</p> |
|--|--|--|--|--|---|

|             |       |            |                   |               |                            |   |
|-------------|-------|------------|-------------------|---------------|----------------------------|---|
|             |       |            |                   |               |                            | <p>in the flying gable wing to the south, timber shingle infill and bay window characteristic of the Queen Anne style, rear stone building formerly an outbuilding now connected to the main house, dormers, timber-framed sash and multi pane windows, established garden elements including mature elm and pear trees.</p> <p>(a)(iv) Aesthetic characteristics - including a restrained and dignified (yet undeniably 'historic') aesthetic qualities evident when viewed from the Main Road.</p> <p>(b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Government Superintendent of Works, James Turnbull who most likely constructed the house and the Cameron family (one-time owners of nearby <i>Lowestoft</i> and, later, <i>Mona Vale</i> at Ross) who owned the property for over fifty years.</p> |
| GLE-C6.1.15 | 11971 | Berriedale | 651-655 Main Road | Moorilla/MONA | 61366/4, 61366/3, 164039/1 | <p><i>Description</i><br/>                 Courtyard House, Round House (both designed by Roy Grounds) and original dwelling (gatehouse, Italian farmhouse).</p>  |

|             |  |            |                     |            |          |   |
|-------------|--|------------|---------------------|------------|----------|---|
| GLE-C6.1.16 |  | Berriedale | 145 Berriedale Road | 'Restdown' | 101731/1 | <p><i>Description</i><br/>                 Circa 1907 weatherboard cottage.</p> <p><i>Specific Extent</i><br/>                 All of CT101731/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A Federation-era weatherboard farm cottage demonstrating the Municipality of Glenorchy's rural character prior to the advent of post-war subdivision and suburban development. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – Remnant rural character evident in the style of cottage and setting contrasting with Glenorchy municipality's transformation to a diverse industry base and consequent subdivision that resulted in the establishment and expansion of the suburb of Berriedale.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or Place that exhibits - the principal characteristics of an early 20th century Federation-era weatherboard cottage. Significant attributes include but are not necessarily limited to: its asymmetrical form, hipped and gabled roof form, faceted bay window, bull-nose return verandah with timber posts and railings, and timber-framed double hung sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|------------|---------------------|------------|----------|---|

|             |  |            |                         |  |          |  |
|-------------|--|------------|-------------------------|--|----------|--|
| GLE-C6.1.17 |  | Berriedale | 3-5<br>Glenlusk<br>Road |  | 132165/1 | <p><i>Description</i><br/>Circa 1909 Federation-era weatherboard farmhouse.</p> <p><i>Specific Extent</i><br/>All of CT132165/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A Federation-era weatherboard farmhouse demonstrating the Municipality of Glenorchy's rural character prior to subdivision and suburban development. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – Remnant rural character evident in the style of house and setting contrasting with Glenorchy municipality's transformation to a diverse industry base and consequent subdivision that resulted in the establishment and expansion of the suburb of Berriedale.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single-storey early 20th century Federation-era Queen Anne style weatherboard farmhouse. Significant attributes include but are not necessarily limited to: its asymmetrical form, corrugated hipped roof and gabled wing with decorative bargeboards and finial, tall corbelled brick chimneys, timber-framed sash windows and verandah (enclosed).</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|------------|-------------------------|--|----------|--|

|             |  |            |                  |  |               |   |
|-------------|--|------------|------------------|--|---------------|---|
| GLE-C6.1.18 |  | Berriedale | 56 Glenlusk Road |  | Part 232707/1 | <p><i>Description</i><br/>           Circa 1910 Federation-era (altered and extended) weatherboard farmhouse.</p> <p><i>Specific Extent</i><br/>           All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E517737, N5259281 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           An altered and extended Federation-era weatherboard farmhouse that demonstrates historic land use patterns and evolving cultural norms evident in the hybrid form and detailing of the building.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as one of the earliest buildings constructed in the locality as a result of the selection and opening up of bush blocks by yeoman farmers, and comprising land made available as a consequence of the <i>Waste Lands</i> and <i>Crown Lands</i> Acts in the late 19<sup>th</sup> century.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - in part, the principal characteristics of a single-storey early 20th century Federation-era weatherboard farmhouse. Significant attributes include but are not necessarily limited to: its asymmetrical form, corrugated hipped roof and gabled wing with decorative bargeboard and finial to the front, corbelled brick chimney, timber-framed sash windows and verandah with timber posts, railings and decorative frieze.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|------------|------------------|--|---------------|---|

|             |  |            |               |  |          |   |
|-------------|--|------------|---------------|--|----------|---|
| GLE-C6.1.19 |  | Berriedale | 623 Main Road |  | 127511/1 | <p><i>Description</i><br/>Late 19<sup>th</sup> century mid-Victorian era, Georgian style weatherboard cottage.</p> <p><i>Specific Extent</i><br/>All of CT 127511/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An uncommon surviving mid-Victorian era, Georgian style weatherboard cottage that demonstrates the character of historic building stock situated on the former main road between Hobart and Launceston. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as one of several 19th century buildings associated with the Berriedale Hotel with direct frontage to the Main Road.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a late 19th century, double-fronted Victorian era Georgian style cottage. Significant attributes include but are not necessarily limited to: its corrugated hipped roof, simple brick chimneys, partial-return bull-nose verandah, timber-framed sash windows (side windows being Victorian-era six-paned sash-type with fine glazing bars).</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|------------|---------------|--|----------|---|

|             |  |            |               |          |          |  |
|-------------|--|------------|---------------|----------|----------|--|
| GLE-C6.1.20 |  | Berriedale | 647 Main Road | Hillview | 141669/2 | <p><i>Description</i><br/>1920 Federation era weatherboard house.</p> <p><i>Specific Extent</i><br/>All of CT 141669/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Federation era weatherboard house associated with a former 18-acre orchard and demonstrating the municipality of Glenorchy's transition from large country estates to small holdings and subsequently suburbia. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as an evolutionary counterpoint to modern residential development that demonstrates the change in land-use and settlement patterns from small holdings to suburban lots in Berriedale.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single-storey early 20th century Federation-era Queen Anne style weatherboard house. Significant attributes include but are not necessarily limited to: its asymmetrical form with corrugated hipped roof, corbelled brick chimneys, return verandah between gabled wings that project to the street and side, a square bay window in the street-facing gable with timber-framed sash windows and stained top-lights, and twin gable-ends addressing Berriedale Bay.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|------------|---------------|----------|----------|--|

|             |  |            |               |  |          |  |
|-------------|--|------------|---------------|--|----------|--|
| GLE-C6.1.21 |  | Berriedale | 710 Main Road |  | 236816/1 | <p><i>Description</i><br/>Altered and extended Victorian era, Georgian style/Federation era weatherboard house.</p> <p><i>Specific Extent</i><br/>All of CT 236816/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An early dwelling on the former main road between Hobart and Launceston that demonstrates the adaptation of 19<sup>th</sup> century building stock to meet early 20<sup>th</sup> century cultural norms for what was originally a modest rural dwelling (associated with the Chigwell property), and its subsequent integration into the suburban streetscape. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as an early surviving dwelling on the former Main Road and as an evolutionary counterpoint to modern residential development that demonstrates the change in land-use and settlement patterns from country estates to suburban lots in Berriedale.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - in its hybrid form, the adaptation of a distinctive Victorian Georgian cottage to serve as a more expansive Federation era house. Significant attributes include but are not necessarily limited to: the original form evident in the steep pitched corrugated hipped roof and tall brick chimney, adapted during the Federation period via the introduction of gabled wings to the street and side, street-facing porch, timber-framed casement and sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|------------|---------------|--|----------|--|

|             |  |          |                  |               |          |  |
|-------------|--|----------|------------------|---------------|----------|--|
| GLE-C6.1.22 |  | Chigwell | 10 Bucaan Street | Chigwell barn | 250671/1 | <p><i>Description</i><br/>                 Circa 1850 Victorian Georgian rural outbuilding (barn).<br/> <i>Specific Extent</i><br/>                 All of 250671/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A mid-19<sup>th</sup> century barn-like structure that reflects Victorian Georgian construction techniques and is a tangible marker of rural land-use patterns that characterised much of the municipality of Glenorchy prior to 20<sup>th</sup> century subdivision that, in the corresponding area, led to creation of the suburb of Chigwell. Its inheritance/acquisition by the Glenorchy Council and subsequent adaptation for use as a community centre in the 1950s also demonstrates an early interest in heritage preservation at the local level.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – mid 19<sup>th</sup> century rural character, land use and building techniques, and an early initiative in the recognition of the Municipality’s heritage as a value worth preserving in the face of change and as a functional attribute of a new community.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the principal characteristics of an [adapted] Victorian Georgian barn.<br/>                 Significant attributes include but are not necessarily limited to: its coursed sandstone rubble construction and gabled roof form.<br/>                 (a)(iv) Not applicable.<br/>                 (b) Its association with:<br/>                 (b)(i) the Chigwell community.<br/>                 (b)(ii) Not applicable.</p> |
|-------------|--|----------|------------------|---------------|----------|--|

|             |  |           |                  |                                     |   |   |
|-------------|--|-----------|------------------|-------------------------------------|---|---|
| GLE-C6.1.23 |  | Chigwell  | Coach Road       |                                     | Part 155137/1, Part 147215/1, Part 146906/1 | <p><i>Description</i><br/>19<sup>th</sup> century culvert sandstone head-walls and brick arch.</p> <p><i>Specific Extent</i><br/>Part 155137/1, Part 147215/1, Part 146906/1 and specifically all that part of the land inside a 10m radius from E519767 N5260386 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A 19th century culvert spanning Faulkner's Rivulet and marking the location of an all-weather historic carriageway from the Main Road through what was part of the Lowestoft property. The culvert demonstrates 19<sup>th</sup> century road construction techniques that potentially reflect the scale of infrastructure projects able to be undertaken on large country estates under Lieutenant-Governor Arthur's system of convict assignment. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - as a fine and intact example of a 19th convict period bridge (culvert) constructed in permanent materials, that demonstrates the scale of projects able to be undertaken on large country estates and provides insights to the characteristics of all-weather land routes of that era that are locally uncommon.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a 19<sup>th</sup> century masonry bridge (culvert) forming part of an historic rural land route.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The, largely anonymous, assigned convict labour force responsible for many enduring agricultural and infrastructure projects that gave rise to much of Tasmania's - and the Glenorchy district's - historic cultural landscape character.</p> |
| GLE-C6.1.24 |  | Claremont | 100 Cadbury Road | Cadbury Industrial Estate - Factory | 139355/2                                    | <p><i>Description</i><br/>Cadbury factory complex and associated picturesque garden setting including landscaped</p>  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>tree-lined approaches and boundaries, and the former Cadbury Branch Line rail formation.</p> <p><i>Specific Extent</i><br/>All of 139355/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>The setting and design of the Cadbury Industrial complex exhibits garden city ideals and the high engineering and architectural design standards historically underpinning buildings and plant includes elements considered innovative in the context of the global confectionary industry. The place has strong community and inter-generational associations arising from the long-time involvement of Cadbury (and its various parent entities) both as a major employer and supporter of local initiatives.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a major socially orientated enterprise in the post-WW1 industrialisation of the municipality/City of Glenorchy.</p> <p>(a)(ii) Creative or technical achievements including - its adherence to 'garden city movement' principles in its presentation and its demonstration of technical proficiency including but not limited to the use of reinforced concrete applied by Edward Giles Stone in the initial phase of construction and Sir Victor Burley's innovative (world first) Continuous Crumb Plant.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an established industrial plant. Significant attributes include but are not necessarily limited to: Inter-War Functionalist and Post-War International style buildings in a mature designed landscape setting.</p> <p>(a)(iv) Aesthetic characteristics - imparted through 'Garden city' type design principles in creating a picturesque setting and architectural design aesthetic and that dovetails with the adjoining 'garden suburb' and associated civic spaces.</p> <p>(b) Its association with:</p> |
|--|--|--|--|--|--|

|             |      |           |                        |  |          |   |
|-------------|------|-----------|------------------------|--|----------|---|
|             |      |           |                        |  |          | (b)(i) A particular community for social or spiritual reasons being - employees past and present of the Cadbury Company (and its derivatives) many with inter-generational associations, and the Society of Friends (or Quaker) movement which provided the philosophical basis for this benevolent approach.<br>(b)(ii) The life or works of - celebrated Tasmanian engineer [Sir] Victor George Burley over a period of 40 years; Tasmanian architectural firms Hutchinson and Walker, and, Wilkinson and Bolt. |
| GLE-C6.1.25 | 7167 | Claremont | 18 Bournville Crescent |  | 55634/57 | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.26 | 7166 | Claremont | 16 Bournville Crescent |  | 55634/58 | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.27 | 7165 | Claremont | 14 Bournville Crescent |  | 55634/59 | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.28 | 7164 | Claremont | 12 Bournville Crescent |  | 55634/60 | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.29 | 7163 | Claremont | 10 Bournville Crescent |  | 55634/61 | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.30 | 7162 | Claremont | 8 Bournville Crescent  |  | 55634/62 | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.31 | 7161 | Claremont | 6 Bournville Crescent  |  | 55634/63 | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.32 | 7160 | Claremont | 4 Bournville Crescent  |  | 55634/64 | <i>Description</i><br>Dwelling.   |

|             |  |           |                       |  |          |   |
|-------------|--|-----------|-----------------------|--|----------|---|
| GLE-C6.1.33 |  | Claremont | 2 Bournville Crescent |  | 55634/65 | <p><i>Description</i><br/>Mid-1920s brick dwelling.</p> <p><i>Specific Extent</i><br/>All of CT55634/65.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An Inter-War brick bungalow that forms part of the garden suburb in the Cadbury Industrial Estate. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as part of a garden suburb allied to socially orientated industrial development, Cadbury being prominent (and pre-eminent along with the EZ Company) in the early phase of Glenorchy’s development as an industrial hub, that was subsequently to become the industrial centre of southern Tasmania.</p> <p>(a)(ii) Creative or technical achievements including - ‘Garden city’ type design principles in creating a picturesque setting that dovetails with the adjoining ‘factory in a garden’ industrial complex and provided a model for later Tasmanian subdivisions.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest brick bungalow. Significant attributes include but are not necessarily limited to: alternate courses of expressed brickwork at the corners, hipped corrugated roof and multi-pane sash windows.</p> <p>(a)(iv) Aesthetic characteristics - imparted through a sympathetic form that reflects ‘garden city’ design principles in creating a picturesque townscape setting.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being - past employees of the Cadbury Company (and its derivatives).</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|-----------------------|--|----------|---|

|             |  |           |                       |  |          |  |
|-------------|--|-----------|-----------------------|--|----------|--|
| GLE-C6.1.34 |  | Claremont | 3 Bournville Crescent |  | 55634/81 | <p><i>Description</i><br/>Mid-1920s brick and timber dwelling.</p> <p><i>Specific Extent</i><br/>All of CT55634/81.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An Inter-War brick bungalow that forms part of the garden suburb in the Cadbury Industrial Estate. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as part of a garden suburb allied to socially orientated industrial development, Cadbury being prominent (and pre-eminent along with the EZ Company) in the early phase of Glenorchy’s development as an industrial hub, that was subsequently to become the industrial centre of southern Tasmania.</p> <p>(a)(ii) Creative or technical achievements including - ‘Garden city’ type design principles in creating a picturesque setting that dovetails with the adjacent ‘factory in a garden’ industrial complex and provided a model for later Tasmanian subdivisions.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Inter-War brick bungalow. Significant attributes include but are not necessarily limited to: paired double hung sash bay windows addressing the road, gabled porch supported on brick and timber piers flanking the front entrance with top and sidelights, corrugated gable roof with corbeled brick chimney, gabled infill in notched weatherboards replicating shingles, and single timber-framed sash windows to the side.</p> <p>(a)(iv) Aesthetic characteristics - imparted through a sympathetic form that reflects ‘garden city’ design principles in creating a picturesque townscape setting.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being - past employees of the Cadbury Company (and its derivatives).</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|-----------------------|--|----------|--|

|             |  |           |                       |  |          |  |
|-------------|--|-----------|-----------------------|--|----------|--|
| GLE-C6.1.35 |  | Claremont | 5 Bournville Crescent |  | 55634/80 | <p><i>Description</i><br/>Mid-1920s horizontal weatherboard dwelling.</p> <p><i>Specific Extent</i><br/>All of CT55634/80.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An Inter-War Arts and Crafts influenced timber cottage that forms part of the garden suburb in the Cadbury Industrial Estate. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as part of a garden suburb allied to socially orientated industrial development, Cadbury being prominent (and pre-eminent along with the EZ Company) in the early phase of Glenorchy's development as an industrial hub, that was subsequently to become the industrial centre of southern Tasmania.</p> <p>(a)(ii) Creative or technical achievements including - 'Garden city' type design principles in creating a picturesque setting that dovetails with the adjacent 'factory in a garden' industrial complex and provided a model for later Tasmanian subdivisions.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War Arts and Crafts style timber cottage. Significant attributes include but are not necessarily limited to: a screened hip roofed entry porch to the side, multi-pane sash bay windows addressing the road and to the side, steep-pitched corrugated gable roof with timber-framed multi-pane dormer windows and vertical batten gable infills.</p> <p>(a)(iv) Aesthetic characteristics - imparted through a sympathetic form that reflects 'garden city' design principles in creating a picturesque townscape setting.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being - past employees of the Cadbury Company (and its derivatives).</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|-----------------------|--|----------|--|

|             |  |           |                       |  |          |   |
|-------------|--|-----------|-----------------------|--|----------|---|
| GLE-C6.1.36 |  | Claremont | 7 Bournville Crescent |  | 55634/79 | <p><i>Description</i><br/>Mid-1920s horizontal weatherboard dwelling.</p> <p><i>Specific Extent</i><br/>All of CT55634/79.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A Federation style timber house that forms part of the garden suburb in the Cadbury Industrial Estate.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as part of a garden suburb allied to socially orientated industrial development, Cadbury being prominent (and pre-eminent along with the EZ Company) in the early phase of Glenorchy's development as an industrial hub, that was subsequently to become the industrial centre of southern Tasmania.</p> <p>(a)(ii) Creative or technical achievements including - 'Garden city' type design principles in creating a picturesque setting that dovetails with the adjoining 'factory in a garden' industrial complex and provided a model for later Tasmanian subdivisions.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Federation style timber house. Significant attributes include but are not necessarily limited to: its corrugated double gable roof front with batten infills, skillion roof verandah with decorative railing and timber-framed multi-pane sash windows.</p> <p>(a)(iv) Aesthetic characteristics - imparted through a sympathetic form that reflects 'garden city' type design principles in creating a picturesque setting.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being - past employees of the Cadbury Company (and its derivatives).</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|-----------------------|--|----------|---|

|             |  |           |                       |  |          |   |
|-------------|--|-----------|-----------------------|--|----------|---|
| GLE-C6.1.37 |  | Claremont | 9 Bournville Crescent |  | 55634/78 | <p><i>Description</i><br/>Mid-1920s horizontal weatherboard dwelling.</p> <p><i>Specific Extent</i><br/>All of CT55634/78.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A weatherboard house that forms part of the garden suburb in the Cadbury Industrial Estate. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as part of a garden suburb allied to socially orientated industrial development, Cadbury being prominent (and pre-eminent along with the EZ Company) in the early phase of Glenorchy's development as an industrial hub, that was subsequently to become the industrial centre of southern Tasmania.</p> <p>(a)(ii) Creative or technical achievements including - 'Garden city' type design principles in creating a picturesque setting that dovetails with the adjoining 'factory in a garden' industrial complex and provided a model for later Tasmanian subdivisions.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest weatherboard house. Significant attributes include but are not necessarily limited to: its hipped corrugated roof with timber-framed sash windows and side entry.</p> <p>(a)(iv) Aesthetic characteristics imparted through – a sympathetic form that reflects 'garden city' type design principles in creating a picturesque setting.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being - past employees of the Cadbury Company (and its derivatives).</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|-----------------------|--|----------|---|

|             |  |           |                        |  |          |  |
|-------------|--|-----------|------------------------|--|----------|--|
| GLE-C6.1.38 |  | Claremont | 11 Bournville Crescent |  | 55634/77 | <p><i>Description</i><br/>Mid-1920s horizontal weatherboard dwelling.</p> <p><i>Specific Extent</i><br/>All of CT55634/77.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A Federation style timber house that forms part of the garden suburb in the Cadbury Industrial Estate.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as part of a garden suburb allied to socially orientated industrial development, Cadbury being prominent (and pre-eminent along with the EZ Company) in the early phase of Glenorchy's development as an industrial hub, that was subsequently to become the industrial centre of southern Tasmania.</p> <p>(a)(ii) Creative or technical achievements including - 'Garden city' type design principles in creating a picturesque setting that dovetails with the adjoining 'factory in a garden' industrial complex and provided a model for later Tasmanian subdivisions.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Federation style timber house. Significant attributes include but are not necessarily limited to: its hipped and gabled roof form [faux tiles not significant], skillion roof verandah with half-batten gable infill and double hung sash windows.</p> <p>(a)(iv) Aesthetic characteristics - imparted through a generally complementary form that reflects 'garden city' type design principles in creating a picturesque townscape setting.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being - past employees of the Cadbury Company (and its derivatives).</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|------------------------|--|----------|--|

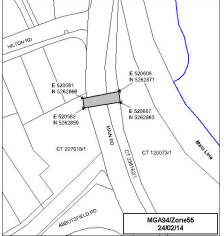
|             |      |           |                        |  |          |  |
|-------------|------|-----------|------------------------|--|----------|--|
| GLE-C6.1.39 |      | Claremont | 13 Bournville Crescent |  | 55634/76 | <p><i>Description</i><br/>Mid-1920s dwelling.</p> <p><i>Specific Extent</i><br/>All of CT55634/76.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An Inter-War weatherboard house that forms part of the garden suburb in the Cadbury Industrial Estate.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as part of a garden suburb allied to socially orientated industrial development, Cadbury being prominent (and pre-eminent along with the EZ Company) in the early phase of Glenorchy's development as an industrial hub, that was subsequently to become the industrial centre of southern Tasmania.</p> <p>(a)(ii) Creative or technical achievements including - 'Garden city' type design principles in creating a picturesque setting that dovetails with the adjoining 'factory in a garden' industrial complex and provided a model for later Tasmanian subdivisions.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Inter-War house. Significant attributes include but are not necessarily limited to: its gable roof form with batten infill, [plastic] horizontal 'weatherboard' cladding potentially over original timber weatherboards.</p> <p>(a)(iv) Aesthetic characteristics - imparted through an overall complementary form that reflects 'garden city' type design principles in contributing to a picturesque townscape setting.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being - past employees of the Cadbury Company (and its derivatives).</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.40 | 7175 | Claremont | 15 Bournville Crescent |  | 55634/75 | <p><i>Description</i><br/>Dwelling.</p>  |
| GLE-C6.1.41 | 7174 | Claremont | 17 Bournville Crescent |  | 55634/74 | <p><i>Description</i><br/>Dwelling.</p>  |

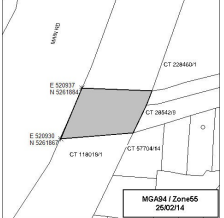
Tasmanian Planning Scheme - Glenorchy LPS

|             |      |           |                        |                 |          |                       |
|-------------|------|-----------|------------------------|-----------------|----------|-----------------------|
| GLE-C6.1.42 | 7173 | Claremont | 19 Bournville Crescent |                 | 55634/73 | Description Dwelling. |
| GLE-C6.1.43 | 7172 | Claremont | 21 Bournville Crescent |                 | 55634/72 | Description Dwelling. |
| GLE-C6.1.44 | 7171 | Claremont | 23 Bournville Crescent |                 | 55634/71 | Description Dwelling. |
| GLE-C6.1.45 | 7170 | Claremont | 25 Bournville Crescent |                 | 55634/70 | Description Dwelling. |
| GLE-C6.1.46 | 7169 | Claremont | 27 Bournville Crescent |                 | 55634/69 | Description Dwelling. |
| GLE-C6.1.47 | 7168 | Claremont | 29 Bournville Crescent |                 | 167387/1 | Description Dwelling. |
| GLE-C6.1.48 | 1594 | Claremont | 9 Main Road            | St. Albans      | 122476/1 | Description Dwelling. |
| GLE-C6.1.49 | 7938 | Claremont | 11 Main Road           |                 | 249954/1 | Description Dwelling. |
| GLE-C6.1.50 | 1593 | Claremont | 12 Lady Clark Avenue   | Claremont House | 126745/1 | Description Building. |

|                    |  |                  |                         |  |                 |  |
|--------------------|--|------------------|-------------------------|--|-----------------|--|
| <p>GLE-C6.1.51</p> |  | <p>Claremont</p> | <p>1 Aldridge Court</p> |  | <p>131752/2</p> | <p><i>Description</i><br/>                 Late 19<sup>th</sup> century/1920s weatherboard house.<br/> <i>Specific Extent</i><br/>                 All of CT131752/2<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A weatherboard farmhouse set in an established garden being a marker and early demonstration of the Municipality of Glenorchy's early peri-urban transformation. Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a tangible historical marker on land that has progressed through the European system of land allocation from large rural grants, to pre-World War 1 small farm subdivision, soldier settlement and post-World War 2 suburban housing.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits the principal characteristics of a late 19<sup>th</sup> century/1920s Victorian Georgian/Federation house. Significant attributes include but are not necessarily limited to: its weatherboard form, corrugated hipped roof, corbelled brick chimneys, front entrance with top light over, timber-framed sash windows and partially open skillion roofed front verandah addressing the street.<br/>                 (a)(iv) Not applicable.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|--------------------|--|------------------|-------------------------|--|-----------------|--|

|             |  |           |                     |                                 |         |  |
|-------------|--|-----------|---------------------|---------------------------------|---------|--|
| GLE-C6.1.52 |  | Claremont | 60 Abbotsfield Road | Former Claremont Primary School | 42560/1 | <p><i>Description</i><br/>                 Circa 1890-1924 weatherboard (former) school.<br/> <i>Specific Extent</i><br/>                 All of CT42560/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A late Victorian era weatherboard (former) State school built to service the educational needs of the local community.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – the form a late 19<sup>th</sup> – early 20<sup>th</sup> century State primary school and community hub built in the period coinciding with growth in population arising from the advent of small farms that transformed land previously broad acre and rural in character on the peri-urban frontier in the suburb of Claremont and environs.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of a purpose built late c1890 – 1924 weatherboard State school set back from the road. Significant attributes include but are not necessarily limited to: with its corrugated gable roof form, double-corbelled brick chimneys, projecting gable wings flanking an open skillion-roofed front verandah and multi-pane timber-framed sash windows.<br/>                 (a)(iv) Not applicable.<br/>                 (b) Its association with:<br/>                 (b)(i) The Claremont area community and its antecedents.<br/>                 (b)(ii) Not applicable.</p> |
|-------------|--|-----------|---------------------|---------------------------------|---------|--|

|                    |  |                  |                  |                             |   |  |
|--------------------|--|------------------|------------------|-----------------------------|---|--|
| <p>GLE-C6.1.53</p> |  | <p>Claremont</p> | <p>Main Road</p> | <p>Hilton Creek culvert</p> | <p>Part 227618/1,<br/>Part 236162/1</p> | <p><i>Description</i><br/>19<sup>th</sup> century sandstone culvert.<br/><i>Specific Extent</i><br/>All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.4</p>  <p>Figure GLE-C6.1.4</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Sandstone culvert demonstrating the evolution of road furniture on the former main road. Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – the evolution of Main Road, formerly the principal land route connecting Hobart with the punt at Austin’s Ferry and later, the bridge at Bridgewater.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits the materials, construction technique and form of a 19th century culvert (or bridge).<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------|--|------------------|------------------|-----------------------------|---|--|

|                     |  |                  |                     |  |                      |   |
|---------------------|--|------------------|---------------------|--|----------------------|---|
| <p>GLE-C6.1.54</p>  |  | <p>Claremont</p> | <p>Main Road</p>    | <p>Faulkners Rivulet railway culvert</p> | <p>Part 118018/1</p> | <p><i>Description</i><br/>19<sup>th</sup> century sandstone railway culvert.<br/><i>Specific Extent</i><br/>All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.5.</p>  <p>Figure GLE-C6.1.5</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>1874 arched sandstone culvert (extended in concrete c1926) as part of the 'Claremont Deviation' making it the longest in the State and demonstrating the evolution of the mass transport system. Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – the evolution of the Main Line Railway between Hobart and Launceston.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the materials, construction technique and form of a substantial late 19th century railway culvert.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable</p> |
| <p>GLE-C6.1.364</p> |  | <p>Claremont</p> | <p>41 Main Road</p> | <p>Claremont War Memorial Hall</p>       | <p>248715/1</p>      | <p><i>Description</i><br/>A brick War Memorial Hall built in at least two stages and being a distinctive element in the streetscape.<br/><i>Specific Extent</i><br/>All of CT248715/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>The existing building was opened in 1925 as a War Memorial Hall replacing an earlier 1919 hall, and extended again after WW2 giving rise to its distinctive Functionalist form. It has had a variety of uses included as a</p>   |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>venue for; showing motion pictures during the mid 20th century, a library, and flower shows.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – As an unusual utilitarian post-WW1 war memorial built at a time when most war memorials were symbolic (ie, monuments).</p> <p>(a)(ii) Not applicable</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a brick soldiers memorial hall built in at least two stages. The body of the hall is a gable-roofed brick structure with timber-framed sash windows and a series of metal roof vents. A new Functionalist façade added to the building circa 1950 is distinguished by its symmetry, curved walled bays flanking a centrally situated, recessed, straight sided, flat topped two-level entrance with concrete pilasters, glass panelled doors with top and side lights, an upstairs room with central timber-framed sash window, with the words CLAREMONT WAR MEMORIAL HALL signed in fine metal lettering affixed to a light frame on the upper face of the building, surmounted by a flagpole. Note: The portion of the building to the south (that is, the section built c1970 and used as a library) is of no heritage significance.</p> <p>(a)(iv) Aesthetic characteristics - evident in the distinctive Post-War Functionalist architecture that stands out as a feature contributing strongly to the Main Road streetscape in Claremont.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a memorial and, in keeping with its intended utilitarian function, as a place of local amenity.</p> <p>(b)(ii) Not applicable</p> |
|--|--|--|--|--|---|

|                    |  |                  |                         |                                      |   |  |
|--------------------|--|------------------|-------------------------|--------------------------------------|---|--|
| <p>GLE-C6.1.55</p> |  | <p>Claremont</p> | <p>19A Cadbury Road</p> | <p>Faulkners Rivulet road bridge</p> | <p>Part 28542/9,<br/>Part 228460/1,<br/>Part 139356/2,<br/>Part 28542/8</p> | <p><i>Description</i><br/>19<sup>th</sup> century sandstone bridge with concrete deck.<br/><i>Specific Extent</i><br/>All that part of the land within a 15m radius from E521033, N5261902 (GDA94, MGA Zone 55).<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Sandstone bridge demonstrating the evolution of road furniture on the former main road. Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – demonstrating the 19<sup>th</sup> century link with one of Tasmania's busiest roads in the Main Road, formerly the principal land route connecting Hobart with the punt at Austin's Ferry and later, the bridge at Bridgewater.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the materials, construction technique and form of an [adapted] 19<sup>th</sup> century sandstone bridge.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------|--|------------------|-------------------------|--------------------------------------|---|--|

|             |       |           |  |  |                            |  |
|-------------|-------|-----------|--|--|----------------------------|--|
| GLE-C6.1.56 |       | Claremont | 56 Main Road                                     | Stained glass window                         | 55222/36                   | <p><i>Description</i><br/>           Circa 1915 ecclesiastical stained-glass window designed and made in three-panels by Auguste Fisher and dedicated to Antarctic explorer Robert Falcon Scott (relocated from nearby St Albans Church built c1913).<br/> <i>Specific Extent</i><br/>           All of CT55222/36.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Stained glass window demonstrating the popular admiration for stoic British Imperial heroes at a time when Australians thought of themselves as British, and before Australians developed ideas of heroism that embraced the concept of mateship and centred on ordinary people performing remarkable deeds.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – maintenance of continuity in the link between Anglican churches in Claremont and demonstrating fascination with, in this instance, a key figure in the heroic period of British Antarctic exploration (and brother-in-law of the Tasmanian governor of the day).<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - in three panels, the stylistic and thematic influences of ecclesiastical art in stained glass around the turn of the twentieth century.<br/>           (a)(iv) Aesthetic characteristics - embodied in stained glass as an artistic medium.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) The life or works of – noted artist in stained glass, Auguste Fisher (1861 – 1916).</p> |
| GLE-C6.1.57 | 11600 | Claremont | 36 Cadbury Road, (Part) Cadbury Road reservation | Former Claremont Primary School, 'Ashburton' | 179351/1, 15566/9, 62772/1 | <p><i>Description</i><br/>           Former Claremont Primary School main building and setting, the continuity of plantings reflecting the Cadbury approach to landscaping and following the line of Cadbury Road to the point of divergence on approach to the Cadbury factory, and former site of the Ashburton house complex.<br/> <i>Specific Extent</i><br/>           All of CT179351/1 and corridor of Pinus radiata trees and/or any</p>   |

future succession plantings within the section of Cadbury Road Reserve shown shaded and within the bold line in Figure GLE-C6.1.15, including CT 15566/9 and CT 62772/1.



Figure GLE-C6.1.15

*Statement of Local Historic Heritage Significance and Historic Heritage Values*

Claremont Primary School is an uncommon example of a sustained private/public partnership between the Tasmanian government and Cadbury. The place contains an unusual composition of attributes in its extant building stock, road corridor landscaping (avenue of trees) at what was effectively the gateway to the Cadbury Industrial Estate, and sub-surface archaeological potential associated with Ashburton house.

Identified in the Local Provisions Schedule because of:

(a) Its role in, representation of, or potential for contributing to the understanding of:

(a)(i) Local history including – as a key plank in the post-WWI transformation of Glenorchy from rural municipality to industrial hub and the educational needs of an expanding population delivered in a partnership struck between a major Industrial entity (Cadbury) and the Tasmanian government with landscaping demonstrating adherence to garden city movement principles at the gateway to the Claremont Industrial Estate, and, as evidence potentially contained in archaeological contexts of 19th century rural land use in the Ashburton complex, and later, as part of the former Claremont Army Camp.

(a)(ii) Not applicable.

(a)(iii) A class of building or place that exhibits - in the form and detailing of the main 1924/1936 Claremont Primary School building, the principal characteristics of a modest Inter War educational building, landscaped margins consistent

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>with garden city principles, and, in the site environment corresponding to the former Ashburton farm complex, the potential for survival of archaeological features and deposits related to 19th century rural land use and later Claremont Army Camp phase of use.</p> <p>(a)(iv) Aesthetic characteristics - the main school building being a prominent feature in the Cadbury Road streetscape and the landscaped margins demonstrating the broader treed approaches to the Claremont Industrial Estate.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a landmark and being the principal primary educational facility in the locality for over 85 years.</p> <p>(b)(ii) The Cadbury Executive who established the factory, estate and provided the land on which the former school is located.</p> |
|--|--|--|--|--|---|

|                    |  |                  |                                    |  |                |  |
|--------------------|--|------------------|------------------------------------|--|----------------|--|
| <p>GLE-C6.1.58</p> |  | <p>Claremont</p> | <p>11<br/>Abbotsfield<br/>Road</p> |  | <p>65598/1</p> | <p><i>Description</i><br/>                 Circa 1880/1910 Victorian Georgian/Federation Queen Anne cottage.<br/> <i>Specific Extent</i><br/>                 All of CT65598/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A late Victorian Georgian cottage with Federation Queen Anne style addition that harks back to the rural origins of the locality prior to subdivision following World War II that characterises much of the modern streetscape. Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as the nucleus of a small rural landholding and one of the earliest surviving cottages in Claremont demonstrating the first stage of the municipality’s transformation from large country estates and predating later subdivision urbanisation.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of a late-Victorian Georgian cottage extended through addition of a federation Queen Anne style wing projecting to the street. Significant attributes include but are not necessarily limited to: a hipped and gable corrugated roof, bay window in the gabled wing, decorative barge boards, timber-framed sash windows and low brick chimney.<br/>                 (a)(iv) Not applicable.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|--------------------|--|------------------|------------------------------------|--|----------------|--|

|             |  |           |                     |          |          |   |
|-------------|--|-----------|---------------------|----------|----------|---|
| GLE-C6.1.59 |  | Claremont | 13 Abbotsfield Road | Wahroona | 245464/1 | <p><i>Description</i><br/>                 Circa 1911 Federation Georgian house.</p> <p><i>Specific Extent</i><br/>                 All of CT245464/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A Federation Georgian house reflecting in its location, form and detailing the rural land use patterns of the locality in the period prior to subdivision following World War II and that characterises much of the modern streetscape. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as the nucleus of a small rural landholding and one of the earliest surviving cottages in Claremont demonstrating the first stage of the municipality’s transformation from large country estates to small holdings prior to subdivision and construction of residential housing.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a Federation-era Georgian house. Significant attributes include but are not necessarily limited to: its setting, form and detailing including symmetrical façade, enclosed front verandah, hipped corrugated roof and tall corbelled brick chimneys.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – Doris Howell (later Rodwell) prominent community member, orchestra leader, secretary of the Claremont Hospital Auxiliary; and as the childhood family home of decorated World War II soldier and well-known cricketer (Edwin) Emerson Rodwell (1921–2011).</p> |
|-------------|--|-----------|---------------------|----------|----------|---|

|             |  |           |                |                            |               |  |
|-------------|--|-----------|----------------|----------------------------|---------------|--|
| GLE-C6.1.60 |  | Claremont | 2 Cadbury Road | Claremont High School sign | Part 128552/2 | <p><i>Description</i><br/>Modernist concrete sign.</p> <p><i>Specific Extent</i><br/>All that part of the land within a 6m radius from the centre of the Claremont High School sign.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A fine modernist entrance sign cast in concrete.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – the development of high school education in the municipality, reflecting changing demographics and progressive ideals in the post-World War II years.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a fine post-war modernist sign. Significant attributes include but are not necessarily limited to: its curvilinear form and concrete construction.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|----------------|----------------------------|---------------|--|

|             |  |           |                 |   |               |  |
|-------------|--|-----------|-----------------|---|---------------|--|
| GLE-C6.1.61 |  | Claremont | 26 Cadbury Road | Former Cadbury Branch Line Rail Formation | Part 139356/2 | <p><i>Description</i><br/>Alignment of the former Cadbury Branch line rail formation.</p> <p><i>Specific Extent</i><br/>All that part of the land within a 5m offset from the centre of the bike track (aerial photograph 2013).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>The alignment and formation of the former rail spur original a key element in the passenger and freight chain servicing the Cadbury factory with direct links to the Main Line railway at Claremont.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – infrastructure constructed specifically to support the operational needs of the Cadbury factory from its inception.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits the principal characteristics of a former rail formation.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|-----------------|---|---------------|--|

|             |  |           |                              |                        |          |  |
|-------------|--|-----------|------------------------------|------------------------|----------|--|
| GLE-C6.1.62 |  | Claremont | 1A<br>Bournville<br>Crescent | Claremont Golf<br>Club | 167845/1 | <p><i>Description</i><br/>1983 Clubhouse.</p> <p><i>Specific Extent</i><br/>All of CT167845/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Principal heritage item is a late 20<sup>th</sup> Century Modern clubhouse representative of the 'white' building phenomena translated to the environment of Tasmania. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as the site of the former Claremont Army Camp, the land subsequently purchased and converted to a golf course as a component of garden city movement principles evident in the Cadbury Industrial Estate, subsequently a local golf course.</p> <p>(a)(ii) Creative or technical achievement embodied by acknowledged design excellence of the clubhouse as one of a series of 'white' buildings modifying the purity of early Corbusian work through the use of curves and angles with particular reference to De Stijl group philosophy, the whole translated to suit the Tasmanian environment and responsive to the site in its orientation and outlook.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a late 20<sup>th</sup> Century Modern clubhouse in the 'white' buildings style. Significant attributes include but are not necessarily limited to: its linear massing and forms flanking a sweeping central curve, horizontal lines reinforced by a deep fascia and thin balcony, frameless glass doors imparting dual qualities of solidity and transparency.</p> <p>(a)(iv) Aesthetic characteristics - imparted through siting and orientation, building proportions, detailing, finished in white affording clarity against the backdrop of the manicured golfing green.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – Influential design architect, Michael Viney.</p> |
|-------------|--|-----------|------------------------------|------------------------|----------|--|

|             |  |           |              |  |          |  |
|-------------|--|-----------|--------------|--|----------|--|
| GLE-C6.1.63 |  | Claremont | 13 Main Road |  | 249953/1 | <p><i>Description</i><br/>Federation Georgian former railway cottage.</p> <p><i>Specific Extent</i><br/>All of CT249953/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A Federation Georgian former railway workers cottage demonstrating the importance of the suburban railway network during the early-mid 20<sup>th</sup> century. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a surviving early-mid 20<sup>th</sup> century railway cottage demonstrating the importance of the suburban railway network and the practice of providing accommodation for railway workers.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Federation-era Georgian-style railway cottage demonstrated by its proximity to the former Claremont Stationmasters residence. Significant attributes include but are not necessarily limited to: its form and detailing including its small scale, hipped roof with narrow eaves, symmetrical façade, front verandah and timber-framed sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|--------------|--|----------|--|

|             |  |           |           |                           |               |  |
|-------------|--|-----------|-----------|---------------------------|---------------|--|
| GLE-C6.1.64 |  | Claremont | Main Road | Claremont House Gate Post | Part 129969/1 | <p><i>Description</i><br/>Late 19<sup>th</sup> century gatepost.</p> <p><i>Specific Extent</i><br/>All that part of the land within a 0.5m radius of the gate post.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A cast iron gatepost being the sole surviving marker of the original entrance to Claremont House from the Main Road. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a marker of the former formal entry to Claremont House, one of the most significant major residences in the district during the 19<sup>th</sup> and early 20<sup>th</sup> centuries.</p> <p>(a)(ii) Creative or technical achievement embodied in fine design and fabrication.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a fine ornamental gatepost associated with a grand 19<sup>th</sup> century residence.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a familiar feature in the Claremont streetscape.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|-----------|---------------------------|---------------|--|

|             |  |           |              |                              |         |   |
|-------------|--|-----------|--------------|------------------------------|---------|---|
| GLE-C6.1.65 |  | Claremont | 65 Main Road | Chemlow (also, Chemlow Park) | 31714/1 | <p><i>Description</i><br/>Adapted c1890 Inter-War period bungalow.</p> <p><i>Specific Extent</i><br/>All of CT31714/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An Inter-War bungalow demonstrating the evolution of Claremont as a residential suburb from the early 20<sup>th</sup> century.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - Claremont as a growing suburban residential area.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War period bungalow. Significant attributes include but are not necessarily limited to: its asymmetrical form, projecting gables with bay windows, prominent gable verges, decorative gable infill and timber-framed casement windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-----------|--------------|------------------------------|---------|---|

|             |  |           |               |  |          |   |
|-------------|--|-----------|---------------|--|----------|---|
| GLE-C6.1.66 |  | Claremont | 107 Main Road |  | 228532/1 | <p><i>Description</i><br/>Inter-War Arts and Crafts house.</p> <p><i>Specific Extent</i><br/>All of CT228532/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Principal heritage item is an early example of an Inter-War vertical board Arts and Crafts style house demonstrating the evolution of Claremont as a residential suburb.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the Inter-War development of Glenorchy's northern suburbs as an increasingly popular residential area.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a fine and unusual example of a substantial Inter-War period Arts and Crafts vertical board residence orientated towards the rail line and River Derwent. Significant attributes include but are not necessarily limited to: its vertical board lower storey, upper storey characterised by corrugated hipped and gabled roof rooms projected from the roof line, asymmetrical massing, timber-framed casement and sash windows, brick chimney with terracotta pot and half-timbered effect in the gables and upper levels.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Prominent Hobart architect, A. Lauriston Crisp.</p> |
|-------------|--|-----------|---------------|--|----------|---|

|             |  |           |                 |  |         |  |
|-------------|--|-----------|-----------------|--|---------|--|
| GLE-C6.1.67 |  | Claremont | 9 Pascoe Avenue |  | 29749/1 | <p><i>Description</i><br/>1919 Federation Bungalow.</p> <p><i>Specific Extent</i><br/>All of CT29749/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A Federation Bungalow demonstrating the evolution of Claremont as a residential suburb.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the subdivision of the big estates by which Glenorchy's agricultural beginnings gave way to residential housing.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey Federation bungalow. Significant attributes include but are not necessarily limited to: its corrugated roof with projecting gables, face brick walling, deep verandah supported by simple posts, decorative screens to three frontages, bay windows, port hole windows and a front porch with decorative frieze and timber and masonry posts.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Joe Darling (1870–1946), cricketer, pastoralist and politician.</p> |
|-------------|--|-----------|-----------------|--|---------|--|

|             |  |           |                  |  |          |   |
|-------------|--|-----------|------------------|--|----------|---|
| GLE-C6.1.68 |  | Claremont | 15 Pascoe Avenue |  | 197263/1 | <p><i>Description</i><br/>Post-War (1950s) House and garden setting.</p> <p><i>Specific Extent</i><br/>All of CT197263/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A 1950s style house and associated garden setting demonstrating the evolution of Claremont as a residential suburb.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the popularity of Claremont as a residential suburb and design elements and garden setting demonstrating 1950s aspirations for expanded living and leisure areas.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a 1950s weatherboard house. Significant attributes include but are not necessarily limited to: its brick base, tile roof and brick chimneys, gables to all elevations, timber-framed sash windows and fine established garden of mature exotic trees and shrubs.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> |
|-------------|--|-----------|------------------|--|----------|---|

|              |                |                |                  |                              |                |   |
|--------------|----------------|----------------|------------------|------------------------------|----------------|---|
| GLE-C6.1.69  |                | Claremont      | 5 Somerdale Road |                              | 55634/1        | <p><i>Description</i><br/>Circa 1929 Inter-War period brick house.</p> <p><i>Specific Extent</i><br/>All of CT 55634/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A late 1920s brick house associated with a later phase of the Cadbury Fry Pascall workers housing scheme.<br/>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - as part of the Cadbury Industrial Estate and, specifically, as a foreman's house constructed the second stage of the Cadbury Fry Pascall housing scheme intended for foremen.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Inter-War brick cottage evident in its setting, form, scale and detailing. Significant attributes include but are not necessarily limited to: its asymmetrical massing, corrugated roof, brick chimney with rough-cast rendered band, 1950s style mesh fence, projecting gable with bay and timber brackets, and enclosed front verandah.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being - past employees of the Cadbury Company (and its derivatives).</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.363 | Not applicable | Not applicable | Not applicable   | Not applicable               | Not applicable | Not applicable  |
| GLE-C6.1.70  | 7077           | Claremont      | 52 Main Road     |                              |                | <i>Description</i><br>House.  |
| GLE-C6.1.71  | 10317          | Claremont      | 31 Main Road     |                              |                | <i>Description</i><br>Building.   |
| GLE-C6.1.71  | 10317          | Claremont      | 31 Main Road     |                              |                | <i>Description</i><br>Building.   |
| GLE-C6.1.72  | 29             | Collinsvale    | 49 Mill Road     | Voss Cottage                 | 168178/2       | <i>Description:</i><br>Cottage.   |
| GLE-C6.1.73  | 8327           | Collinsvale    | 18 Church Road   | Collinsvale Methodist Church | 235388/1       | <i>Description</i><br>Former Church.  |
| GLE-C6.1.74  | 8204           | Collinsvale    | 20 Church Road   | Collinsvale Cemetery         | 235391/1       | <i>Description</i><br>Cemetery.   |

|             |  |             |                      |            |               |  |
|-------------|--|-------------|----------------------|------------|---------------|--|
| GLE-C6.1.75 |  | Collinsvale | 415 Collinsvale Road | Bethelhome | Part 245039/1 | <p><i>Description</i><br/>                 Circa 1895 - 1915 horizontal weatherboard house and timber outbuilding.</p> <p><i>Specific Extent</i><br/>                 All that part of CT245039/1 located north of Collinsvale Road.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A Federation period weatherboard house and timber outbuilding with period and/or stylistic attributes that contribute to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - early land use in Collinsvale.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of place that exhibits - the principal characteristics of an evolved Federation period weatherboard dwelling and modest timber outbuilding. The main dwelling has been constructed in three integrated sections. Significant attributes include but are not necessarily limited to: its corrugated gable roof forms variable in pitch, each with decorative bargeboards, skillion-roofed verandahs to the north and east - hipped at the ends, and with decorative brackets to supporting timber verandah posts on the north side, finial, timber-framed sash windows flanking the east end entrance and a combination of fixed and sash windows flanking the north side doorway.</p> <p>(a)(iv) Aesthetic characteristics - imparted through its identifiably historic form coupled with its location in an elevated and prominent setting at the northern approaches to Collinsvale.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-------------|----------------------|------------|---------------|--|

|             |  |             |                      |  |              |  |
|-------------|--|-------------|----------------------|--|--------------|--|
| GLE-C6.1.76 |  | Collinsvale | 34 Springdale Road   |  | Part 24462/3 | <p><i>Description</i><br/>Circa 1910 weatherboard house.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E515507, N5256251 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A Federation period weatherboard house with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - turn of the 20<sup>th</sup> century settlement in Collinsvale.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Federation period weatherboard farmhouse. Significant attributes include but are not necessarily limited to: its corrugated gable roof, gabled wing projecting to the road, verandah on two sides with timber posts and railings, timber-framed sash windows and brick chimney.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.77 |  | Collinsvale | 265 Collinsvale Road | Tin House/Hut (also the Iron House) Lime Kiln Corner | Part 43776/1 | <p><i>Description</i><br/>c1900 – 1920 Lime kiln structures, quarry site and associated former caretaker's cottage.</p> <p><i>Specific Extent</i><br/>All that part of the land not occupied by the late 20th Century dwelling located in the vicinity of E517406, N5258632. (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A collection of features and a dwelling associated with the extraction, burning and supply of lime to the Hobart construction market. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p>  |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>(a)(i) Local history including - as an employer and enterprise of economic importance to the Collinsvale locality during the first two decades of the 20<sup>th</sup> century, and as a facet of the diverse resource-based industries that characterised the Collinsvale locality.</p> <p>(a)(ii) Creative or technical achievements applied to accessing limestone deposits and construction of lime-burning kilns on site with challenging topography.</p> <p>(a)(iii) A class of building or place that exhibits - in the 'Tin House', the principal characteristics of a Federation Georgian style cottage. Significant attributes include but are not necessarily limited to: its corrugated galvanised iron cladding, hipped roof, corbelled chimney, symmetrical façade with timber-framed sash windows flanking a centrally situated front door, chamfered corners and rear skillion sections, stone rubble foundation. The configuration of limekilns and associated access tracks, retaining structures and plant typical of lime-burning enterprises of the period.</p> <p>(a)(iv) Aesthetic characteristics - embodied in the evocative nature of surviving structural remains of the lime-kilns.</p> <p>(b) Its association with:</p> <p>(b)(i) The Collinsvale community, as a marker of times past where the labour-intensive nature of industry had a social element to it along with plain hard work.</p> <p>(b)(ii) Not applicable.</p> |
|--|--|--|--|--|---|

|             |      |             |                      |              |          |  |
|-------------|------|-------------|----------------------|--------------|----------|--|
| GLE-C6.1.78 |      | Collinsvale | 18 Collins Cap Road  | Fernside     | 74320/1  | <p><i>Description</i><br/>           Circa 1880s weatherboard house and 1920s shed.<br/> <i>Specific Extent</i><br/>           All of CT74320/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A Victorian Queen Anne weatherboard house built in several phases and outbuilding with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including - as an early substantial residence in the Collinsvale locality demonstrating the history and success of German and Danish immigrants.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of a fine late Victorian farm house demonstrated by its setting, form and detailing evident in the conjunction of various stylistic influences. Significant attributes include but are not necessarily limited to: its hipped and gabled corrugated wings, prominent turreted section, decorative bargeboards, verandahs and timber sash windows.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) A particular community cultural group – being the Bismarck Brass Band who used a large room at the rear for rehearsals.<br/>           (b)(ii) The life or works of - prominent early 20<sup>th</sup> century resident Gustav Voss, successful orchardist and Collinsvale representative on the Glenorchy Municipal Council.</p> |
| GLE-C6.1.79 | 8334 | Collinsvale | 608 Collinsvale Road | The Bungalow | 207467/1 | <p><i>Description:</i><br/>           Dwelling.</p>  |

|             |  |             |                      |                         |         |  |
|-------------|--|-------------|----------------------|-------------------------|---------|--|
| GLE-C6.1.80 |  | Collinsvale | 1 Myrtle Forest Road | Wessing Cottage complex | 40547/2 | <p><i>Description</i><br/>         Circa 1898 – 1930 rural vernacular buildings complex in a prominent location at the junction of Myrtle Forest and Springdale Roads.</p> <p><i>Specific Extent</i><br/>         All that part of the land occupied by the dwellings and outbuildings.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         An outstanding complex of modest rural vernacular structures reflecting the efforts of a pioneering local family to provide for their own. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - as a demonstration of the persistence, resourcefulness and success of, in this instance, pioneering Danish immigrants in accommodating the needs of an extended family.</p> <p>(a)(ii) Creative or technical achievements in the form of vernacular construction techniques.</p> <p>(a)(iii) A class of building or place that exhibits - outstanding and rare surviving vernacular building skills. Significant attributes include but are not necessarily limited to: split timber and horizontal weatherboard construction, late Victorian/Federation Georgian forms, timber-framed sash windows, board and batten doors and a combination of hipped, gabled and skillion roof forms.</p> <p>(a)(iv) Aesthetic characteristics - arising from the modest vernacular building forms, redolent of an earlier age, situated at a prominent crossroads in the Collinsvale rural landscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of the Wessing family, pioneering Danish immigrants, highly regarded locally for their bush skills.</p> |
|-------------|--|-------------|----------------------|-------------------------|---------|--|

|             |  |             |                      |  |                |   |
|-------------|--|-------------|----------------------|--|----------------|---|
| GLE-C6.1.81 |  | Collinsvale | 87 Fairy Glen Road   |  | Part 200799/1  | <p><i>Description</i><br/>Circa 1929 Inter-War period cottage.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E514816, N5255437 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A modest Inter-War period cottage relocated from its original position opposite the School with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - demonstration of the local practice of moving buildings as they were needed at new sites (in this case close to timber industry activities of the Darko family).</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the form and detailing of a modest Inter-War period cottage. Significant attributes include but are not necessarily limited to: its horizontal weatherboard construction, simple massing, central projecting roof wing, decorative bargeboards, finials at gable ends, verandah and timber-framed sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of the Darko(w) family, pioneering German immigrants.</p> |
| GLE-C6.1.82 |  | Collinsvale | 508 Collinsvale Road | Collinsvale School<br>Sorell Creek School<br>Bismarck School | Not applicable | <p><i>Description</i><br/>1900 Federation period school.</p> <p><i>Specific Extent</i><br/>All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.6.</p>  |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  |  <p>Figure GLE-C6.1.6.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i></p> <p>A Federation period horizontal weatherboard school building with a strong streetscape presence that contributes to an understanding of the provision of education in rural Collinsvale. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the provision of primary education in Collinsvale.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of place that exhibits - the principal characteristics of an evolved school complex. Significant attributes include but are not necessarily limited to: its horizontal weatherboard construction, period details including steep pitched corrugated gabled roof, two corbelled brick chimneys, restrained decoration at the distal ends of timber bargeboards, ball-topped finials, vertically proportioned timber-framed multi-pane windows and enclosed verandah surmounted by a flat bull-nose roof.</p> <p>(a)(iv) Aesthetic characteristics - as the pre-eminent heritage building in the school complex, and that makes a strong contribution to the streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) The Collinsvale community both as the principle place of education for over a century and as a community hub.</p> <p>(b)(ii) Not applicable.</p> |
|--|--|--|--|--|---|

|             |  |             |                     |                    |               |  |
|-------------|--|-------------|---------------------|--------------------|---------------|--|
| GLE-C6.1.83 |  | Collinsvale | 164 Mount Hull Road | George Smart's Hut | Part 220455/1 | <p><i>Description</i><br/>                 Circa 1900 vernacular hut.</p> <p><i>Specific Extent</i><br/>                 All that part of the land occupied by the hut located in the vicinity of E516155, N5255287 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A rare surviving and isolated rural vernacular dwelling with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - as an early dwelling demonstrating the initial stages of settlement and ways of life adopted by late 19<sup>th</sup> and early 20<sup>th</sup> century residents in the locality.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale and form of a late 19<sup>th</sup>/early 20<sup>th</sup> century vernacular dwelling. Significant attributes include but are not necessarily limited to: its hipped corrugated roof and stone base.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-------------|---------------------|--------------------|---------------|--|

|                         |  |                    |   |  |                         |  |
|-------------------------|--|--------------------|---|--|-------------------------|--|
| <p>GLE-<br/>C6.1.84</p> |  | <p>Collinsvale</p> | <p>276-291<br/>Collins Cap<br/>Road</p> |  | <p>Part<br/>32896/1</p> | <p><i>Description</i><br/>Circa 1860 weatherboard farmhouse.<br/><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E513300, N5257008 (GDA94, MGA Zone 55).<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An early rural farmhouse with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including - as an early dwelling demonstrating the evolution of land use and settlement patterns in the locality.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the scale, form and detailing of a single storey Victorian Georgian farmhouse. Significant attributes include but are not necessarily limited to: its symmetrical massing, hipped corrugated roof, verandah, brick chimneys and rear skillion section.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|-------------------------|--|--------------------|---|--|-------------------------|--|

|             |  |             |                     |  |               |  |
|-------------|--|-------------|---------------------|--|---------------|--|
| GLE-C6.1.85 |  | Collinsvale | 339 Springdale Road |  | Part 103978/3 | <p><i>Description</i><br/>                 Circa 1880 hand-hewn vertical board outbuilding.</p> <p><i>Specific Extent</i><br/>                 All that part of the land occupied by the hand hewn vertical board outbuilding located in the vicinity of E513627, N5256432 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 An early vernacular rural outbuilding with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - as an early outbuilding demonstrating the rural origins of the locality.</p> <p>(a)(ii) Creative or technical achievements evident in the high level of skill applied in the use of vernacular construction methods including simple gabled roof form, hand hewn timbers, including use of mortise and tenon joinery and remnant split shingles.</p> <p>(a)(iii) A class of building or place that exhibits - the characteristics of a Victorian-era vernacular outbuilding. Significant attributes include but are not necessarily limited to: its gable roof form, corrugated cladding with underlying split shingles fixed to battens, adze-hewn timber framing, mortise and tenon joinery, split vertical and horizontal timber cladding forming the walls and infill at the gable-ends – the latter planed smooth on external surfaces and simple pier foundations.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-------------|---------------------|--|---------------|--|

|             |      |             |                       |  |                    |   |
|-------------|------|-------------|-----------------------|--|--------------------|---|
| GLE-C6.1.86 |      | Collinsvale | 67 Myrtle Forest Road |  | Part 147082/1      | <p><i>Description</i><br/>                 Circa 1910 -1920 cottage.</p> <p><i>Specific Extent</i><br/>                 All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E513697, N5255143 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 An early 20<sup>th</sup> century farmhouse with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - as an early dwelling demonstrating the evolution of land use and settlement patterns in the locality.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale, form and detailing of a modest Federation period farm residence. Significant attributes include but are not necessarily limited to: its weatherboard cladding, asymmetrical massing, stone base, timber-framed sash windows, gabled wings, corbelled brick chimney and verandah with timber posts and railing.</p> <p>(a)(iv) Aesthetic characteristics - as a key historical element in the built landscape of Myrtle Forest Road</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.87 | 8337 | Collinsvale | 549 Collinsvale Road  | Collinsvale Seventh Day Adventist Church | 232959/1, 223695/1 | <p><i>Description</i><br/>                 Church.</p>  |

|             |      |             |                      |          |               |  |
|-------------|------|-------------|----------------------|----------|---------------|--|
| GLE-C6.1.88 |      | Collinsvale | 144 Fairy Glen Road  |          | Part 199847/2 | <p><i>Description</i><br/>           Circa 1910 - 1920 vernacular hut.</p> <p><i>Specific Extent</i><br/>           All that part of the land occupied by the hut located in the vicinity of E514389, N5255035 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A rare surviving fruit pickers hut with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - former land use and settlement patterns, the importance of the small fruits industry in the locality and the living conditions of early 20<sup>th</sup> century itinerant farm labourers.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale and form of a vernacular picker's hut. Significant attributes include but are not necessarily limited to: its corrugated gable roof, rough timber cladding and small window openings.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.89 | 8311 | Collinsvale | 556 Collinsvale Road | Hilldrop | 81493/1       | <p><i>Description</i><br/>           Dwelling.</p>   |

|             |  |             |                   |                         |              |  |
|-------------|--|-------------|-------------------|-------------------------|--------------|--|
| GLE-C6.1.90 |  | Collinsvale | 95-97 Valley Road | Fehlberg's Pickers' Hut | Part 32686/4 | <p><i>Description</i><br/>                 Circa 1910 vernacular hut.</p> <p><i>Specific Extent</i><br/>                 All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E513772, N5257449 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A rare surviving fruit pickers hut with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - former land use and settlement patterns, the origins of the Blue Banner Pickled Onions, the importance of the small fruits industry in the locality and the living conditions of early 20<sup>th</sup> century itinerant farm labourers.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale and form of a vernacular picker's hut.</p> <p>Significant attributes include but are not necessarily limited to: its simple vernacular gable roofed form, rough horizontal timber board cladding, vertical plank door, small window openings, corrugated chimney and stone rubble base.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) the life or works of the Fehlberg family.</p> |
|-------------|--|-------------|-------------------|-------------------------|--------------|--|

|             |  |             |              |                          |          |  |
|-------------|--|-------------|--------------|--------------------------|----------|--|
| GLE-C6.1.91 |  | Collinsvale | 10 Hall Road | Collinsvale War Memorial | 217282/1 | <p><i>Description</i><br/>1920 Collinsvale War Memorial.</p> <p><i>Specific Extent</i><br/>All that part of the land within 5m of the centre of the memorial</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>War memorial constituting an historically established focal point for recognition of wartime service and sacrifice in a local community.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - an important historical and social record that commemorates the service and sacrifice of members of the local community in wartime.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale and form of a WWI period commemorative monument comprising inscribed travertine or marble panels affixed to an obelisk adorned with thematic motifs, set on a sandstone plinth and fenced.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) The Collinsvale and surrounding community.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-------------|--------------|--------------------------|----------|--|

|             |  |             |                     |                 |              |   |
|-------------|--|-------------|---------------------|-----------------|--------------|---|
| GLE-C6.1.92 |  | Collinsvale | 69 Collins Cap Road | Hickman's house | Part 11536/1 | <p><i>Description</i><br/>Circa 1915 house.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E514925, N5256832 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An early 20<sup>th</sup> century single storey weatherboard house built by the Port Huon Co-operative for company agent Dick Hickman and exhibiting period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the importance of the small fruits industry in the locality, in particular fruit handling and distribution in the early 20<sup>th</sup> century, also the practice of a company providing accommodation for key employees.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale, form and detailing of a modest rural Federation Queen Anne residence. Significant attributes include but are not necessarily limited to: its asymmetrical façade, weatherboard construction, corrugated hipped and gable roof forms (latter facing the road), corbelled chimneys, front verandah supported on timber posts with brackets and railings.</p> <p>(a)(iv) Aesthetic characteristics - as a key historical element with commanding views across the Collinsvale Valley.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-------------|---------------------|-----------------|--------------|---|

|             |  |             |                     |  |               |  |
|-------------|--|-------------|---------------------|--|---------------|--|
| GLE-C6.1.93 |  | Collinsvale | 70 Collins Cap Road |  | Part 204238/1 | <p><i>Description</i><br/>Circa 1910 house.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E514866, N5257006 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An early 20<sup>th</sup> century farmhouse with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the evolution of rural settlement and increasing prosperity in Collinsvale in the late 19<sup>th</sup> and early 20<sup>th</sup> century.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale, form and detailing of a substantial (and evolved) rural weatherboard Federation period house.</p> <p>Significant attributes include but are not necessarily limited to: its corrugated hipped and gabled roof, weatherboard construction, verandah with timber posts, timber-framed sash windows and corbelled brick chimneys.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Prolific local builder (and former ships carpenter) Mr Henry Rabe.</p> |
|-------------|--|-------------|---------------------|--|---------------|--|

|             |  |             |                      |                 |          |  |
|-------------|--|-------------|----------------------|-----------------|----------|--|
| GLE-C6.1.94 |  | Collinsvale | 311 Collinsvale Road | Ackroyd's house | 231617/1 | <p><i>Description</i><br/>           Circa 1930 cottage.</p> <p><i>Specific Extent</i><br/>           All of CT231617/1</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A single storey weatherboard cottage with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the evolution of rural settlement in Collinsvale in the late 19<sup>th</sup> and early 20<sup>th</sup> century.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale, form and detailing of a Federation Georgian cottage. Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated hipped roof, corbelled chimney, symmetrical façade, front verandah with timber posts, timber-framed sash windows, and rear skillion addition.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-------------|----------------------|-----------------|----------|--|

|                    |  |                    |                                     |  |                          |  |
|--------------------|--|--------------------|-------------------------------------|--|--------------------------|--|
| <p>GLE-C6.1.95</p> |  | <p>Collinsvale</p> | <p>500<br/>Collinsvale<br/>Road</p> |  | <p>Part<br/>227766/1</p> | <p><i>Description</i><br/>Inter-war vertical board cottage.<br/><i>Specific Extent</i><br/>All that part of the land occupied by the vertical board cottage (not including any outbuildings) located in the vicinity of E516306 N5257423 (GDA94, MGA Zone 55).<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An early-mid 20<sup>th</sup> century rural vernacular farm cottage with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including - the evolution of rural settlement during the early-mid 20<sup>th</sup> century.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the scale, form and detailing of a modest inter-war period cottage. Significant attributes include but are not necessarily limited to: its hipped and gabled roof form, vertical board cladding, timber-framed windows, decorative vernacular elements including finial and ornate bargeboards.<br/>(a)(iv) Aesthetic characteristics - as a prominent feature on approach to Collinsvale.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------|--|--------------------|-------------------------------------|--|--------------------------|--|

|             |  |             |                          |                   |              |  |
|-------------|--|-------------|--------------------------|-------------------|--------------|--|
| GLE-C6.1.96 |  | Collinsvale | 581-583 Collinsvale Road | Fehlberg 's House | Part 31413/3 | <p><i>Description</i><br/>Inter-War bungalow.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E515712, N5256568 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A circa 1920 weatherboard bungalow with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the evolution of rural settlement during the early-mid 20<sup>th</sup> century, and as a rare example of a dwelling owned and built by a non-British immigrant family.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a substantial Inter-War period bungalow. Significant attributes include but are not necessarily limited to: its scale, form and detailing evident in its corrugated hipped roof and gabled wings linked by a verandah with a corner porch and steps, weatherboard construction on a brick base, timber-framed sash windows (with awnings over gable windows), prominent corbelled brick chimneys and timber door.</p> <p>(a)(iv) Aesthetic characteristics - as a prominent element in Collinsvale's historic streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The Fehlberg family who were instrumental in the establishment of settlement and rural industries in the locality.</p> |
|-------------|--|-------------|--------------------------|-------------------|--------------|--|

|             |  |             |                            |  |                  |  |
|-------------|--|-------------|----------------------------|--|------------------|--|
| GLE-C6.1.97 |  | Collinsvale | 609<br>Collinsvale<br>Road |  | Part<br>110618/1 | <p><i>Description</i><br/>Circa 1890 – 1920s weatherboard cottage.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E515712, N5256568 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A weatherboard cottage with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the evolution of rural settlement during the late 19<sup>th</sup> - early 20<sup>th</sup> century.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - an evolved, vernacular cottage. Significant attributes include but are not necessarily limited to: its gabled wing, bull-nose verandah with timber posts, bracket and frieze, skillion addition and low corbelled brick chimney.</p> <p>(a)(iv) Aesthetic characteristics - as a prominent element in Collinsvale's historic streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|-------------|--|-------------|----------------------------|--|------------------|--|

|             |                |                |                      |                      |                |  |
|-------------|----------------|----------------|----------------------|----------------------|----------------|--|
| GLE-C6.1.98 |                | Collinsvale    | 610 Collinsvale Road | Stellmaker's Cottage | 100295/1       | <p><i>Description</i><br/>                 Circa 1900 – 1910 weatherboard cottage.<br/> <i>Specific Extent</i><br/>                 All of CT100295/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A Federation Georgian weatherboard cottage with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns. Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including - the evolution of rural settlement during the late 19<sup>th</sup> - early 20<sup>th</sup> century, and as a rare example of a dwelling owned and built by a non-British immigrant family.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Federation Georgian cottage. Significant attributes include but are not necessarily limited to: its setting form and detailing, its symmetrical façade, corrugated hipped roof, bull-nose verandah complete with decorative frieze, timber posts and brackets, and corbelled brick chimney.<br/>                 (a)(iv) Aesthetic characteristics - as a distinctive element in Collinsvale's historic streetscape.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) The Stellmaker family and in particular, District Nurse and Midwife Florence Stellmaker.</p> |
| GLE-C6.1.99 | Not applicable | Not applicable | Not applicable       | Not applicable       | Not applicable | Not applicable   |

|                          |  |                    |                                    |                                  |                          |  |
|--------------------------|--|--------------------|------------------------------------|----------------------------------|--------------------------|--|
| <p>GLE-<br/>C6.1.100</p> |  | <p>Collinsvale</p> | <p>199<br/>Springdale<br/>Road</p> | <p>Brandstater's<br/>Cottage</p> | <p>Part<br/>231270/1</p> | <p><i>Description</i><br/>Circa 1880 weatherboard cottage.<br/><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E514519, N5255848 (GDA94, MGA Zone 55).<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An early weatherboard cottage with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including - one of the earliest surviving residences in the locality, the evolution of rural settlement during the late 19<sup>th</sup> century, and as a rare example of a dwelling owned and built by a non-British immigrant family.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of a Victorian Georgian cottage. Significant attributes include but are not necessarily limited to: its symmetrical form, steeply pitched corrugated roof, timber-framed windows, verandah with timber posts and brick chimneys.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) The Brandstater family who helped to pioneer the sawmilling and building industries in the locality.</p> |
|--------------------------|--|--------------------|------------------------------------|----------------------------------|--------------------------|--|

|              |  |             |                |                   |              |   |
|--------------|--|-------------|----------------|-------------------|--------------|---|
| GLE-C6.1.101 |  | Collinsvale | 94 Valley Road | Fehlberg 's House | Part 10277/2 | <p><i>Description</i><br/>                 Circa 1910 farmhouse in a rural setting.</p> <p><i>Specific Extent</i><br/>                 All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E513777, N5257509 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A Federation period vertical board dwelling with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the evolution of land use and settlement patterns during the early 20<sup>th</sup> century and the establishment and success of non-British immigrant families in the locality.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Federation period farmhouse. Significant attributes include but are not necessarily limited to: its asymmetrical massing with hipped and gabled roof, shingle infill to gable, decorative bargeboards and finial, vertical board cladding, verandah and timber-framed sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The Fehlberg family who were instrumental in the establishment of settlement and rural industries in the locality.</p> |
|--------------|--|-------------|----------------|-------------------|--------------|---|

|              |  |             |               |  |               |  |
|--------------|--|-------------|---------------|--|---------------|--|
| GLE-C6.1.102 |  | Collinsvale | 31 Suhrs Road |  | Part 252466/1 | <p><i>Description</i><br/>Circa 1910 cottage.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E512340, N5256100 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A Federation period weatherboard dwelling with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the evolution of land use and settlement patterns during the early 20<sup>th</sup> century, as the oldest surviving dwelling in the Collins Cap locality having survived the 1967 bushfires.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Federation period farmhouse. Significant attributes include but are not necessarily limited to: its asymmetrical massing with corrugated gabled roof in two wings, corbelled brick chimney, verandah and timber-framed sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|-------------|---------------|--|---------------|--|

|              |      |              |                      |                       |               |  |
|--------------|------|--------------|----------------------|-----------------------|---------------|--|
| GLE-C6.1.103 |      | Collinsvale  | 500 Collinsvale Road |                       | Part 227766/1 | <p><i>Description</i><br/>Circa 1917 house.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E516259, N5257373 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An early 20<sup>th</sup> century dwelling with period and/or stylistic attributes that contributes to an understanding of the history of settlement and rural land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the evolution of rural settlement during the early 20<sup>th</sup> century.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the scale, form and detailing of a substantial Federation Queen Anne weatherboard farmhouse. Significant attributes include but are not necessarily limited to: its corrugated roof, corbelled chimneys, well detailed verandah to two sides, gable with decorative bargeboard and finial to the street.</p> <p>(a)(iv) Aesthetic characteristics - as a prominent feature on approach to Collinsvale.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.104 | 8332 | Collinsvale  | 134 Fairy Glen Road  |                       |               | <p><i>Description</i><br/>Buildings.</p>   |
| GLE-C6.1.105 |      | Derwent Park | 40 Derwent Park Road | Moonah Primary School | 160230/1      | <p><i>Description</i><br/>Circa 1910 school complex.</p> <p><i>Specific Extent</i><br/>All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.7.</p> <div data-bbox="1129 1765 1353 1989" style="text-align: center;"> </div> <p>Figure GLE-C6.1.7</p>   |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i></p> <p>School complex exhibiting period, stylistic and design attributes associated with the provision of education to an increasingly urban population from the early 20<sup>th</sup> century. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - population expansion and servicing the increasing urban educational needs of the local area from the early 20<sup>th</sup> century.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an intact school complex featuring a fine pre-WWI Federation style school building and later Edwardian/Inter-War additions. Significant attributes include but are not necessarily limited to: the main school building with its corrugated gabled roof forms, gable brackets, unpainted brick construction, corbelled brick chimneys, distinctive fenestration including Diocletian window, vertically proportioned timber-framed multi-pane windows, timber-framed sash windows, open front verandah supported on timber posts with decorative brackets, and setting including landscaped surrounds with mature trees, sympathetic front fence.</p> <p>(a)(iv) Aesthetic characteristics - arising from its prominent and identifiably historic townscape qualities.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a place of education spanning several generations.</p> <p>(b)(ii) The life or works of Inspector of Public Works and Government Architect JG Shield.</p> |
|--|--|--|--|--|---|

|              |  |              |                   |                                 |          |   |
|--------------|--|--------------|-------------------|---------------------------------|----------|---|
| GLE-C6.1.106 |  | Derwent Park | 45 Lampton Avenue | Former Mercury Bulk Paper Store | 240628/1 | <p><i>Description</i><br/>           Circa 1950 utilitarian warehouse.</p> <p><i>Specific Extent</i><br/>           All of CT240628/1</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Part of the mid-20<sup>th</sup> century industrial fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the post-war transformation of Glenorchy from a fringe rural economy to an industrial hub.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the form of a utilitarian concrete-brick warehouse. Significant attributes include but are not necessarily limited to: two half-gabled roof wings featuring vents in the infill and brick pilasters. Later additions include a silo to the side and corrugated saw tooth roofed addition to the rear.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------------|-------------------|---------------------------------|----------|---|

|              |  |              |                   |  |                   |   |
|--------------|--|--------------|-------------------|--|-------------------|---|
| GLE-C6.1.107 |  | Derwent Park | 75 Lampton Avenue |  | 104669/2, 54733/2 | <p><i>Description</i><br/>                 Circa 1915 house.</p> <p><i>Specific Extent</i><br/>                 All of: CT104669/2, CT54733/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 An altered horizontal weatherboard house on a stone base demonstrating early suburban development in the post-orcharding phase of land use.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - the initial stages of early 20<sup>th</sup> century subdivision and development following the breaking up of orchards and establishment of a tram line.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a Federation Queen Anne style residence. Significant attributes include but are not necessarily limited to: its hipped corrugated roof form with projecting square bays in flying gables to both street frontages. The gable ends feature timber brackets, and timber and pressed metal ornamentation. The house has tall rendered and corbelled chimneys and paired timber-framed sash windows.</p> <p>(a)(iv) Aesthetic characteristics - arising from a strong streetscape presence and identifiably historic form distinctive in the locality.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------------|-------------------|--|-------------------|---|

|              |  |              |                 |  |         |  |
|--------------|--|--------------|-----------------|--|---------|--|
| GLE-C6.1.108 |  | Derwent Park | 3/269 Main Road |  | 58340/0 | <p><i>Description</i><br/>1949 joinery factory/shop.</p> <p><i>Specific Extent</i><br/>All of CT58340/0.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Two storey post-war brick shop on a prominent corner demonstrating the need for local services accessible to residential areas.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - confidence in the development of Derwent Park as an industrial and commercial area recalling the post-war construction boom, a time when new housing subdivisions transformed the character of the locality.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a functionalist building (shop). Significant attributes include but are not necessarily limited to: the stepped parapet to both street frontages, rounded corner displaying the construction date in relief on the upper level. The building has large plate glass shop front windows on the ground level and timber-framed sash windows on the upper level.</p> <p>(a)(iv) Aesthetic characteristics - arising from a distinctive design style addressing a prominent street corner.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------------|-----------------|--|---------|--|

|                          |  |                         |                               |  |                 |   |
|--------------------------|--|-------------------------|-------------------------------|--|-----------------|---|
| <p>GLE-<br/>C6.1.109</p> |  | <p>Derwent<br/>Park</p> | <p>8 Fenwick<br/>Crescent</p> |  | <p>57808/40</p> | <p><i>Description</i><br/>Circa 1938 house.<br/><i>Specific Extent</i><br/>All of CT57808/40.<br/><i>Statement of Local Historic<br/>Heritage Significance and<br/>Historic Heritage Values</i><br/>A roughcast rendered house<br/>representing the shift from<br/>agricultural land use to residential<br/>scale development.<br/>Identified in the Local Provisions<br/>Schedule because of:<br/>(a) Its role in, representation of,<br/>or potential for contributing to the<br/>understanding of:<br/>(a)(i) Local history including -<br/>land use patterns recalling the<br/>transitional period between the<br/>agricultural economy in the<br/>period prior to rapid<br/>suburbanisation post WW2.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place<br/>that exhibits - the principal<br/>characteristics of an Inter-War<br/>house. Significant attributes<br/>include but are not necessarily<br/>limited to: its corrugated hipped<br/>roof, tall brick chimneys set on a<br/>large allotment with an<br/>established garden including a<br/>row of mature conifers on the<br/>boundary.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|-------------------------|-------------------------------|--|-----------------|---|

|              |       |              |                |                     |   |   |
|--------------|-------|--------------|----------------|---------------------|---|---|
| GLE-C6.1.110 |       | Derwent Park | Main Road      | Sandstone milestone | Part 117356/1 and Road Reserve (no Folio of the Register) | <p><i>Description</i><br/>Sandstone milestone.</p> <p><i>Specific Extent</i><br/>All that part of the land within a 1m radius from Milestone located in the vicinity of E523379, N5257372 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>An 'in-situ' sandstone milestone being a tangible reminder of the role of the Main Road as a major historical land route.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including - land use patterns recalling the primacy of the Main Road as the principal north-south carriageway in the 19<sup>th</sup> century.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of 19<sup>th</sup> century distance marker.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
| GLE-C6.1.111 | 10036 | Derwent Park | 264A Main Road | Korongee            | 138727/1, 138727/2, 155049/1                              | <p><i>Description</i><br/>Trees and early 19th century road formation.</p>  |

|              |  |           |                 |                     |         |   |
|--------------|--|-----------|-----------------|---------------------|---------|---|
| GLE-C6.1.112 |  | Glenorchy | 5 Merton Street | Merton Mission Hall | 70925/2 | <p><i>Description</i><br/>1911 Mission Hall.</p> <p><i>Specific Extent</i><br/>All of CT70925/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A focal point as a long-standing community gathering place for the people of Merton and environs.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - as a combined (originally Anglican, subsequently multi-denominational) place of worship and hall that served as the hub of the Merton community for decades.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits the characteristics of Federation era building that exhibits Victorian Rustic Gothic and Romanesque stylistic attributes.</p> <p>(a)(iv) Aesthetic characteristics - including its prominent and identifiably historic townscape qualities setting it apart from the modern commuter suburb.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a place of gathering spanning almost the entire 20<sup>th</sup> century, and ongoing.</p> <p>(b)(ii) The life or works of prominent community member, landowner and employer, Alfred Sawyer.</p> |
|--------------|--|-----------|-----------------|---------------------|---------|---|

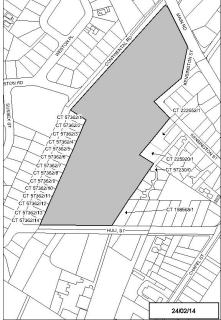
|              |      |           |                   |  |          |   |
|--------------|------|-----------|-------------------|--|----------|---|
| GLE-C6.1.113 |      | Glenorchy | 204 Tolosa Street | Grantleigh<br>The White House<br>St John Bosco Boys Town<br>Savio College<br>Dominic College | 143558/1 | <p><i>Description</i><br/>School campus incorporating 'Grantleigh', a former c1860-c1880 substantial rural residential house and the brick and tile, c1951 St John Bosco 'Boys Town' building within its boundaries.</p> <p><i>Specific Extent</i><br/>All of CT143558/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A school complex containing evidence of earlier land use with prominent local associations along with an imposing brick and tile building associated with the 'Boys Town' institution. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - rural land use in the area that became known as Merton the Salesian St John Bosco boys' orphanage, part of the 'Boys Town' period, subsequently Savio, now Dominic College.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - in 'Grantleigh' the fabric, form, scale and detailing of Victorian Gothic domestic architecture and, in the 'Boys Town' building the fabric, form, scale and detailing of an Inter-War Romanesque institutional building.</p> <p>(a)(iv) Aesthetic characteristics - acknowledging the prominence of the St John Bosco 'Boys Town' building in views to the school complex from Tolosa Street, and the intra-site prominence of 'Grantleigh' defining what is effectively the administrative entry point to the Dominic College complex.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a place of education and for its 'Boys Town' period associations.</p> <p>(b)(ii) The life or works of prominent community advocate, landowner and employer, Alfred Sawyer.</p> |
| GLE-C6.1.114 | 1610 | Glenorchy | 120 Tolosa Street | Murrayfield  | 13920/2  | <p><i>Description</i><br/>Dwelling.</p>   |
| GLE-C6.1.115 | 1609 | Glenorchy | 80 Tolosa Street  |  | 108491/4 | <p><i>Description</i><br/>Dwelling.</p>   |
| GLE-C6.1.116 | 1608 | Glenorchy | 78 Tolosa Street  |  | 108491/3 | <p><i>Description</i><br/>Dwelling.</p>   |

|              |      |           |                  |                     |          |   |
|--------------|------|-----------|------------------|---------------------|----------|---|
| GLE-C6.1.117 | 1607 | Glenorchy | 72 Tolosa Street |                     | 79501/2  | <i>Description</i><br>Dwelling.   |
| GLE-C6.1.118 |      | Glenorchy | 368 Main Road    | Hobart Savings Bank | 245476/1 | <p><i>Description</i><br/>1950s bank building.</p> <p><i>Specific Extent</i><br/>All of CT245476/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>1950s bank building demonstrating confidence in Glenorchy as a commercial centre during its post-World-War-II expansion.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including - as a demonstration of the bank's interest and involvement in low-cost housing subdivisions in the area, and Glenorchy's consolidation as a post-War commercial, industrial and suburban residential hub.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - Stripped Classical characteristics. Significant attributes include but are not necessarily limited to: its free-standing form, symmetry, unpainted brick construction and detailing, emphatic arched entry portal and timber-framed fenestration.</p> <p>(a)(iv) Aesthetic characteristics - occupying a landmark position on a prominent street corner in the Glenorchy CBD.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of prominent Tasmanian Architect, A. Lauriston Crisp.</p> |

|              |  |           |                      |                |          |   |
|--------------|--|-----------|----------------------|----------------|----------|---|
| GLE-C6.1.119 |  | Glenorchy | 382 – 386A Main Road | Hickmans Store | 137971/1 | <p><i>Description</i><br/>1903 general country store/emporium, historically combining the sale of general groceries with hardware.</p> <p><i>Specific Extent</i><br/>All of CT213797/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Federation period façade and key element and historical reference point in the City of Glenorchy CBD.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a marker and demonstration of the evolution of commerce in the City's CBD.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – in extent, remnant form and façade details, elements of a former Federation period emporium, and later butchery.</p> <p>(a)(iv) Aesthetic characteristics – exhibiting a strong streetscape presence in the Glenorchy CBD.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of prominent local shopkeeper George Hickman (also reputedly the first Councillor in the Rural Municipality of Glenorchy who was not a fruitgrower).</p> |
|--------------|--|-----------|----------------------|----------------|----------|---|

Tasmanian Planning Scheme - Glenorchy LPS

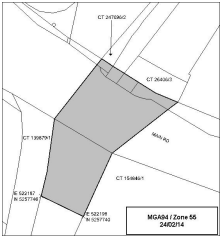
|              |      |           |                 |                     |                      |  |
|--------------|------|-----------|-----------------|---------------------|----------------------|--|
| GLE-C6.1.120 |      | Glenorchy | 367 Main Road   | Elwick Hotel        | 243628/1             | <p><i>Description</i><br/>1903 Elwick Hotel.</p> <p><i>Specific Extent</i><br/>All of CT243628/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Federation period hotel and landmark building with strong sporting associations in a prominent location on the Main Road.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a marker and demonstration of the evolution of commerce in the City's CBD, as a watering hole, social hub and melting-pot of local intelligence closely associated with key sporting activities of the period and in the Glenorchy district including horse racing, cycling and wood chopping.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the character, fabric, form and detailing of a Federation period hotel.</p> <p>(a)(iv) Aesthetic characteristics – exhibiting a strong streetscape presence and prominent position on the fringe of the Glenorchy CBD.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of colourful identities, Joseph and Louisa Gavitt and Freemason architect R. Flack Ricards.</p> |
| GLE-C6.1.121 | 1606 | Glenorchy | 449 Main Road   |                     | 42527/1              | <p><i>Description</i><br/>Building.</p>  |
| GLE-C6.1.122 | 1605 | Glenorchy | 2 Tolosa Street | St. Matthews Church | 112330/1,<br>43605/1 | <p><i>Description</i><br/>Church and graves.</p>   |

|              |      |           |               |                          |          |   |
|--------------|------|-----------|---------------|--------------------------|----------|---|
| GLE-C6.1.123 | 1604 | Glenorchy | 452 Main Road | Glenorchy Primary School | 225920/1 | <p><i>Description</i><br/>Buildings and grounds.</p> <p><i>Specific Extent</i><br/>All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.8.</p>  <p>Figure GLE-C6.1.8</p> |
|--------------|------|-----------|---------------|--------------------------|----------|---|

|                          |  |                  |                                    |  |                |   |
|--------------------------|--|------------------|------------------------------------|--|----------------|---|
| <p>GLE-<br/>C6.1.124</p> |  | <p>Glenorchy</p> | <p>8<br/>Kensington<br/>Street</p> |  | <p>27338/1</p> | <p><i>Description</i><br/>Circa 1870 house.<br/><i>Specific Extent</i><br/>All of CT27338/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Representative of the survival of earlier places amidst progressive transformation (via Soldier and Closer Settlement Acts) to residential housing that presently characterises the area. Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – land use patterns recalling the importance of small holdings in the 19<sup>th</sup> century local agricultural economy.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – the characteristic symmetry of a Victorian Georgian style house. Significant attributes include but are not necessarily limited to: its hipped roof forms, tall corbelled brick chimneys, timber-framed sash windows, centrally situated front door with side-lights, sympathetic hipped-roof verandah addition and sympathetic low timber picket front fence.<br/>(a)(iv) Aesthetic characteristics – exhibiting a strong streetscape presence individually and as one of several historic dwellings in Kensington Street.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|------------------|------------------------------------|--|----------------|---|

|              |  |           |                      |  |          |   |
|--------------|--|-----------|----------------------|--|----------|---|
| GLE-C6.1.125 |  | Glenorchy | 16 Kensington Street |  | 222652/1 | <p><i>Description</i><br/>                 Circa 1880 house.<br/> <i>Specific Extent</i><br/>                 All of CT222652/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A late 19<sup>th</sup> century house demonstrating the change in fortunes and character of people and place.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – the enterprise of native-born sons of an ex-convict and Glenorchy’s evolution from large agricultural properties to residential housing and other forms of industry as the population increased along with demand for inner-city housing.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the characteristic symmetry of a Victorian era Georgian style house. Significant attributes include but are not necessarily limited to: its steeply pitched corrugated hipped-roof featuring corbelled brick chimneys, pair of dormer windows servicing an attic space, twelve pane sash windows flanking the main entry door which has a glazed transom (top) light. There is a hipped roofed front verandah supported on timber posts, partially enclosed by later glazing and a horizontal timber weatherboard clad skirt. A timber skillion section is attached to the rear of the main house. A sympathetic and appropriately low timber picket front fence defines the Kensington Street frontage.<br/>                 (a)(iv) Aesthetic characteristics – exhibiting a strong streetscape presence individually and as one of several late 19<sup>th</sup> century dwellings in Kensington Street.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Prominent local landowners and business operators, the Hallam family.</p> |
|--------------|--|-----------|----------------------|--|----------|---|

|              |      |           |                      |                            |                              |  |
|--------------|------|-----------|----------------------|----------------------------|------------------------------|--|
| GLE-C6.1.126 |      | Glenorchy | 14 Kensington Street |                            | 63453/2                      | <p><i>Description</i><br/>Circa 1880 house.</p> <p><i>Specific Extent</i><br/>All of CT63453/2</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A late 19th century house demonstrating the change in fortunes and character of people and place.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – the enterprise of native-born sons of an ex-convict and Glenorchy's evolution from large agricultural properties to residential housing and other forms of industry as the population increased along with demand for inner-city housing.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the characteristic symmetry of a Victorian Georgian style house. Significant attributes include but are not necessarily limited to: its steeply pitched corrugated hipped-roof featuring corbelled brick chimneys, sash windows flanking the main entry door which has a glazed transom (top) light. There is a hipped and bull-nose-roofed front verandah supported on timber posts and a timber skillion section is attached to the rear of the main house. A sympathetic timber picket front fence defines the Kensington Street frontage.</p> <p>(a)(iv) Aesthetic characteristics – exhibiting a strong streetscape presence individually and as one of several late 19<sup>th</sup> century dwellings in Kensington Street.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Prominent local landowners and business operators, the Hallam family.</p> |
| GLE-C6.1.127 | 1601 | Glenorchy | 2-6 Goodwood Road    | Tattersalls Park           | 119130/1, 110998/1, 110998/2 | <p><i>Description</i><br/>Main grandstand, Ledger, Stand, stables, horse statue, fountain, ticket box.</p>   |
| GLE-C6.1.128 | 1600 | Glenorchy | 1A Chapel Street     | RAOB Lodge Wesleyan Church | 45168/1                      | <p><i>Description</i><br/>Building.</p>  |

|                     |  |                  |                  |                         |                               |  |
|---------------------|--|------------------|------------------|-------------------------|-------------------------------|--|
| <p>GLE-C6.1.129</p> |  | <p>Glenorchy</p> | <p>Main Road</p> | <p>O'Brien's Bridge</p> | <p>Part 44073/1, 246739/2</p> | <p><i>Description</i><br/> Hybrid (mid-19<sup>th</sup> century/mid-20<sup>th</sup> century) bridge structure and associated stone retaining wall.<br/> <i>Specific Extent</i><br/> All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.9.</p>  <p>Figure GLE-C6.1.9.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/> A historical landmark in the City of Glenorchy, exhibiting both 19<sup>th</sup> and mid-20<sup>th</sup> century bridge construction techniques. Identified in the Local Provisions Schedule because of:<br/> (a) Its role in, representation of, or potential for contributing to the understanding of:<br/> (a)(i) Local history including – the evolution of the Main Road.<br/> (a)(ii) Not applicable.<br/> (a)(iii) A class of building or place that exhibits – bridge construction techniques and materials prevalent during the mid-19<sup>th</sup> and mid-20<sup>th</sup> centuries. Significant attributes include but are not necessarily limited to:<br/> 19<sup>th</sup> century sandstone abutments and wing walls, concrete construction representing the mid-20<sup>th</sup> century preference for construction in permanent materials. Art-deco detailing in the bridge at deck level reflects the mid-1930s date of construction and is an increasingly rare attribute of bridges on Tasmanian roads. The widened structure demonstrates the evolution of the transport system from the horse-and-cart era to the advent of the motor car.<br/> (a)(iv) Not applicable.<br/> (b) Its association with:<br/> (b)(i) Not applicable.<br/> (b)(ii) Not applicable.</p> |
|---------------------|--|------------------|------------------|-------------------------|-------------------------------|--|

Tasmanian Planning Scheme - Glenorchy LPS

|              |              |           |                   |  |          |  |
|--------------|--------------|-----------|-------------------|--|----------|--|
| GLE-C6.1.130 | 1598         | Glenorchy | 29 Bowden Street  |  | 104190/9 | <i>Description</i><br>Dwelling and outbuildings.   |
| GLE-C6.1.131 |              | Glenorchy | 67 Howard Road    |  | 45639/1  | <p><i>Description</i><br/>[Adapted] 19<sup>th</sup> century rural outbuilding.</p> <p><i>Specific Extent</i><br/>All of CT45639/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A rural outbuilding adapted to residential use.<br/>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as the only surviving (modified) 19<sup>th</sup> century remnant of the former Timsbury House Estate, illustrative of the pressure placed on the old estates by the need for low-cost inner-city housing in the post-World-War-II era and demonstrating Glenorchy's evolution from agricultural estates and country seats to a diverse economy and residential housing.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the characteristic form of a rectangular 19<sup>th</sup> century rural brick outbuilding (ie, stable or barn-like structure) subsequently converted to residential use.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.132 | Part of 8314 | Glenorchy | 21 Balmain Street |  | 165218/2 | <i>Description</i><br>Dwelling.  |


|                          |  |                  |                                 |  |   |
|--------------------------|--|------------------|---------------------------------|--|---|
| <p>GLE-<br/>C6.1.133</p> |  | <p>Glenorchy</p> | <p>123<br/>Barossa<br/>Road</p> |  | <p>170114/4</p> <p><i>Description</i><br/>19th – 20th century farm complex.</p> <p><i>Specific Extent</i><br/>All of CT170114/4.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A multi-phase farm complex demonstrating the changing needs of farm owners set within a remnant rural landscape. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as representative of Glenorchy’s agricultural origins including dairy farming and as a soldier settler block.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – a variety of attributes including but not necessarily limited to: construction in timber including weatherboard with a combination of hipped and gabled corrugated roof forms, timber framed windows and sundry sheds in a mature garden setting.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------------------|--|------------------|---------------------------------|--|---|

|                     |  |                  |                         |   |                 |   |
|---------------------|--|------------------|-------------------------|---|-----------------|---|
| <p>GLE-C6.1.134</p> |  | <p>Glenorchy</p> | <p>71 Bowden Street</p> | <p>Guilford Young College<br/>Houghton House<br/>Houghton Mills and Tannery</p> | <p>124881/1</p> | <p><i>Description</i><br/>19<sup>th</sup> century house, barn and site of former tannery.<br/><i>Specific Extent</i><br/>All of CT124881/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A 19<sup>th</sup> century industrial remnant characterised by an extant house and barn along with elements of the broader, associated, mill and tannery complex in subsurface archaeological contexts.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as both extant and archaeological evidence of Glenorchy’s major, early industries operating from the 1830s until the turn of the 20<sup>th</sup> century.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – in Houghton House, the principal characteristics of a Victorian Georgian residence dating from the 1840s, altered and extended between the 1890s and circa 1920, and, in Houghton barn, the modified and adapted built form of a 19<sup>th</sup> century utilitarian building.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Catholic educational institutions since the 1960s.<br/>(b)(ii) Original grantee, Dr Matthew Bowden (assistant surgeon to Collins’ party, 1804) and William Murray, well-known local citizen and businessmen with a variety of agricultural and industrial interests.</p> |
|---------------------|--|------------------|-------------------------|---|-----------------|---|

|              |      |           |                     |               |          |   |
|--------------|------|-----------|---------------------|---------------|----------|---|
| GLE-C6.1.135 |      | Glenorchy | 15 Stansall Street  | Temora        | 251760/1 | <p><i>Description</i><br/>           Circa 1890 cottage.<br/> <i>Specific Extent</i><br/>           All of CT251760/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A late 19<sup>th</sup> century weatherboard (former) farmhouse predating suburban land use patterns. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a farmhouse recalling Glenorchy's agricultural origins that in style and orientation evidently predates post-World War II subdivision in the Bowden Street locality.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Victorian Italianate weatherboard cottage. Significant attributes include but are not necessarily limited to: its symmetrical form, hipped corrugated roof, rear skillion section, corbelled brick chimneys, distinctive Italianate dormer with curved pediment, twin – narrow, sash windows – finely detailed lintel, blocks and weatherboard cheeks, curve-roofed covered entry porch supported by timber posts set on masonry piers flanking steps, single pane sash windows with horns.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.136 | 8318 | Glenorchy | 2-10 Windsor Street | Glenview Home | 248223/1 | <p><i>Description</i><br/>           Building.</p>  |

Tasmanian Planning Scheme - Glenorchy LPS

|              |      |           |                    |                         |          |   |
|--------------|------|-----------|--------------------|-------------------------|----------|---|
| GLE-C6.1.137 |      | Glenorchy | 67 Windsor Street  | Windsor Park Sans Souci | 156989/2 | <p><i>Description</i><br/>           Circa 1830s evolved Georgian style residence with Federation-period additions set in an established garden.</p> <p><i>Specific Extent</i><br/>           All of CT156989/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           An early 19<sup>th</sup> century grand country estate residence with later, including Federation-period, adaptations. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – Glenorchy's favoured status as a location of country seats now subsumed by post-World War II suburban development prompted by industrialisation and increased demand for inner city housing.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of an evolved grand Georgian residence with Federation additions in an established garden setting.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Former owners and prominent local gentry Dr William Crowther, Edward Butler and William Murray.</p> |
| GLE-C6.1.138 | 7106 | Glenorchy | 388-388A Main Road | Snows Dry Cleaning      | 29803/3  | <p><i>Description</i><br/>           Factory.</p>   |

|                     |  |                  |                      |  |                                    |   |
|---------------------|--|------------------|----------------------|--|------------------------------------|---|
| <p>GLE-C6.1.140</p> |  | <p>Glenorchy</p> | <p>374 Main Road</p> | <p>Glenorchy War Memorial</p>                            | <p>Part 43579/1</p>                | <p><i>Description</i><br/>War Memorial.<br/><i>Specific Extent</i><br/>All that part of the land inside a 7-metre radius from the centre of the war memorial.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>War memorial constituting an historically established focal point for recognition of wartime service and sacrifice in a local community.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a focal point in the City for remembrance and commemoration of human sacrifice, and service in war generally, and with specific reference to the First World War.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – the principal characteristics of modern (mid-20<sup>th</sup> century) war memorial. Significant attributes include but are not necessarily limited to: its inscribed travertine marble panels salvaged from the original WWI memorial in Glenorchy.<br/>(a)(iv) Aesthetic characteristics - as a landmark feature on a prominent corner in the Glenorchy CBD.<br/>(b) Its association with:<br/>(b)(i) The Glenorchy community.<br/>(b)(ii) Those named who gave their lives in the service of the nation during wartime.</p> |
| <p>GLE-C6.1.365</p> |  | <p>Glenorchy</p> | <p>374 Main Road</p> | <p>Former: Labour Bureau Building, Glenorchy Library</p> | <p>Part 124634/1, Part 43579/1</p> | <p><i>Description</i><br/>1936 Labour Bureau designed by SWT (Syd) Blythe.<br/><i>Specific Extent</i><br/>All that part of the building encompassing the footprint and a 2 metre clear curtilage all around, as shown shaded and within the bold line in Figure GLE- C6.1.16.</p>  <p>Figure GLE-C6.1.16<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i></p>   |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>A small and unassuming yet significant Inter-War building, predating the Council Chambers. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a Labour Bureau established by Albert Ogilvie’s Labor Government for the supply of unemployment relief measures (eg, payments to unemployed workers involved in building the road to the summit of Mt Wellington) and, later, the Glenorchy Library after the passage of the Libraries Act in 1945, a role it performed until the Derwent Regional Library in Terry Street was built c1979.</p> <p>(a)(ii) Not applicable</p> <p>(a)(iii) A class of building or place that exhibits the principal characteristics of a small Inter-War period building. Significant attributes include but are not necessarily limited to; Its stand-alone rectangular form, corrugated galvanised iron hipped roof surmounted by a metal vent, symmetry, low piers flanking the entrance, unpainted red brick superstructure in stretcher bond with contrasting dark brick details in the ruled top course (the band above under the eaves expressed in horizontal white painted concrete) and, notably, in the finely laid narrow bricks – also dark in colour - surrounding the main entry. The original grey hand drawn and painted/stencilled “Labour Bureau” lettering survives as testimony to an earlier time above the door. Small high set timber-framed windows wrapping around the front corners to deliver light to the interior and a bank of three centrally situated sash windows to the rear - all multi-paned with horizontal glazing bars – complete the picture of what is a modest but carefully conceived design.</p> <p>(a)(iv) Aesthetic characteristics - arising from its curious and somewhat anachronous presentation to Tolosa Street.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a much loved and appreciated library.</p> <p>(b)(ii) The life or works of</p> |
|--|--|--|--|--|---|

|                          |  |                  |                              |                   |                 |   |
|--------------------------|--|------------------|------------------------------|-------------------|-----------------|---|
| <p>GLE-<br/>C6.1.141</p> |  | <p>Glenorchy</p> | <p>457-459<br/>Main Road</p> | <p>Club Hotel</p> | <p>147635/1</p> | <p><i>Description</i><br/>Hotel.<br/><i>Specific Extent</i><br/>All of CT147635/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Prominent local hotel and landmark with historically important civic associations on the Main Road. Formerly site of the Coach and Horses 1857 - 1870.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a historically important meeting place for both hotel patrons and for early local civic functions (prior to the construction of public buildings).</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the rudiments of its 19<sup>th</sup> century form in its hipped roof form partially concealed by a 1930s inter-war Art Deco façade complete with rounded corner and decorative, curved geometric parallel line motifs.</p> <p>(a)(iv) Aesthetic characteristics - as a prominent element in the Main Road streetscape north of Humphreys Rivulet.</p> <p>(b) Its association with:</p> <p>(b)(i) Local government as the site of Council's first meeting in 1864.</p> <p>(b)(ii) Not applicable.</p> |
|--------------------------|--|------------------|------------------------------|-------------------|-----------------|---|

|              |  |           |                    |                          |          |   |
|--------------|--|-----------|--------------------|--------------------------|----------|---|
| GLE-C6.1.142 |  | Glenorchy | 446-446A Main Road | Glenorchy Uniting Church | 134416/2 | <p><i>Description</i><br/>1910 Church.</p> <p><i>Specific Extent</i><br/>All of CT134416/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Place of worship in a prominent location on the Main Road.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – the early and widespread impact of independent churches on Tasmania and as a demonstration of Non-conformist faiths to the Glenorchy community.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Gothic style brick church. Significant attributes include but are not necessarily limited to: its unpainted brick construction, brick buttresses, corrugated gabled roof with timber gable screen to the street, gothic lancet windows, gabled roofed porch (with matching timber screen) and steeple to one side.</p> <p>(a)(iv) Aesthetic characteristics - as a prominent element in the Main Road streetscape north of Humphreys Rivulet.</p> <p>(b) Its association with:</p> <p>(b)(i) Many Glenorchy Christians for in excess of a century.</p> <p>(b)(ii) Designers, R. Flack Ricards and Frank Heyward.</p> |
|--------------|--|-----------|--------------------|--------------------------|----------|---|

|                          |  |                  |                              |  |                          |   |
|--------------------------|--|------------------|------------------------------|--|--------------------------|---|
| <p>GLE-<br/>C6.1.143</p> |  | <p>Glenorchy</p> | <p>373-375<br/>Main Road</p> |  | <p>Part<br/>199804/1</p> | <p><i>Description</i><br/>1920s combined shop/s and residence/s.<br/><i>Specific Extent</i><br/>All that part of the land between the south boundary and a line along, and extended from, the outside of the north wall of the old shop building fronting Main Road.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of a group of 1920s shops constituting early development in retail services in what is now the Glenorchy CBD.</p> <p>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as one in a group of rare surviving and early 20<sup>th</sup> century retail shops reflecting confidence in Glenorchy's future as a commercial precinct in a growing municipality. No 373 triggering the 'seven inches of land' legal case that generated its own legislation in the <i>Elizabeth Dempster Compensation Act (1937)</i>.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Freestyle style two-storey brick shop complex. Significant attributes include but are not necessarily limited to: its brick parapet concealing the roof, curved pediments, brick pilasters, moulded concrete string courses and timber-framed sash windows on the upper level.<br/>(a)(iv) Aesthetic characteristics - as a key streetscape element in the Glenorchy CBD.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Elizabeth Dempster.</p> |
|--------------------------|--|------------------|------------------------------|--|--------------------------|---|

|                     |  |                  |                      |  |                 |  |
|---------------------|--|------------------|----------------------|--|-----------------|--|
| <p>GLE-C6.1.144</p> |  | <p>Glenorchy</p> | <p>330 Main Road</p> |  | <p>219879/3</p> | <p><i>Description</i><br/>                 Circa 1920 weatherboard house and shop.<br/> <i>Specific Extent</i><br/>                 All of CT219879/3.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Early commerce combined with live-on premises accommodation characteristic of the period in what is now the Glenorchy CBD.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a rare surviving early 20<sup>th</sup> century corner shop and residence that recall the beginnings of Glenorchy as a commercial and retail hub.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Queen Anne cottage and associated shop. Significant attributes include but are not necessarily limited to; its hipped corrugated roof, projecting street gable with bay window and bull-nose verandah connected to an, added, hipped roof shop with large display windows and corner entrance. A sympathetic timber picket fence defines the property boundary in front of the cottage.</p> <p>(a)(iv) Aesthetic characteristics - as a key streetscape element on the fringe of the Glenorchy CBD.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|---------------------|--|------------------|----------------------|--|-----------------|--|

|              |  |           |               |                 |                    |  |
|--------------|--|-----------|---------------|-----------------|--------------------|--|
| GLE-C6.1.145 |  | Glenorchy | 280 Main Road | Niantic Leprena | 244805/12, 43744/1 | <p><i>Description</i><br/>1910 house.</p> <p><i>Specific Extent</i><br/>All of: CT244805/12, CT43744/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A prominent early suburban house and later private hospital owned with important cultural and community associations. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – the suburbanisation of Glenorchy in the early 20<sup>th</sup> century, later a private hospital.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a single storey brick Federation Bungalow. Significant attributes include but are not necessarily limited to: its hipped, corrugated roof and gabled bays projecting to the Main Road and Felicity Lane. The bays are linked by a wide return-verandah featuring timber posts with decorative brackets supported on brick piers. A large dormer faces the Main Road. There are timber casement windows with leaded top lights, a porthole window to the verandah and lead-lighted front door. The original house has been extended in brick to the rear. The front of the property is distinguished by a fine, low, random split-faced mortared sandstone retaining wall punctuated by decorative brick and stone piers at intervals.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) The Uniting Aboriginal and Christian Congress.</p> <p>(b)(ii) Joseph Courtland Gavitt and Lousia Gavitt. Sister Sadie Montgomery.</p> |
|--------------|--|-----------|---------------|-----------------|--------------------|--|

|              |  |           |                   |                              |         |   |
|--------------|--|-----------|-------------------|------------------------------|---------|---|
| GLE-C6.1.146 |  | Glenorchy | 324-328 Main Road | Gill's Garage (later Clarks) | 91610/5 | <p><i>Description</i><br/>Former motor garage and petrol station.</p> <p><i>Specific Extent</i><br/>All of CT91610/5.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Gill's (later Clarks) Garage, circa 1923 and Glenorchy's first motor garage with alterations characteristic of a 1950s petrol station on a prominent corner location on the Main Road. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – the era of the local, independently-owned motor garage that emerged because of the arrival of the motor vehicle in Tasmania in the early 20<sup>th</sup> century, the ownership of which became almost universal by the 1960s.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a single storey concrete-brick inter-war motor garage and petrol station. Significant attributes include but are not necessarily limited to: its corrugated gabled roof concealed by a Main Road facing concrete parapet with semi-circular top, concrete awning supported by round concrete posts over a concrete hardstand and island plinth that housed the bowsers. Shopfront window and garage door openings remain evident to the front and (Gavitt Street) side of the structure.</p> <p>(a)(iv) The building is a distinctive element in the Main Road streetscape, being one of a number of structures that recall Glenorchy's beginning as a retail service centre in the early-mid 20<sup>th</sup> century.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Proprietor, Victor Norman Gill who operated a motor garage on this site for several decades from 1923.</p> |
|--------------|--|-----------|-------------------|------------------------------|---------|---|

|                     |  |                  |                         |  |                |  |
|---------------------|--|------------------|-------------------------|--|----------------|--|
| <p>GLE-C6.1.147</p> |  | <p>Glenorchy</p> | <p>5 McGough Street</p> |  | <p>19638/4</p> | <p><i>Description</i><br/>                     1919-1922 war service home.<br/> <i>Specific Extent</i><br/>                     All of CT19638/4.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                     Early 20<sup>th</sup> century War Service Home.<br/>                     Identified in the Local Provisions Schedule because of:<br/>                     (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                     (a)(i) Local history including – Glenorchy’s evolution from agriculture to residential housing, as large estates (such as ‘The Grove’) were broken up. The house also demonstrates the ubiquity of WWI service in the Glenorchy community, being one of so many houses to have formed part of soldier settlement schemes.<br/>                     (a)(ii) Not applicable.<br/>                     (a)(iii) A class of building or place that exhibits – the principal characteristics of a single storey weatherboard Federation Victorian house. Significant attributes include but are not necessarily limited to: its corrugated hipped roof, bull-nose verandah with timber railings, posts and decorative frieze, paired timber-framed sash windows and front door with leadlight panels and leaded top and side lights. A sympathetic timber picket fence defines the frontage.<br/>                     (a)(iv) Not applicable.<br/>                     (b) Its association with:<br/>                     (b)(i) Not applicable.<br/>                     (b)(ii) Not applicable.</p> |
|---------------------|--|------------------|-------------------------|--|----------------|--|

|              |  |           |                 |              |         |   |
|--------------|--|-----------|-----------------|--------------|---------|---|
| GLE-C6.1.148 |  | Glenorchy | 8 Norman Circle | Norman House | 47024/1 | <p><i>Description</i><br/>1916 house.</p> <p><i>Specific Extent</i><br/>All of CT47024/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>No.8 Norman Circle demonstrates Glenorchy's progress from grazing and agricultural holdings outside Hobart, to a City in its own right with its own industries and with increasing demand for residential housing.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – in its gradual reduction from being part of a wool-growing grant designed to enforce the convict assignment system, to an industrial site exploiting the water resource of Humphreys Rivulet, then to a small orchard property with a Federation homestead, and eventually to a suburban residential property.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a single storey weatherboard Federation Queen Anne house. Significant attributes include but are not necessarily limited to: its corrugated hipped roof with gabled bays projecting to the street and to the west, pressed metal gable infills, timber gable and eave brackets, a bull-nose verandah to the street and enclosed verandah to the side. A sympathetic timber picket fence defines the frontage.</p> <p>(a)(iv) Aesthetic characteristics – No. 8 Norman Circle is a prominent streetscape feature in a street dominated by much later dwellings.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|-----------|-----------------|--------------|---------|---|

|              |  |           |                 |                        |          |   |
|--------------|--|-----------|-----------------|------------------------|----------|---|
| GLE-C6.1.149 |  | Glenorchy | 3 Peltro Street | Glenorchy Masonic Hall | 217647/1 | <p><i>Description</i><br/>1925 Glenorchy Masonic Hall – Ubique Lodge, No. 35.</p> <p><i>Specific Extent</i><br/>All of CT217647/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Masonic Hall reflecting the significance of friendly societies in the history of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – the rise of Freemasonry after World War I, at a time when Glenorchy’s increasing industrialisation created a greater need for a trade guild.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a large brick hall with later (inter-war) additions. Significant attributes include but are not necessarily limited to: its stripped classical façade in light brick, featuring a dentil course below a parapet concealing a gabled corrugated roof, paired metal frame windows flanking a projecting central entrance bay surmounted by a top-light bearing the Freemason symbol.</p> <p>(a)(iv) Aesthetic characteristics – as a fine example of mid-20<sup>th</sup> century masonic temple and distinctive architectural element in the Glenorchy CBD.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Designing architects with freemasonry links, Salier, Glaskin and Ricards.</p> |
|--------------|--|-----------|-----------------|------------------------|----------|---|

|              |  |           |                   |                    |          |   |
|--------------|--|-----------|-------------------|--------------------|----------|---|
| GLE-C6.1.150 |  | Glenorchy | 8A Sanders Street | Burnside Mary Vale | 25142/11 | <p><i>Description</i><br/>                 Circa 1905 house and c1890 weatherboard cottage.</p> <p><i>Specific Extent</i><br/>                 All of CT25142/11.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Burnside/Maryvale is the nucleus of a former orcharding property in a suburban context.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – As a former fruit-growing property, which once adjoined the orchards of Tolosa and Murrayfield, demonstrating Glenorchy’s evolution from country estates and agriculture to suburban housing.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a substantial double-fronted Victorian and Federation Queen Anne house. Significant attributes include but are not necessarily limited to: its brick construction, stone base, hipped corrugated roof, flat roofed dormers and gable projecting to the northern elevation, tall brick chimneys, narrow eaves, a verandah with timber posts and cast-iron frieze, and a bay to the south.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Prominent local orchardists, the Cruikshank family.</p> |
|--------------|--|-----------|-------------------|--------------------|----------|---|

|                     |  |                  |                          |  |                |  |
|---------------------|--|------------------|--------------------------|--|----------------|--|
| <p>GLE-C6.1.151</p> |  | <p>Glenorchy</p> | <p>139 Tolosa Street</p> |  | <p>46401/1</p> | <p><i>Description</i><br/>                 Circa 1880 farmhouse.<br/> <i>Specific Extent</i><br/>                 All of CT46401/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 With its unusual orientation and older style of building, 139 Tolosa Street stands out from its, mostly inter-war, neighbours, a remnant of a bygone land use it demonstrates Glenorchy's evolution from agriculture to residential housing.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – in its form and orientation away from the street, associations with rural land-use pre-dating the suburban development of Tolosa Street.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the principal characteristics of a Victorian Georgian weatherboard cottage. Significant attributes include but are not necessarily limited to: its corrugated gabled roof, two later gable roofed wings to the rear, timber finials, decorative barge boards and mid to late 20<sup>th</sup> century stone and timber picket fence defining the street boundary.<br/>                 (a)(iv) Aesthetic characteristics – as a distinctive historical marker in an urban streetscape.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|---------------------|--|------------------|--------------------------|--|----------------|--|

|              |  |           |                 |  |         |   |
|--------------|--|-----------|-----------------|--|---------|---|
| GLE-C6.1.152 |  | Glenorchy | 6 Miranda Place |  | 24394/4 | <p><i>Description</i><br/>           Circa 1890 weatherboard house.</p> <p><i>Specific Extent</i><br/>           All of CT24394/4</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           No.6 Miranda Place demonstrates Glenorchy's progress from grazing and agricultural holdings outside Hobart to a City in its own right with its own diverse industries and with increasing demand for residential housing.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – In its gradual reduction from being part of a wool-growing grant designed to enforce the convict assignment system, to a small orchard property with a late-Victorian homestead and racing stables, and eventually to a suburban residential property.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Victorian Georgian weatherboard house. Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated hipped roof, dormer, tall brick chimneys and partially enclosed verandah to the front.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive historical marker in an urban streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Orchardist and racing industry identity, Eric Leslie Pitt.</p> |
|--------------|--|-----------|-----------------|--|---------|---|

|              |  |           |                |  |          |  |
|--------------|--|-----------|----------------|--|----------|--|
| GLE-C6.1.153 |  | Glenorchy | 2 Priest Place |  | 105764/1 | <p><i>Description</i><br/>           Circa 1890 farmhouse set in extensive grounds containing large mature exotic trees.</p> <p><i>Specific Extent</i><br/>           All of CT105764/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A Victorian cottage typical of those that characterised the rural hinterland of Glenorchy prior to the encroachment of suburbia. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – in its form and orientation away from the street, associations with the occupation of land in the backblocks of Glenorchy, contrasting with that of landed gentry on prime grazing runs, and pre-dating urbanisation.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a late-Victorian Georgian weatherboard farmhouse. Significant attributes include but are not necessarily limited to: its weatherboard construction, stone rubble base, corrugated hipped roof, bull-nose verandah with original timber railings and posts, timber-framed sash windows and brick chimneys.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The Priest family.</p> |
|--------------|--|-----------|----------------|--|----------|--|

|                          |  |                  |                                  |  |                 |   |
|--------------------------|--|------------------|----------------------------------|--|-----------------|---|
| <p>GLE-<br/>C6.1.154</p> |  | <p>Glenorchy</p> | <p>48C<br/>Bimburra<br/>Road</p> |  | <p>156975/2</p> | <p><i>Description</i><br/>Circa 1900 weatherboard house.<br/><i>Specific Extent</i><br/>All of CT156975/2.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A Victorian cottage typical of those that characterised the rural hinterland of Glenorchy prior to the encroachment of suburbia.</p> <p>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – rural occupation recalling historic land use patterns.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – the principal characteristics of a late-Victorian Georgian house. Significant attributes include but are not necessarily limited to: its weatherboard construction, stone rubble base, corrugated hipped roof, timber-framed sash windows, top and side lights to the front door, tall brick chimneys and modern verandah.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|------------------|----------------------------------|--|-----------------|---|

|              |  |           |                |                               |          |  |
|--------------|--|-----------|----------------|-------------------------------|----------|--|
| GLE-C6.1.155 |  | Glenorchy | 59 Howard Road | Eric Reece's former residence | 211678/4 | <p><i>Description</i><br/>1941-42 weatherboard house.</p> <p><i>Specific Extent</i><br/>All of CT211678/4.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>House with industrial origins, subsequently the long-term residence of a former Premier of Tasmania.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – demonstration of the practice of co-location of housing with industry, specifically as residential accommodation constructed for the manager of the adjacent No.4 Munitions Case factory.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a mid-20<sup>th</sup> century house. Significant attributes include but are not necessarily limited to: its weatherboard construction, tiled gabled roof including an offset gabled wing projecting to the street, timber-framed sash windows, and entrance porch. A tiled, gable-roofed, garage, contemporaneous with the house is located behind the building line at the south-western end and the frontage is defined by a low brick fence with repeating brick piers interspersed with wrought steel-band panels with decorative detailing.</p> <p>(a)(iv) Aesthetic characteristics – as an incongruous residential element in an otherwise industrialised setting.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life of works of a person of importance to the locality or region - as the only house ever owned (and occupied over several decades spanning his political career and beyond) by former Premier, Eric Reece, one of Tasmania's most influential post-war politicians and champion of hydro-industrialisation.</p> |
|--------------|--|-----------|----------------|-------------------------------|----------|--|

|                     |  |                  |                        |                  |                               |  |
|---------------------|--|------------------|------------------------|------------------|-------------------------------|--|
| <p>GLE-C6.1.156</p> |  | <p>Glenorchy</p> | <p>75 Barossa Road</p> | <p>Bendemeer</p> | <p>212305/1,<br/>211428/1</p> | <p><i>Description</i><br/>Post war functionalist house.<br/><i>Specific Extent</i><br/>All of: CT212305/1 and CT211428/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Owner built house in the suburbs reflecting the architectural fashions of the 1950s.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – the suburbanisation of Glenorchy evident in the surge in building after years of war time stringency and reflecting changing fashions in domestic architecture that coincided with the prosperous ‘baby boom’ period of the 1950s.</p> <p>(a)(ii) Creative achievement – as an owner-built house with concrete blocks forming the superstructure cast in a wooden frame in a garden shed/workshop.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a post-war Functionalist house. Significant attributes include but are not necessarily limited to: its large round bay facing the street, rounded corners elsewhere, metal framed casement windows, concrete awning to the front entry porch and parapet concealing a flat roof.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive architectural element in the surrounding streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|---------------------|--|------------------|------------------------|------------------|-------------------------------|--|

|              |  |           |                   |          |          |   |
|--------------|--|-----------|-------------------|----------|----------|---|
| GLE-C6.1.157 |  | Glenorchy | 141 Chapel Street | Backacre | 142141/1 | <p><i>Description</i><br/>Early-mid Victorian period house in mature garden setting.</p> <p><i>Specific Extent</i><br/>All of CT142141/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Remnant Victorian period remnant pre-dating Glenorchy's suburban transformation.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a rare, early surviving house in Glenorchy demonstrating pre-suburban land use patterns.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of an early-mid Victorian house. Significant attributes include but are not necessarily limited to: its brick construction, corrugated half-hipped roof form and 20<sup>th</sup> century additions.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|-----------|-------------------|----------|----------|---|

|              |  |           |                    |  |         |   |
|--------------|--|-----------|--------------------|--|---------|---|
| GLE-C6.1.158 |  | Glenorchy | 171A Chapel Street |  | 26002/1 | <p><i>Description</i><br/>         Circa 1910 weatherboard house in a mature garden setting.</p> <p><i>Specific Extent</i><br/>         All of CT26002/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         An early 20<sup>th</sup> century house of a style that pre-dates suburban land use patterns. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of pre-suburban land use patterns.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a single storey, double-fronted Federation Queen Anne style house. Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated hipped roof, projecting gables to front and side elevations, bull-nose verandah with timber posts and decorative frieze, timber-framed sash windows, eave and gable brackets in a mature garden setting.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|-----------|--------------------|--|---------|---|

|                          |  |                  |                            |  |                             |   |
|--------------------------|--|------------------|----------------------------|--|-----------------------------|---|
| <p>GLE-<br/>C6.1.159</p> |  | <p>Glenorchy</p> | <p>6 Gavitt<br/>Street</p> |  | <p>91610/1,<br/>91610/2</p> | <p><i>Description</i><br/>Circa 1915 brick bungalow.<br/><i>Specific Extent</i><br/>All of: CT91610/1 and<br/>CT91610/2.<br/><i>Statement of Local Historic<br/>Heritage Significance and<br/>Historic Heritage Values</i><br/>Brick house representative of the<br/>early stages of suburban<br/>development in Glenorchy.<br/>Identified in the Local Provisions<br/>Schedule because of:<br/>(a) Its role in, representation of,<br/>or potential for contributing to the<br/>understanding of:<br/>(a)(i) Local history including –as a<br/>demonstration of the early stages<br/>of transition of Glenorchy from a<br/>rural economy to dormitory<br/>suburb.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place<br/>that exhibits – the principal<br/>characteristics of a single-storey<br/>brick bungalow. Significant<br/>attributes include but are not<br/>necessarily limited to: its brick<br/>construction, hipped, terracotta<br/>tile roof and gable projecting to<br/>the street. The building is<br/>rendered above the window line<br/>and is set partly on sandstone<br/>footings. It is otherwise<br/>distinguished by ridgelines<br/>terminated in scrolled terracotta<br/>finials, decorative hip-end tiles, a<br/>tall partially rendered chimney<br/>with terracotta pots, square bays<br/>in the street facade, leadlight<br/>casement windows, a round-<br/>headed window and exposed<br/>eaves, the whole set behind a<br/>brick and iron palisade fence.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|------------------|----------------------------|--|-----------------------------|---|

|              |  |           |               |  |          |   |
|--------------|--|-----------|---------------|--|----------|---|
| GLE-C6.1.160 |  | Glenorchy | 15 Grove Road |  | 63787/53 | <p><i>Description</i><br/>1919-22 brick bungalow.</p> <p><i>Specific Extent</i><br/>All of CT63787/53.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Representative of economical housing promoted in early 20<sup>th</sup> century subdivisions on the back of 'Garden City' style development and government initiatives.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – Glenorchy's evolution from large agricultural estates to residential housing, but more specifically the early promotion of low-cost housing subdivisions aimed at ordinary people who might yearn to own their own home, part inspired by government initiatives to reward World War I and World II veterans for their service and also with the 'garden suburb' initiatives of Springfield, Bournville Crescent and Lutana.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of an Inter-War Bungalow. Significant attributes include but are not necessarily limited to: its rough cast rendering, corrugated gable roof, with gables to both street frontages and a secondary gable to Grove Road, rough-cast rendered chimneys with terracotta pots, a verandah with exposed eaves, timber posts on masonry piers, timber casement windows and an original rendered fence.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive element occupying a prominent street corner position.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|-----------|---------------|--|----------|---|

|                     |  |                  |                           |  |  |
|---------------------|--|------------------|---------------------------|--|--|
| <p>GLE-C6.1.161</p> |  | <p>Glenorchy</p> | <p>1/2 Jameson Street</p> |  | <p>103905/1</p> <p><i>Description</i><br/>                 Circa 1910 cottage.<br/> <i>Specific Extent</i><br/>                 All of CT103905/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Early 20<sup>th</sup> century cottage typical of Glenorchy's transformation from rural estates to suburbia.</p> <p>Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – the early phase in Glenorchy's transition from large agricultural estates, to small-acreage holdings, to suburbia.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the principal characteristics of a weatherboard Federation Georgian cottage. Significant attributes include but are not necessarily limited to: its weatherboard construction, rendered brick base, corrugated hipped roof, verandah wrapping around one-and-a-half sides with timber posts, railings and decorative frieze, tall corbelled brick chimneys, paired timber-framed sash windows and front door with top and side lights. There is a rear skillion section.<br/>                 (a)(iv) Not applicable.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|---------------------|--|------------------|---------------------------|--|--|

|              |  |           |                 |  |         |  |
|--------------|--|-----------|-----------------|--|---------|--|
| GLE-C6.1.162 |  | Glenorchy | 4 Merton Street |  | 62413/7 | <p><i>Description</i><br/>           Circa 1890 farmhouse.<br/> <i>Specific Extent</i><br/>           All of CT62413/7.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Remnant farmhouse associated with rural land use patterns historically prevalent in the Merton locality.</p> <p>Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – demonstration of land-use patterns in Merton that pre-date the mid-late 20th century suburbanisation of the area.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits – the principal characteristics of an altered Victorian Georgian farmhouse. Significant attributes include but are not necessarily limited to: its weatherboard construction, steep pitched corrugated hipped roof with later gable wing to the east and large dormer to the west. There is an enclosed bull-nose verandah to the former (east-facing) front of the building, tall corbelled brick chimneys and timber-framed sash windows.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
|--------------|--|-----------|-----------------|--|---------|--|

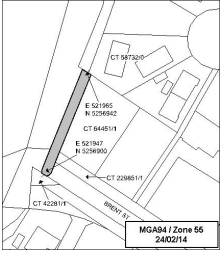
|                          |  |                  |                         |  |                 |  |
|--------------------------|--|------------------|-------------------------|--|-----------------|--|
| <p>GLE-<br/>C6.1.163</p> |  | <p>Glenorchy</p> | <p>11 Merton Street</p> |  | <p>148996/2</p> | <p><i>Description</i><br/>           Circa 1900-1910 cottage.<br/> <i>Specific Extent</i><br/>           All of CT148996/2<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Remnant farmhouse associated with rural land use patterns historically prevalent in the Merton locality.</p> <p>Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – demonstration of land-use patterns in Merton that pre-date the mid-late 20th century suburbanisation of the area.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits – the principal characteristics of a single storey Federation Queen Anne cottage. Significant attributes include but are not necessarily limited to: its weatherboard construction, stone rubble base, corrugated hipped and gabled roof forms projecting to the street, twin gables to the side, bull-nose verandah with timber posts and remnant frieze, timber-framed sash windows and a timber finial.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
|--------------------------|--|------------------|-------------------------|--|-----------------|--|

|              |  |           |                  |  |          |   |
|--------------|--|-----------|------------------|--|----------|---|
| GLE-C6.1.164 |  | Glenorchy | 13 Merton Street |  | 162707/1 | <p><i>Description</i><br/>           Circa 1900+ cottage.</p> <p><i>Specific Extent</i><br/>           All of CT162707/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Remnant farmhouse associated with rural land use patterns historically prevalent in the Merton locality.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – demonstration of land-use patterns in Merton that pre-date the mid-late 20<sup>th</sup> century suburbanisation of the area.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of an evolved single storey Federation Queen Anne cottage. Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated hipped, gabled and skillion roof forms, timber-framed sash windows and enclosed verandah.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|-----------|------------------|--|----------|---|

|              |  |           |                   |  |         |   |
|--------------|--|-----------|-------------------|--|---------|---|
| GLE-C6.1.165 |  | Glenorchy | 162 Tolosa Street |  | 16909/1 | <p><i>Description</i><br/>         Circa 1900+ house.<br/> <i>Specific Extent</i><br/>         All of CT16909/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         162 Tolosa Street is situated on land that has evolved from one of the grants made in the name of anchoring the convict assignment in the 1820s through to post-World-War II low-cost housing, its stylistic details pre-dating suburban land use patterns.</p> <p>Identified in the Local Provisions Schedule because of:<br/>         (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>         (a)(i) Local history including – as a house associated with a former small farm and remnant not only of Glenorchy’s agricultural past, but of the World War I soldier settlement scheme and the more general early 20th-century policy of more equitable distribution of land in Tasmania.<br/>         (a)(ii) Not applicable.<br/>         (a)(iii) A class of building or place that exhibits – the principal characteristics of a single storey Federation Queen Anne house. Significant attributes include but are not necessarily limited to: its weatherboard construction, stone base, corrugated hipped roof and gable projecting to the east, corbelled brick chimneys, verandah with timber posts and cast iron brackets, a bay window and timber-framed sash windows.<br/>         (a)(iv) Not applicable.<br/>         (b) Its association with:<br/>         (b)(i) Not applicable.<br/>         (b)(ii) Not applicable.</p> |
|--------------|--|-----------|-------------------|--|---------|---|

|                     |  |                  |                      |  |                      |   |
|---------------------|--|------------------|----------------------|--|----------------------|---|
| <p>GLE-C6.1.166</p> |  | <p>Glenorchy</p> | <p>377 Main Road</p> |  | <p>Part 199836/1</p> | <p><i>Description</i><br/>1923-24 combined shop/s and residence/s.<br/><i>Specific Extent</i><br/>All that part of the land between the south boundary and a line along, and extended from, the outside of the north wall of the old shop building fronting Main Road.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of a group of rare surviving 1920s shops occupying a prominent street corner in the Glenorchy CBD.</p> <p>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as one in a group of rare surviving early 20<sup>th</sup> century retail shops reflecting confidence in Glenorchy's future as a commercial precinct in a growing municipality.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Freestyle style two-storey shop complex. Significant attributes include but are not necessarily limited to: its brick construction, parapet concealing the roof, curved pediments, brick pilasters, moulded concrete string courses and timber-framed sash windows on the upper level.<br/>(a)(iv) Aesthetic characteristics - As a key streetscape element in the Glenorchy CBD.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|---------------------|--|------------------|----------------------|--|----------------------|---|

|              |  |           |               |  |              |   |
|--------------|--|-----------|---------------|--|--------------|---|
| GLE-C6.1.167 |  | Glenorchy | 379 Main Road |  | Part 76700/1 | <p><i>Description</i><br/>1923-24 combined shop/s and residence/s.</p> <p><i>Specific Extent</i><br/>All that part of the land between the south boundary and a line along and extended from the outside of the north wall of the old shop building fronting Main Road and Peltro Street.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of a group of rare surviving 1920s shops occupying a prominent street corner in the Glenorchy CBD.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as one in a group of rare surviving and early 20<sup>th</sup> century retail shops reflecting confidence in Glenorchy's future as a commercial precinct in a growing municipality.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Freestyle style two-storey shop complex. Significant attributes include but are not necessarily limited to: its brick construction, parapet concealing the roof, curved pediments, brick pilasters, moulded concrete string courses and timber-framed sash windows on the upper level.</p> <p>(a)(iv) Aesthetic characteristics - as a key streetscape element in the Glenorchy CBD.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|-----------|---------------|--|--------------|---|

|                     |                     |                  |                          |   |   |
|---------------------|---------------------|------------------|--------------------------|---|---|
| <p>GLE-C6.1.168</p> | <p>Part of 8314</p> | <p>Glenorchy</p> | <p>Humphreys Rivulet</p> | <p>Part 14667/18,<br/>Part 31393/9,<br/>Part 14667/12,<br/>Part 58639/0,<br/>Part 11535/3,<br/>Part 117281/2,<br/>Part 64339/49,<br/>Part 229851/1,<br/>Part 64451/1,<br/>Part 58732/0,<br/>Part 62326/15,<br/>Part 42281/1,<br/>Part 12896/10,<br/>Part 12896/15,<br/>Part 62326/17,<br/>Part 62326/16,<br/>Part 12896/8,<br/>Part 160377/12,<br/>Part 58804/0,<br/>Part 86234/48,<br/>Part 64339/49,<br/>Part 165218/4,<br/>Part 31393/20</p> | <p><i>Description</i><br/>                 Circa 1858 and post-1872 stone walls.<br/> <i>Specific Extent</i><br/>                 All of that land within a 2m offset from centre of sections of stone wall located either:<br/>                 (a) on the specified Folio of the Register entries; or<br/>                 (b) located within that part of the land shown shaded and outlined with a bold line in Figure GLE-C6.1.10.</p>  <p>Figure GLE-C6.1.10</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Retaining walls demonstrate historical – most likely late 19<sup>th</sup> century-plus measures to confine the course of Humphreys Rivulet to mitigate the effects of flooding.</p> <p>Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – demonstrating localised, 19<sup>th</sup> century attempts to mitigate the impacts of natural disasters upon buildings and land (arising from catastrophic flooding and a major landslip in Humphreys Rivulet and its associated catchment).<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the principal characteristics of high stone rubble retaining walls constructed in locally available materials.<br/>                 (a)(iv) Aesthetic characteristics – evident in the location, extent, scale and composition of the walls that recall past land use and events in streamside settings.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|---------------------|---------------------|------------------|--------------------------|---|---|

|              |              |           |                      |                     |                    |  |
|--------------|--------------|-----------|----------------------|---------------------|--------------------|--|
| GLE-C6.1.169 | Part of 8314 | Glenorchy | 23 Balmain Street    |                     |                    | <i>Description</i><br>Stone wall.  |
| GLE-C6.1.139 |              | Glenorchy | 404-408 Main Road    | Child Health Clinic | 154846/ 1, 43663/1 | <i>Description</i><br>Clinic.  |
| GLE-C6.1.170 |              | Glenlusk  | 1116 Molesworth Road |                     | 139018/1           | <p><i>Description</i><br/>Circa 1900-1910 cottage/post office and outbuildings.</p> <p><i>Specific Extent</i><br/>All of CT139018/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Rural residential dwelling serving a dual purpose demonstrating the manner in which services were delivered to small, often rural, communities.<br/>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as an early dwelling in the locality demonstrating rural land use patterns where the use of private homes for official purposes in bush areas where the expense of providing Crown infrastructure was probably not justified, and at a time when road communication was difficult, few people had telephones and people were much more reliant on postal and telegram services for communication.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the characteristics of a modest Federation Georgian cottage. Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated gable roof, front verandah with timber posts, brackets and railings, rear skillion. There are sheds to the side and rear, and a modern picket fence on the Glenlusk Road boundary.</p> <p>(a)(iv) Aesthetic characteristics - including its landmark position in Glenlusk.</p> <p>(b) Its association with:</p> <p>(b)(i) The Glenlusk and surrounding community as a local hub during the early-mid 20<sup>th</sup> century.</p> <p>(b)(ii) The life or works of long-serving post mistress, Mary Jane Paynter.</p> |

|              |  |          |                  |  |         |  |
|--------------|--|----------|------------------|--|---------|--|
| GLE-C6.1.171 |  | Glenlusk | 19 Ackroyds Road |  | 30308/9 | <p><i>Description</i><br/>         Circa 1900 weatherboard farmhouse.</p> <p><i>Specific Extent</i><br/>         All of CT30308/9.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         Rural residential property that recalls a yeoman farming family in the backblocks of Glenorchy living a life far removed from those of the landed gentry on prime grazing runs. Many ex-convicts, children of convicts and free settlers, eked out a living in this manner, at the mercy of fluctuating agricultural prices, mainland tariffs and the weather. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – demonstrating land use arising from occupation of bush blocks under the <i>Waste Lands and Crown Lands Acts</i> in the late 19th century as a measure to sustain population and thereby bring prosperity to Tasmania.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the characteristics of a modest, single storey, Federation period cottage. Significant attributes include but are not necessarily limited to: its weatherboard construction, twin corrugated hipped roof wings and a gable wing projecting to the front (noting the rear, hipped wing appears to be the earliest phase of the building). There is a front verandah with timber posts and brackets, a brick chimney and timber-framed sash windows. Several sheds of varying styles and ages are located behind the cottage.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Local pioneering family, [emancipist convict] Valentine Ackroyd, Margaret Neil, John William Ackroyd.</p> |
|--------------|--|----------|------------------|--|---------|--|

|              |  |          |                    |                           |         |  |
|--------------|--|----------|--------------------|---------------------------|---------|--|
| GLE-C6.1.172 |  | Goodwood | 20A Acton Crescent | Goodwood Community Centre | 24368/1 | <p><i>Description</i><br/>                     Goodwood Community Centre.</p> <p><i>Specific Extent</i><br/>                     All of CT24368/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                     The Community centre demonstrates the evolution of community services in Glenorchy during the late 20<sup>th</sup> century and, in its construction, the co-operative spirit of the local community who helped build it.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as the tangible outcome of a process demonstrative of community interest, activism and energy.</p> <p>(a)(ii) Creative achievement – in the use of mud bricks sourced and fabricated in the locality.</p> <p>(a)(iii) A class of building or place that exhibits - the characteristics of a late 20<sup>th</sup> century single storey public building extensively constructed in mud brick with a wedge-shaped footprint designed to fit the corresponding land parcel.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive building in the locality.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community group for social reasons – being the Goodwood community.</p> <p>(b)(ii) The life or work of a group of persons – including Peter Nute (builder), the local community and members of the Army's 611 Supply Company and Hobart Workshop Platoon based at Dowsing Point all of whom assisted in construction of the building.</p> |
|--------------|--|----------|--------------------|---------------------------|---------|--|

|              |  |          |                     |  |          |  |
|--------------|--|----------|---------------------|--|----------|--|
| GLE-C6.1.173 |  | Goodwood | 19-21 Goodwood Road |  | 113472/2 | <p><i>Description</i><br/>                 Circa 1900 – 1915 weatherboard house.</p> <p><i>Specific Extent</i><br/>                 All that part of the land occupied by the dwelling (not including any outbuildings) located in the vicinity of E523792, N5258581 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 19-21 Goodwood Road exhibits a period and style of construction that contrasts with, and predates, the circa 1945+ subdivision evident in the present. As such it recalls the land use phase related to small scale agriculture (orcharding and market gardening) characteristic of the locality in the late 19<sup>th</sup> – early 20<sup>th</sup> centuries.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – agricultural land use in Goodwood pre-dating the ‘Glorious Goodwood’ and Agricultural bank subdivisions.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the characteristics of a Federation Queen Anne style house. Significant attributes include but are not necessarily limited to; its weatherboard construction, brick foundations, corrugated hipped roof, gabled wing with bay window, flying gable with finial and decorative brackets to the street, partially infilled return verandah with timber posts, railing and frieze, corbelled brick chimneys, front door with top and side lights, and timber-framed sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|----------|---------------------|--|----------|--|

|              |  |          |                        |  |          |   |
|--------------|--|----------|------------------------|--|----------|---|
| GLE-C6.1.174 |  | Goodwood | 31<br>Goodwood<br>Road |  | 59735/27 | <p><i>Description</i><br/>Circa 1890 – 1915 weatherboard house.</p> <p><i>Specific Extent</i><br/>All of CT59735/27.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>One of the oldest surviving buildings in Goodwood, demonstrating the evolution of land use in the suburb. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a reminder of Goodwood’s earlier time as a place of orchards and market gardens which have now been swallowed up in the quest for residential housing. The transition of the Goodwood area from a gentleman’s horse stud to small-scale agriculture, through two low-cost ‘garden suburb’ housing developments typifies Glenorchy’s evolution and particularly its 20th-century residential expansion.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the characteristics of a one-and-a-half storey Federation period house with corrugated gable roof. There are three additions to the original residence which has a timber window in the gable. The oldest are skillion additions to the front and rear which have aluminium windows and timber shutters. The latest addition is to the back of the rear skillion. The original residence and the skillion additions excluding the modern windows and shutters are of significance at the local level. The latest addition to back of the rear skillion, the modern outbuildings and front fence are of negligible significance.</p> <p>(a)(iv) Aesthetic characteristics as – an identifiably historic element in a suburban streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|----------|------------------------|--|----------|---|

|              |  |          |                |   |          |  |
|--------------|--|----------|----------------|---|----------|--|
| GLE-C6.1.175 |  | Goodwood | 5 Hornby Road  |   | 87879/11 | <p><i>Description</i><br/>           Circa 1920 cottage.<br/> <i>Specific Extent</i><br/>           All of CT87879/11.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           One of the earlier buildings in the locality, contrasting with development of the suburb as a large public housing estate in 1947.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as part of the first – ‘Glorious Goodwood’ – phase of subdivision embodying the theme of low cost housing with modern conveniences and spectacular water views.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the characteristics of a modest single storey Inter-War weatherboard residence. Significant attributes include but are not necessarily limited to: its corrugated gable roof in two wings with modern skillion additions, decorative gable infill, a timber finial, timber awnings to the casement and aluminium windows, and brick chimney.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
| GLE-C6.1.176 |  | Goodwood | 69 Howard Road | Former St Christopher's Anglican Church | 5424/1   | <p><i>Description</i><br/>           1970s Church.<br/> <i>Specific Extent</i><br/>           All of CT5424/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A modest and unusual, non-traditional building form that reflects the mission of the church in providing services to an increasingly suburban population.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as a demonstration of the efforts initiated by the Anglican Parish of Moonah deliver spiritual services to the Goodwood housing estate during the late twentieth century. Part of a national trend that saw parishes</p>   |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>throughout Australia respond to suburban expansion by providing new facilities, often in the form of branch churches in suburban areas. St Christopher's represents an identifiably modern, unpretentious, non-architect designed, and non-traditional form as a response to place and funding constraints that is otherwise reflective of the mission of the church at the time.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – an unusual form for a church. Significant attributes include but are not necessarily limited to; its unpainted concrete block construction – triangular in plan – with near flat, metal deck roof, splayed at the corners, narrow projecting roof overhangs and breeze-block panels as coverings over internal window openings. The latter are typically three blocks wide except at the squared-off western and south-eastern corners which consist of breeze-block panels, five and two blocks wide respectively.</p> <p>(a)(iv) Aesthetic characteristics - the former St Christopher's church providing a direct contrast with more traditional church forms evident in the City of Glenorchy.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community/parishioners for a variety of social and spiritual reasons including involvement in construction.</p> <p>(b)(ii) The life or works of – designer, Reverend Marshall Potter (Rector of the Anglican Parish of Moonah).</p> |
|--|--|--|--|--|--|

|                     |  |                 |                        |  |                 |   |
|---------------------|--|-----------------|------------------------|--|-----------------|---|
| <p>GLE-C6.1.177</p> |  | <p>Goodwood</p> | <p>150 Howard Road</p> |  | <p>226580/1</p> | <p><i>Description</i><br/>           Circa 1920 house.<br/> <i>Specific Extent</i><br/>           All of CT226580/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           One of the earlier buildings in the locality, contrasting with development of the suburb as a large public housing estate in 1947.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as part of the first, and arguably the epitome, of the 'Glorious Goodwood' phase of subdivision embodying the theme of low cost housing with modern conveniences and spectacular water views.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A well detailed single storey Federation Queen Anne style weatherboard house. Significant attributes include but are not necessarily limited to: its brick foundations, corrugated hipped roof with gabled wing, bay window, flying gable, finial and decorative brackets to the street, return verandah with timber posts, railing and frieze, front door with top and side lights, and timber- framed sash windows. A low post-war brick and wrought iron fence defines the frontage.<br/>           (a)(iv) Aesthetic characteristics – as a place with a strong and distinctive streetscape presence.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
|---------------------|--|-----------------|------------------------|--|-----------------|---|

|              |                |                |                    |                    |                    |  |
|--------------|----------------|----------------|--------------------|--------------------|--------------------|--|
| GLE-C6.1.178 |                | Goodwood       | 26 Negara Crescent |                    | 33792/3            | <p><i>Description</i><br/>Circa 1920 house in established gardens.</p> <p><i>Specific Extent</i><br/>All of CT33792/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>One of the earlier buildings in the locality, contrasting with development of the suburb as a large public housing estate in 1947.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as part of the ‘Glorious Goodwood’ phase of subdivision embodying the theme of low cost housing with modern conveniences and spectacular water views.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) An unusual Inter-War house. Significant attributes include but are not necessarily limited to: its painted vertical board construction, tiled hipped roof featuring a gable wing projecting to the water, timber casement windows, rear skillion, corbelled brick chimney, decorative gable treatment and finial, and a skillion addition at the front replacing an original verandah.</p> <p>(a)(iv) Aesthetic characteristics – as a place with a very fine setting addressing the water more-so than the street.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.179 | 1612           | Granton        | 650 Main Road      | Black Snake Inn    | 246061/1, 119210/1 | <p><i>Description</i><br/>Dwelling and outbuildings.</p>   |
| GLE-C6.1.180 | 1611           | Granton        | 622 Main Road      | Duke of York Hotel | 142062/5           | <p><i>Description</i><br/>Hotel and outbuildings.</p>  |
| GLE-C6.1.181 | Not applicable | Not applicable | Not applicable     | Not applicable     | Not applicable     | Not applicable   |

|              |  |         |           |                                    |                                 |   |
|--------------|--|---------|-----------|------------------------------------|---------------------------------|---|
| GLE-C6.1.182 |  | Granton | Main Road | Former Old Granton Railway Station | Part 134026/1,<br>Part 118024/2 | <p><i>Description</i><br/>Circa 1959 – 1961 Railway Station and Signal Box.</p> <p><i>Specific Extent</i><br/>All that part of the land located between a line drawn along and extended from the southeast boundary of CT134025/1 and a 61m offset south east of that line.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A good representative, and increasingly rare, example of post-war railway station infrastructure incorporating a signal box</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a rare surviving railway station and signal box demonstrating the development of mid-20<sup>th</sup> century railway infrastructure and the contemporary importance of rail transport in the area.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the characteristics of an unpretentious post-war railway station with corrugated gable roof extended as a verandah over a concrete platform with signal box at the southern end.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|---------|-----------|------------------------------------|---------------------------------|---|

|              |      |         |                   |                               |           |   |
|--------------|------|---------|-------------------|-------------------------------|-----------|---|
| GLE-C6.1.183 |      | Granton | 20 Sanctuary Road |                               | 133486/10 | <p><i>Description</i><br/>           Circa 1830 house with early 20<sup>th</sup> century additions.<br/> <i>Specific Extent</i><br/>           All of CT133486/10.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           An identifiably historic element demonstrating earlier settlement patterns and building technologies in an otherwise late 20<sup>th</sup> century townscape. Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – an uncommon example of a mid-19<sup>th</sup> century stone house demonstrating hierarchical land use patterns as a rural retreat of wealthy merchant, philanthropist and anti-transportationist, Henry Hopkins (with broader associations including Summerhome and Hestercombe Chapel), and of 19<sup>th</sup> century patronage and philanthropy.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the characteristics of a stone residence built in several phases from the mid-19<sup>th</sup> century. Significant attributes include but are not necessarily limited to: its corrugated hipped and gable roof forms concealing part of a shingle roof, an early 20<sup>th</sup> century gable wing projecting to the front, timber-framed sash windows, a bay window in the gable, c1930 French doors and brick chimney.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) The life or works of – Henry Hopkins.</p> |
| GLE-C6.1.184 | 9942 | Granton | 612 Main Road     | St Peter's, South Bridgewater |           | <p><i>Description</i><br/>           Former cemetery.</p>   |

|                          |  |                         |                          |  |                         |  |
|--------------------------|--|-------------------------|--------------------------|--|-------------------------|--|
| <p>GLE-<br/>C6.1.185</p> |  | <p>Lenah<br/>Valley</p> | <p>52 Creek<br/>Road</p> | <p>[Originally]<br/>Taplow<br/>Brookside (but<br/>not historically<br/>so named)</p> | <p>Part<br/>29605/1</p> | <p><i>Description</i><br/>Circa 1820 cottage.<br/><i>Specific Extent</i><br/>All that part of the land except the footprint occupied by the building located in the vicinity of E523697, N5254923 (GDA94, MGA Zone 55).<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Early cottage demonstrating 19<sup>th</sup> century architectural form and building technologies, associated with early industry.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as evidence of early 19<sup>th</sup> century development likely allied to primary processing industry.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the characteristics of an early 19<sup>th</sup> century single storey cottage. Significant attributes include but are not necessarily limited to: its sandstone construction, multiple gables, multi-pane windows, brick chimney, skillion and verandah additions.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) The life or works of – Early 19<sup>th</sup> century industrialist, John Blackwell.</p> |
|--------------------------|--|-------------------------|--------------------------|--|-------------------------|--|

|              |  |              |               |  |          |  |
|--------------|--|--------------|---------------|--|----------|--|
| GLE-C6.1.186 |  | Lenah Valley | 48 Creek Road |  | 167140/2 | <p><i>Description</i><br/>1892 (altered, extended and partly reconstructed) house, outbuildings and established trees.</p> <p><i>Specific Extent</i><br/>All of CT167140/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A late 19<sup>th</sup> century farmhouse and outbuilding complex demonstrating rural land use patterns.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as evidence of rural habitation pre-dating subdivision and suburban development.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the characteristics of altered, extended and partly reconstructed (originally) late 19<sup>th</sup> century weatherboard house with corrugated roof and a variety of outbuildings set behind a screen of predominantly deciduous trees on the northern side of the New Town Rivulet.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) The life or works of –the Bjelke Petersen family including Carl Bjelke Petersen who built the original cottage (and as a note of historical interest was the father of former Queensland Premier, Sir Joh Bjelke Petersen), romantic novelist Marie Bjelke Petersen and Physical Culture pioneer, Christian Bjelke Petersen.</p> |
|--------------|--|--------------|---------------|--|----------|--|

|              |  |        |                |  |         |   |
|--------------|--|--------|----------------|--|---------|---|
| GLE-C6.1.187 |  | Lutana | 144 Bowen Road |  | 12894/1 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 12894/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1920 – 1924 cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding and hipped and gabled roof form.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and architect, AG Stephenson.</p> |
| GLE-C6.1.188 |  | Lutana | 142 Bowen Road |  | 12894/2 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p>   |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p><i>Specific Extent</i><br/>All of 12894/2.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1920 – 1924 cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding, gabled corrugated roof, brick chimney, vertical board infill at gable ends, symmetrical front façade, recessed and centrally situated open entry porch, timber-framed sash windows and sympathetic low timber picket fence.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and architect, AG Stephenson.</p> |
|--|--|--|--|--|--|

|              |  |        |                |  |         |  |
|--------------|--|--------|----------------|--|---------|--|
| GLE-C6.1.189 |  | Lutana | 140 Bowen Road |  | 12894/3 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 12894/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1920 – 1924 cottage. Significant attributes include but are not necessarily limited to: its asymmetry, weatherboard cladding, hipped and gabled corrugated roof form, side entry porch, timber-framed sash windows and sympathetic low timber picket fence.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and architect, AG Stephenson.</p> |
| GLE-         |  | Lutana | 138 Bowen      |  | 8082/2  | <i>Description</i>   |

|          |  |  |      |  |   |
|----------|--|--|------|--|---|
| C6.1.190 |  |  | Road |  | <p>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 8082/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, hipped and gabled corrugated roof forms, tall tapered square cross-section rough-cast cement rendered brick chimney with stepped flashing, painted timber shingle at upper gable infill, timber-framed sash windows and sympathetic timber picket fences to both frontages.</p> <p>(a)(iv) Aesthetic characteristics –</p> |
|----------|--|--|------|--|---|

|              |  |        |                |  |          |   |
|--------------|--|--------|----------------|--|----------|---|
|              |  |        |                |  |          | <p>including a strong and distinctive streetscape presence on a key corner allotment that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>  |
| GLE-C6.1.191 |  | Lutana | 136 Bowen Road |  | 15139/33 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 15139/33.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey</p> |

|              |  |        |                |          |  |
|--------------|--|--------|----------------|----------|--|
|              |  |        |                |          | <p>circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, steeply pitched gable roof, exposed rafters, square cross-section roughcast cement rendered brick chimneys, painted timber shingle upper gable infill, prominent gable verge, exposed purlins at the gable ends, open recessed round-arch entry porch, original window openings, timber picket fence to frontage and rear additions. Neutral elements include modern multi-pane windows in original openings.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.192 |  | Lutana | 134 Bowen Road | 20293/34 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 20293/34.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British</p>  |

|              |  |        |                |          |  |
|--------------|--|--------|----------------|----------|--|
|              |  |        |                |          | <p>garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts style dwelling (being one of a conjoined pair). Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, steeply pitched corrugated gabled roof forms, exposed rafters, square and (common) rectangular cross-section roughcast cement rendered brick chimneys, painted timber shingle infill at upper gable ends, prominent gable verges, recessed open entry porch with twin faceted openings addressing the front and side, timber-framed sash windows, and corrugated skillion-roofed, weatherboard clad single garage with timber doors, to the side.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.193 |  | Lutana | 132 Bowen Road | 20293/35 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 20293/35.</p> <p><i>Statement of Local Historic</i></p>   |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  | <p><i>Heritage Significance and Historic Heritage Values</i><br/> Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts style dwelling (being one of a conjoined pair). Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, steeply pitched corrugated gabled roof forms, exposed rafters, square and (common) rectangular cross-section roughcast cement rendered brick chimneys, painted timber shingle infill at upper gable ends, prominent gable verges, recessed open entry porch with glazed and weatherboard infilled twin faceted openings addressing the front and side, timber-framed sash windows, corrugated skillion-roofed, weatherboard clad outbuilding with timber</p> |
|--|--|--|--|--|--|--|

|              |  |        |                |  |          |  |
|--------------|--|--------|----------------|--|----------|--|
|              |  |        |                |  |          | <p>doors to the rear side, and sympathetic timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>  |
| GLE-C6.1.194 |  | Lutana | 130 Bowen Road |  | 20293/36 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 20293/36.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> |

|              |  |        |                |  |          |  |
|--------------|--|--------|----------------|--|----------|--|
|              |  |        |                |  |          | <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, steeply pitched mansard roof form (later faux tiles not significant) with large forward facing gabled dormer with painted timber shingle infill and prominent verge, exposed rafters, roughcast cement rendered (square section) brick chimney, recessed entry porch, timber-framed sash windows and sympathetic timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.195 |  | Lutana | 128 Bowen Road |  | 20293/37 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/37.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms</p>  |

|              |  |        |                |  |          |   |
|--------------|--|--------|----------------|--|----------|---|
|              |  |        |                |  |          | <p>and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924, Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its asymmetry, concrete construction, painted roughcast cement stucco surface finishes, hipped and gabled corrugated roof forms, open verandah with painted timber posts and brackets, rectangular cross-section brick chimney, painted timber shingle infill at the road facing gable end, timber-framed sash windows, free-standing rear outbuilding and sympathetic timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.196 |  | Lutana | 126 Bowen Road |  | 20293/38 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/38.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact</p>   |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  | <p>EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, rectangular cross-section roughcast cement rendered brick chimneys with stepped flashings, painted timber shingle infill at the upper gable ends, asymmetrical front façade given effect by a slightly offset faceted open recessed entry porch, timber-framed sash windows, and sympathetic timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being –</p> |
|--|--|--|--|--|--|--|

|              |  |        |                |  |        |  |
|--------------|--|--------|----------------|--|--------|--|
|              |  |        |                |  |        | <p>the EZ Company (and subsequent business entities) and families of resident workers.<br/>                 (b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>   |
| GLE-C6.1.197 |  | Lutana | 124 Bowen Road |  | 8080/1 | <p><i>Description</i><br/>                 Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.<br/> <i>Specific Extent</i><br/>                 All of 8080/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, concrete construction,</p> |

|              |  |        |                |          |   |
|--------------|--|--------|----------------|----------|---|
|              |  |        |                |          | <p>painted roughcast cement stucco surface finishes, corrugated gable roof, painted timber shingle infill at the upper gable ends, projecting gable roofed porch supported on painted timber posts and lintel that gives way to a centrally situated open roughcast cement stucco recessed entry and front door flanked on either side by panelled timber infill and square four-pane windows, timber-framed multi-pane sash windows, and sympathetic timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>   |
| GLE-C6.1.198 |  | Lutana | 122 Bowen Road | 20293/39 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/39.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate</p> |

|              |  |        |                |  |   |  |
|--------------|--|--------|----------------|--|---|--|
|              |  |        |                |  | <p>experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, square and rectangular cross-section roughcast cement rendered brick chimneys with stepped flashings, painted timber shingle infill at the upper gable ends, asymmetrical front façade given effect by a slightly offset faceted recessed entry porch with modern glazed infill set flush with the front wall, multi-pane timber-framed sash windows, rear outbuilding and low height mesh-panel timber post and rail fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |  |
| GLE-C6.1.199 |  | Lutana | 120 Bowen Road |  | 20293/40  | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 20293/40.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and</p> |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, expansive steeply pitched corrugated half-hipped roof, prominent verges at the hipped gable ends, tall square and rectangular cross-section roughcast cement rendered brick chimneys with stepped flashings, multi-pane timber-framed sash windows, asymmetrical front façade given effect by a weatherboard-enclosed side entry porch, rear addition, freestanding outbuilding, and timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and</p> |
|--|--|--|--|--|---|

|              |  |        |                |  |          |  |
|--------------|--|--------|----------------|--|----------|--|
|              |  |        |                |  |          | subsequent business entities) and families of resident workers.<br>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.  |
| GLE-C6.1.200 |  | Lutana | 118 Bowen Road |  | 20293/41 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/41.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof,</p> |

|              |                |                |                |                |                |  |
|--------------|----------------|----------------|----------------|----------------|----------------|--|
|              |                |                |                |                |                | <p>monumental square cross-section roughcast cement rendered tapered brick chimney with stepped flashings set low on the front roof plane, second painted roughcast rendered chimney to the rear, painted timber shingle infill and prominent verges at the gable ends, asymmetrical front façade given effect by a faceted recessed entry porch to the side with twin openings (one facet infilled with weatherboards and glazed), timber entry door with obscure glazed multi-pane panel flanked by obscure side and top light glazing, multi-pane timber-framed sash windows, rear addition, free-standing outbuilding and low height mesh-panel timber post and rail fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.201 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable   |

|              |  |        |                |  |          |   |
|--------------|--|--------|----------------|--|----------|---|
| GLE-C6.1.202 |  | Lutana | 114 Bowen Road |  | 62455/26 | <p><i>Description</i><br/>Former Gordon Estate subdivision, house.</p> <p><i>Specific Extent</i><br/>All of 62455/26.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the suburban development stimulated by the adjoining Lutana workers estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a house built privately for an Electrolytic Zinc (EZ) worker, Frederick William Proud, on the Gordon Estate it is allied to, yet stands apart from, the adjoining EZ village and the expression of welfare capitalism it embodied. As the purchase of land that predates the EZ Village, this Place demonstrates both Glenorchy’s development into the ‘industrial hub of southern Tasmania’ during the period 1916–24 and increasing demand for housing after World War I which was expressed in the development of private subdivisions such as the Gordon Estate, ‘Glorious Goodwood’ and the so-called Springfield Garden Suburb.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest circa 1919 single storey Federation Georgian cottage Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated hipped roof forms, centrally situated door, timber-framed sash windows, open fronted skillion roofed verandah supported on timber posts with brackets, rear skillion addition and free-standing outbuilding.</p> <p>(a)(iv) Aesthetic characteristics – including as a sympathetic element in a distinctive streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|----------------|--|----------|---|

|              |                |                |                   |                |                |   |
|--------------|----------------|----------------|-------------------|----------------|----------------|---|
| GLE-C6.1.203 | Not applicable | Not applicable | Not applicable    | Not applicable | Not applicable | Not applicable  |
| GLE-C6.1.204 |                | Lutana         | 12 O'Grady Avenue |                | 94657/1        | <p><i>Description</i><br/>Former War Service Home.</p> <p><i>Specific Extent</i><br/>All of 94657/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>The house demonstrates the impact of World War I on Tasmania, the respect held for returned service men and women, and the increased demand for housing after World War I as the population expanded, people were resettled, and Glenorchy became the 'industrial hub of southern Tasmania'.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a house built by the War Service Homes Commission on the Gordon Estate under the <i>Returned Soldiers Settlement Act 1917</i>.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest circa 1922 -1924 single storey house situated on a corner allotment. Significant attributes include but are not necessarily limited to: its corrugated gable roof forms projecting to the street frontages, covered gabled corner entrance supported on timber uprights - open at the sides, brick chimneys, timber bargeboards splayed at the distal ends, board and batten skirt and exposed purlins at each gable end, timber-framed casement and sash windows, and concrete and vertical board corrugated gable-roofed outbuilding addressing O'Grady Avenue.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – Cyril Vivian Maddock, a Hobart plumber who served in the Field Artillery Brigade Reinforcements during World War I.</p> |
| GLE-C6.1.205 | Not applicable | Not applicable | Not applicable    | Not applicable | Not applicable | Not applicable  |

| GLE-C6.1.206 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable   |
|--------------|----------------|----------------|----------------|----------------|----------------|--|
| GLE-C6.1.207 |                | Lutana         | 18 Cook Street |                | 20293/25       | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 20293/25.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, expansive steeply pitched corrugated half-hipped roof, prominent verges at the hipped gable ends, tall rectangular cross-section roughcast cement rendered brick</p> |

|              |  |        |                |          |  |
|--------------|--|--------|----------------|----------|--|
|              |  |        |                |          | <p>chimney, multi-pane timber-framed sash windows, asymmetrical front façade given effect by an open faceted entry porch, rear addition, and timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>  |
| GLE-C6.1.208 |  | Lutana | 16 Cook Street | 20293/26 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/26.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early</p> |

|              |  |        |                |          |   |
|--------------|--|--------|----------------|----------|---|
|              |  |        |                |          | <p>20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, square tapered cross-section roughcast cement rendered brick chimneys, exposed purlins and rafters, painted timber shingle upper gable infill, concrete path and steps to open roughcast cement stucco recessed entry and front door, timber-framed multi and single-pane sash windows.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.209 |  | Lutana | 14 Cook Street | 20293/27 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/27.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community</p>  |

|              |  |        |                |  |          |  |
|--------------|--|--------|----------------|--|----------|--|
|              |  |        |                |  |          | <p>demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, rectangular cross-section roughcast cement rendered brick chimney, painted timber shingle infill at the gable ends, timber-framed multi and single-pane sash windows, concrete path and steps to open roughcast cement stucco recessed entry and centrally situated front door flanked on either side by timber-panelling housing multi-paned windows.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.210 |  | Lutana | 12 Cook Street |  | 20293/28 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.<br/><i>Specific Extent</i></p>   |

|  |  |  |  |  |  |   |
|--|--|--|--|--|--|---|
|  |  |  |  |  |  | <p>All of 20293/28.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/> Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:<br/> (a) Its role in, representation of, or potential for contributing to the understanding of:<br/> (a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.<br/> (a)(ii) Not applicable.<br/> (a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, steeply pitched gable roof, exposed rafters, tall square and squat rectangular cross-section roughcast cement rendered brick chimneys, painted timber shingle upper gable infill, prominent gable verge, open recessed round-arch entry porch with prominent timber shingle-faced gabled-roofed dormer over, timber-framed single and multi-pane sash windows throughout, rear garage/shed, wire mesh-panel timber post-and-rail fence addressing the street.</p> |
|--|--|--|--|--|--|---|

|              |  |        |                |  |          |  |
|--------------|--|--------|----------------|--|----------|--|
|              |  |        |                |  |          | <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>  |
| GLE-C6.1.211 |  | Lutana | 10 Cook Street |  | 20293/29 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/29.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place</p> |

|              |  |        |                |          |  |
|--------------|--|--------|----------------|----------|--|
|              |  |        |                |          | <p>that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, gable corrugated roof, rectangular cross-section roughcast cement rendered tapered brick chimneys with stepped flashings, painted notched timber weatherboard and shingle infill at the upper gable ends, asymmetrical front façade given effect by a slightly offset faceted glazed recessed entry porch, timber-framed sash windows occurring singly and in pairs, rear infill and modest skillion addition, timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.212 |  | Lutana | 15 Cook Street | 20293/24 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/24.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms</p>  |

|              |  |        |                |  |          |   |
|--------------|--|--------|----------------|--|----------|---|
|              |  |        |                |  |          | <p>and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, concrete construction, painted roughcast cement stucco surface finishes, gable roof form, rectangular cross-section roughcast cement rendered brick chimney, painted timber shingle infill at the upper gable ends, projecting gable roofed porch with timber shingle infill supported on painted timber posts and lintel that gives way to a centrally situated front door, timber-framed multi-pane sash windows, and rear outbuildings.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.213 |  | Lutana | 13 Cook Street |  | 20293/23 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/23.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i></p>   |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, concrete construction, painted roughcast cement stucco surface finishes, gable corrugated roof, rectangular cross-section roughcast cement rendered brick chimney, painted timber shingle infill at the upper gable ends, projecting gable roofed porch supported on painted timber brackets and lintel that gives way to a centrally situated open roughcast cement stucco recessed entry and front door flanked on either side by panelled timber infill and square four-pane windows, timber-framed multi-pane sash windows, rear outbuilding, and sympathetic low timber picket fence replicating the original Village fence style addressing</p> |
|--|--|--|--|--|---|

|              |  |        |                |  |          |  |
|--------------|--|--------|----------------|--|----------|--|
|              |  |        |                |  |          | <p>the street.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>  |
| GLE-C6.1.214 |  | Lutana | 11 Cook Street |  | 20293/22 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/22.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place</p> |

|              |  |        |               |  |          |   |
|--------------|--|--------|---------------|--|----------|---|
|              |  |        |               |  |          | <p>that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, concrete construction, painted roughcast cement stucco surface finishes hipped roof form, brick chimneys, centrally situated open roughcast cement stucco recessed arched front entrance, original window openings, rear addition, and low height wire mesh-panel timber post-and-rail fence addressing the street.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.215 |  | Lutana | 9 Cook Street |  | 20293/21 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/21.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The</p>         |

|              |  |        |               |  |          |  |
|--------------|--|--------|---------------|--|----------|--|
|              |  |        |               |  |          | <p>planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, roughcast cement rendered brick chimneys, painted timber shingle infill at the upper gable ends, recessed front entrance, original window openings, rear addition, gable and skillion roofed weatherboard outbuildings on concrete foundations, and low height wire mesh-panel metal pipe-and-rail fence addressing the street. Non-significant elements include metal framed windows and modern glazed gable roofed front entry porch.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.216 |  | Lutana | 8 Cook Street |  | 20293/30 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 20293/30.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model</p>  |

|  |  |  |  |  |  |   |
|--|--|--|--|--|--|---|
|  |  |  |  |  |  | <p>community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts style dwelling (being one of a conjoined pair). Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, gabled roof forms, exposed rafters at the eaves, square and (common) rectangular cross-section roughcast cement rendered brick chimneys, painted timber shingle infill and exposed purlins at all gable ends, painted concrete steps leading to a projecting entry vestibule via an open sided entry porch with timber corner post and hipped roof over, timber-framed sash windows, rear addition/s, outbuilding, and sympathetic low height wire mesh-panel timber post-and-rail fence addressing the street.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that</p> |
|--|--|--|--|--|--|---|

|              |  |        |               |          |  |
|--------------|--|--------|---------------|----------|--|
|              |  |        |               |          | <p>contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>  |
| GLE-C6.1.217 |  | Lutana | 6 Cook Street | 20293/31 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 20293/31.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts style dwelling (being one of a</p> |

|              |  |        |               |        |   |
|--------------|--|--------|---------------|--------|---|
|              |  |        |               |        | <p>conjoined pair). Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, gabled roof forms, exposed rafters at the eaves, square and (common) rectangular cross-section roughcast cement rendered brick chimneys, painted timber shingle infill and exposed purlins at all gable ends, painted concrete steps leading to a projecting entry vestibule via an open sided entry porch with timber corner post and hipped roof over, timber-framed sash windows, rear addition/s, skillion roofed weatherboard clad garage and outbuilding, and sympathetic woven wire fence addressing the street.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.218 |  | Lutana | 4 Cook Street | 8081/3 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 8081/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement</p>  |

|              |  |        |               |  |          |  |
|--------------|--|--------|---------------|--|----------|--|
|              |  |        |               |  |          | <p>rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts dwelling. Significant attributes include but are not necessarily limited to: its asymmetry, concrete construction, painted roughcast cement stucco surface finishes, corrugated hipped roof, roughcast cement rendered brick chimney, gabled wing to the street with painted timber shingle infill at the gable end, concrete steps to covered front verandah with ornamental brackets, timber posts and railings, timber-framed sash windows both singly and in pairs, skillion roofed corrugated clad garage to the rear side and low height woven wire fence with timber post-and-rails addressing the street.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.219 |  | Lutana | 2 Cook Street |  | 20293/32 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.<br/><i>Specific Extent</i></p>   |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  | <p>All of 20293/32.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, gable roof, roughcast cement rendered brick chimney rectangular in cross-section, painted timber shingle infill at the upper gable ends, prominent verge, concrete steps to a covered but otherwise open front verandah with ornamental brackets, timber posts and railings, timber-framed sash windows both singly and in pairs, skillion roofed corrugated clad garage to the rear side and low height woven wire front fence with timber posts and rails.</p> |
|--|--|--|--|--|--|--|

|              |  |        |               |          |  |
|--------------|--|--------|---------------|----------|--|
|              |  |        |               |          | <p>(a)(iv) Aesthetic characteristics – including a prominent and distinctive streetscape presence within a key view field arising from its location and elevated position at the corner of Cox Avenue and Cook Street, and that makes a major contribution to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>  |
| GLE-C6.1.220 |  | Lutana | 7 Cook Street | 20293/20 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/20.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> |

|              |  |        |               |  |         |   |
|--------------|--|--------|---------------|--|---------|---|
|              |  |        |               |  |         | <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, concrete construction, painted roughcast cement stucco surface finishes, hipped roof, roughcast cement rendered brick chimney, projecting hipped roofed porch supported on painted timber that gives way to a centrally situated open roughcast cement stucco recessed, faceted entry and front door flanked on either side by panelled timber infill and square four-pane windows, timber-framed multi-pane sash windows, rear outbuildings, and low timber picket front fence.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.221 |  | Lutana | 5 Cook Street |  | 14301/1 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 14301/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism</p>  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a double storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, expansive steeply pitched corrugated gable roof, painted timber shingle infill and prominent verges at the upper gable ends, tall square and rectangular cross-section roughcast cement rendered brick chimneys, multi-pane timber-framed sash windows occurring both singly and in pairs, open roughcast cement stucco recessed arched entry and front door flanked on either side by narrow panelled timber infill and rectangular sidelights, freestanding skillion roofed weatherboard garage to the side, and timber picket fence addressing the road.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and imposing streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
|--|--|--|--|--|--|

|              |        |               |          |   |
|--------------|--------|---------------|----------|---|
| GLE-C6.1.222 | Lutana | 3 Cook Street | 20293/19 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/19.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, roughcast cement rendered brick chimneys, painted notched timber weatherboard and shingle infill at the upper gable ends, asymmetrical front façade given effect by a slightly offset faceted recessed entry porch and single timber-framed sash windows throughout.</p> |
|--------------|--------|---------------|----------|---|

|              |  |        |               |  |          |  |
|--------------|--|--------|---------------|--|----------|--|
|              |  |        |               |  |          | <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>   |
| GLE-C6.1.223 |  | Lutana | 1 Cook Street |  | 20293/18 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/18.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal</p> |

|              |  |        |               |  |          |   |
|--------------|--|--------|---------------|--|----------|---|
|              |  |        |               |  |          | <p>characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its asymmetry, concrete construction, painted roughcast cement stucco surface finishes, corrugated hipped roof, roughcast cement rendered tapered brick chimney, gabled wing to the street with painted timber shingle infill at the gable end, covered front verandah with ornamental brackets, timber posts and railings, timber-framed sash windows both singly and in pairs, and timber picket fence addressing the street.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.224 |  | Lutana | 13 Cox Avenue |  | 20293/17 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/17.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British</p>   |

|      |  |        |        |  |   |                    |
|------|--|--------|--------|--|---|--------------------|
|      |  |        |        |  | <p>garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, concrete construction, painted roughcast cement stucco surface finishes, gable corrugated roof, painted timber shingle infill at the upper gable ends, projecting gable roofed porch with shingle infill supported on roughcast plinth and painted timber posts that forms part of a centrally situated open roughcast cement stucco main entrance, timber-framed single and paired timber-framed multi-pane sash windows, rear weatherboard clad skillion addition, modest skillion roofed weatherboard clad garage offset to the side, and low height wire mesh-panel timber post-and-rail front fence that follows the curve of Cook Street into Cox Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a prominent and distinctive streetscape presence within a key view field arising from its location at the corner of Cox Avenue and Cook Street, and that makes a major contribution to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |                    |
| GLE- |  | Lutana | 11 Cox |  | 20293/16  | <i>Description</i> |

|          |  |        |  |  |  |
|----------|--|--------|--|--|--|
| C6.1.225 |  | Avenue |  |  | <p>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/16.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its asymmetry, concrete construction, painted roughcast cement stucco surface finishes, corrugated hipped roof, roughcast cement rendered brick chimney, gabled wing to the street with painted timber shingle infill at the gable end, modern windows in original openings.</p> <p>(a)(iv) Aesthetic characteristics – including a complementary streetscape presence that contributes to a ‘village’ style</p> |
|----------|--|--------|--|--|--|

|              |  |        |              |  |          |  |
|--------------|--|--------|--------------|--|----------|--|
|              |  |        |              |  |          | <p>sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>   |
| GLE-C6.1.226 |  | Lutana | 9 Cox Avenue |  | 20293/15 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/15.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not</p> |

|              |  |        |              |  |          |  |
|--------------|--|--------|--------------|--|----------|--|
|              |  |        |              |  |          | <p>necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, roughcast cement rendered and painted brick chimneys, painted timber shingle infill at the upper gable ends, asymmetrical front façade given effect by a slightly offset faceted recessed entry porch, timber front door with glazed multi-pane top panel, timber-framed sash windows in both singles and pairs throughout, and timber picket fence addressing Cox Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>                                   |
| GLE-C6.1.227 |  | Lutana | 7 Cox Avenue |  | 20293/14 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>20293/14.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the</p> |

|              |  |        |               |  |         |   |
|--------------|--|--------|---------------|--|---------|---|
|              |  |        |               |  |         | <p>Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, hipped corrugated roof, roughcast cement rendered tapered and painted rectangular cross-section brick chimneys, symmetrical front façade given effect by an arched recessed entry and skillion roofed porch support on a decorative treillage, timber front door with glazed multi-pane top panel and narrow side panels with glazed side-lights, single timber-framed sash windows, rear skillion addition and low timber fence addressing Cox Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.228 |  | Lutana | 12 Cox Avenue |  | 12894/4 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 12894/4.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of</p>   |

|              |  |        |               |  |  |   |
|--------------|--|--------|---------------|--|--|---|
|              |  |        |               |  | <p>industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals through. The planning ideas underpinning the various phases of the Lutana workers estate experiment had international origins, were innovative in the case of the Home Fund, and served to inspire other early (post-war) subdivisions stimulated by Glenorchy’s emerging reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1920 – 1924 cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding, hipped and gabled corrugated roof, oblong timber slat vent at the gable end, asymmetrical form, covered entry porch, timber-framed sash windows, skillion roofed weatherboard garage, and timber picket fence.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and architect, AG Stephenson.</p> |   |
| GLE-C6.1.229 |  | Lutana | 10 Cox Avenue |  | 12894/5  | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 12894/5.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme</p> |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  | <p>demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals through. The planning ideas underpinning the various phases of the Lutana workers estate experiment had international origins, were innovative in the case of the Home Fund, and served to inspire other early (post-war) subdivisions stimulated by Glenorchy’s emerging reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1920 – 1924 Arts and Crafts style cottage. Significant attributes include but are not necessarily limited to: its corrugated gable roof with unpainted brick chimneys, painted render gable infill, unpainted red brick walls on a rendered and painted brick foundation, symmetrical form, skillion roofed entry porch supported on decorative treillage with timber railings, timber-framed sash windows surmounted by flat brick arches, skillion roofed weatherboard garage set back to side, and low height wire mesh-panel timber post-and-rail fence addressing Cox Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a prominent and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp.</p> |
|--|--|--|--|--|--|--|

|              |  |        |              |  |         |   |
|--------------|--|--------|--------------|--|---------|---|
| GLE-C6.1.230 |  | Lutana | 8 Cox Avenue |  | 75485/1 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house.</p> <p><i>Specific Extent</i><br/>All of 75485/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals through. The planning ideas underpinning the various phases of the Lutana workers estate experiment had international origins, were innovative in the case of the Home Fund, and served to inspire other early (post-war) subdivisions stimulated by Glenorchy’s emerging reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character. This example offering stylistic similarity to Cadbury Estate building forms.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1920 – 1924 Arts and Crafts style house. Significant attributes include but are not necessarily limited to: its established garden setting, corrugated hipped and gable roof forms, tall roughcast rendered chimney with unpainted brick collar, painted weatherboard gable infill, a combination of unpainted red brick and roughcast rendered walling, timber-framed sash windows, elevated covered entry porch part supported on brick piers with decorative timber ornament at the head of a set of masonry steps that provide</p> |
|--------------|--|--------|--------------|--|---------|---|

|              |                |                |                |                |                |  |
|--------------|----------------|----------------|----------------|----------------|----------------|--|
|              |                |                |                |                |                | <p>access from the street, rear outbuilding and manicured hedge defining the frontage.</p> <p>(a)(iv) Aesthetic characteristics – including a prominent and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp.</p>  |
| GLE-C6.1.231 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable   |
| GLE-C6.1.232 |                | Lutana         | 6 Cox Avenue   |                | 20293/44       | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, house and former shop.</p> <p><i>Specific Extent</i><br/>All of 20293/44.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals and, specifically, as a co-operative store with attached residence built by the Company in conjunction with the Community Hall to service the needs of workers and their families resident in the ‘village’.</p> <p>The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its</p> |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a circa 1920 – 1924 former store and residence. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated hipped and gable roof forms, fabricated metal roof vent at the ridge cap, large square glazed timber-framed shop front windows and awning suspended from gable end addressing Cox Avenue, timber-framed sash windows, and a variety of broadly sympathetic alterations and additions.</p> <p>(a)(iv) Aesthetic characteristics – including a complementary streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp.</p> |
|--|--|--|--|--|--|

|              |  |        |              |  |          |  |
|--------------|--|--------|--------------|--|----------|--|
| GLE-C6.1.233 |  | Lutana | 2 Cox Avenue |  | 20293/42 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/42.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1920 – 1924 cottage with corrugated. Significant attributes include but are not necessarily limited to; its weatherboard cladding, gable roof forms, unpainted brick chimney, both fixed and timber-framed sash windows and rear skillion roofed addition.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and architect, AG Stephenson.</p> |
|--------------|--|--------|--------------|--|----------|--|

|              |        |              |          |  |
|--------------|--------|--------------|----------|--|
| GLE-C6.1.234 | Lutana | 5 Cox Avenue | 20293/13 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>20293/13.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, gable roof forms, painted timber shingle infill at the gable ends, painted brick chimney, enclosed skillion roofed porch, original window openings, and rear skillion roofed weatherboard garage/outbuilding.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive</p> |
|--------------|--------|--------------|----------|--|

|              |  |        |                       |          |  |
|--------------|--|--------|-----------------------|----------|--|
|              |  |        |                       |          | streetscape presence that contributes to a 'village' style sense of place.<br>(b) Its association with:<br>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.<br>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.   |
| GLE-C6.1.235 |  | Lutana | 123 Derwent Park Road | 20293/43 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/43.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's Lutana workers estate/model community demonstrating welfare capitalism ideals. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1920 – 1924 cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated gable roof, unpainted brick chimney, timber-framed sash windows, roofline extended</p> |

|              |  |        |                    |          |   |
|--------------|--|--------|--------------------|----------|---|
|              |  |        |                    |          | <p>at the eaves over enclosed entrance, rear addition, skillion roofed weatherboard outbuilding and low height wire mesh-panel timber post-and-rail fence addressing the street.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and architect, AG Stephenson.</p>  |
| GLE-C6.1.236 |  | Lutana | 21 Furneaux Avenue | 20293/12 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>20293/12.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal</p> |

|              |  |        |                    |          |  |
|--------------|--|--------|--------------------|----------|--|
|              |  |        |                    |          | <p>characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, gable roof, roofline extended at the eaves over enclosed entrance, painted timber shingle infill at the gable ends, roughcast rendered brick chimney, timber-framed sash windows, rear skillion roofed weatherboard garage/outbuilding, and timber picket fence addressing Furneaux Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.237 |  | Lutana | 19 Furneaux Avenue | 20293/11 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>20293/11.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British</p>   |

|              |  |        |                          |  |   |   |
|--------------|--|--------|--------------------------|--|---|---|
|              |  |        |                          |  | <p>garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, roughcast cement rendered brick chimneys, exposed purlins and rafters, painted timber shingle upper gable infill, wide open-arch roughcast cement stucco recessed entry, timber-framed multi and single-pane sash windows, rear skillion roofed outbuilding, and timber picket fence addressing Furneaux Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |   |
| GLE-C6.1.238 |  | Lutana | 17<br>Furneaux<br>Avenue |  | 20293/10  | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/10.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model</p> |

|  |  |  |  |  |  |   |
|--|--|--|--|--|--|---|
|  |  |  |  |  |  | <p>community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 –Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its asymmetry, concrete construction, painted roughcast cement stucco surface finishes, corrugated hipped roof, roughcast cement rendered tapered brick chimney, gabled wing to the street with painted timber shingle infill at the gable end, concrete steps to altered and partly enclosed front verandah/entrance, timber-framed sash windows, timber picket fence addressing Furneaux Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities)</p> |
|--|--|--|--|--|--|---|

|              |  |        |                    |  |         |   |
|--------------|--|--------|--------------------|--|---------|---|
|              |  |        |                    |  |         | and families of resident workers.<br>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.   |
| GLE-C6.1.239 |  | Lutana | 15 Furneaux Avenue |  | 20293/9 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/9.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, roughcast cement rendered brick chimneys, exposed purlins and rafters, painted timber shingle</p> |

|              |  |        |                    |  |         |  |
|--------------|--|--------|--------------------|--|---------|--|
|              |  |        |                    |  |         | <p>upper gable infill, wide open-faceted roughcast cement stucco recessed entry, original window openings, and rear skillion roofed weatherboard outbuilding.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>   |
| GLE-C6.1.240 |  | Lutana | 13 Furneaux Avenue |  | 20293/8 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/8.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its</p> |

|              |  |        |                    |         |   |
|--------------|--|--------|--------------------|---------|---|
|              |  |        |                    |         | <p>earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, painted brick chimney, painted timber shingle infill at the upper gable ends, timber-framed multi and single-pane sash windows, steps to open-faceted roughcast cement stucco recessed entry and centrally situated front door flanked on either side by timber-panelling housing multi-paned windows.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence occupying a prominent corner position that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.241 |  | Lutana | 24 Furneaux Avenue | 20293/5 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>20293/5.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community</p>  |

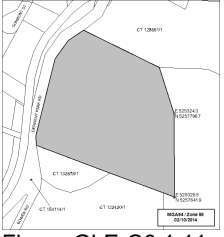
|              |  |        |                          |          |  |
|--------------|--|--------|--------------------------|----------|--|
|              |  |        |                          |          | <p>demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated half-hipped roof, roughcast cement rendered brick chimney, exposed purlins and rafters, wide open-arch roughcast cement stucco recessed entry with skillion roofed addition supported on timber posts, timber-framed sash windows, rear skillion roofed weatherboard addition, and low height wire mesh-panel timber post-and-rail fence addressing Furneaux Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence occupying a prominent corner position that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.242 |  | Lutana | 22<br>Furneaux<br>Avenue | 116700/1 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p>  |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  | <p><i>Specific Extent</i><br/>All of 116700/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, concrete construction, gable roof form, painted timber shingle infill at the upper gable ends, roughcast rendered brick chimney, projecting gable roofed porch with half-timbered infill in place of original shingles, supported on roughcast plinth and painted timber posts that forms part of a centrally situated open roughcast cement stucco main entrance.</p> <p>(a)(iv) Aesthetic characteristics – including a prominent and distinctive streetscape presence that contributes to a ‘village’ style</p> |
|--|--|--|--|--|--|--|

|              |  |        |                    |  |         |  |
|--------------|--|--------|--------------------|--|---------|--|
|              |  |        |                    |  |         | <p>sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>   |
| GLE-C6.1.243 |  | Lutana | 20 Furneaux Avenue |  | 20293/6 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>20293/6.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling. Significant attributes include but are not</p> |

|              |  |        |                    |  |         |   |
|--------------|--|--------|--------------------|--|---------|---|
|              |  |        |                    |  |         | <p>necessarily limited to: its concrete construction, painted roughcast cement stucco surface finishes, corrugated gable roof, roughcast cement rendered brick chimney, painted timber shingle upper gable infill, wide open-arch roughcast cement stucco recessed entry, timber-framed sash windows, rear skillion roofed weatherboard outbuilding, and low height wire mesh-panel timber post-and-rail fence addressing Furneaux Avenue.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p>   |
| GLE-C6.1.244 |  | Lutana | 18 Furneaux Avenue |  | 20293/7 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/7.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The roughcast cement rendered concrete building forms and associated detailing regarded as one of the best physical evocations of a British garden village in a national comparative context. The planning ideas underpinning the Lutana workers estate experiment had international</p> |

|              |      |        |                |  |           |  |
|--------------|------|--------|----------------|--|-----------|--|
|              |      |        |                |  |           | <p>origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1919 – 1924 Arts and Crafts style dwelling Significant attributes include but are not necessarily limited to: its asymmetry, concrete construction, painted roughcast cement stucco surface finishes, corrugated hipped roof, roughcast cement rendered brick chimney, gabled wing to the street with painted timber shingle infill at the gable end, front verandah/entrance, timber-framed sash windows, and rear skillion roofed weatherboard outbuilding.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence that contributes to a 'village' style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and principal architect, Walter Richmond Butler.</p> |
| GLE-C6.1.245 | 1615 | Lutana | 6 Lallaby Road |  | 136238/18 | <i>Description</i><br>Dwelling.  |

|              |      |        |                 |                    |               |   |
|--------------|------|--------|-----------------|--------------------|---------------|---|
| GLE-C6.1.246 | 1614 | Lutana | 300 Risdon Road | Derwent Park House | Part 128862/1 | <p><i>Description</i><br/>Dwelling and barns.</p> <p><i>Specific Extent</i><br/>All that part of the land shaded in Figure GLE-C6.1.11.</p>  <p>Figure GLE-C6.1.11</p>   |
| GLE-C6.1.247 |      | Lutana | 4 Cox Avenue    |                    | 20293/45      | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, Hall.</p> <p><i>Specific Extent</i><br/>All of 20293/45.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community demonstrating the importance of industry in the development and social fabric of Glenorchy.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The Lutana Village Hall was part of the social infrastructure provided by the EZ Company, serving as premises for a free kindergarten and a focal point for community meetings and social events. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> |

|              |  |        |                |  |           |  |
|--------------|--|--------|----------------|--|-----------|--|
|              |  |        |                |  |           | <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a circa 1923/1924 Federation Arts and Crafts style hall. Significant attributes include but are not necessarily limited to: its high surviving integrity, expansive grounds containing established trees, corrugated gable roof forms with smooth rusticated weatherboard walls, the main body of the building being rectangular with gabled wings projecting to the east and west at the northern end. It is otherwise distinguished by a prefabricated zinc-metal cupola and roof vents in series at the ridgeline (including gable wings), gable roofed - part enclosed - weatherboard entry porch with timber arch ornament and infill replicating the half-timbered effect evident in the main gable above at the southern end, and in the east (road) facing gable end, arcaded panelling to upper walls above the window line, timber brackets at the eaves and original timber-framed windows.</p> <p>(a)(iv) Aesthetic characteristics – including an imposing and distinctive streetscape presence in a prominent location that makes a major contribution to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and architects, Walker and Johnston.</p> |
| GLE-C6.1.248 |  | Lutana | 5 Lallaby Road |  | 136238/15 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana ‘Drip Village’ house.</p> <p><i>Specific Extent</i><br/>All of 136238/15.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the</p>  |

|              |  |        |                |  |   |
|--------------|--|--------|----------------|--|---|
|              |  |        |                |  | <p>understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials- all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof, roughcast cement rendered brick chimney, decorative vertical board valance at the eaves, timber-framed sash windows both singly and in pairs, garage under, and low roughcast concrete stucco front boundary wall displaying the same ‘drip’ pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
| GLE-C6.1.249 |  | Lutana | 7 Lallaby Road |  | <p>136238/16</p> <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana ‘Drip Village’ house.</p> <p><i>Specific Extent</i><br/>All of 136238/16.</p> <p><i>Statement of Local Historic Heritage Significance and</i></p>   |

|  |  |  |  |  |  |   |
|--|--|--|--|--|--|---|
|  |  |  |  |  |  | <p><i>Historic Heritage Values</i></p> <p>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials- all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof, roughcast cement rendered brick chimney, decorative vertical board valance at the eaves, timber-framed sash windows both singly and in pairs, projecting garage under with original timber doors/glazing, parapet roof and railing serving as an upper balcony, concrete twin wheel-track driveway, and low roughcast concrete stucco front boundary wall displaying the same ‘drip’ pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> |
|--|--|--|--|--|--|---|

|              |  |        |                |  |           |   |
|--------------|--|--------|----------------|--|-----------|---|
|              |  |        |                |  |           | <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p>   |
| GLE-C6.1.250 |  | Lutana | 9 Lallaby Road |  | 136238/17 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana ‘Drip Village’ house.</p> <p><i>Specific Extent</i><br/>All of 136238/17.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof forms, roughcast cement</p> |

|              |  |        |                 |          |   |
|--------------|--|--------|-----------------|----------|---|
|              |  |        |                 |          | <p>rendered brick chimney, decorative vertical board valance at the eaves, timber-framed sash windows in pairs, projecting garage with original timber doors/glazing, parapet roof serving as an upper balcony, concrete twin wheel-track driveway and low roughcast concrete stucco driveway and front boundary walls displaying the same 'drip' pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p>   |
| GLE-C6.1.251 |  | Lutana | 177 Risdon Road | 136238/1 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the 'panel and pier' method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced</p> |

|              |  |        |                 |  |          |  |
|--------------|--|--------|-----------------|--|----------|--|
|              |  |        |                 |  |          | <p>materials- all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, 'drip' finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted 'drip' finished roughcast concrete stucco superstructure with hipped tiled roof forms, roughcast cement rendered brick chimney, steel-framed windows, indented wall detailing, curved corners and narrow longitudinal glazed panel at entrance with concrete hood providing cover, twin wheel-track concrete driveway and freestanding original 'drip' finished hipped tile roof garage with glazed timber doors to the rear side.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
| GLE-C6.1.252 |  | Lutana | 175 Risdon Road |  | 136238/2 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and</p>  |

|              |  |        |                 |  |  |
|--------------|--|--------|-----------------|--|--|
|              |  |        |                 |  | <p>stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof forms, roughcast cement rendered brick chimney, steel-framed windows, indented wall detailing, curved corners at entrance with concrete hood providing cover over steps, freestanding original ‘drip’ finished hipped tile roof garage with glazed timber doors to the rear side, and low wire mesh timber post and rail fence defining the front boundary.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
| GLE-C6.1.253 |  | Lutana | 171 Risdon Road |  | <p>136238/4</p> <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana ‘Drip Village’ house.</p> <p><i>Specific Extent</i><br/>All of 136238/4.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions</p>  |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof forms, roughcast cement rendered brick chimneys, decorative vertical board valance at the eaves, steel-framed windows, indented wall detailing, concrete hood providing cover over entry point, freestanding original ‘drip’ finished hipped tile roof garage with glazed timber doors to the rear side, and low wire mesh timber post and rail fence defining the front boundary.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
|--|--|--|--|--|---|

|              |  |        |                             |  |          |   |
|--------------|--|--------|-----------------------------|--|----------|---|
| GLE-C6.1.254 |  | Lutana | 121<br>Derwent<br>Park Road |  | 20293/3  | <p><i>Description</i><br/>Circa 1900-1910 weatherboard house.</p> <p><i>Specific Extent</i><br/>All of 20293/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>One of the earlier rural dwellings in the locality, pre-dating, and contrasting with the EZ workers estate homes.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – turn of the 20<sup>th</sup> century rural land use in Lutana that predates the advent of industry and the construction of the EZ workers estate.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a Federation period farmhouse. Significant attributes include but are not necessarily limited to: its weatherboard cladding, stone foundations, corrugated hipped roof and gabled wings decorated at the ends addressing the road, part enclosed skillion roofed verandah, main entrance with side lights, brick chimneys, and timber-framed sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.255 |  | Lutana | 119<br>Derwent<br>Park Road |  | 114601/1 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 114601/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc</p>   |

|              |                |                |                |                |                |  |
|--------------|----------------|----------------|----------------|----------------|----------------|--|
|              |                |                |                |                |                | <p>Company's Lutana workers estate/model community demonstrating welfare capitalism ideals. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy's reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place - that exhibits the principal characteristics of a single storey circa 1920 – 1924 cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated hipped and gable roof set on a roughcast cement rendered foundation, timber-framed sash windows, weatherboard skirt and exposed purlins at the gable end, and skillion roofed weatherboard outbuilding to the rear side.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp.</p> |
| GLE-C6.1.256 | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable | Not applicable   |

|                  |  |        |                             |  |         |  |
|------------------|--|--------|-----------------------------|--|---------|--|
| GLE-<br>C6.1.257 |  | Lutana | 115<br>Derwent<br>Park Road |  | 20293/1 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place - that exhibits the principal characteristics of a single storey circa 1920 – 1924 cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated gable roof, unpainted brick chimney, timber-framed sash windows and gabled open entry porch supported on timber posts with ornamental brackets.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp.</p> |
| GLE-             |  | Lutana | 3 Cox                       |  | 20293/4 | <i>Description</i>   |

|          |  |  |        |  |  |
|----------|--|--|--------|--|--|
| C6.1.258 |  |  | Avenue |  | <p>Former Electrolytic Zinc Company (EZ) - Lutana workers estate, cottage.</p> <p><i>Specific Extent</i><br/>All of 20293/4.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact EZ workers estate/model community/housing scheme demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s Lutana workers estate/model community demonstrating welfare capitalism ideals. The planning ideas underpinning the Lutana workers estate experiment had international origins and local ramifications, serving to inspire other early (post-war) subdivisions stimulated by entrepreneurial opportunities presented by Glenorchy’s reputation as a burgeoning industrial hub, that gathered pace during the early 20th century, contrasting with its earlier, predominately rural land use character.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place - that exhibits the principal characteristics of a single storey circa 1920 – 1924 cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated gable roof, weatherboard skirt at the gable ends, unpainted brick chimney, recessed entrance with original front door flanked by narrow panels containing sidelights, timber-framed sash windows, adjacent skillion roofed outbuilding and modern/reclad garage/shed on the frontage.</p> <p>(a)(iv) Aesthetic characteristics – including a streetscape presence that is complementary and contributes to a ‘village’ style sense of place.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and</p> |
|----------|--|--|--------|--|--|

|              |  |        |                  |  |           |   |
|--------------|--|--------|------------------|--|-----------|---|
|              |  |        |                  |  |           | subsequent business entities) and families of resident workers.<br>(b)(ii) The life or works of – former EZ Company General manager, Herbert Gepp, and architect, AG Stephenson.  |
| GLE-C6.1.259 |  | Lutana | 1 Turanna Street |  | 136238/13 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana ‘Drip Village’ house.</p> <p><i>Specific Extent</i><br/>All of 136238/13.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof forms, roughcast cement rendered brick chimney, decorative vertical board valance</p> |

|              |  |        |                  |          |  |
|--------------|--|--------|------------------|----------|--|
|              |  |        |                  |          | <p>at the eaves, timber-framed sash windows in pairs, garage under string course with original timber doors/glazing, open entry porch and verandah, concrete twin wheel-track driveway and low roughcast concrete stucco driveway and front boundary walls displaying the same 'drip' pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p>  |
| GLE-C6.1.260 |  | Lutana | 2 Turanna Street | 136238/7 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/7.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the 'panel and pier' method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials</p> |

|              |  |        |                  |  |   |   |
|--------------|--|--------|------------------|--|---|---|
|              |  |        |                  |  | <p>were in short supply. The skilled application of concrete stucco in a consistent, 'drip' finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling Significant attributes include but are not necessarily limited to: its distinctive painted 'drip' finished roughcast concrete stucco superstructure with hipped tiled roof forms, square and curved projecting bays, roughcast 'drip' rendered chimney, decorative vertical board valance at the eaves, curved corner bay, stepped at the ends and surmounted by an unpainted brick soldier course with concrete hood covering segmented steel-framed windows spanning the entire bay, square and rectangular steel-framed windows throughout remainder, 'drip' finished curved wall side entry mirroring the corner bay, 'drip' finished garage set back and attached to the side surmounted by an unpainted brick soldier course matching the corner bay, and curved front boundary walls following the curve of the street and exhibiting the same 'drip' pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence on a prominent corner.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |   |
| GLE-C6.1.261 |  | Lutana | 3 Turanna Street |  | 136238/12   | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/12.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the</p> |

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  |  |  |  |  | <p>understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof forms, curved projecting bay, stepped roughcast ‘drip’ rendered chimney, indented wall sections, decorative vertical board valance at the eaves, curved corner bay with string course and concrete hood over segmented steel-framed windows spanning the entire bay, square and rectangular steel-framed windows throughout remainder, setback ‘drip’ finished garage attached to side, front boundary walls following the line of the street and exhibiting the same ‘drip’ pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
|--|--|--|--|--|---|

|                  |        |                     |          |   |
|------------------|--------|---------------------|----------|---|
| GLE-<br>C6.1.262 | Lutana | 4 Turanna<br>Street | 136238/8 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana ‘Drip Village’ house.</p> <p><i>Specific Extent</i><br/>All of 136238/8.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof, hipped roof porch, roughcast rendered brick chimney, indented wall sections, decorative vertical board valance at the eaves, timber-framed windows, freestanding original ‘drip’ finished hipped tile roof garage with original glazed timber doors and windows set</p> |
|------------------|--------|---------------------|----------|---|

|              |  |        |                  |           |   |
|--------------|--|--------|------------------|-----------|---|
|              |  |        |                  |           | <p>forward of the building line directly addressing the street, front boundary wall following the line of the street and exhibiting the same 'drip' pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p>   |
| GLE-C6.1.263 |  | Lutana | 5 Turanna Street | 136238/11 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/11.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the 'panel and pier' method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, 'drip' finish.</p> <p>(a)(iii) A class of building or place</p> |

|              |  |        |                  |          |   |
|--------------|--|--------|------------------|----------|---|
|              |  |        |                  |          | <p>– that exhibits the principal characteristics of a mid-1940s modernist dwelling Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with hipped tiled roof, hipped roof porch, roughcast rendered brick chimney, decorative vertical board valance at the eaves, timber-framed windows, and front boundary wall following the line of the street and exhibiting the same ‘drip’ pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p>  |
| GLE-C6.1.264 |  | Lutana | 6 Turanna Street | 136238/9 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana ‘Drip Village’ house.</p> <p><i>Specific Extent</i><br/>All of 136238/9.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’</p> |

|              |  |        |                |          |   |
|--------------|--|--------|----------------|----------|---|
|              |  |        |                |          | <p>method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, 'drip' finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted 'drip' finished roughcast concrete stucco superstructure with hipped tiled roof forms, curved corners, roughcast rendered brick chimneys, indented wall sections, decorative vertical board valance at the eaves, recessed entrance, steel-framed windows, freestanding original 'drip' finished hipped tile roof garage with original glazed timber doors and windows set forward of the building line directly addressing the street, front boundary wall following the line of the street and exhibiting the same 'drip' pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
| GLE-C6.1.265 |  | Lutana | 1 Lallaby Road | 136238/3 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a</p>  |

|              |  |        |                |          |  |
|--------------|--|--------|----------------|----------|--|
|              |  |        |                |          | <p>group of Places comprising the former Electrolytic Zinc Company's post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the 'panel and pier' method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, 'drip' finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted 'drip' finished roughcast concrete stucco superstructure with hipped tiled roof forms, hipped roof porch with concrete hood extending over balcony and garage, roughcast rendered brick chimneys, curved corners with narrow longitudinal glazed panel at entrance, decorative vertical board valance at the eaves and steel-framed windows, low wire mesh timber post and rail fence defining the front boundary.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence on a prominent corner.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
| GLE-C6.1.266 |  | Lutana | 2 Lallaby Road | 136238/5 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/3.</p> <p><i>Statement of Local Historic</i></p>  |

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
|  |  |  |  |  |  | <p><i>Heritage Significance and Historic Heritage Values</i></p> <p>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company’s post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the ‘panel and pier’ method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, ‘drip’ finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted ‘drip’ finished roughcast concrete stucco superstructure with parapet obscuring a flat corrugated roof, curved corner bay housing segmented steel-framed windows and curved wall corners on approach to recessed front entrance steps, all covered by concrete hood, indented panels below window line, angular forms to side and stepping back to rear, also containing steel-framed windows, parapet roof to garage set back and attached to side wall with glazed timber doors, concrete twin wheel-track driveway and low roughcast concrete stucco castellated front boundary wall displaying the</p> |
|--|--|--|--|--|--|--|

|              |  |        |                |  |           |   |
|--------------|--|--------|----------------|--|-----------|---|
|              |  |        |                |  |           | <p>same 'drip' pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p>  |
| GLE-C6.1.267 |  | Lutana | 3 Lallaby Road |  | 136238/14 | <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/14.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the former Electrolytic Zinc Company's post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the 'panel and pier' method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, 'drip' finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not</p> |

|              |  |        |                |  |  |
|--------------|--|--------|----------------|--|--|
|              |  |        |                |  | <p>necessarily limited to: its distinctive painted 'drip' finished roughcast concrete stucco superstructure with hipped tiled roof forms, square and curved projecting bay, stepped roughcast 'drip' rendered chimney, indented wall sections, decorative vertical board valance at the eaves, curved corner bay surmounted by a painted brick soldier course with concrete hood covering segmented steel-framed windows spanning the entire bay, square and rectangular steel-framed windows throughout remainder, projecting 'drip' finished garage with curved corners and string course above, hooded metal railed balcony over garage distinguished by segmented floor to ceiling door/windows, concrete steps and curve metal pipe railing to main entrance, concrete twin wheel-track driveway and combination of curved and angular front boundary walls following the line of the street and exhibiting the same 'drip' pattern finish as the house.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence on a prominent corner.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
| GLE-C6.1.268 |  | Lutana | 4 Lallaby Road |  | <p>136238/6</p> <p><i>Description</i><br/>Former Electrolytic Zinc Company (EZ) – post-WWII Lutana 'Drip Village' house.</p> <p><i>Specific Extent</i><br/>All of 136238/6.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Part of the coherent and intact post-WWII EZ housing estate demonstrating the importance of industry in the development and social fabric of Glenorchy. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – individually, and as one of a group of Places comprising the</p>  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>former Electrolytic Zinc Company's post-WWII housing estate constructed by a major Tasmanian Industrial entity to attract and accommodate skilled staff to its Risdon plant at a time of post-war shortages and stringency. The house is one of a range of designs that offer rare insight into the stylistic variations of a single designer and builder based on modernist design principles applied to traditional plan form/s.</p> <p>(a)(ii) Creative or technical achievements – including adoption of the 'panel and pier' method of construction which was quick, saved labour and timber, and used easily obtainable Tasmanian-sourced materials - all important considerations in the immediate post-war period when materials were in short supply. The skilled application of concrete stucco in a consistent, 'drip' finish.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a mid-1940s modernist dwelling. Significant attributes include but are not necessarily limited to: its distinctive painted 'drip' finished roughcast concrete stucco superstructure with hipped tiled roof forms, hipped roof porch with concrete hood and curved walls at point of entry, steel-framed windows, parapet roof to garage set back and attached to side wall with glazed timber doors, low roughcast rendered front boundary wall stepped downslope.</p> <p>(a)(iv) Aesthetic characteristics – including a strong and distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – the EZ Company (and subsequent business entities) and families of resident workers.</p> <p>(b)(ii) The life or works of – builder, NG Nicholson.</p> |
|--|--|--|--|--|--|

|                  |  |        |                               |  |                      |   |
|------------------|--|--------|-------------------------------|--|----------------------|---|
| GLE-<br>C6.1.269 |  | Lutana | 12-12A<br>Ashbolt<br>Crescent | Former Our<br>Lady of<br>Victories<br>Church and<br>Memorial | 204602/1,<br>77519/2 | <p><i>Description</i><br/>Former "Our Lady of Victories" church and war memorial.</p> <p><i>Specific Extent</i><br/>All of 204602/1, 77519/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Place of worship and commemoration coincident with suburban development allied to industry with diverse cultural associations.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of; Lutana's development as a residential area in the post war years, the importance, post-war, of migrant communities in the locality attracted by industrial complexes like EZ, communitarian spirit evidenced in its design and construction, and commemorative activities acknowledging the war service of local residents.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a late 20<sup>th</sup> century single storey church. Significant attributes include but are not necessarily limited to: its brick construction, roof vents mounted in series at the apex of the low pitched glazed terracotta tile roof, brick tower surmounted by a fibreglass replica of a statue to Our Lady of Victories at Kozielsk, flat-roofed front porch, part-glazed infill at the gable ends, and later brick hall attached at the rear. A small war memorial in the form of an obelisk set on a stone plinth occupies a prominent position near the street corner.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community for social or spiritual reasons being – migrant community groups over a period of 40 years, the broader community as a memorial to World War II service men and women.</p> <p>(b)(ii) The life or works of – designers, Father Peter Noonan and parishioner Reg Mahoney.</p> |
|------------------|--|--------|-------------------------------|--|----------------------|---|

|                          |  |               |                                |  |                |   |
|--------------------------|--|---------------|--------------------------------|--|----------------|---|
| <p>GLE-<br/>C6.1.270</p> |  | <p>Lutana</p> | <p>72 Ashbolt<br/>Crescent</p> |  | <p>78359/1</p> | <p><i>Description</i><br/>                 Circa 1910 weatherboard cottage.<br/> <i>Specific Extent</i><br/>                 All of 78359/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 72 Ashbolt Crescent reflects Glenorchy's transformation from large agricultural estates to small holdings prior to the advent of industry-driven suburban development.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a demonstration of Lutana's transformation from agricultural land use to residential suburb as Glenorchy became the so called 'industrial hub of southern Tasmania' shortly after WWI and the impact of large industrial entities such as Electrolytic Zinc on the local economy.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place – that exhibits the principal characteristics of a Federation Georgian style cottage.<br/>                 Significant attributes include but are not necessarily limited to: its weatherboard cladding, hipped roof form, partially enclosed bull-nose verandah with timber posts, railings and frieze, timber sash windows, corbelled brick chimneys, concrete steps to the front entrance distinguished by stained glass top and side lights to the front door, and sympathetic low timber picket fence on the Ashbolt Crescent frontage.<br/>                 (a)(iv) Aesthetic characteristics – including a strong streetscape presence in company with related structures from a similar period.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|--------------------------------|--|----------------|---|

|              |  |        |                     |  |         |  |
|--------------|--|--------|---------------------|--|---------|--|
| GLE-C6.1.271 |  | Lutana | 74 Ashbolt Crescent |  | 62458/1 | <p><i>Description</i><br/>           Circa 1918 weatherboard house (one of a conjoined pair).<br/> <i>Specific Extent</i><br/>           All of 62458/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A vanguard in residential housing anticipating demand arising from the advent of industry. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of; Lutana’s transformation from agricultural land use to residential suburb as Glenorchy became the so called ‘industrial hub of southern Tasmania’ shortly after WWI, representing one of the earliest private efforts to exploit the anticipated demand for worker housing at Lutana.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a Federation style house. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated hipped roof, partially enclosed front verandah with decorative iron railings and frieze, timber-framed sash windows, corbelled brick chimney, front entrance distinguished by stained glass top and side lights to the front door, brick firewall to its conjoined neighbour, the verandah incorporating a gabled porch over the front doors to both dwellings.</p> <p>(a)(iv) Aesthetic characteristics – including a strong streetscape presence in company with related structures from a similar period.</p> <p>(b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
|--------------|--|--------|---------------------|--|---------|--|

|              |  |        |                     |  |          |  |
|--------------|--|--------|---------------------|--|----------|--|
| GLE-C6.1.272 |  | Lutana | 76 Ashbolt Crescent |  | 206080/1 | <p><i>Description</i><br/>           Circa 1918 weatherboard house (one of a conjoined pair).<br/> <i>Specific Extent</i><br/>           All of 206080/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A vanguard in residential housing anticipating demand arising from the advent of industry. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of; Lutana’s transformation from agricultural land use to residential suburb as Glenorchy became the so called ‘industrial hub of southern Tasmania’ shortly after WWI, representing one of the earliest private efforts to exploit the anticipated demand for worker housing at Lutana.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place – being a Federation style house. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated hipped roof, partially enclosed front verandah with decorative iron railings and frieze, timber-framed sash windows, corbelled brick chimney, front entrance distinguished by stained glass top and side lights to the front door, brick firewall to its conjoined neighbour, the verandah incorporating a gabled porch over the front doors to both dwellings.</p> <p>(a)(iv) Aesthetic characteristics – including a strong streetscape presence in company with related structures from a similar period.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|---------------------|--|----------|--|

|              |  |        |                      |                                       |                |  |
|--------------|--|--------|----------------------|---------------------------------------|----------------|--|
| GLE-C6.1.273 |  | Lutana | 102 Ashbolt Crescent |                                       | 33008/2        | <p><i>Description</i><br/>Circa 1914/15 weatherboard house.</p> <p><i>Specific Extent</i><br/>All of 33008/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>102 Ashbolt Crescent reflects Glenorchy's transformation from large agricultural estates to small holdings prior to the advent of industry-driven suburban development.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of; Lutana's transformation from agricultural land use to residential suburb as Glenorchy became the so called 'industrial hub of southern Tasmania' shortly after WWI.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place – being a Federation Queen Anne style cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated hipped roof, gabled wing with decorative timber screen and finial projecting toward the street, [modern] verandah and porch, timber sash windows, corbelled brick chimneys. Two mature cypress pines flank the front yard on the front boundary.</p> <p>(a)(iv) Aesthetic characteristics – as an identifiably historic timber dwelling in the locality in a setting otherwise distinguished by mature trees.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
| GLE-C6.1.274 |  | Lutana | 112 Ashbolt Crescent | Transend Substation High-bay Building | Part 199803/10 | <p><i>Description</i><br/>Circa 1922 Substation High-bay Building.</p> <p><i>Specific Extent</i><br/>All that part of the land occupied by the Substation high-bay building.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>The Substation symbolises the inextricable link between zinc refining and the state hydro-electricity grid, in that the need to separate zinc led to the development of the hydro-electric</p>   |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>system which prompted a state government mantra of hydro-industrialisation lasting for decades.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of; The importance of hydro-industrialisation in Glenorchy history, particularly in the period 1916–24, when the city became the ‘industrial hub of southern Tasmania’. This Substation differed markedly from power stations attached to earlier Tasmanian industrial plants such as those at Mount Bischoff, Moorina and Lake Margaret. Those earlier plants were part of small, privately owned hydro-electric schemes, whereas the EZ Substation was a conduit of power generated at Waddamana as part of the government-owned state electricity grid.</p> <p>(a)(ii) Creative or technical achievements – arising from its configuration and technology. At the Substation, the electricity supplied by power lines approaching it down the eastern and western sides of the Derwent River were broken down into manageable strength and assigned to both industrial and domestic usage. Embedded in the building were the 11,000-volt bus bars from which EZ’s power was supplied, the 6,600-volt bus bars by which Hobart’s tramway system was supplied and an auxiliary bus bar which supplied Cadbury-Fry-Pascall. The six transformers which supplied EZ with power were the largest brought into Australia at that time. They were cooled by salt water extracted from the tidal reach of the river. Four lead-covered underground cables carried electricity from the bus bars to the EZ plant. The flow of power was governed by a low-tension switchboard inside the substation. The complex of oil switches, high-tension bus bars and transformers was said to form a replica of the external structure at the Waddamana Power Station.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a Post-War International style industrial</p> |
|--|--|--|--|--|--|

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>building. Significant attributes include but are not necessarily limited to: its flat roof, simple cubiform overall shape, rectangular in plan, with plain wall surfaces, Art Deco string courses at the top of the parapet, groups of three metal framed windows on three levels, and large over-height metal roller door.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – the technical and operational staff of the Electrolytic Zinc Company and Hydro Electric Commission.</p> |
|--|--|--|--|--|--|

|              |  |        |                 |  |          |  |
|--------------|--|--------|-----------------|--|----------|--|
| GLE-C6.1.275 |  | Lutana | 148 Risdon Road |  | 231710/1 | <p><i>Description</i><br/>         Circa 1915 brick house and cypress hedge.<br/> <i>Specific Extent</i><br/>         All of 231710/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         A villa-type residence contrasting with surrounding suburban and industrial housing styles. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of; Lutana’s urban transformation. This house is a comfortably spacious home on a spacious allotment with mature plantings. Built just before the advent of the nearby Electrolytic Zinc (EZ) plant, it gives the impression of being villa accommodation, far removed from the residential housing later built for EZ workers and the modern units built on adjacent blocks. This contrast in styles demonstrates the growth of Lutana during the last century, particularly as the result of the Electrolytic Zinc plant opening as Glenorchy became ‘the industrial hub of southern Tasmania’ in the era 1916–24.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of an Inter-War bungalow. Significant attributes include but are not necessarily limited to: its asymmetrical massing, brick cladding, complex corrugated hipped roof with gabled wings to two sides, tall tapered partially rendered brick chimneys, part enclosed return verandah between the gabled wings and timber-framed windows with decorative timber screen and finial projecting toward the street, [modern] verandah and porch, timber sash windows, corbelled brick chimneys. Two mature cypress pines flank the front yard on the front boundary.</p> <p>(a)(iv) Aesthetic characteristics – the cypress hedge being an established and distinctive streetscape element.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|-----------------|--|----------|--|

|              |  |        |                 |  |              |  |
|--------------|--|--------|-----------------|--|--------------|--|
| GLE-C6.1.276 |  | Lutana | 153 Risdon Road |  | Part 61779/1 | <p><i>Description</i><br/>                 Circa 1890s weatherboard cottage.</p> <p><i>Specific Extent</i><br/>                 All that part of the land south of a line parallel to and offset 8m north west from the northwest wall of the weatherboard cottage located in the vicinity of E525770, N5256437 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Part of an early agricultural estate demonstrating land use patterns disrupted by suburban development.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of; Lutana’s agricultural origins, associated with the Warwick Lodge Estate, and that predates the transformation of Glenorchy into the ‘industrial hub of southern Tasmania’ shortly after WWI.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place – that exhibits the principal characteristics of a Victorian Georgian style cottage. Significant attributes include but are not necessarily limited to: its weatherboard cladding, corrugated hipped roof, later dormer featuring barge board and finial, four-panelled door with top and side lights, rendered chimneys with steep corbels.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|-----------------|--|--------------|--|

|              |      |          |                   |                       |          |  |
|--------------|------|----------|-------------------|-----------------------|----------|--|
| GLE-C6.1.277 |      | Lutana   | 200 Risdon Road   |                       | 12324/10 | <p><i>Description</i><br/>                 Circa 1891 weatherboard house.<br/> <i>Specific Extent</i><br/>                 All of 12324/10.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Late 19<sup>th</sup> century dwelling contrasting with the surrounding modern building stock demonstrating Glenorchy's transformation from agricultural estates and small holdings to 'the industrial hub of southern Tasmania' in the era 1916–24. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of; Lutana's urban transformation. Standing close to Electrolytic Zinc's Drip Village houses, this late-Victorian house demonstrates the change from the days of small farming and orcharding to suburban living, as Lutana evolved into a 20th-century industrial housing estate.</p> <p>(a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place – that exhibits the principal characteristics of a late Victorian/early Federation Georgian style house. Significant attributes include but are not necessarily limited to: its simple symmetrical façade, corrugated hipped roof featuring a small half gable, partially enclosed bull-nose front verandah with timber posts, four panelled front door and corbelled brick chimney in an established garden setting. Neutral [introduced, modern] elements include iron and railings and frieze to the verandah, and timber-framed windows.</p> <p>(a)(iv) Aesthetic characteristics – as an identifiably historic timber dwelling in the locality in a sympathetic garden setting.</p> <p>(b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
| GLE-C6.1.278 | 1625 | Montrose | 220 Montrose Road | Martin Cash's Cottage | 88046/1  | <p><i>Description</i><br/>                 Cottage and orchard.</p>  |
| GLE-C6.1.279 | 1624 | Montrose | 76 Montrose Road  | Montrose House        | 39524/1  | <p><i>Description</i><br/>                 Dwelling and stables.</p>   |

Tasmanian Planning Scheme - Glenorchy LPS

|              |      |          |                 |                           |                                  |  |
|--------------|------|----------|-----------------|---------------------------|----------------------------------|--|
| GLE-C6.1.280 | 1623 | Montrose | 507 Main Road   |                           | 102398/1                         | <i>Description</i><br>Dwelling.            |
| GLE-C6.1.281 | 1622 | Montrose | 1/493 Main Road |                           | 133603/1,<br>133603/2            | <i>Description</i><br>Building.            |
| GLE-C6.1.282 | 1621 | Montrose | 490 Main Road   |                           | 31230/3                          | <i>Description</i><br>Dwelling.            |
| GLE-C6.1.283 | 1620 | Montrose | 488 Main Road   |                           | 36850/1                          | <i>Description</i><br>Building .           |
| GLE-C6.1.284 | 1618 | Montrose | 486 Main Road   | Ponderosa                 | 77334/2                          | <i>Description</i><br>Dwelling.            |
| GLE-C6.1.285 | 1617 | Montrose | 480 Main Road   | St Paul's Anglican Church | 1/1995,<br>125432/1,<br>125431/1 | <i>Description</i><br>Church and cemetery. |
| GLE-C6.1.286 | 1616 | Montrose | 478 Main Road   | St Paul's Rectory         | 31729/1,<br>31358/1              | <i>Description</i><br>Building.            |

|              |  |          |                 |  |                  |   |
|--------------|--|----------|-----------------|--|------------------|---|
| GLE-C6.1.287 |  | Montrose | 9 Riverway Road |  | 36818/1, 75094/1 | <p><i>Description</i><br/>         Circa 1921 villa residence.<br/> <i>Specific Extent</i><br/>         All of: 36818/1, 75094/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         A villa-type residence reflecting Montrose's evolution from large agricultural estates to inner city residential housing.<br/>         Identified in the Local Provisions Schedule because of:<br/>         (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>         (a)(i) Local history including – as a demonstration of Montrose's evolution from large agricultural estates to, in this case, gentrified residential housing, River Way (formerly Church Street), until the advent of the Brooker Highway, having quiet and exclusive access to reserved river front land. The home's neighbours today include 19th-century former Grove labourer cottages, other early 20th-century villas and modest post-war brick residences designed to reward World War II ex-servicemen and women for their service with affordable homes.<br/>         (a)(ii) Not applicable.<br/>         (a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1921 Federation Queen Anne style dwelling. Significant attributes include but are not necessarily limited to: its asymmetry, weatherboard cladding, corrugated hipped and gable roof forms, corbelled brick chimneys, bracketed flying gable with half-timbered infill at the gable end, front bay with decorative ornamentation and picture panel mouldings, timber-framed sash windows, corrugated bull-nose return verandah with timber posts and railings, remnant brackets and decorative frieze, and four-panel painted timber front door with top and side lights.<br/>         (a)(iv) Aesthetic characteristics – including a distinctive streetscape presence.<br/>         (b) Its association with:<br/>         (b)(i) Not applicable.<br/>         (b)(ii) Not applicable.</p> |
|--------------|--|----------|-----------------|--|------------------|---|

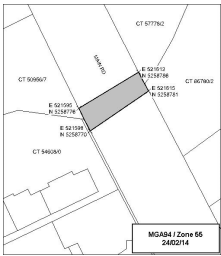
|              |  |          |                 |  |         |  |
|--------------|--|----------|-----------------|--|---------|--|
| GLE-C6.1.288 |  | Montrose | 7 Riverway Road |  | 54434/1 | <p><i>Description</i><br/>         Circa 1890 agricultural estate workers cottage, former railway gatekeeper's cottage.</p> <p><i>Specific Extent</i><br/>         All of 54434/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         A modest dwelling reflecting the fabric, scale and form of a late 19<sup>th</sup> century workers cottage with important local associations in the village of Montrose. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of Montrose's agricultural origins and the 'almost feudal splendour' of the Wright brothers' Grove Estate farm – this being one in a row of cottages provided by the Wrights' to their workers as tenants, originally on 0.25 of an acre – enough space to raise crops or keep stock - for five shillings a week. On subdividing of the agricultural Estate, the cottage was acquired by Tasmanian Government Railways and served as the gatekeeper's cottage at a time prior to the advent and widespread ownership of motor vehicles when rail was a popular form of transport for commuters.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1890 Victorian Georgian style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, weatherboard cladding, hipped roof forms, hip-roofed front verandah with solid frieze, external chimney breast and tall corbelled chimney, timber-framed sash and multi-pane windows, rear skillion section and outbuildings.</p> <p>(a)(iv) Aesthetic characteristics – including a distinctive streetscape presence as one of several thematically related and stylistically similar Places.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – the Wright brothers', owners of the former Grove Estate.</p> |
|--------------|--|----------|-----------------|--|---------|--|

|                          |  |                 |                            |  |                |  |
|--------------------------|--|-----------------|----------------------------|--|----------------|--|
| <p>GLE-<br/>C6.1.289</p> |  | <p>Montrose</p> | <p>5 Riverway<br/>Road</p> |  | <p>54434/2</p> | <p><i>Description</i><br/>                 Circa 1890 agricultural estate workers cottage.<br/> <i>Specific Extent</i><br/>                 All of 54434/2.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A modest dwelling reflecting the fabric, scale and form of a late 19th century workers cottage with important local associations in the village of Montrose. Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a demonstration of Montrose’s agricultural origins and the ‘almost feudal splendour’ of the Wright brothers’ Grove Estate farm – this being one in a row of cottages provided by the Wrights’ to their workers as tenants, originally on 0.25 of an acre – enough space to raise crops or keep stock - for five shillings rental per week.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1890 Victorian Georgian style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, weatherboard cladding, hipped roof form, open bull-nose front verandah, timber-framed sash windows, rear skillion section and outbuilding.<br/>                 (a)(iv) Aesthetic characteristics – including a distinctive streetscape presence as one of several thematically related and stylistically similar Places.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) The life or works of – the Wright brothers’, owners of the former Grove Estate.</p> |
|--------------------------|--|-----------------|----------------------------|--|----------------|--|

|                  |  |          |                    |  |         |  |
|------------------|--|----------|--------------------|--|---------|--|
| GLE-<br>C6.1.290 |  | Montrose | 3 Riverway<br>Road |  | 54772/4 | <p><i>Description</i><br/>           Circa 1890 agricultural estate workers cottage.</p> <p><i>Specific Extent</i><br/>           All of 54772/4.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A modest dwelling reflecting the fabric, scale and form of a late 19th century workers cottage with important local associations in the village of Montrose. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of Montrose’s agricultural origins and the ‘almost feudal splendour’ of the Wright brothers’ Grove Estate farm – this being one in a row of cottages provided by the Wrights’ to their workers as tenants, originally on 0.25 of an acre – enough space to raise crops or keep stock - for five shillings rental per week.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1890 Victorian Georgian style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, weatherboard cladding, rubble foundations, hipped roof form, bull-nose front verandah, rendered brick chimney timber-framed sash windows and rear skillion section. Enclosure of the front verandah is a non-significant attribute of the Place.</p> <p>(a)(iv) Aesthetic characteristics – including a distinctive streetscape presence as one of several thematically related and stylistically similar Places.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – the Wright brothers’, owners of the former Grove Estate.</p> |
|------------------|--|----------|--------------------|--|---------|--|

|              |  |          |                   |            |          |   |
|--------------|--|----------|-------------------|------------|----------|---|
| GLE-C6.1.291 |  | Montrose | 1/1 Riverway Road |            | 144247/1 | <p><i>Description</i><br/>           Circa 1890 agricultural estate workers cottage.<br/> <i>Specific Extent</i><br/>           All of 144247/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A modest dwelling reflecting the fabric, scale and form of a late 19th century workers cottage with important local associations in the village of Montrose. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of Montrose’s agricultural origins and the ‘almost feudal splendour’ of the Wright brothers’ Grove Estate farm – this being one in a row of cottages provided by the Wrights’ to their workers as tenants, originally on 0.25 of an acre – enough space to raise crops or keep stock - for five shillings rental per week.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a single storey circa 1890 Victorian Georgian style dwelling. Significant attributes include but are not necessarily limited to: its symmetry, weatherboard cladding, double-hipped roof form, bull-nose front verandah with decorative brackets to posts and ornamental frieze, timber-framed sash windows, rear addition and outbuilding.</p> <p>(a)(iv) Aesthetic characteristics – including a distinctive streetscape presence as one of several thematically related and stylistically similar Places.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – the Wright brothers’, owners of the former Grove Estate.</p> |
| GLE-C6.1.292 |  | Montrose | 6 Riverway Road   | White Gate | 66009/2  | <p><i>Description</i><br/>           Circa 1915 villa residence.<br/> <i>Specific Extent</i><br/>           All of 66009/2.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A villa-type residence reflecting Montrose’s evolution from large agricultural estates to inner city residential housing. Identified in the Local Provisions</p>  |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of Montrose’s evolution from large agricultural estates to, in this case, gentrified residential housing, River Way (formerly Church Street), until the advent of the Brooker Highway, having unrestricted views, quiet and exclusive access to reserved river front land. The home’s neighbours today include 19th-century former Grove labourer cottages, other early 20th-century villas and modest post-war brick residences designed to reward World War II ex-servicemen and women for their service with affordable homes.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a fine single storey circa 1915 Federation Queen Anne villa style dwelling exhibiting transitional elements adopted from the earlier Georgian style. Significant attributes include but are not necessarily limited to: its asymmetry on the river facing elevation typical of the Queen Anne style, its symmetry in the Riverway Road facing façade reminiscent of Georgian proportions, rusticated weatherboard cladding, stone rubble foundations, corrugated hipped, gable and half-gable roof forms, fine corbelled brick chimneys with and without terracotta pots, bracketed eaves, bracketed flying gable with faceted bay and half-timbered effect at upper gable end, bull-nose return verandah with multi-pane glazing at one end, decorative timber posts and railings, reproduction curvilinear ornament and decorative timber frieze at the Riverway Road front entrance, timber-framed sash windows, timber panelled front door with glazed leadlight top panel and sidelights, rear gable roofed garage and outbuilding.</p> <p>(a)(iv) Aesthetic characteristics – including a distinctive and engaging streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--|--|--|--|--|--|

|                     |  |                 |                  |  |              |  |
|---------------------|--|-----------------|------------------|--|--------------|--|
| <p>GLE-C6.1.293</p> |  | <p>Montrose</p> | <p>Main Road</p> |  | <p>No CT</p> | <p><i>Description</i><br/>                     19<sup>th</sup> century sandstone bridge abutments and retaining walls.<br/> <i>Specific Extent</i><br/>                     All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.12.</p>  <p>Figure GLE-C6.1.12</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                     Sandstone bridge abutments demonstrating the evolution of road furniture on the former Main Road.<br/>                     Identified in the Local Provisions Schedule because of:<br/>                     (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                     (a)(i) Local history including – the evolution of Main Road, formerly the principal land route connecting Hobart with the various cross-river punts and later, the bridge at Bridgewater.<br/>                     (a)(ii) Not applicable.<br/>                     (a)(iii) A class of building or place that exhibits - the materials, construction technique and form of a 19th century bridge.<br/>                     (a)(iv) Not applicable.<br/>                     (b) Its association with:<br/>                     (b)(i) Not applicable.<br/>                     (b)(ii) Not applicable.</p> |
|---------------------|--|-----------------|------------------|--|--------------|--|

|              |  |          |                  |  |         |   |
|--------------|--|----------|------------------|--|---------|---|
| GLE-C6.1.294 |  | Montrose | 6 Herbert Street |  | 76511/1 | <p><i>Description</i><br/>         Circa 1954 house.<br/> <i>Specific Extent</i><br/>         All of 76511/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         Unusual architectural style in a local suburban context.<br/>         Identified in the Local Provisions Schedule because of:<br/>         (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>         (a)(i) Local history including – as a demonstration of the process by which Glenorchy’s large industrial estates such as the Grove were subdivided for residential housing in the 20th century, as the city’s economic base diversified and its population expanded<br/>         (a)(ii) Not applicable.<br/>         (a)(iii) A class of building or place that exhibits – an unusual domestic expression of the Inter-War Functionalist style of architecture. Significant attributes include but are not necessarily limited to: its asymmetrical massing of simple geometric shapes, corrugated hipped roof, large rounded corner bays to the street and side housing timber-framed segmented windows, asymmetrical brick chimney, and timber pergola to the front door which exhibits side lights.<br/>         (a)(iv) Not applicable.<br/>         (b) Its association with:<br/>         (b)(i) Not applicable.<br/>         (b)(ii) Not applicable.</p> |
|--------------|--|----------|------------------|--|---------|---|

|              |  |          |               |         |         |  |
|--------------|--|----------|---------------|---------|---------|--|
| GLE-C6.1.295 |  | Montrose | 470 Main Road | Malvern | 17761/3 | <p><i>Description</i><br/>           Circa 1910 house.</p> <p><i>Specific Extent</i><br/>           All of 17761/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A villa type residence on the Main Road in the village of Montrose that recalls the transformation of Glenorchy from agricultural estates to small holdings prior to the advent of modern suburban development. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as one of the earlier dwellings in the area and as a demonstration of the process by which Glenorchy evolved from large agricultural holdings, to smaller holdings with modest productivity and finally to residential holdings in which gardens were ornamental.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Italianate style villa. Significant attributes include but are not necessarily limited to: its asymmetrical façade, weatherboard construction, steep pitched corrugated hipped and gabled roof forms with faceted bay including picture panelling in the street facing gable, timber-framed sash windows, timber finial, tall unpainted corbelled brick chimneys, bull-nose verandah with timber posts and decorative ironwork frieze, four-panelled timber door with top and side lights, and sympathetic timber picket fence on the street frontage.</p> <p>(a)(iv) Aesthetic characteristics – as a prominent streetscape presence in an elevated position addressing the Main Road.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – prominent Glenorchy citizen William Henry Hallam (1839–1920) and his second wife Sarah Unice Holly Millhouse (1855–1921).</p> |
|--------------|--|----------|---------------|---------|---------|--|

|                          |  |                 |                          |  |               |  |
|--------------------------|--|-----------------|--------------------------|--|---------------|--|
| <p>GLE-<br/>C6.1.296</p> |  | <p>Montrose</p> | <p>474 Main<br/>Road</p> |  | <p>6756/2</p> | <p><i>Description</i><br/>Circa 1900 cottage.<br/><i>Specific Extent</i><br/>All of 6756/2.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A comparatively early dwelling on the Main Road in the village of Montrose that recalls the transformation of Glenorchy from agricultural estates to small holdings prior to the advent of modern suburban development. Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as one of the earlier dwellings in the area and as a demonstration of the process by which Glenorchy evolved from large agricultural holdings, to smaller holdings with modest productivity and finally to residential holdings in which gardens were ornamental.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Georgian style cottage.<br/>Significant attributes include but are not necessarily limited to: its symmetrical façade, weatherboard construction, corrugated hipped roof, unpainted corbelled brick chimney, timber-framed sash windows and bull-nose front verandah with timber posts, decorative frieze and railings.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|-----------------|--------------------------|--|---------------|--|

|                     |  |                 |                      |   |                 |  |
|---------------------|--|-----------------|----------------------|---|-----------------|--|
| <p>GLE-C6.1.297</p> |  | <p>Montrose</p> | <p>491 Main Road</p> | <p>Former St Paul's Church Hall and Sunday School</p> | <p>129429/2</p> | <p><i>Description</i><br/>                 Circa 1893 church hall.<br/> <i>Specific Extent</i><br/>                 All of 129429/2.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A 19<sup>th</sup> century community gathering place in the village of Montrose.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a demonstration of the central role historically played by organised religion in Tasmanian society, and specifically the importance of church community spaces and Sunday Schools in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Gothic ecclesiastical hall.<br/>                 Significant attributes include but are not necessarily limited to: its corrugated gable roof, half-timbered and pressed metal infill at the upper gable ends, three-pointed arch windows in the street facing elevation, timber-framed sash windows, tall corbelled exterior chimney stack, prominent prefabricated metal and timber slat cupola/roof vent.<br/>                 (a)(iv) Not applicable.<br/>                 (b) Its association with:<br/>                 (b)(i) A particular community or cultural group for social or spiritual reasons – being the members of the community who attended Sunday School and other church functions there over many years.<br/>                 (b)(ii) The life or works of – well-known church architect George Fagg.</p> |
|---------------------|--|-----------------|----------------------|---|-----------------|--|

|              |  |          |               |                              |        |   |
|--------------|--|----------|---------------|------------------------------|--------|---|
| GLE-C6.1.298 |  | Montrose | 518 Main Road | Seventh Day Adventist Church | 5477/6 | <p><i>Description</i><br/>                 Circa 1965 church.</p> <p><i>Specific Extent</i><br/>                 All of 5477/6.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A distinctive modern place of worship with strong community associations.<br/>                 Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the central role historically played by organised religion in Tasmanian society, and specifically the growth and evolution of the Seventh-day Adventist faith in the municipality/City.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Late 20<sup>th</sup> Century Ecclesiastical church. Significant attributes include but are not necessarily limited to: its unpainted brick construction, glazed terracotta tile gable roof, gabled tile-roofed porches, each with round arched timber doors flanking a distinctive, vertically proportioned, ground-to-apex window addressing the Main Road.</p> <p>(a)(iv) Aesthetic characteristics – as a prominent streetscape element, its imposing scale and modern façade contrasting with surrounding early-mid 20th century homes.</p> <p>(b) Its association with:</p> <p>(b)(i) A particular community or cultural group for social or spiritual reasons – being the members of the Church community, evidenced by the direct involvement of the congregation in the design and construction of the building.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|----------|---------------|------------------------------|--------|---|

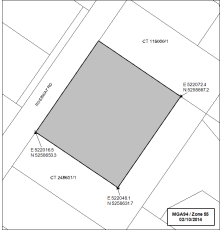
|              |  |          |               |                |         |  |
|--------------|--|----------|---------------|----------------|---------|--|
| GLE-C6.1.299 |  | Montrose | 525 Main Road | Willow Cottage | 64036/3 | <p><i>Description</i><br/>                 Circa 1910 house.<br/> <i>Specific Extent</i><br/>                 All of 64036/3.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A well detailed Federation period house on the Main Road in the village of Montrose that recalls the transformation of Glenorchy from agricultural estates to residential housing.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a demonstration of Glenorchy’s evolution from large agricultural estates to residential housing as its economic base diversified and its population expanded.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the principal characteristics of a fine Federation Queen Anne style villa residence. Significant attributes include but are not necessarily limited to: its asymmetry, unpainted brick construction, corrugated hipped and gabled roof forms, bracketed flying gable and square bay to the road, timber-framed sash windows, notched detailing at distal ends of flying gable bargeboards, tall unpainted corbelled brick chimneys, front entrance with side and top lights, bull-nose return verandah with ornamental timber frieze and timber posts, variety of rear outbuildings, large established garden featuring sweeping lawns and mature shrubs, and mid-20th century wrought iron front fence.<br/>                 (a)(iv) Aesthetic characteristics – as a prominent and identifiably historic streetscape element.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) The life or works of: prominent Glenorchy citizen and Methodist Church stalwart, John Hallam.</p> |
|--------------|--|----------|---------------|----------------|---------|--|

|              |  |          |               |          |          |   |
|--------------|--|----------|---------------|----------|----------|---|
| GLE-C6.1.300 |  | Montrose | 537 Main Road | Ingalara | 117661/1 | <p><i>Description</i><br/>                 Circa 1930 house.<br/> <i>Specific Extent</i><br/>                 All of 117661/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A well detailed Inter-War period house on the Main that recalls the transformation of Glenorchy from agricultural estates to residential housing.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a demonstration of the process by which Glenorchy evolved from large agricultural holdings, to smaller holdings with modest productivity and finally to residential holdings in which gardens were ornamental.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the principal characteristics of a fine Inter-War period house. Significant attributes include but are not necessarily limited to: its buttressed brick construction, hipped tiled roof forms, brick chimney, front porch with arched openings, brick piers and concrete railings, well detailed timber-framed sash windows, label moulds over the verandahs and windows, rear garage/shed with hipped roof clad in glazed terracotta tiles matching the main house, attractive open garden setting with winding front path, and substantial low stone rubble front boundary wall punctuated with random-coursed stone piers.<br/>                 (a)(iv) Aesthetic characteristics – as a distinctive and unusual architectural element in the streetscape.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) The life or works of: architect, MR Read.</p> |
|--------------|--|----------|---------------|----------|----------|---|

|              |  |          |                 |   |          |  |
|--------------|--|----------|-----------------|---|----------|--|
| GLE-C6.1.301 |  | Montrose | 1 Montrose Road | Former Independent Order of Good Templars, Pride of Derwent Lodge Protestant Hall Brethren Hall | 133619/1 | <p><i>Description</i><br/>                 Circa 1886 Temperance Hall.<br/> <i>Specific Extent</i><br/>                 All of 133619/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Former Temperance hall providing insight to late-Victorian society in the village of Montrose and that has evolved through time as a place of religious gathering.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a demonstration of the importance of friendly societies to the Victorian-era working class, and the strength of the Temperance movement in the late 19th century. Along with the nearby Anglican Church, former public school and former Grove Estate worker cottages, it also demonstrates the type of local self-sufficiency that once existed in Glenorchy communities and the moral authority that once guided many working-class lives.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits – the principal characteristics of a Victorian Georgian hall with later Federation style adaptations. Significant attributes include but are not necessarily limited to: its symmetry, simple rectangular form and classical detailing, corrugated gable roof, pilasters with corbelled tops, central arched entry, smooth rendered brick and stone walls (with roughcast/pebbledash render added in the inter-war years), timber windows with subtle projecting sandstone sills, and half-timbered effect in the upper gable end above decorative timber shingle skirt infill.<br/>                 (a)(iv) Aesthetic characteristics – as a set-back but nonetheless distinctive and identifiably early element orientated toward the Main Road in the Montrose streetscape.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) The life or works of: architect, architect, Edward Rowntree.</p> |
|--------------|--|----------|-----------------|---|----------|--|

|              |  |          |                        |  |         |   |
|--------------|--|----------|------------------------|--|---------|---|
| GLE-C6.1.302 |  | Montrose | 27<br>Montrose<br>Road |  | 22368/1 | <p><i>Description</i><br/>Circa 1904 cottage.</p> <p><i>Specific Extent</i><br/>All of 22368/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A remnant of pre-suburban agricultural land use. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of Glenorchy’s post-war suburbanisation, as former agricultural and orcharding areas were subdivided as residential areas leaving remnant nuclei from the earlier phases <i>in situ</i> as tangible reminders of former land use.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation Georgian cottage. Significant attributes include but are not necessarily limited to: its orientation, symmetrical façade, hipped and corrugated roof, stone base, partially enclosed bull-nose verandah with timber posts and decorative iron frieze, and timber-framed sash windows.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|----------|------------------------|--|---------|---|

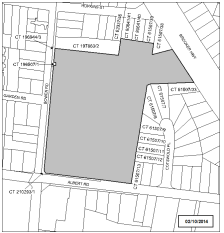
|                          |  |                 |                                 |  |                |  |
|--------------------------|--|-----------------|---------------------------------|--|----------------|--|
| <p>GLE-<br/>C6.1.303</p> |  | <p>Montrose</p> | <p>19<br/>Riverway<br/>Road</p> |  | <p>64223/1</p> | <p><i>Description</i><br/>Circa 1860-1890 workers cottage.<br/><i>Specific Extent</i><br/>All of 64223/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A modest dwelling reflecting the fabric, scale and form of a mid-late 19th century workers cottage with important local associations in the village of Montrose. Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of Montrose’s agricultural origins and the ‘almost feudal splendour’ of the Wright brothers’ Grove Estate farm – this being one in a row of cottages provided by the Wrights’ to their workers as tenants, originally on 0.25 of an acre – enough space to raise crops or keep stock - for five shillings rental per week.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Victorian Georgian cottage with early 20<sup>th</sup> century addition. Significant attributes include but are not necessarily limited to: its situation on the allotment, simple rectangular form, steep pitched hipped corrugated roof with gable extension at the western end and front porch on the southern side, plain (early form) brick chimney and timber-framed sash windows.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) The life or works of – the Wright brothers’, owners of the former Grove Estate.</p> |
|--------------------------|--|-----------------|---------------------------------|--|----------------|--|

|                     |  |                 |                         |                              |                      |  |
|---------------------|--|-----------------|-------------------------|------------------------------|----------------------|--|
| <p>GLE-C6.1.304</p> |  | <p>Montrose</p> | <p>23 Riverway Road</p> | <p>Shenstone Balquhidder</p> | <p>Part 248601/1</p> | <p><i>Description</i><br/>                 Circa 1914/15 villa residence.<br/> <i>Specific Extent</i><br/>                 All that part of the land shaded in Figure GLE-C6.1.13.</p>  <p>Figure GLE-C6.1.13</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A villa-type residence reflecting Montrose's evolution from large agricultural estates to inner city residential housing. Identified in the Local Provisions Schedule because of:</p> <ul style="list-style-type: none"> <li>(a) Its role in, representation of, or potential for contributing to the understanding of:                         <ul style="list-style-type: none"> <li>(a)(i) Local history including – as a demonstration of Montrose's progressive transformation from agricultural estates to residential suburb.</li> <li>(a)(ii) Not applicable.</li> <li>(a)(iii) A class of building or place that exhibits – the principal characteristics of a fine Federation Queen Anne villa. Significant attributes include but are not necessarily limited to: its complex form and detailing featuring tiled roof in flying gables with decorative half-timbered infill, tiled hips with half gables, exposed rafters at the eaves, tall corbelled brick chimneys with terracotta pots, eye-lid dormer and timber-framed sash windows. A substantial hedge combine with timber picket and timber post-and-horizontal-rail fencing defines the frontage.</li> <li>(a)(iv) Aesthetic characteristics – as a key element in an important streetscape.</li> </ul> </li> <li>(b) Its association with:                         <ul style="list-style-type: none"> <li>(b)(i) Not applicable.</li> <li>(b)(ii) The life or works of – Collins Street architects Maddison and Jackson.</li> </ul> </li> </ul> |
|---------------------|--|-----------------|-------------------------|------------------------------|----------------------|--|

|                          |  |                 |                                   |  |   |
|--------------------------|--|-----------------|-----------------------------------|--|---|
| <p>GLE-<br/>C6.1.305</p> |  | <p>Montrose</p> | <p>11<br/>Shenstone<br/>Place</p> |  | <p>64648/4</p> <p><i>Description</i><br/>Circa 1935 house.<br/><i>Specific Extent</i><br/>All of 64648/4.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Distinctive villa with stylistic details reflecting economies in construction while making best advantage of location. Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of the changing social structure of Montrose, from the large, almost feudal Wright brothers' agricultural estate, the Grove, with its rows of 19th-century worker cottages, to fashionable middle-class villa residences with an outlook to the river which were raised in an era when Glenorchy had a far greater demand for residential real estate and had become much more industrialised. Whereas once Glenorchy had been the province of country seats of well-to-do Hobartians, now the middle class built more modest villas in its better locations, vertical board (with its 18<sup>th</sup> century Scandinavian origins) regarded as a cost-effective form of construction adopted during times of economic stringency and hardship.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits – the principal characteristics of a fine Inter-War period house in a [formerly] riverside location. Significant attributes include but are not necessarily limited to: its expansive garden setting, timber vertical board cladding, brick base, expansive hipped and corrugated roof planes, wide gable to the east facing the river, tall brick chimneys and timber-framed sash windows.<br/>(a)(iv) Aesthetic characteristics – as a distinctive and identifiably historic house, particularly visible to north-bound travellers using the Brooker Highway.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) The life or works of – architect A Lauriston Crisp.</p> |
|--------------------------|--|-----------------|-----------------------------------|--|---|

Tasmanian Planning Scheme - Glenorchy LPS

|              |      |        |                      |                |                     |   |
|--------------|------|--------|----------------------|----------------|---------------------|---|
| GLE-C6.1.306 | 1636 | Moonah | 6 Webber Street      |                | 55046/3,<br>55046/2 | <i>Description</i><br>Dwelling.                           |
| GLE-C6.1.307 | 1635 | Moonah | 46 Sinclair Avenue   | Prospect House | 54622/22            | <i>Description</i><br>Dwelling.                           |
| GLE-C6.1.308 | 8315 | Moonah | 1 Loscombe Court     | Loscombe       | 54478/1             | <i>Description</i><br>Dwelling.                           |
| GLE-C6.1.309 | 1633 | Moonah | 24-30 Hopkins Street | Martin Manor   | 36353/1             | <i>Description</i><br>Building.                           |
| GLE-C6.1.310 | 1632 | Moonah | 2 Hopkins Street     | Summerhome     | 249823/1            | <i>Description</i><br>Dwelling, outbuildings and gardens. |
| GLE-C6.1.311 | 1629 | Moonah | 4 Dorset Street      |                | 62451/16            | <i>Description</i><br>Dwelling.                           |
| GLE-C6.1.312 | 1628 | Moonah | 113-117 Albert Road  | Stowellville   | 132068/1            | <i>Description</i><br>Building.                           |
| GLE-C6.1.313 | 1626 | Moonah | 129 Albert Road      | Pitt Farm      | 106981/4            | <i>Description</i><br>Dwelling.                           |

|                     |             |               |                      |                                  |                 |  |
|---------------------|-------------|---------------|----------------------|----------------------------------|-----------------|--|
| <p>GLE-C6.1.314</p> |             | <p>Moonah</p> | <p>1 Albert Road</p> |                                  | <p>43193/1</p>  | <p><i>Description</i><br/>           Circa 1875 - 1903 house.<br/> <i>Specific Extent</i><br/>           All of 43193/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Late 19th century dwelling contrasting with the surrounding modern building stock demonstrating Glenorchy's transformation from agricultural estates and small holdings to suburbia.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as a demonstration of the transformative period between the breaking up of the large agricultural estates and intensive residential development, predating Albert Road.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of a large, Victorian Georgian style house. Significant attributes include but are not necessarily limited to: its orientation, underlying weatherboard construction, steep pitched corrugated hipped roof, unpainted corbelled brick chimney, pair of gabled dormers with decorative timber bargeboards, timber-framed sash windows and rear skillion addition.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
| <p>GLE-C6.1.315</p> | <p>8316</p> | <p>Moonah</p> | <p>35 Bowen Road</p> | <p>Bowen Road Primary School</p> | <p>197863/2</p> | <p><i>Description</i><br/>           School.<br/> <i>Specific Extent</i><br/>           All that part of the land shown shaded and within the bold line in Figure GLE-C6.1.14.</p>  <p>Figure GLE-C6.1.14.</p>  |

|              |  |        |                   |  |                   |   |
|--------------|--|--------|-------------------|--|-------------------|---|
| GLE-C6.1.316 |  | Moonah | 27 Hopkins Street |  | 94569/1, 198356/1 | <p><i>Description</i><br/>           19<sup>th</sup> century former gatehouse (adapted) 1920 house.<br/> <i>Specific Extent</i><br/>           All of 94569/1, 198356/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Former gatehouse adapted to residential use that predates modern suburban development. Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as a former gate keepers lodge and integral part of Summerhome, one of Tasmania’s finest villas and a rural retreat of the well-to-do that predates Glenorchy’s transformation to industrial hub, later adapted to a conventional residential form that contrasts with the style of housing in the surrounding streets.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of a Federation period house with Arts and Crafts influences. Significant attributes include but are not necessarily limited to: its asymmetry, roughcast rendered construction, half-hipped roof, front facing gabled wing with restrained decorative infill and pointed arch window at the upper gable end, rendered and painted square profile chimney with terracotta pot, multi-pane casement and bay windows, open entry porch supported on columns, rear skillion section and established garden setting.<br/>           (a)(iv) Aesthetic characteristics – as an identifiably historic element at the head of Hopkins Street, flanking the approach to Summerhome.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
|--------------|--|--------|-------------------|--|-------------------|---|

|              |      |        |                   |                    |                                    |   |
|--------------|------|--------|-------------------|--------------------|------------------------------------|---|
| GLE-C6.1.317 |      | Moonah | 65 Hopkins Street | Moonah Arts Centre | 236935/1                           | <p><i>Description</i><br/>           Circa 1926 former Electrolytic Zinc Company community centre, RSL Memorial Hall, Moonah Branch of the State Library and Arts Centre.</p> <p><i>Specific Extent</i><br/>           All of 236935/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Part of the welfare capitalist initiative providing benefits to the broader community with subsequent important local associations.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a focal point in the community, initially as a key plank in EZs welfare capitalism scheme, civil defence and fundraising to assist the war effort during WWII, local library branch and Arts Centre.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War period Georgian Revival style hall. Significant attributes include but are not necessarily limited to: its symmetry, unpainted brick construction with repeating string courses to the façade and side, corrugated hipped roof, bell-cast at the Hopkins Street elevation and with prefabricated metal vents in series at the ridgeline, swept and corbelled outer wall corners to the facade, fine round-headed timber-framed fenestration, timber-framed sash windows, and open entrance porch with corrugated bell-cast roof supported on classic order columns.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive and identifiably historic landmark in the streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – the Electrolytic Zinc Company, RSL and Glenorchy City Council.</p> |
| GLE-C6.1.318 | 8317 | Moonah | 1-9 Main Road     | Leura              | 111894/1, 198697/1, 8011/2, 8011/1 | <p><i>Description</i><br/>           Building.</p>  |

|              |  |        |              |                |  |  |
|--------------|--|--------|--------------|----------------|--|--|
| GLE-C6.1.319 |  | Moonah | 45 Main Road | Cooley's Hotel | 226571/1, 37380/1, 63825/1, 37381/1, 63820/1 | <p><i>Description</i><br/>Hotel complex.</p> <p><i>Specific Extent</i><br/>All of: 226571/1, 37380/1, 63825/1, 37381/1, 63820/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Place of public recreation and long-standing local landmark. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a long-standing focal point and meeting place in the community arising from several ‘generations’ of hotel operation on this site from the 1830s.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a public house that has evolved in multiple phases over an extended timeframe. Significant attributes include but are not necessarily limited to: its c1900 corrugated hipped roof forms, brick construction and associated fenestration, and c1934 Spanish Mission style façade with decorative elements and fenestration addressing the Main Road.</p> <p>(a)(iv) Aesthetic characteristics – the c1934 façade being an unusual attribute in the southern approaches to Moonah along the Main Road.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – the Cooley family, who were proprietors of the hotel for almost a century. Walker and Johnston, architects, responsible for the Spanish style re-design.</p> |
|--------------|--|--------|--------------|----------------|--|--|

|                     |  |               |                          |  |                 |   |
|---------------------|--|---------------|--------------------------|--|-----------------|---|
| <p>GLE-C6.1.320</p> |  | <p>Moonah</p> | <p>102-104 Main Road</p> | <p>Formerly Fennell's chemist shop</p> | <p>246714/1</p> | <p><i>Description</i><br/>           Circa 1922 commercial premises occupying a prominent street corner.<br/> <i>Specific Extent</i><br/>           All of 246714/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Key Federation period building of high surviving integrity situated on a prominent corner. Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – optimism and the commercial growth of Moonah as a service centre in the early 20<sup>th</sup> century.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of a commercial premises with Federation period characteristics. Significant attributes include but are not necessarily limited to: its finely detailed symmetrical façade addressing the Main Road and Hopkins Street corner, fine tall unpainted brick chimneys partly roughcast in the front section, and utilitarian corrugated gabled and hip roofed forms in unpainted brick and weatherboard with original fenestration to the rear – the exterior character of the complex adhering closely to the original architectural design.<br/>           (a)(iv) Aesthetic characteristics – as a distinctive and identifiably historic landmark on a prominent street corner in the core of the Moonah commercial area.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) The life or works of – architects, Salier and Glaskin and three generations of the Fennell family, all pharmaceutical chemists.</p> |
|---------------------|--|---------------|--------------------------|--|-----------------|---|

|              |  |        |                   |                |         |  |
|--------------|--|--------|-------------------|----------------|---------|--|
| GLE-C6.1.321 |  | Moonah | 105-111 Main Road | Baker's Corner | 91782/3 | <p><i>Description</i><br/>                 Circa 1927 Baker's Corner building.</p> <p><i>Specific Extent</i><br/>                 All of CT91782/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Landmark building of high surviving integrity situated on a prominent corner.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – optimism and the development of commerce in the post-war boom period resulting in the advent of small, specialty shops and businesses typical of an advanced consumer culture and increasing prosperity.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits –the principal characteristics of a commercial premises with Free Style detailing reminiscent of the Federation period. Significant attributes include but are not necessarily limited to: its finely detailed façade and parapet addressing the Main Road and Hopkins Street corner incorporating horizontal banding in string courses and pilasters, dentils, rising sun motifs enlivened by archivolts above segmented fenestration divided into three lights, faceted corner displaying classical motif, lettering and year of construction.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive and identifiably historic landmark defining Baker's Corner in the core of the Moonah commercial area.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – prominent business owners and advocates, the Dickenson family.</p> |
|--------------|--|--------|-------------------|----------------|---------|--|

|              |  |        |               |                     |         |  |
|--------------|--|--------|---------------|---------------------|---------|--|
| GLE-C6.1.322 |  | Moonah | 183 Main Road | Moonah Fire Station | 30064/1 | <p><i>Description</i><br/>1936 (adapted) former Fire Station.</p> <p><i>Specific Extent</i><br/>All of 30064/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Mid-20<sup>th</sup> century local Fire Station building and distinctive element in the streetscape. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including –the significant role of fire fighters in the city of Glenorchy, not just in the days of primarily timber buildings when the open flame was often used for lighting and heating, but into the modern era of electrical fires with increased risk of bushfire. Fire crews played a vital role in the defence of the greater Hobart area during the ‘Black Tuesday’ fires of 1967 when many Glenorchy homes were destroyed, and 63 Tasmanians lost their lives.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principle characteristics of an adapted Inter-War Fire Station. Significant attributes include but are not necessarily limited to: its symmetry, corrugated multiple gabled roof forms, unpainted brick construction including finely crafted contrasting brickwork around the arches to the glazed half-circle doors, over the narrow slit windows, and at wall corners corresponding to the distal ends of the gabled wings projecting to the street, painted half-timbered infill to the side and central gable ends, timber-framed windows with flat roof awnings and brackets, and sympathetic modern glazing to the former central engine bay concertina garage door opening.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive and identifiably historic element in the Main Road, Moonah streetscape.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|---------------|---------------------|---------|--|

|              |  |        |                   |  |         |   |
|--------------|--|--------|-------------------|--|---------|---|
| GLE-C6.1.323 |  | Moonah | 5 Johnston Street |  | 26461/1 | <p><i>Description</i><br/>                 Circa 1890 farmhouse.<br/> <i>Specific Extent</i><br/>                 All of 26461/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Late 19th century dwelling contrasting with the surrounding modern building stock demonstrating Glenorchy's transformation from agricultural estates and small holdings to suburbia.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a demonstration of Glenorchy's evolution from agricultural estates and country seats orientated towards Hobart to residential housing as part of the Hobart-Glenorchy suburban sprawl. It also recalls early efforts to bring about a form of social justice in land allocation, like that which later saw expression in the Closer Settlement and Returned Soldiers Settlement Acts of the 20th century.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of a Victorian Georgian farmhouse. Significant attributes include but are not necessarily limited to: its orientation that predates the street, beaded weatherboard form, stone base, hipped corrugated roof, narrow eaves with timber brackets, brick chimneys, verandah with timber posts and frieze.<br/>                 (a)(iv) Not applicable.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|--------------|--|--------|-------------------|--|---------|---|

|                          |  |               |                                     |   |   |  |
|--------------------------|--|---------------|-------------------------------------|---|---|--|
| <p>GLE-<br/>C6.1.324</p> |  | <p>Moonah</p> | <p>5<br/>Springfield<br/>Avenue</p> | <p>St Marys<br/>Anglican<br/>Church</p> | <p>60868/22,<br/>60868/32,<br/>60868/17,<br/>60868/27</p> | <p><i>Description</i><br/>Circa 1924 church and mature elm tree.<br/><i>Specific Extent</i><br/>All of: 60868/22, 60868/32, 60868/17, 60868/27.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Place of worship built to service a growing and increasingly urban population.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of the prominence of Anglicanism in what began as a British colony, but also how parishioners in growing communities helped themselves by subscribing to the building of new churches. It shows the 20th-century growth of Moonah as the former Hobart villa area was subdivided for suburban housing.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War Romanesque church and mature elm tree. Significant attributes include but are not necessarily limited to: its unpainted brick and reinforced concrete construction, corrugated gable roof, round headed windows, turrets, bell-tower and steeple, and prominent mature elm (<i>Ulmus procera</i>) tree addressing the street.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) A particular community or cultural group for social or spiritual reasons – being the members of the community who attended Church there over many years.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|-------------------------------------|---|---|--|

|                          |  |               |                                   |  |                 |   |
|--------------------------|--|---------------|-----------------------------------|--|-----------------|---|
| <p>GLE-<br/>C6.1.325</p> |  | <p>Moonah</p> | <p>148<br/>Hopkins<br/>Street</p> | <p>Former Uniting<br/>Church and<br/>Hall<br/>Moonah<br/>Methodist<br/>Sunday School</p> | <p>109529/1</p> | <p><i>Description</i><br/>Circa 1912 former church and hall.<br/><i>Specific Extent</i><br/>All of 109529/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Place of worship and religious instruction built to service a growing and increasingly urban population.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a community meeting place and demonstration of the importance and growth of Nonconformist faiths in the Glenorchy Municipal Area.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest Inter-War period church and hall built in several wings and stages. Significant attributes include but are not necessarily limited to: its austere style, painted weatherboard cladding, corrugated gable roof sections, tin roof vents, simple timber-framed windows, the earliest section featuring lancet windows, and porches to both street frontages.<br/>(a)(iv) Aesthetic characteristics – as an identifiably historic element occupying a prominent street corner.<br/>(b) Its association with:<br/>(b)(i) A particular community or cultural group for social or spiritual reasons – being the members of the community who attended Church and community functions there over many years.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|-----------------------------------|--|-----------------|---|

|                          |  |               |                          |                                  |                |  |
|--------------------------|--|---------------|--------------------------|----------------------------------|----------------|--|
| <p>GLE-<br/>C6.1.326</p> |  | <p>Moonah</p> | <p>93 Hopkins Street</p> | <p>Former Moonah Gospel Hall</p> | <p>63580/3</p> | <p><i>Description</i><br/>           Circa 1927 former gospel hall.<br/> <i>Specific Extent</i><br/>           All of 63580/3.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Modestly designed place of worship and gathering built to service a growing and increasingly urban population. Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as a demonstration of the importance of evangelical Christianity in the Glenorchy community over the last century.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of a utilitarian style hall. Significant attributes include but are not necessarily limited to: its corrugated gable roof, enclosed porch at the front, six-pane timber-framed sash windows. The imitation brick cladding is an unsympathetic treatment obscuring significant underlying weatherboards.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) A particular community or cultural group for social or spiritual reasons – as a place of worship and social interaction for members of the Open Brethren community over many years.<br/>           (b)(ii) The works of: architect, SWT Blythe.</p> |
|--------------------------|--|---------------|--------------------------|----------------------------------|----------------|--|

|              |  |        |                 |  |          |  |
|--------------|--|--------|-----------------|--|----------|--|
| GLE-C6.1.327 |  | Moonah | 95-97 Main Road |  | 119689/1 | <p><i>Description</i><br/>                 Circa 1925 shop and flat.</p> <p><i>Specific Extent</i><br/>                 All of 119689/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A rare surviving shop and flat reflecting the character of mid-20<sup>th</sup> century retail premises in Moonah.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the type of self-contained shopkeeper accommodation that was common in the 19th and early 20th centuries. It also demonstrates the growth of Moonah and especially the development of its shopping centre along the Main Road in the first half of the 20th century.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War Arts and Crafts style shop and residence. Significant attributes include but are not necessarily limited to: its corrugated gable roof, large dormer overlooking the laneway to the south, timber gable brackets, lower parapet on the corners, roughcast rendering, dentils, and timber casement windows on the upper level.</p> <p>(a)(iv) Aesthetic characteristics – as an important contributor to the streetscape in the commercial core of Moonah.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|-----------------|--|----------|--|

|              |  |        |              |   |          |   |
|--------------|--|--------|--------------|---|----------|---|
| GLE-C6.1.328 |  | Moonah | 99 Main Road | Moonah Hotel<br>Ye Olde Mustard Pot Hotel | 205067/1 | <p><i>Description</i><br/>Circa 1934 Hotel.</p> <p><i>Specific Extent</i><br/>All of 205067/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Distinctive landmark with historically strong working class and racing industry associations and that reflects the culmination of a life's work that can be traced through three phases of business ownership in Moonah. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the importance of hotels to working class, culture, to horse racing in 1930s and to the revival of business confidence. Also, the industrious qualities of Glenorchy's migrant population, in this case Syrian hawker, Resturn and Julia Slait who created a small business empire from humble beginnings, improving their fortunes with each move, culminating in construction and ownership of the Moonah Hotel.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a fine Inter-War Spanish Mission style hotel. Significant attributes include but are not necessarily limited to: its gabled roof of Roman tiles, decorative rendered parapet over a Moorish-style rounded balcony opening with barley twist columns, triple arch window openings and an awning across the front of the building. The rear wing features a corrugated half-gabled roof with timber louvred vents.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive and imposing streetscape element in the centre of Moonah.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of: architect, Eric H Round and original owners, Resturn and Julia Slait.</p> |
|--------------|--|--------|--------------|---|----------|---|

|              |  |        |                   |         |                     |   |
|--------------|--|--------|-------------------|---------|---------------------|---|
| GLE-C6.1.329 |  | Moonah | 6 Florence Street | Winston | 219553/20, 233064/1 | <p><i>Description</i><br/>           Circa 1909 house.</p> <p><i>Specific Extent</i><br/>           All of: 219553/20, 233064/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Early 20th century dwelling demonstrating Glenorchy's transformation from agricultural estates and small holdings to suburbia.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of Glenorchy's rapid expansion after World War I and its evolution from agriculture to residential housing.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a Federation Queen Anne house. Significant attributes include but are not necessarily limited to: its weatherboard construction on stone base, corrugated hipped roof featuring wings with flying gables surmounting bays projecting to the street and eastern facades, timber casement windows with fine stained glazing and top-lights, porthole windows, corbelled brick chimneys and a return verandah with timber posts, railings and frieze. The frontage is defined by a sympathetic low stone wall.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|-------------------|---------|---------------------|---|

|                          |  |               |                              |  |                 |   |
|--------------------------|--|---------------|------------------------------|--|-----------------|---|
| <p>GLE-<br/>C6.1.330</p> |  | <p>Moonah</p> | <p>6 Sinclair<br/>Avenue</p> |  | <p>57314/13</p> | <p><i>Description</i><br/>Circa 1900 house.<br/><i>Specific Extent</i><br/>All of 57314/13.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Turn-of-the-century residence that represent a transitional phase between the properties of the well-to-do and the residential expansion and subdivision that occurred in Moonah early in the 20th century.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as the nucleus of a former small farm at a time when Moonah was still the province of villa residences.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of a Victorian Georgian style house. Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated hipped roof, skillion roofed verandah with timber posts and railings, decorative brackets, multi-pane timber-framed sash windows, and tall corbelled brick chimneys.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|------------------------------|--|-----------------|---|

|                          |  |               |                          |  |                |   |
|--------------------------|--|---------------|--------------------------|--|----------------|---|
| <p>GLE-<br/>C6.1.331</p> |  | <p>Moonah</p> | <p>32 Station Street</p> |  | <p>94382/3</p> | <p><i>Description</i><br/>           Circa 1890 workers cottage.<br/> <i>Specific Extent</i><br/>           All of 94382/3.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Identifiably historic element in the streetscape demonstrating the historical importance of proximity to public transport.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as an unusual example of a Victorian workers’ cottage that, like other houses in Gatehouse Street and in Station Street, demonstrates the importance of the railway for commuter and freight travel in the days when the motor vehicle was yet to be developed or an expensive novelty and universal car ownership was still decades away.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of one of a conjoined pair of Victorian Georgian style workers cottages. Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated hipped roof, shared brick chimney, weatherboard extension to the south and enclosed verandah.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|--------------------------|--|----------------|---|

|                          |  |               |                              |  |                 |   |
|--------------------------|--|---------------|------------------------------|--|-----------------|---|
| <p>GLE-<br/>C6.1.332</p> |  | <p>Moonah</p> | <p>34 Station<br/>Street</p> |  | <p>223281/1</p> | <p><i>Description</i><br/>                 Circa 1890 workers cottage.<br/> <i>Specific Extent</i><br/>                 All of 223281/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Identifiably historic element in the streetscape demonstrating the historical importance of proximity to public transport.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as an unusual example of a Victorian workers’ cottage that, like other houses in Gatehouse Street and in Station Street, demonstrates the importance of the railway for commuter and freight travel in the days when the motor vehicle was yet to be developed or an expensive novelty and universal car ownership was still decades away.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of one of a conjoined pair of Victorian Georgian style workers cottages. Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated hipped roof, shared brick chimney, enclosed verandah with non-significant aluminium windows.<br/>                 (a)(iv) Not applicable.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|------------------------------|--|-----------------|---|

|                          |  |               |                                   |  |                |   |
|--------------------------|--|---------------|-----------------------------------|--|----------------|---|
| <p>GLE-<br/>C6.1.333</p> |  | <p>Moonah</p> | <p>153<br/>Hopkins<br/>Street</p> |  | <p>72720/5</p> | <p><i>Description</i><br/>Circa 1920 War Service Home.<br/><i>Specific Extent</i><br/>All of 72720/5.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>One of the first three War Service Homes to be built in Tasmania after WWI.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of the efforts made by government and society to compensate veterans for their war service.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War cottage. Significant attributes include but are not necessarily limited to: its double-fronted unpainted brick construction, corrugated hipped roof with gabled wing projecting to the street, brick chimneys, timber casement windows with concrete lintels, and enclosed front verandah with substantial masonry piers.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|-----------------------------------|--|----------------|---|

|              |  |        |                    |  |         |   |
|--------------|--|--------|--------------------|--|---------|---|
| GLE-C6.1.334 |  | Moonah | 155 Hopkins Street |  | 72720/6 | <p><i>Description</i><br/>           Circa 1920 War Service Home.</p> <p><i>Specific Extent</i><br/>           All of 72720/6.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           One of the first three War Service Homes to be built in Tasmania after WWI.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as a demonstration of the efforts made by government and society to compensate veterans for their war service.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War cottage. Significant attributes include but are not necessarily limited to: its double-fronted unpainted brick construction, corrugated gable roof featuring timber shingle infill at the gable ends, brick chimneys, timber sash windows with concrete lintels, and enclosed front porch with substantial masonry piers.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
|--------------|--|--------|--------------------|--|---------|---|

|                          |  |               |                       |  |                 |  |
|--------------------------|--|---------------|-----------------------|--|-----------------|--|
| <p>GLE-<br/>C6.1.335</p> |  | <p>Moonah</p> | <p>64 Albert Road</p> |  | <p>63580/22</p> | <p><i>Description</i><br/>                 Circa 1928 house.<br/> <i>Specific Extent</i><br/>                 All of 63580/22.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A well detailed Federation period house built following early subdivision of an early agricultural estate.<br/>                 Identified in the Local Provisions Schedule because of:<br/>                 (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>                 (a)(i) Local history including – as a demonstration of the period following the breaking up of the large agricultural estates which once dominated Glenorchy as its industrial base changed and an increasing population demanded residential housing.<br/>                 (a)(ii) Not applicable.<br/>                 (a)(iii) A class of building or place that exhibits - the principal characteristics of a fine, well detailed Federation Queen Anne style house. Significant attributes include but are not necessarily limited to: its hipped corrugated roof, tall corbelled brick chimneys with terracotta pots, decorative infill and brackets to gables projecting to the street and corner surmounted by timber finials, smooth rusticated weatherboard walls, rounded bays with timber casement windows and leaded top-lights, a porthole window, return verandah with timber posts and decorative curvilinear ornaments, sympathetic timber picket front fence, and outhouse to the rear.<br/>                 (a)(iv) Aesthetic characteristics – as an identifiably historic element in the Albert Road streetscape.<br/>                 (b) Its association with:<br/>                 (b)(i) Not applicable.<br/>                 (b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|-----------------------|--|-----------------|--|

|                          |  |               |                              |  |                |   |
|--------------------------|--|---------------|------------------------------|--|----------------|---|
| <p>GLE-<br/>C6.1.336</p> |  | <p>Moonah</p> | <p>2 Beresford<br/>Place</p> |  | <p>54220/1</p> | <p><i>Description</i><br/>           Circa 1916-1924 house.<br/> <i>Specific Extent</i><br/>           All of 54220/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A well detailed Federation period house on a subdivided allotment representing the transition from agricultural land use to small holdings.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as a demonstration of the subdivision of the old agricultural estates and country seats that once dominated Glenorchy and the beginnings of suburban residential areas more than a century ago.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits – the principal characteristics of a well detailed Federation Queen Anne style house set on a large allotment. Significant attributes include but are not necessarily limited to: its weatherboard construction, stone base, hipped corrugated roof featuring a flying gable with timber brackets projecting to the front over a faceted bay, painted corbelled brick chimney, verandah with timber posts, brackets, railings and decorative frieze, timber-framed sash windows, mature landscaping and trees.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|------------------------------|--|----------------|---|

|              |  |        |                   |  |          |   |
|--------------|--|--------|-------------------|--|----------|---|
| GLE-C6.1.337 |  | Moonah | 59 Central Avenue |  | 216687/1 | <p><i>Description</i><br/>           Circa 1908 house.</p> <p><i>Specific Extent</i><br/>           All of 216687/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A well detailed Federation period house on an early suburban allotment.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of Moonah’s evolution from a fashionable fringe area of Hobart to a high-demand residential area during Glenorchy’s rapid early 20th-century expansion.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a well detailed Federation Queen Anne style house. Significant attributes include but are not necessarily limited to: its unpainted brick construction, stone base, hipped corrugated roof with gabled wings projecting to both street frontages, bay windows, bull-nose return verandah with timber posts and [incomplete] cast-iron frieze and dormer addressing Central Avenue.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|-------------------|--|----------|---|

|              |  |        |                      |  |               |   |
|--------------|--|--------|----------------------|--|---------------|---|
| GLE-C6.1.338 |  | Moonah | 81-83 Hopkins Street |  | Part 199037/1 | <p><i>Description</i><br/>Circa 1930 shop.</p> <p><i>Specific Extent</i><br/>The façade (including decorative parapet, recessed entrance, glazed tiled wall and awning) of the old shop building fronting Hopkins Street.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A typical and increasingly rare surviving example of a mid-20<sup>th</sup> century shop representing the pursuit of commercial success that can be traced through three phases of business ownership in Moonah.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the change from Moonah as a rural retreat and agricultural district to part of the suburban sprawl of Hobart-Glenorchy, and of retail patterns prior to widespread motor vehicle ownership. Also, the industrious qualities of Glenorchy’s migrant population, in this case Syrian hawker, Resturn and Julia Slait who created a small business empire from humble beginnings, improving their fortunes with each move.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War shop and residence. Significant attributes include but are not necessarily limited to: its brick construction, corrugated hipped roof obscured by a parapeted shop front, street front awning featuring pressed-metal underside and tiles on the exterior wall.</p> <p>(a)(iv) Aesthetic characteristics – as a key element in the streetscape, providing a fine end point to the view up Sunderland Street.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of - original owners, Resturn and Julia Slait.</p> |
|--------------|--|--------|----------------------|--|---------------|---|

|              |  |        |                |           |         |   |
|--------------|--|--------|----------------|-----------|---------|---|
| GLE-C6.1.339 |  | Moonah | 19 Garden Road | Leathwalk | 52630/1 | <p><i>Description</i><br/>           Circa 1920 house.</p> <p><i>Specific Extent</i><br/>           All of 52630/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Unusual Federation period house associated with early subdivision, predating the construction of Garden Road.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of land use patterns associated with the earliest phase of subdivision in East Moonah, and that pre-dates WWI.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a Federation Queen Anne style house that predates the construction of Garden Road. Significant attributes include but are not necessarily limited to: its weatherboard construction, hipped corrugated roof with gabled wing projecting to Albert Road, faceted bay, verandah with timber posts and brackets, tall brick chimneys and timber-framed sash windows. The utilitarian rear of the house, addressing Garden Road, is dominated by a skillion-roofed weatherboard outbuilding (thought to have been a former stable and adapted to various uses including as a laundry) on the frontage that is otherwise defined by a low mid-20th century sandstone wall.</p> <p>(a)(iv) Aesthetic values – as an unusual element in the streetscape, presenting its utilitarian - rear - elevation complete with outbuilding to Garden Road.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|----------------|-----------|---------|---|

|                  |  |        |                   |  |          |   |
|------------------|--|--------|-------------------|--|----------|---|
| GLE-<br>C6.1.340 |  | Moonah | 25 Gerrard Street |  | 128881/2 | <p><i>Description</i><br/>           Circa 1910 house.<br/> <i>Specific Extent</i><br/>           All of 128881/2.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Federation period house demonstrating an early stage of residential subdivision. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the earliest stages of suburban development in Moonah. Its history also demonstrates the ubiquity in Glenorchy of homes associated with war service.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a Federation Queen Anne style house. Significant attributes include but are not necessarily limited to: its weatherboard construction, hipped corrugated roof with gabled wing projecting to the street, dormer window, verandah with timber posts and lattice brackets.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|------------------|--|--------|-------------------|--|----------|---|

|                     |  |               |                           |  |                |  |
|---------------------|--|---------------|---------------------------|--|----------------|--|
| <p>GLE-C6.1.341</p> |  | <p>Moonah</p> | <p>28 Gormanston Road</p> | <p>Better Hearing Australia<br/>Bicycle shop<br/>Library<br/>Grocery shop<br/>Originally a drapery</p> | <p>63580/6</p> | <p><i>Description</i><br/>Circa 1923 shop and residence.<br/><i>Specific Extent</i><br/>All of 63580/6.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>A typical and increasingly rare surviving example of a mid-20th century shop representing the pursuit of commercial success that can be traced through three phases of business ownership in Moonah.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of the change from Moonah as a rural retreat and agricultural district to part of the suburban sprawl of Hobart-Glenorchy, and of retail patterns prior to widespread motor vehicle ownership and the shift to regional shopping centres. Also, the industrious qualities of Glenorchy’s migrant population, in this case Syrian hawker, Resturn and Julia Slait who created a small business empire from humble beginnings, improving their fortunes with each move.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of an Inter-War shop and residence. Significant attributes include but are not necessarily limited to: the weatherboard cottage with its timber-framed windows and corbelled brick chimney, the rendered brick shop front with parapet displaying the building date in relief on the corner, part concealing a corrugated hipped roof. There is an awning over the corner door. The Gormanston Road window opening has been infilled with brick.<br/>(a)(iv) Aesthetic characteristics – as a key element in the streetscape occupying a prominent corner location.<br/>(b) Its association with:<br/>(b)(i) Not applicable<br/>(b)(ii) The life or works of - original owners, Resturn and Julia Slait.</p> |
|---------------------|--|---------------|---------------------------|--|----------------|--|

|              |  |        |                     |          |         |  |
|--------------|--|--------|---------------------|----------|---------|--|
| GLE-C6.1.342 |  | Moonah | 100 Gormanston Road | Randolph | 94364/1 | <p><i>Description</i><br/>                 Circa 1919 house.</p> <p><i>Specific Extent</i><br/>                 All of 94364/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 A well detailed Federation period house in a light industrial context demonstrating the whole gamut of land use transformations that characterise Moonah.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the evolution of this part of Moonah, once a country seat and given over to orcharding, in transition from suburban housing to light industry.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a well detailed single storey Federation Queen Anne style house. Significant attributes include but are not necessarily limited to: its weatherboard construction, hipped corrugated roof with flying gable with timber brackets over a square bay projecting to the street, partially enclosed bull-nose verandah with decorative timber work, and 1930s brick fence to the street.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|---------------------|----------|---------|--|

|              |  |        |                |                    |          |   |
|--------------|--|--------|----------------|--------------------|----------|---|
| GLE-C6.1.343 |  | Moonah | 95 Albert Road | Titan Nail Factory | 117104/2 | <p><i>Description</i><br/> Factory.</p> <p><i>Specific Extent</i><br/> All of 117104/2.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/> Factory with an important historical context and that demonstrates the growth of Glenorchy and the changing nature of its commerce. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the Tasmanian government’s hydro-industrialisation policy, but also as a case of war-time security, helping to safeguard the Australian construction industry at a time when the country was cut off from foreign markets and many existing factories were being redirected to the war effort.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a two-storey Post-War International style factory complex. Significant attributes include but are not necessarily limited to: its unpainted brick construction, flat roofs, metal-framed windows, curved planes and circular motifs in concrete.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|----------------|--------------------|----------|---|

|              |  |        |                 |               |          |   |
|--------------|--|--------|-----------------|---------------|----------|---|
| GLE-C6.1.344 |  | Moonah | 101 Albert Road | Northall Park | 250940/1 | <p><i>Description</i><br/>Adapted stone outbuilding/workshop/warehouse.</p> <p><i>Specific Extent</i><br/>All of 250940/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Remnant 19<sup>th</sup> century utilitarian building adapted to a variety of uses in transition from agriculture to race track to industry. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the property’s changing land use from country seat and agriculture, to recreational facility (and the evolution of horse racing/trotting in Glenorchy), to engineering and heavy industry.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of an adapted mid-19<sup>th</sup> century building. Significant attributes include but are not necessarily limited to: its stone construction with brick extensions, corrugated hipped roof, original window and door openings.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|-----------------|---------------|----------|---|

|                          |  |               |                                    |  |                          |  |
|--------------------------|--|---------------|------------------------------------|--|--------------------------|--|
| <p>GLE-<br/>C6.1.345</p> |  | <p>Moonah</p> | <p>17<br/>Gatehouse<br/>Street</p> |  | <p>Part<br/>55307/18</p> | <p><i>Description</i><br/>Circa 1911 house.<br/><i>Specific Extent</i><br/>All that part of the land between the west boundary and a line along, and extended from, the outside of the east wall of the original weatherboard dwelling.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Federation period house located near, and emphasising the importance of, the railway in an era pre-dating widespread motor vehicle ownership.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of Moonah’s evolution from agriculture to residential suburb, but also, like other houses in Gatehouse Street and in Station Street, emphasises the importance of the railway for commuter travel in the days when the motor vehicle was an expensive novelty beyond the reach of most people and universal car ownership was half a century away.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of a well detailed single storey Federation Queen Anne style house. Significant attributes include but are not necessarily limited to: its weatherboard construction, hipped corrugated roof with gable and finial projecting to the side elevation, tall unpainted corbelled brick chimneys, narrow eaves with timber brackets, tall sash windows to the street flanking a door with top and side lights, return verandah with timber posts and decorative frieze, and sympathetic timber picket fence to the street.<br/>(a)(iv) Aesthetic characteristics - as a key element in the streetscape.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|------------------------------------|--|--------------------------|--|

|                          |  |               |                         |  |                         |   |
|--------------------------|--|---------------|-------------------------|--|-------------------------|---|
| <p>GLE-<br/>C6.1.346</p> |  | <p>Moonah</p> | <p>69 Main<br/>Road</p> |  | <p>Part<br/>35795/1</p> | <p><i>Description</i><br/>Circa 1925 shop.<br/><i>Specific Extent</i><br/>The façade above the ground floor shop front.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Rare surviving and well detailed combined shop and residence in the Moonah CBD.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a type of property, with the living quarters above the shop, typical of 19th century and early 20th-century small businesses. It also demonstrates the growth of Moonah and especially the development of its shopping centre along the Main Road in the first half of the 20th century.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of a two-storey Inter-War combined residence and shop typical of the Federation period (this being one of a pair). Significant attributes include but are not necessarily limited to: its symmetry, rendered façade featuring moulded string course, rendered pilasters and rendered decorative motifs reminiscent of Art Nouveau detailing, and timber-framed windows with multi-pane top lights.<br/>(a)(iv) Aesthetic characteristics – as one of a pair of distinctive architectural elements in the central Moonah commercial area.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|---------------|-------------------------|--|-------------------------|---|

|              |  |        |              |  |              |   |
|--------------|--|--------|--------------|--|--------------|---|
| GLE-C6.1.347 |  | Moonah | 67 Main Road |  | Part 35795/2 | <p><i>Description</i><br/>         Circa 1925 shop.</p> <p><i>Specific Extent</i><br/>         The façade above the ground floor shop front.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         Rare surviving and well detailed combined shop and residence in the Moonah CBD.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a type of property, with the living quarters above the shop, typical of 19th century and early 20th-century small businesses. It also demonstrates the growth of Moonah and especially the development of its shopping centre along the Main Road in the first half of the 20th century.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a two-storey Inter-War combined residence and shop typical of the Federation period (this being one of a pair). Significant attributes include but are not necessarily limited to; its symmetry, rendered façade featuring moulded string course, rendered pilasters and rendered decorative motifs reminiscent of Art Nouveau detailing, and timber-framed windows with multi-pane top lights.</p> <p>(a)(iv) Aesthetic characteristics – as one of a pair of distinctive architectural elements in the central Moonah commercial area.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|--------|--------------|--|--------------|---|

|              |      |        |                   |  |          |   |
|--------------|------|--------|-------------------|--|----------|---|
| GLE-C6.1.348 |      | Moonah | 139A Main Road    | Former City Bodyworks and H C Heathorn   | 96554/3  | <p><i>Description</i><br/>           Circa 1948 factory building.</p> <p><i>Specific Extent</i><br/>           All of 96554/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Large utilitarian factory warehouse typical of the 1950s being the site of construction and maintenance of Hobart's trolley bus fleet.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as industrial premises, the scale and form of which reflects the period in the 1950s when Tasmania had 3% of Australia's population, but 28% of its trolley buses, demonstrating the significance of this form of public transport in Hobart and Launceston.<br/>           Heathorn's were a significant Tasmanian manufacturing plant for decades and typified the diverse industrial base of 20th-century Glenorchy.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of a mid-twentieth century factory warehouse.<br/>           Significant attributes include but are not necessarily limited to: its unpainted utilitarian brick and concrete construction, distinctive sawtooth roof form and original door and window openings.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) The life or works of – HC Heathorn and City Bodyworks, manufacturing trolley buses for the Hobart City Council in, reputedly, the largest and most modern bodyworks in Tasmania at the time.</p> |
| GLE-C6.1.349 | 1634 | Moonah | 15 Hamel Street   | New Farm, also Greenleas, Mezger's Mill, The New Town Brewery and the Gatehouse Farm | 100215/4 | <p><i>Description</i><br/>           Dwellings, garden features, outbuildings and walls.</p>  |
| GLE-C6.1.350 | 7962 | Moonah | 48 Station Street |  |          | <p><i>Description</i><br/>           Dwelling.</p>  |

|                          |  |                 |                  |                            |              |   |
|--------------------------|--|-----------------|------------------|----------------------------|--------------|---|
| <p>GLE-<br/>C6.1.351</p> |  | <p>New Town</p> | <p>Main Road</p> | <p>New Town<br/>Bridge</p> | <p>No CT</p> | <p><i>Description</i><br/>           Circa 1839-1840 sandstone arch bridge.<br/> <i>Specific Extent</i><br/>           All that part of the land within a 16m radius from coordinate E524379, N5255663 (GDA94, MGA Zone 55), excluding the area outside of the Glenorchy City Council Municipal Area.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A substantial hybrid bridge emphasising the historical nature of the Main Road and that exhibits mid-19<sup>th</sup> century fabric and design techniques. Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – the evolution of the main road, formerly the principal land route connecting Hobart with the various cross-river punts and later, the bridge at Bridgewater.<br/>           (a)(ii) Creative or technical achievement; as an enduring example of 19<sup>th</sup> century bridge construction techniques in sandstone.<br/>           (a)(iii) A class of building or place that exhibits - the materials, construction technique and form of a substantial 19th century sandstone arch bridge with later modifications.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) The life or works of: Director of Public Works Alexander Cheyne, using a team of convicts from the hulk Anson which served as the New Town Bay Probation Station.</p> |
|--------------------------|--|-----------------|------------------|----------------------------|--------------|---|

|              |      |          |                 |                    |         |  |
|--------------|------|----------|-----------------|--------------------|---------|--|
| GLE-C6.1.352 |      | New Town | 108 Creek Road  |                    | 30627/1 | <p><i>Description</i><br/>           Circa 1922 house and bridge abutment/retaining wall.</p> <p><i>Specific Extent</i><br/>           All of 30627/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Federation bungalow in an established garden setting incorporating an early historic crossing point on the New Town Rivulet.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – in the transitional phase when Moonah was being subdivided for suburban infill, but more in keeping with earlier times when the slopes around New Town Rivulet were occupied by the country seats of Hobart's well-to-do.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a Federation bungalow with Queen Anne elements in advanced landscaped gardens accessed via an historic crossing of the New Town Rivulet. Significant attributes include but are not necessarily limited to: its brick construction and sandstone base, tiled hipped roof with two gabled wings featuring timber and roughcast infill with ornate timber brackets and dentils, terracotta dragon motif finials, and rendered chimneys with terracotta pots. Timber casement windows feature leaded top-lights with brick and timber posts and mullions.</p> <p>(a)(iv) Not applicable.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – architects, Salier and Glaskin.</p> |
| GLE-C6.1.353 | 1637 | Rosetta  | 6 Dodson Street | Undine Guest House | 27843/1 | <p><i>Description</i><br/>           Dwelling.</p>   |

|              |  |         |                        |          |          |  |
|--------------|--|---------|------------------------|----------|----------|--|
| GLE-C6.1.354 |  | Rosetta | 15/15 Strathaven Drive | Melville | 58230/15 | <p><i>Description</i><br/>                 Circa 1915 (former) house.<br/> <i>Specific Extent</i><br/>                 All of 58230/15.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Arts and Crafts style (former) house demonstrating land use patterns pre-dating construction of the Brooker Highway. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of the long and continuing demand for traveller accommodation on the main road/highway leading into or out of greater Hobart, and the fragmentation of the old Glenorchy agricultural estates by increased suburban density and the construction of the Brooker Highway.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a large, double storey Arts and Crafts style house. Significant attributes include but are not necessarily limited to: its unpainted brick construction with accent details including rendered, shingled and timber infills, corrugated multiple-gabled roof forms with upper gable infill, tall brick chimneys, verandah, timber-framed casement windows, square-topped bay with decorative top-lights to windows, porch with brick-arch entrance and porthole window.</p> <p>(a)(iv) Aesthetic characteristics – including as an identifiably historic element viewed from Strathaven Drive and the Brooker Highway.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) Not applicable.</p> |
|--------------|--|---------|------------------------|----------|----------|--|

|                          |  |                |                                       |  |                 |   |
|--------------------------|--|----------------|---------------------------------------|--|-----------------|---|
| <p>GLE-<br/>C6.1.355</p> |  | <p>Rosetta</p> | <p>16/15<br/>Strathaven<br/>Drive</p> |  | <p>58230/16</p> | <p><i>Description</i><br/>Circa 1915 - 1920 (former) coach house.<br/><i>Specific Extent</i><br/>All of 58230/16.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Former coach house (adapted) demonstrating land use patterns pre-dating construction of the Brooker Highway.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of fragmentation of the old Glenorchy agricultural estates by increased suburban density and the construction of the Brooker Highway.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of a large, double storey dwelling, possibly adapted from an earlier form and displaying Federation Queen Anne style features. Significant attributes include but are not necessarily limited to: its asymmetry, painted masonry construction, timber-framed multi and single pane fixed and casement windows, corrugated gable roof form with shingled and half-timbered flying gable end supported on massive stone piers and twin timber posts forming a full-width porch at ground level open at the front and sides, low tower with conical roof clad in faux slate and segmented multi-pane timber-framed windows.<br/>(a)(iv) Aesthetic characteristics – including as an identifiably historic element viewed from Strathaven Drive and the Brooker Highway.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) Not applicable.</p> |
|--------------------------|--|----------------|---------------------------------------|--|-----------------|---|

|                          |  |                |                                   |   |                               |   |
|--------------------------|--|----------------|-----------------------------------|---|-------------------------------|---|
| <p>GLE-<br/>C6.1.356</p> |  | <p>Rosetta</p> | <p>9<br/>Strathaven<br/>Drive</p> | <p>Former site of<br/>Napoli and<br/>Derwent Haven<br/>Strathaven</p> | <p>134247/1,<br/>133770/1</p> | <p><i>Description</i><br/>Circa 1937 - 1938 (former) house.<br/><i>Specific Extent</i><br/>All of: 134247/1, 133770/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Adapted Arts and Crafts style town house demonstrating pre-suburban land use patterns and an association with country estate owners.<br/>Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of the style of ‘town house’ built for country estate owners (in this case, RC Ibbott of ‘Strathbarton’ at Apsley).<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of a large, [adapted] double-storey Arts and Crafts style residence. Significant attributes include but are not necessarily limited to: its applied finishes, variety of corrugated hipped, half-hipped, gabled and half gabled roof forms, distinctive chimneys, and timber-framed single and multi-pane fixed and casement windows.<br/>(a)(iv) Aesthetic characteristics – including as an identifiably historic element viewed from Strathaven Drive and the Brooker Highway.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) The life or works of – architect, Eric Round.</p> |
|--------------------------|--|----------------|-----------------------------------|---|-------------------------------|---|

|              |  |         |                     |                  |               |  |
|--------------|--|---------|---------------------|------------------|---------------|--|
| GLE-C6.1.357 |  | Rosetta | 11 Strathaven Drive | Royal visit arch | Part 197743/1 | <p><i>Description</i><br/>                 Circa 1953-1954 Glenorchy municipality Royal visit metal arch (relocated).</p> <p><i>Specific Extent</i><br/>                 All that part of the land inside the footprint and including the foundations of the metal arch.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 Rare surviving remnant Royal Visit Arch fabricated by industry on behalf of the Glenorchy community.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a demonstration of Tasmanian patriotism and support for the British monarchy, and representative of Glenorchy municipality’s industrial base.</p> <p>(a)(ii) Creative achievement – arising from the collaboration of Council, industry and the community in fabricating an arch of elegance and simplicity reflecting the industrial nature of the municipality.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a commemorative arch, fabricated in metal.</p> <p>(a)(iv) Aesthetic characteristics – as an unusual sculptural element viewed from Strathaven Drive and the Brooker Highway.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – the Electrolytic Zinc Co (foremost) along with Cadbury Fry Pascall, Silk and Textiles Printers, Titan, CIG supported by Glenorchy Municipal Council.</p> |
|--------------|--|---------|---------------------|------------------|---------------|--|

|              |  |         |                    |         |         |   |
|--------------|--|---------|--------------------|---------|---------|---|
| GLE-C6.1.358 |  | Rosetta | 89 Marys Hope Road | Kathuan | 32416/1 | <p><i>Description</i><br/>           Circa 1900 cottage.<br/> <i>Specific Extent</i><br/>           All of 32416/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           Turn-of-the-century cottage demonstrating Glenorchy's change in land use and settlement patterns from agriculture to residential housing, in particular the City's expansion into former rural areas.<br/>           Identified in the Local Provisions Schedule because of:<br/>           (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>           (a)(i) Local history including – as an old-world oddity in a recent subdivision.<br/>           (a)(ii) Not applicable.<br/>           (a)(iii) A class of building or place that exhibits - the principal characteristics of a Victorian Georgian style cottage.<br/>           Significant attributes include but are not necessarily limited to: its weatherboard construction, corrugated hipped roof, bull nose verandah with timber posts, railings and decorative ironwork frieze, timber door with top and side lights, timber-framed sash windows and tall brick chimneys. There is a skillion wing to the rear with corbelled brick chimney, sympathetic timber picket fence on the front boundary.<br/>           (a)(iv) Not applicable.<br/>           (b) Its association with:<br/>           (b)(i) Not applicable.<br/>           (b)(ii) The life or works of – The Jacques family.</p> |
|--------------|--|---------|--------------------|---------|---------|---|

|                     |  |                |                            |                                  |                 |   |
|---------------------|--|----------------|----------------------------|----------------------------------|-----------------|---|
| <p>GLE-C6.1.359</p> |  | <p>Rosetta</p> | <p>25 Riverview Parade</p> | <p>Wattle Park The Homestead</p> | <p>236629/1</p> | <p><i>Description</i><br/>1920s house.<br/><i>Specific Extent</i><br/>All of 236629/1.<br/><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>Substantial Inter-War period house on a large allotment demonstrating the evolution of Rosetta as a rural fruit growing area to residential suburb. Identified in the Local Provisions Schedule because of:<br/>(a) Its role in, representation of, or potential for contributing to the understanding of:<br/>(a)(i) Local history including – as a demonstration of Glenorchy’s change in land use and settlement patterns from agriculture to residential housing from the late 1940s.<br/>(a)(ii) Not applicable.<br/>(a)(iii) A class of building or place that exhibits - the principal characteristics of a large, double-storey, Inter-War Georgian Revival style house set in expansive grounds with a fine cypress hedge to the street. Significant attributes include but are not necessarily limited to: its unpainted brick construction, corrugated hipped roof, enclosed weatherboard verandah with central half-gable over, timber shingle skirt and infill at the half-gable end, unpainted corbelled brick chimneys and timber-framed sash windows.<br/>(a)(iv) Not applicable.<br/>(b) Its association with:<br/>(b)(i) Not applicable.<br/>(b)(ii) The life or works of – Norman Parr Booth, chairman and managing director of Cadbury-Fry-Pascall Pty Ltd, 1924–39.</p> |
|---------------------|--|----------------|----------------------------|----------------------------------|-----------------|---|

|              |  |         |               |                        |         |  |
|--------------|--|---------|---------------|------------------------|---------|--|
| GLE-C6.1.360 |  | Rosetta | 540 Main Road | Rosetta House Moorpark | 48245/1 | <p><i>Description</i><br/>         Circa 1918 house.<br/> <i>Specific Extent</i><br/>         All of 48245/1.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>         Established on a 12-acre orchard this house demonstrates Glenorchy's transformation from agricultural estates to small holdings to suburbia coinciding with the advent of industry in the period 1916-24.<br/>         Identified in the Local Provisions Schedule because of:<br/>         (a) Its role in, representation of, or potential for contributing to the understanding of:<br/>         (a)(i) Local history including – as a demonstration of Glenorchy's evolution from agriculture to new forms of industry and residential housing. It was raised during the 1916–24 period in which Glenorchy became 'the industrial centre of southern Tasmania'. Orchards and rural estates like Grove ceased to be the big employers, with hundreds being employed at new industrial complexes like Electrolytic Zinc and Cadbury-Fry-Pascall.<br/>         (a)(ii) Not applicable.<br/>         (a)(iii) A class of building or place that exhibits - the principal characteristics of a large, single-storey, Federation Bungalow-style residence set in established gardens. Significant attributes include but are not necessarily limited to: its unpainted brick construction, corrugated hipped roof featuring a gable wing to the street, deep verandah with masonry piers and decorative timber posts with brackets, curve-around-corner bay, and deep gabled entry porch.<br/>         (a)(iv) Aesthetic characteristics - as an identifiably historic element occupying a prominent corner allotment.<br/>         (b) Its association with:<br/>         (b)(i) Not applicable.<br/>         (b)(ii) Not applicable.</p> |
|--------------|--|---------|---------------|------------------------|---------|--|

|              |  |         |                      |  |               |   |
|--------------|--|---------|----------------------|--|---------------|---|
| GLE-C6.1.361 |  | Rosetta | 71 Radcliff Crescent |  | Part 124162/1 | <p><i>Description</i><br/>                 Circa 1905 -1915 cottage.</p> <p><i>Specific Extent</i><br/>                 All that part of the land not occupied by the modern garage located in the vicinity of E520533, N5259540 (GDA94, MGA Zone 55).</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>                 An old-world oddity that emphatically demonstrates Glenorchy's evolution from agriculture to residential housing but also the city's expansion into former rural areas. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a century-old farmhouse, without a farm, standing in modern suburbia.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a modest single-storey Federation Queen Anne style cottage. Significant attributes include but are not necessarily limited to: its asymmetry, painted weatherboard construction on a brick base, corrugated hipped roof, gable wing to the front with finial, herring-bone and half-timbered infill and decorative brackets at the gable-end and timber-framed double hung sash windows.</p> <p>(a)(iv) Aesthetic characteristics: as an identifiably historic element occupying a prominent location on a bend in the road.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – August Totenhofer who immigrated to Tasmania with his parents from Morathen, East Prussia and in 1903 took up land at Berriedale establishing an orchard and building a hut and, later, a cottage on it.</p> |
|--------------|--|---------|----------------------|--|---------------|---|

|                  |  |                |                     |  |           |  |
|------------------|--|----------------|---------------------|--|-----------|--|
| GLE-<br>C6.1.362 |  | West<br>Moonah | 5 Wylie<br>Crescent |  | 113316/35 | <p><i>Description</i><br/>           Circa 1919-1921 bungalow.<br/> <i>Specific Extent</i><br/>           All of 113316/35.<br/> <i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i><br/>           A 'garden suburb' house displaying fine architectural attributes in an attractive setting. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as the first house built in the Springfield Gardens Estate, a failed but historically significant planned Australian garden suburb and that achieved notoriety, ultimately requiring an Act of Parliament [in the form of the <i>Springfield Improvement Act (1974)</i>] to progress.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - the principal characteristics of a fine, expansive, double storey house in the Federation Bungalow style in an established garden setting. Significant attributes include but are not necessarily limited to: its unpainted brick construction, tiled gable roof, dormer and shingle infill in the main gable forming a porch supported on substantial stone and rendered tapered verandah piers, front door featuring lead-lighting in the upper panel and side lights. There are leaded top-lights to casement windows and a leaded main window with rising sun motif. The roof features terracotta finials at the gable ends, a brick chimney with terracotta pot and timber gable brackets. A timber picket and original painted concrete fence with uprights that reprises the tapered piers to the porch defines the frontage.</p> <p>(a)(iv) Aesthetic characteristics – including a distinctive streetscape presence.</p> <p>(b) Its association with:</p> <p>(b)(i) Not applicable.</p> <p>(b)(ii) The life or works of – original owner and long-time resident, WW1 Gallipoli veteran, Randolph Monteith Wylie.</p> |
|------------------|--|----------------|---------------------|--|-----------|--|

**GLE-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 |
|---|---------------|------------------|--|
| This table is not used in this Local Provisions Schedule. |               |                  |  |


**GLE-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 |
|---|---------------|------------------|--|
| This table is not used in this Local Provisions Schedule. |               |                  |  |

**GLE-Table C6.4 Places or Precincts of Archaeological Potential**

| Reference Number | Town/Locality | Property Name / Address/ Name of Precinct | Folio of the Register | Description, Specific Extent and Archaeological Potential |
|------------------|---------------|---|-----------------------|---|
|                  |               |   |                       |   |

|                       |                     |   |  |  |
|-----------------------|---------------------|---|--|--|
| <p>GLE<br/>C6.4.1</p> | <p>Claremont</p>    | <p>36 Cadbury Road,<br/>26 Cadbury Road</p> | <p>Part<br/>179351/1,<br/>Part<br/>139356/2,<br/>and Part<br/>162283/1</p> | <p><i>Description</i><br/>Ashburton farm complex.</p> <p><i>Specific Extent</i><br/>All that part of the land outlined in red in Figure GLE-C6.4.1.</p> <p>Figure GLE-C6.4.1</p>  <p><i>Archaeological Potential</i><br/>A site that has the potential to contain archaeological evidence in sub-surface contexts that will provide insight to the lifeways of Glenorchy's 19th century rural inhabitants and the WWI army camp at Claremont. Where not intensively disturbed, surviving attributes may include but not necessarily be limited to: footprints of the main building and a barn like structure, traces of timber vernacular structures, associated interior and exterior surfaces, artefact bearing contexts including underfloor deposits and refuse pits, subtle evidence of structural debris, fittings and finishes at the interface between demolition layers and intact underlying contexts, traces of plant material (including pollen) in lagoon deposits that may yield insights to the composition of the landscape over time.</p> |
| <p>GLE<br/>C6.4.2</p> | <p>Derwent Park</p> | <p>264A Main Road</p>                       | <p>175202/1</p>  | <p><i>Description</i><br/>Former road formation, potentially circa 1820.</p> <p><i>Specific Extent</i><br/>All of 175202/1 = THR10036.</p> <p><i>Archaeological Potential</i><br/>A site that has the potential to contain archaeological evidence of an early 19th century road formation.</p>  |

|                        |                  |   |                         |  |
|------------------------|------------------|---|-------------------------|--|
| <p>GLE<br/>C6.4.3</p>  | <p>Glenorchy</p> | <p>71 Bowden Street</p>                               | <p>124881/1</p>         | <p><i>Description</i><br/>Houghton mills and tannery.</p> <p><i>Specific Extent</i><br/>All of CT124881/1.</p> <p><i>Archaeological Potential</i><br/>A site that has the potential to contain archaeological evidence in sub-surface contexts that will provide insight to the mill and tannery complex. Where not intensively disturbed, surviving attributes may include but not necessarily be limited to: the footprint of the flour mill, locations corresponding to the former tannery, stables, carpenters shop, fellmongery or cottage, associated interior and exterior surfaces, artefact bearing contexts including underfloor deposits and refuse pits, and subtle evidence of structural debris at the interface between demolition layers and intact underlying contexts.</p>   |
| <p>GLE-<br/>C6.4.7</p> | <p>Glenorchy</p> | <p>Former Dusty Miller Inn site<br/>374 Main Road</p> | <p>Part<br/>43579/1</p> | <p><i>Description</i><br/>Former Dusty Miller Inn site.</p> <p><i>Specific Extent</i><br/>All that part of the land shown shaded and within the bold line in Figure GLE-C6.4.2.</p>  <p><b>Figure GLE-C6.4.2</b><br/><b>Archaeological Potential</b><br/>A site that has only one significant development phase and, therefore, has the potential to contain archaeological evidence in sub-surface contexts that will provide original insight to construction and occupation of the Dusty Miller Inn for nearly half a century from 1837 until 1884. Surviving attributes of the site may include, but not necessarily be limited to: Site formation and construction details including evidence of the natural land form, construction debris, low level structural remains of the Inn e.g., foundations, basements, wells, cesspits wherever present; Artefact bearing occupation deposits yielding insights to use and functions of spaces; Alterations and additions during the residential phase (1884 – 1951); Evidence contained in demolition rubble (incl. potentially fittings and finishes) and post-demolition deposits (e.g., fill and disturbance).</p> |

|               |          |                         |                  |  |
|---------------|----------|-------------------------|------------------|--|
| GLE<br>C6.4.4 | Moonah   | 10 Main Road            | 40701/1          | <p><i>Description</i><br/>Early mill infrastructure.</p> <p><i>Specific Extent</i><br/>All of CT40701/1.</p> <p><i>Archaeological Potential</i><br/>A site that has the potential to contain archaeological evidence in sub-surface contexts that will provide insight to pre-1820 mill infrastructure. Where not intensively disturbed, surviving attributes may include but not necessarily be limited to: predominantly structural features such as stone walling and a head race associated with industrial enterprises downstream demonstrating the importance of water and water power in the 19th century.</p>  |
| GLE<br>C6.4.5 | Lutana   | Lallaby Road,<br>Lutana |                  | <p>New Town Bay Ship Yard Site.<br/>THR10477 (only).</p>   |
| GLE<br>C6.4.6 | New Town | 60 Creek Road           | Part<br>113249/1 | <p><i>Description</i><br/>Calder's Albion Flour Mill site.</p> <p><i>Specific Extent</i><br/>All that part of the land outlined in red in Figure GLE-C6.4.6.<br/>Figure GLE-C6.4.6</p>  <p><i>Archaeological Potential</i><br/>A site that has the potential to contain low level structural remains and archaeological evidence in sub-surface contexts that may provide insight to the configuration of mid-19th century mill buildings, industrial processes (including how water was delivered and harnessed), and associated habitation (e.g., mill workers quarters).</p> |

**GLE-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 |
|------------------|---------------|---|--|-------------------------------|-------------------------------|-----------------------|--------------|
| GLE-C6.5.1       | Glenorchy     | Anfield Street  | 134668/1,154423/1                        |                               | <i>Cedrus deodora</i>         | Cedar                 | 12           |
| GLE-C6.5.2       | Glenorchy     | 374 Main Road   | 124633/1, 123981/0, 123981/3, and /-9999 |                               | <i>Schinus molle</i>          | Pepper tree           | 1            |
| GLE-C6.5.3       | Glenorchy     | 14 Barrett Street   | 57500/23 and 57500/10                    |                               | <i>Tilia cordata</i>          | Lime tree             | 1            |
| GLE-C6.5.4       | Derwent Park  | 240 Main Road   | 43546/1 and /-9999                       |                               | <i>Eucalyptus globulus</i>    | Tasmanian Blue Gum    | 1            |
| GLE-C6.5.5       | Glenorchy     | Mulberry Court  | 100943/23                                |                               | <i>Morus nigra</i>            | Mulberry              | 1            |
| GLE-C6.5.6       | Glenorchy     | 6 Murrayfield Court   | 31393/17 and 31393/18                    |                               | <i>Tilia cordata</i>          | Lime tree             | 1            |
| GLE-C6.5.7       | Glenorchy     | 425 Main Road   | 149011/1                                 |                               | <i>Quercus ilex</i>           | Holm oak              | 1            |
| GLE-C6.5.8       | Claremont     | 16 Dove Court   | 141428/18                                |                               | <i>Quercus suber</i>          | Cork oak              | 2            |
| GLE-C6.5.9       | Claremont     | 10 Dove Court   | 139322/100 and 139644/15                 |                               | <i>Cupressus sempervirens</i> | Mediterranean Cypress | 1            |
| GLE-C6.5.10      | Glenorchy     | Brent Street (road reserve outside and overhanging 61 Brent Street) | No CT and 33861/2                        |                               | <i>Cupressus macrocarpa</i>   | Monterey Cypress      | 1            |

**GLE-C8.0 Scenic Protection Code**

**GLE-Table C8.1 Scenic Protection Areas**

| Reference Number | Scenic Protection Area Name | Description | Scenic Value | Management Objectives |
|------------------|-----------------------------|-------------|--------------|-----------------------|
|                  |                             |             |              |                       |

|                   |                             |   |   |  |
|-------------------|-----------------------------|---|---|--|
| <p>GLE-C8.1.1</p> | <p>Glenorchy hinterland</p> | <p>The Glenorchy hinterland encompasses the significant skyline of Mt Wellington and Collins Cap, forming the backdrop for the City.</p> <p>The Mt Arthur, Mt Hull, Goat Hills and Mt Faulkner ridgeline is generally well vegetated, noting the Glenlusk paddocks, and is also visually significant when viewed from the urban centre of Glenorchy.</p> <p>The rural farming areas of Collinsvale and Glenlusk area is a significant visual feature.</p> <p>The are visually significant vegetated areas which include threatened flora and fauna communities.</p> <p>Residential development is generally confined to the lower foothills below the skyline, however where it has extended higher (e.g. West Moonah), it is set against the much higher landscape elements to the west and generally does not adversely impact on the skyline proper.</p> | <p>Well defined and visually significant skyline and ridgeline, that is heavily vegetated and generally confines urban development to the lower foothills, and forms a distinctive backdrop to the City.</p> <p>The Collinsvale and Glenlusk farming land use pattern which has resulted in a mosaic of generally small, cleared paddocks dotted with the occasional settlers' cottage or farmhouses.</p> <p>The dominant sense of nature above the foothills created by bushland and areas of rocky terrain.</p> | <p>Discourage subdivision or development that will impact on the natural and cultural elements and subsequently the scenic values of the Glenorchy hinterland.</p> <p>Unreasonable loss of scenic value may be avoided by:</p> <ul style="list-style-type: none"> <li>• locating visually dominant buildings and works away from major, visually significant and notable local landforms, waterforms, vegetation or cultural features that have visual prominence or are focal points;</li> <li>• minimising the building footprint and the removal of vegetation to the extent necessary for the proposal;</li> <li>• limiting building heights to below the prevailing canopy height of trees;</li> <li>• locating driveways parallel to contours;</li> <li>• locating infrastructure and services such as drainage, water, electricity and reticulated sewerage so that it is visually unobtrusive and sensitive to the surrounding area;</li> <li>• using materials, colours and finishes that reduce the visual impact of the building and works, including the avoidance of any reflectance external finishes, and using colours that complement the range of colours in the natural bushland;</li> <li>• reducing the earthworks for cut and fill;</li> <li>• retaining or reinstating vegetation on or near major, visually significant and notable local landforms, waterforms, vegetation or cultural features that have visual prominence or are focal points; and</li> <li>• retaining or establishing vegetation to help screen the buildings and works.</li> </ul> |
|-------------------|-----------------------------|---|---|--|

**GLE-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. |                                  |              |                       |

**GLE-C11.0 Coastal Inundation Hazard Code****GLE-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 |
| Austins Ferry        | 0.9                      | 2.0  | 2.6   | 2.3                                   |
| Berriedale           | 0.9                      | 1.9  | 2.6   | 2.3                                   |
| Claremont            | 0.9                      | 2.0  | 2.6   | 2.3                                   |
| Derwent Park         | 0.9                      | 1.9  | 2.6   | 2.3                                   |
| Glenorchy            | 0.9                      | 1.9  | 2.6   | 2.3                                   |
| Granton              | 0.9                      | 2.0  | 2.6   | 2.3                                   |
| Lutana               | 0.9                      | 2.0  | 2.6   | 2.3                                   |
| Montrose             | 0.9                      | 1.9  | 2.6   | 2.3                                   |
| Moonah               | 0.9                      | 1.9  | 2.6   | 2.3                                   |
| Rosetta              | 0.9                      | 1.9  | 2.6   | 2.3                                   |
| All other localities | 0.9                      | 2.0  | 2.6   | 2.3                                   |