Launceston Local Provisions Schedule

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Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
20	11 July 2025	PSA-LLP0012	Modifications and additions to the Local Historic Heritage Code Datasheets and LAU-Table C6.1 Local Heritage Places.	Text/Map
19	9 July 2025	section 80O alteration	Miscellaneous changes to ensure consistent use of formatting, grammar, expression, numerical referencing, and punctuation.	Text
18	20 February 2025	PSA-LLP0024	Insert 64 Robin Street, Newstead as Local Heritage Place LAU-C6.1.1451 under the Local Historic Heritage Code.	Text/Map
17	5 December 2024	PSA-LLP0020	Apply the General Residential Zone to 181, 183, 185, 187, 189, 191 and 193 Westbury Road and 60 Oakden Road, Prospect.	Map
16	3 December 2024	PSA-LLP0019	Rezone 325 Watery Plains Road, White Hills from the Agriculture Zone to the Rural Zone and apply the priority vegetation area overlay.	Map
15	2 October 2024	section 80O 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
14	11 September 2024	Ministerial direction (Housing Land Supply Order)	Housing Land Supply Order 2024 (Kings Meadows - folio of the Register 184085/3)	Map
13	5 August 2024	section 80O alteration	Appendix A - Local Historic Heritage Code Datasheets - correct typographical errors.	Text
12	31 May 2024	PSA-LLP0003	• Remove the LAU-S6.0 Relbia and Glenwood Road Specific Area Plan. • Rezone various properties in Relbia • Apply the Priority Vegetation Area overlay to the following properties: • 166 Relbia Road (folio of the Register 9054/1); • 194 Relbia Road (folio of the Register 144388/1); 184 Relbia Road (folio of the Register 24552/3); 200 Relbia Road (folio of the Register 32517/1); and 224 Relbia Road (folio of the Register 6529/1).	Text/Map
11	23 May 2024	PSA-LLP0002 (substitute amendment)	• Apply the General Residential Zone to 9 Rose Lane, South Launceston folios of the Register 247578/2 and 200709/1. • Amend the planning scheme ordinance to insert site-specific qualification LAU-8.2 and LAU-C14.2 • Amend the planning scheme maps to insert a Site-Specific Qualification overlay with annotation LAU-8.2 and LAU-C14.2 on folios of the Register 159336/1, 247578/2 and 200709/1, and insert the Potentially Contaminated Land Code overlay on folios of the Register 159336/1, 247578/2 and 200709/1	Text/Map
10	10 April 2024	section 80O alteration	LAU-S5.5 Drivers Run Specific Area Plan Use Table - General Retail and Hire use class qualification - replace ‘ship’ with ‘shop’.	Text

No.	Effective date	Amendment no	Amendment information	Text/Map
9	13 February 2024	PSA-LLP0009	a. Rezone part of 69A Mayne Street (folio of the Register 175261/2), 26 and 28 Montagu Street (folios of the Register 62242/11 and 62242/120, and 14,16 and 18 Howard Street, Invermay (folios of the Register 62242/8, 62242/9 and 62242/10) from General Residential to Light Industrial. b. Rezone the northern part of 30 Montagu Street, Invermay (folio of the Register 54767/2) from Light Industrial to General Residential. c. Amend the Invermay/Inveresk Flood Inundation Specific Area Plan: Invermay Residential Precinct on the overlay map LAU-S10.3.1.4 to include the northern part of 30 Montagu Street, Invermay (folio of the Register 54767/2). d. Amend the Inveresk Flood Inundation Specific Area Plan: Riveredge Industrial Precinct LAU-S10.3.1 to include part of 69A Mayne Street, (folio of the Register 175261/2), 26 and 28 Montagu Street (folios of the Register 62242/11 and 62242/12); and 14,16 and 18 Howard Street, Invermay (folios of the Register 62242/8, 62242/9 and 62242/10).	
8	17 January 2024	PSA-LLP0016	Rezone 181 Westbury Road, Prospect (folios of the Register 51268/3 and 51268/4) from Particular Purpose Zone to Low Density Residential Zone.	Map
7	5 December 2023	PSA-LLP0015	Insert new Site-specific Qualification LAU-17.2 to land at 213-215 Wellington Street (folio of the Register 42371/1).	Text/Map
6	17 July 2023	PSA-LLP0006	Revise the Local Heritage Precinct Datasheet - LAU-C6.2.1 in table LAU-C6.2 for the Cimitiere Street Precinct.	Text/Map

5	13 July 2023	PSA-LLP0005	Apply the Rural Zone and the Priority Vegetation Area overlay to the following properties:
			a. 2147 East Tamar Highway, Mount Direction(folio of the Register 153121/1);
			b. 58 Swan Drive, Swan Bay (folio of the Register 169223/1);
			c. 2235 East Tamar Highway, Mount Direction(folio of the Register 131672/1);
			d. 2303 East Tamar Highway, Mount Direction(folio of the Register 144205/3);
			e. 2305 East Tamar Highway, Mount Direction(folio of the Register 144205/2);
			f. 2087 East Tamar Highway, Dilston (folio of the Register 86593/1); and
			g. User road adjacent to the East Tamar Highway and surrounded by folio of the Register 153121/1.	

No.	Effective date	Amendment no	Amendment information	Text/Map
4	6 July 2023	PSA-LLP0004	Rezone part of 299, 288 and 332 Relbia Road, Relbia from Agriculture to Rural.	Map
3	21 June 2023	Ministerial direction (Housing Land Supply Order)	Rezoning folio of the Register 180099/2 from Rural to General Residential.	Map
2	3 March 2023	71	Rezone part of 27-99 Opossum Road, Kings Meadows, from Recreation to General Residential.	Map
		69	Rezone 11-45 Abels Hill Road, St Leonards from Rural to General Residential.	Map
1	14 September 2022	Not applicable	Commencement of LPS under section 35M of the*Land Use Planning and Approvals Act 1993*	Text

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LAU-Local Provisions Schedule Title

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

LAU-Effective Date

LAU-1.2 The effective date for this Local Provisions Schedule is 14 September 2022.

LAU-Local Area Objectives

This table is not used in this Local Provisions Schedule.

LAU-Particular Purpose Zones

LAU-P1.0 Particular Purpose Zone - Techno Park

LAU-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone - Techno Park is:

LAU-P1.1.1	To provide for a range of uses and developments for research, development and assembly of high technology goods, information technology and communication services.
LAU-P1.1.2	To provide for complementary uses and developments that support the above purpose.

LAU-P1.2 Local Area Objectives

This clause is not used in this particular purpose zone.

LAU-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

LAU-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	If for a call centre.
Research and Development	
Utilities	If for minor utilities.
Discretionary	
Business and Professional Services	If not listed as Permitted.
Educational and Occasional Care	
Food Services	If not for a restaurant.
Manufacturing and Processing	If for electronic technology, information technology or biotechnology.
Service Industry	If for electronic technology, information technology or biotechnology.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAU-P1.5 Use Standards

LAU-P1.5.1 Emissions impacting residential zones

Objective:	That emissions to air, land and water are not detrimental to the amenity of sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 The use must be separated from the boundary of a General Residential Zone or Low Density Residential Zone a distance of not less than 100m.	**P1** The use must not adversely impact on the amenity of nearby sensitive uses, having regard to: (a) the nature of the proposed use; (b) the characteristics of the emissions; (c) the proximity and number of sensitive uses in the area; (d) the topography of the site; (e) background levels; (f) any mitigation measures proposed; and (g) the character of the surrounding area.

LAU-P1.6 Development Standards for Buildings and Works

LAU-P1.6.1 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.
Acceptable Solutions	**Performance Criteria**

A1 Building height must be not more than: (a) 10m; or (b) the average of the building heights on the site or adjoining properties, whichever is greater.	**P1** Building height must be compatible with the streetscape and character of the zone, having regard to: (a) the topography of the site; (b) the height of buildings on the site, adjoining properties; (c) the bulk and form of existing and proposed buildings; (d) the building height required by clause LAU-P1.6.1 A1; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining properties or public places.
A2 Buildings must have a setback from a frontage of not less than 15m.	**P2** Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the existing or proposed landscaping; (f) the safety of road users; (g) the access to the site for deliveries and service vehicles; and (h) the provision for car parking.
A3 Buildings must have a setback from side and rear boundaries of not less than 15m.	**P3** Buildings must be sited to be compatible with the character of the zone, having regard to: (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings on the site; (f) the character of the surrounding area; (g) the access to the site for deliveries and service vehicles; (h) provision for car parking; and (i) any overshadowing of adjoining properties or public places.

LAU-P1.6.2 Streetscape

Objective:	That development has an acceptable impact on the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 New buildings or extensions to existing buildings, excluding walls built to the site boundary, must: (a) have external walls constructed with not less than 50% brick, concrete, masonry or glass; (b) have external walls, unless brick or glass, painted or finished with a texture coat; (c) have not less than 50% glazing to the external walls of the office components of the buildings; (d) be designed and orientated so that the main pedestrian entrance into the primary building is visible from the road; and (e) incorporate a protected (by kerb, landscaping, bollards or similar device) pedestrian pathway from the road to the main entrance to the building.	**P1** New buildings or extensions to existing buildings must be compatible with the streetscape, having regard to: (a) the topography of the site; (b) the nature of the use; (c) the visibility of the building from the road; (d) the external treatment and finish of buildings; (e) the building materials used in the surrounding area; (f) the visibility of the entrance to a building; and (g) safety and access for pedestrians.
A2 Car parking must not be located within 15m of the frontage.	**P2** Car parking must be located to minimise visual impact on the streetscape, having regard to: (a) the topography of the site; (b) the nature of the use; (c) the number of car spaces; (d) the visibility of the car parking from the road; (e) the use of measures to mitigate impacts including screening and landscaping; (f) the location of car parking on adjoining sites; and (g) the character of the streetscape.

LAU-P1.6.3 Fences

Objective:	To provide for fences that are appropriate to the site and character of the area.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[1]	**P1** Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to: (a) the topography of the site; (b) the need for security; (c) the materials and finish of the proposed fence; (d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or reserve; (e) any overshadowing; and (f) the character of the streetscape and surrounding area.

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

LAU-P1.6.4 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the amenity of the area.
Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.

LAU-P1.6.5 Site landscaping

Objective:	That new development provides acceptable levels of site landscaping.
Acceptable Solutions	**Performance Criteria**
A1 New buildings or extensions with a gross floor area more than 100m² or 50% of the existing gross floor area, whichever is the lesser, must: (a) landscape an area within the front setback of not less than the 50% of that area; and (b) provide a minimum of 1 tree capable of growing to a height of not less than 10m planted for every 250m² of site area. Trees must be located within a minimum 3m diameter landscaped area.	**P1** Landscaping must improve the amenity and appearance of the site and the streetscape, having regard to: (a) the topography of the site; (b) the existing vegetation on the site; (c) shade for users of the site and car parking areas; (d) the location, type and growth of the proposed vegetation; (e) the area set aside for landscaping and its suitability; (f) the design, locations and visibility of buildings and other works; (g) the operational needs of the proposed use; and (h) the character of the streetscape and surrounding area.

LAU-P1.7 Development Standards for Subdivision

LAU-P1.7.1 Lot size and dimensions

Objective:	That each lot: (a) has an area and dimensions appropriate for the zone; and (b) does not cause an adverse impact on the amenity of adjoining land especially residential zones.

Acceptable Solutions	**Performance Criteria**
A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 5,000m² and be able to contain 50m diameter circle with the centre of the circle not more than 50m from the frontage; (b) be required for public use by the Crown, council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and **A1.2** Each lot, or a lot proposed in a plan of subdivision, must have new lot boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P1.6.1 A2 and A3.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in the area; and (g) future use or development of the site or adjoining land.
A2 Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Low Density Residential Zone.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to: (a) the lot layout and design; (b) the existing pattern of development in the area; (c) the ability for buildings to be erected in accordance with the development standards; (d) the proposed use of the lot; (e) the use of the adjoining lots; (f) the topography of the site; (g) the physical separation to surrounding sensitive land uses; (h) compatibility with the existing pattern of development in the area; (i) the orientation of the lot; (j) access considerations; and (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

LAU-P1.7.2 Frontage and access

Objective:	That lots provide: (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 20m.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of not less than 3.6m width, having regard to: (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the anticipated nature of the vehicles likely to access the site; (i) the ability to manoeuvre vehicles on the site; (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (k) the advice of the road authority.
A2 No Acceptable Solution.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.

LAU-P1.7.3 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	**P2** No Performance Criterion.

LAU-P1.7.4 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	**P1** All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to: (a) the location of the discharge point (if any); (b) the stormwater flow paths both internal and external to the site; (c) the location of building areas within the site; (d) the topography of the site; (e) the characteristics of the site, including rainfall; (f) the development on the site and adjoining land; (g) the additional runoff from the subdivision development and likely future development of the land; and (h) any on-site storage devices, detention basins or other water sensitive urban design techniques within the subdivision.
A2 The council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	**P2** Stormwater discharge flows from each lot, or a lot proposed in a plan of subdivision, are mitigated to a level that the public stormwater system can accommodate, having regard to: (a) the location of the discharge point (if any); (b) the stormwater flow paths both internal and external to the site; (c) the topography of the site; (d) the characteristics of the site, including rainfall; (e) the development of the site; (f) the additional runoff from the subdivision development and likely future development of the land; and (g) any on-site storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

LAU-P1.8 Tables

This clause is not used in this particular purpose zone.

LAU-P2.0 Particular Purpose Zone - Coats Patons Complex

LAU-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Coats Patons Complex is:

LAU-P2.1.1	To provide for the reuse of the Coats Patons complex primarily for a mix of worship and community activities, providing for the social wellbeing or health of the community, including the carrying out or administration of community based services.
LAU-P2.1.2	To provide for the continued use of light industrial activities, service industry activities, vehicle parking, hospital services and wood product manufacture, where these uses do not adversely impact on the amenity of the surrounding area.
LAU-P2.1.3	To provide opportunity for commercial or business activities at a scale where this will not threaten the established activity centre hierarchy.
LAU-P2.1.4	To provide for residential uses capable of co-existing with the mix of non-residential uses permitted to operate within the zone.

LAU-P2.2 Local Area Objectives

This clause is not used in this particular purpose zone.

LAU-P2.3 Definition of Terms

This clause is not used in this particular purpose zone.

LAU-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	If less than 100m² gross floor area and not directly part of another Business and Professional Services use on the site.
Community Meeting and Entertainment	
Educational and Occasional Care	
Research and Development	
Residential	If not adjoining Manufacturing and Processing.
Sports and Recreation	If not for outdoor recreation.
Storage	If for self storage, vehicle, caravan or boat storage.
Utilities	If for minor utilities.
Discretionary	
Business and Professional Services	If not listed as Permitted.
Food Services	
General Retail and Hire	If for a local shop.
Hospital Services	
Manufacturing and Processing	
Residential	If not listed as Permitted.
Service Industry	
Sports and Recreation	If not listed as Permitted.
Storage	If not listed as Permitted.
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	
Prohibited	
All other uses	

LAU-P2.5 Use Standards

LAU-P2.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P2.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Commercial vehicle operations for a use within a Use Class specified in Table LAU-P2.8.1 must be within the hours of 6.00am to 10.00pm.	**P1** Commercial vehicle operations for a use within a Use Class specified in Table LAU-P2.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and despatch of goods and materials; and (c) the existing levels of amenity.

LAU-P2.5.2 Noise levels

Objective:	That noise emissions from uses within a Use Class specified in Table LAU-P2.5.1 do not cause an unreasonable loss of amenity to adjoining sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 A Use Class specified in Table LAU-P2.8.1 that is listed as No Permit Required or Permitted in LAU-P2.4 Use Table.	**P1** Noise levels generated by a use within a Use Class specified in Table LAU-P2.8.1 on the site must not cause an unreasonable loss of amenity to sensitive uses within the site and within the adjoining locality, having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the character of the surrounding area.

LAU-P2.6 Development Standards for Buildings and Works

LAU-P2.6.1 Building height and setbacks

Objective:	That building height and setback is compatible with the character of the zone.
Acceptable Solutions	**Performance Criteria**

A1 Building height must be not more than 10m.	**P1** Building height must be compatible with the streetscape and character of the zone, having regard to: (a) the topography of the site; (b) the height of buildings on the site, adjoining properties; (c) the bulk and form of existing and proposed buildings; (d) the building height required by clause LAU-P2.6.1 A1; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining properties or public places.
A2 Buildings must have a setback from a frontage of not less than 5.5m.	**P2** Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the existing or proposed landscaping; (f) the safety of road users; (g) the access to the site for deliveries and service vehicles; and (h) the provision of car parking.

A3 Buildings must have a setback from side and rear boundaries of not less than 3m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.	**P3** Buildings must be sited to be compatible with the character of the zone, having regard to: (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the appearance when viewed from roads and public places; (f) the existing buildings on the site; (g) the access to the site for deliveries and service vehicles; (h) provision for car parking; (i) any overshadowing of adjoining properties or public places; and (j) the character of the surrounding area.

LAU-P2.6.2 Daylight to windows

Objective:	To allow adequate daylight into habitable room windows.
Acceptable Solutions	**Performance Criteria**
A1 Buildings for a use within the Residential Use Class and residential components of mixed use development, must have a light court with an area of not less than 3m² and a dimension of not less than 1m clear to the sky if the distance between: (a) a new window in a habitable room and an existing building; or (b) a new building constructed directly opposite an existing habitable room window, is less than 3m.	**P1** Buildings for a use within the Residential Use Class and residential components of mixed use development, must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to: (a) the level of daylight available to the habitable rooms; (b) any existing vegetation; and (c) the topography of the site.

LAU-P2.6.3 Private open space

Objective:	To provide adequate and useable private open space for the needs of residents.
Acceptable Solutions	**Performance Criteria**
A1 Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising: (a) on the ground floor, 24m² with a horizontal dimension of not less than 3m; or (b) wholly above ground floor, 8m² with a horizontal dimension of not less than 2m; or (c) a roof-top area, 10m² with a horizontal dimension of not less than 2m.	**P1** Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to: (a) the size and usability of the private open space; (b) the accessibility of the private open space; (c) the availability of common open space; (d) the availability of, and access to, public open space; (e) the orientation of the site to the road; and (f) the ability of the private open space to receive adequate solar access.
A2 Private open space for a use within the Residential Use Class and residential components of mixed use development, must receive not less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.	**P2** Private open space for a use within the Residential Use Class and residential components of mixed use development, must receive adequate sunlight, having regard to: (a) the topography of the site; (b) site constraints, including any vegetation; (c) the orientation and shape of the site; and (d) the location and size of buildings on the site and adjoining properties.

LAU-P2.6.4 Overshadowing of private open space

Objective:	That new buildings do not unreasonably overshadow existing private open space.
Acceptable Solutions	**Performance Criteria**
A1 New buildings for a use within the Residential Use Class and residential components of mixed use development, must not: (a) reduce sunlight to 75% of the private open space of an existing dwelling, to less than 4 hours of sunlight on 21 June; and (b) reduce sunlight to existing private open space, where less than 75% of the existing private open space receives 4 hours of sunlight on 21 June.	**P1** New buildings must not unreasonably overshadow existing private open space, having regard to: (a) the impact on the amenity of existing dwellings; (b) sunlight penetration to the private open space of the existing dwelling; (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and (d) the effect of a reduction in sunlight on the existing use of the private open space.

LAU-P2.6.5 Storage

Objective:	To provide adequate storage facilities for each dwelling.
Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have access to not less than $6m^3$ of dedicated, secure storage space per dwelling, not located between the primary frontage and the facade of a dwelling.	**P1** A dwelling must provide adequate storage for the reasonable needs of residents, having regard to: (a) the size and type of dwelling proposed; (b) the location, type, and size of storage proposed; (c) the availability, accessibility and convenience of the storage proposed; (d) any common or other types of storage on the site; and (e) the existing streetscape.

LAU-P2.6.6 Common property

Objective:	That common areas are easily identified.
Acceptable Solutions	**Performance Criteria**
A1 Site drawings for development within a Residential Use Class and residential components of mixed use development, must clearly delineate private and common areas, including: (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins.	**P1** No Performance Criterion.

LAU-P2.6.7 Location of car parking

Objective:	That: (a) car parking and traffic difficulties in the surrounding area are avoided; and (b) car parking does not detract from the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 Car parking must be located: (a) within the building; or (b) behind the building.	**P1** Car parking must be located to minimise its visibility from a road, having regard to: (a) the existing streetscape; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) measures to screen parking; and (e) any landscaping proposed.
A2 The total width of the door or doors on a garage facing a frontage must be not more than 6m.	**P2** Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to: (a) the location of existing buildings on the site; (b) the existing streetscape; and (c) the design and locations of garages in the surrounding area.

LAU-P2.7 Development Standards for Subdivision

LAU-P2.7.1 Lot size and dimensions

Objective:	That: (a) each lot has an area and dimensions that are appropriate for the zone; and (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions	**Performance Criteria**
A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1,000m² ; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and **A1.2** Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P2.6.1 A2 and A3.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land.
A2 Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Inner Residential Zone.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent properties, having regard to: (a) the lot layout and design; (b) the existing pattern of development in the area; (c) the ability for buildings to be erected in accordance with the development standards; (d) the proposed use of the lot; (e) the use of the adjoining lots; (f) the topography of the site; (g) the physical separation to surrounding sensitive land uses; (h) compatibility with the existing pattern of development in an area; (i) the orientation of the lot; (j) access considerations; and (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

LAU-P2.7.2 Frontage and access

Objective:	That each lot is provided with: (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to: (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the anticipated nature of the vehicles likely to access the site; (i) the ability to manoeuvre vehicles on the site; (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (k) the advice of the road authority, and is not less than 3.6m wide.
A2 No Acceptable Solution.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.

LAU-P2.7.3 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	**P2** No Performance Criterion.

LAU-P2.7.4 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	**P1** No Performance Criterion.
A2 The council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	**P2** No Performance Criterion.

LAU-P2.8 Tables

Table LAU-P2.8.1 Uses subject to clauses LAU-P2.5.1 and LAU-P2.5.2

Use Class	**Qualification**
Community Meeting and Entertainment	
Food Services	
Hospital Services	
Manufacturing and Processing	
Research and Development	
Service Industry	
Sports and Recreation	
Storage	
Tourist Operation	
Utilities	If not for minor utilities.
Visitor Accommodation	

LAU-P3.0 Particular Purpose Zone - Seaport

LAU-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone - Seaport is:

LAU-P3.1.1	To provide for the re-development of the North Esk River edge and adjacent land, while providing for greater public access and use of the North Esk and Tamar River frontages.
LAU-P3.1.2	To provide for a range of tourist, recreational and residential uses and developments.
LAU-P3.1.3	To provide for a range of commercial and retail uses in support of the tourism, recreational and residential uses.

LAU-P3.2 Local Area Objectives

This clause is not used in this particular purpose zone.

LAU-P3.3 Definition of Terms

This clause is not used in this particular purpose zone.

LAU-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Community Meeting and Entertainment	
Food Services	
Residential	
Sports and Recreation	
Tourist Operation	
Utilities	If for minor utilities.
Visitor Accommodation	
Discretionary	
Business and Professional Services	
General Retail and Hire	If for a gross floor area of not more than 250m².
Hotel Industry	
Pleasure Boat Facility	
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAU-P3.5 Use Standards

LAU-P3.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P3.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Commercial vehicle operations for a use within a Use Class specified in Table LAU-P3.8.1 must be within the hours of 6.00am to 10.00pm.	**P1** Commercial vehicle operations for a use within a Use Class specified in Table LAU-P3.8.1 must not unreasonably impact on the amenity of nearby sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and despatch of goods and materials; and (c) the existing levels of amenity.

LAU-P3.5.2 Mechanical plant and equipment

Objective:	That mechanical plant and equipment for a use within a Use Class specified in Table LAU-P3.8.1 do not cause an unreasonable loss of amenity to sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors for a use within a Use Class specified in Table LAU-P3.8.1 must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.	**P1** Noise, odours, fumes or vibration generated by a use within a Use Class specified in Table LAU-P3.8.1 must not cause an unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; (d) the landscaping of the site; and (e) any mitigation measures proposed.

LAU-P3.5.3 Noise levels

Objective:	That noise emissions from uses within a Use Class specified in Table LAU-P3.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Noise generated by a use within a Use Class specified in Table LAU-P3.8.1 on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any condition or restriction required under the *Environmental Management and Pollution Control Act 1994* to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.	**P1** Noise levels generated by a use within a Use Class specified in Table LAU-P3.8.1 on the site must cause not an unreasonable loss of amenity to adjacent sensitive uses having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the character of the surrounding area.

LAU-P3.6 Development Standards for Buildings and Works

LAU-P3.6.1 Site coverage

Objective:	That site coverage: (a) is compatible with the character of the zone; and (b) provides sufficient area for private open space and landscaping.

Acceptable Solutions	**Performance Criteria**
A1 Site coverage must be not more than 40%.	**P1** Site coverage must be compatible with the character of the zone, having regard to: (a) the size and shape of the site; (b) existing buildings and any constraints imposed by existing development; (c) provision for landscaping and private open space; (d) the site coverage of adjacent properties; and (e) the character of the zone.

LAU-P3.6.2 Building height, setback and siting

Objective:	That building height, setback, and siting is compatible with the character of the zone.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than: (a) 10m; or (b) 1m greater than the average of the building heights on the site or adjoining properties, whichever is the greater.	**P1** Building height must be compatible with the character of the zone, having regard to: (a) the height of buildings on the site, adjoining lots and adjacent lots; (b) the bulk and form of existing and proposed buildings; (c) the building height required by clause LAU-P3.6.2 A1; (d) the apparent height when viewed from roads and public places; and (e) any overshadowing of adjoining properties or public places.
A2 Buildings, excluding protrusions such as eaves, steps, porches, and awnings extending horizontally beyond the building envelope not more than 0.6m, must be contained within a building envelope determined by a: (a) separation distance of 8m from the North Esk boardwalk; (b) separation distance of 10m from a road; and (c) setback of 1.5m from side boundaries.	**P2** Buildings must be sited to be compatible with the character of the zone, having regard to: (a) the setback of surrounding buildings; (b) the height, bulk and form of existing and proposed buildings; (c) the appearance when viewed from a road or public land; (d) reduction in sunlight to a habitable room of a dwelling; (e) overshadowing of the private open space of a dwelling; (f) any overshadowing of adjoining properties or public places; and (g) the character of the surrounding area.

LAU-P3.6.3 Active ground floors

Objective:	That building facades promote and maintain high levels of pedestrian interaction and amenity.

Acceptable Solutions	**Performance Criteria**
A1 New buildings with non-residential uses on ground floors must: (a) have clear glazing, display windows or glass doorways for not less than 80% of all ground floor facades to, roads, malls, laneways or arcades; (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades; (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.	**P1** New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to: (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.
A2 Alterations to ground floor facades of non-residential buildings must not: (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations; (b) have security grilles or screens that obscure the ground floor facade; (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.	**P2** Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to: (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screen or obscure all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and (d) minimise the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.
A3 The total width of the door or doors on a garage facing a frontage must be not more than 6m.	**P3** Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to: (a) the location of existing buildings on the site; (b) the existing streetscape; and (c) the design and locations of garages in the surrounding area.

LAU-P3.6.4 Daylight to windows

Objective:	To allow adequate daylight into habitable room windows.
Acceptable Solutions	**Performance Criteria**
A1 Buildings for a use within the Residential Use Class and residential components of mixed use development, must have a light court with an area of not less than 3m² and a dimension of not less than 1m clear to the sky if the distance between: (a) a new window in a habitable room and an existing building; or (b) a new building constructed directly opposite an existing habitable room window, is less than 3m.	**P1** Buildings for a use within the Residential Use Class and residential components of mixed use development, must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to: (a) the level of daylight available to the habitable rooms; (b) any existing vegetation; and (c) the topography of the site.

LAU-P3.6.5 Private open space

Objective:	To provide adequate and useable private open space for the needs of residents.
Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have private open space with direct access from a habitable room other than a bedroom, not less than: (a) 24m² with a horizontal dimension of not less than 3m, on the ground floor; or (b) 8m² with a horizontal dimension of not less than 2m, wholly above ground floor; or (c) 10m² with a horizontal dimension of not less than 2m for a roof-top area.	**P1** A Dwelling must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to: (a) the size and useability of the private open space; (b) the accessibility of the private open space; (c) the availability of common open space; (d) the availability of, and access to, public open space; (e) the orientation of the site to the road; and (f) the ability of the private open space to receive adequate solar access.
A2 Private open space for a use within the Residential Use Class and a residential component of mixed use development must receive not less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.	**P2** Private open space for a use within the Residential Use Class and a residential component of mixed use development must receive adequate sunlight, having regard to: (a) the topography of the site; (b) site constraints, including any vegetation; (c) the orientation and shape of the site; and (d) the location and size of buildings on the site and adjoining properties.

LAU-P3.6.6 Overshadowing of private open space

Objective:	That new buildings do not unreasonably overshadow existing private open space.
Acceptable Solutions	**Performance Criteria**
A1.1 If new buildings reduce sunlight to private open space of an existing dwelling, not less than 75% of the private open space must receive not less than 4 hours of sunlight on 21 June; and **A1.2** If less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.	**P1** New buildings must not unreasonably overshadow existing private open space, having regard to: (a) the impact on the amenity of existing dwellings; (b) sunlight penetration to the private open space of the existing dwelling; (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and (d) the effect of a reduction in sunlight on the existing use of the private open space.

LAU-P3.6.7 Storage

Objective:	To provide adequate storage facilities for each dwelling.
Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have access to not less than $6m^3$ of dedicated, secure storage space per dwelling, not located between the primary frontage and the facade of a dwelling.	**P1** A dwelling must provide adequate storage for the reasonable needs of residents, having regard to: (a) the size and type of dwelling proposed; (b) the location, type, and size of storage proposed; (c) the availability, accessibility and convenience of the storage proposed; (d) any common or other types of storage on the site; and (e) the existing streetscape.

LAU-P3.6.8 Common property

Objective:	That common areas are easily identified.
Acceptable Solutions	**Performance Criteria**
A1 Site drawings for development within the Residential Use Class and a residential component of mixed use development must clearly delineate private and common areas, including: (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins.	**P1** No Performance Criterion.

LAU-P3.6.9 Location of car parking

Objective:	That car parking: (a) does not detract from the streetscape; and (b) provides for vehicle and pedestrian safety.

Acceptable Solutions	**Performance Criteria**
A1.1 Car parking for residential development must be located: (a) within the building; or (b) between the building and the frontage to Home Point Parade or Seaport Boulevard. **A1.2** Garages and carports must be setback not less than 3m from a road. **A1.3** Vehicular access must only be provided to or from a road.	**P1** Car parking must be located to minimise its visibility from a road, having regard to: (a) the existing streetscape; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) measures to screen parking; and (e) any landscaping proposed.

LAU-P3.7 Development Standards for Subdivision

LAU-P3.7.1 Lot size and dimensions

Objective:	That each lot has an area and dimensions appropriate for the zone.

Acceptable Solutions	**Performance Criteria**
A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 500m²; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and **A1.2** Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P3.6.2 A2.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land.

LAU-P3.7.2 Frontage and access

Objective:	That lots provide: (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to: (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the functionality and usability of the frontage; (i) the anticipated nature of the vehicles likely to access the site; (j) the ability to manoeuvre vehicles on the site; (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (l) the advice of the road authority, and is not less than 3.6m wide.
A2 No Acceptable Solution.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.

LAU-P3.7.3 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	**P2** No Performance Criterion.

LAU-P3.7.4 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	**P1** No Performance Criterion.
A2 The council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	**P2** No Performance Criterion.

LAU-P3.8 Tables

Table LAU-P3.8.1 Uses subject to clauses LAU-P3.5.1, LAU-P3.5.2 and LAU-P3.5.3

Use Class	**Qualification**
Community Meeting and Entertainment	
Food Services	
Hotel Industry	
Pleasure Boat Facility	
Sports and Recreation	
Tourist Operation	
Utilities	If not for minor utilities.
Visitor Accommodation	

LAU-P4.0 Particular Purpose Zone - Inveresk Site

LAU-P4.1 Zone Purpose

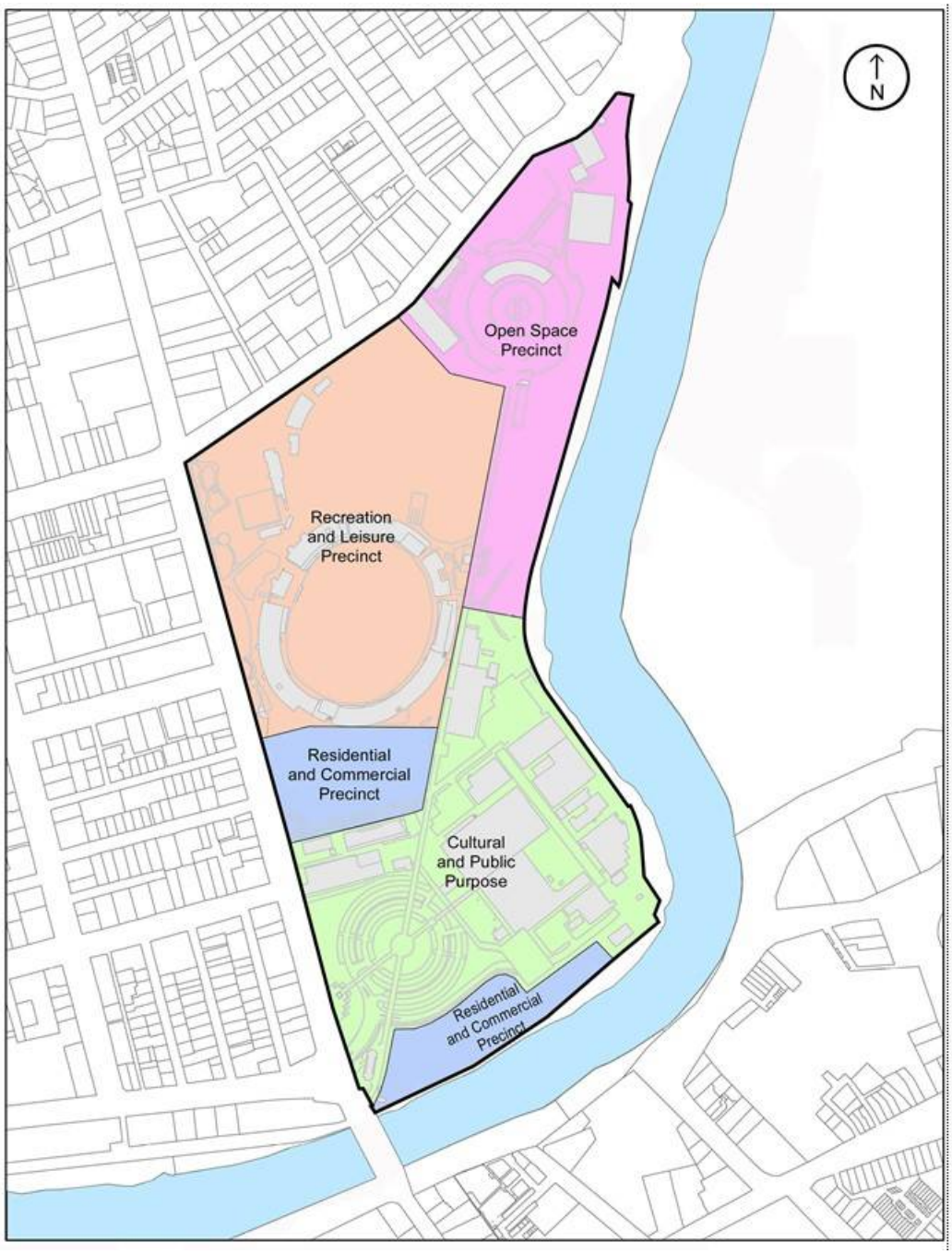
The purpose of the Particular Purpose Zone - Inveresk Site is:

LAU-P4.1.1	To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.
LAU-P4.1.2	To provide for residential uses and developments associated with and supporting educational uses within the zone.
LAU-P4.1.3	To locate use and development appropriately within the precincts of the zone.

LAU-P4.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P4.2.1	Open Space Precinct, shown in Figure LAU-P4.1 and on an overlay map as LAU-P4.2.1.	The local area objectives for the Open Space Precinct are: (a) to provide an open space and recreational use area linking the existing York Park and Invermay Park to the North Esk River; and (b) to require the area to be retained as an area for public use and for events ranging from an Agricultural Show, outdoor exhibitions and displays, open air markets and general recreational activities.
LAU-P4.2.2	Cultural and Public Purpose Precinct, shown in Figure LAU-P4.1 and on an overlay map as LAU-P4.2.2.	The local area objectives for the Cultural and Public Purpose Precinct are: (a) to provide re-use of existing buildings for a range of cultural, educational and recreational activities. Principal users may be the University of Tasmania, the Queen Victoria Museum and Art Gallery; and (b) to require buildings to be retained and redeveloped in accordance with their heritage values and status as outlined in the Launceston Railways Workshop Conservation Plan.
LAU-P4.2.3	Recreational and Leisure Precinct, shown in Figure LAU-P4.1 and on an overlay map as LAU-P4.2.3.	The local area objectives for the Recreational and Leisure Precinct are to provide a range of sporting and recreational facilities including Aurora stadium and Invermay Park.
LAU-P4.2.4	Residential and Commercial Precinct, shown in Figure LAU-P4.1 and on an overlay map as LAU-P4.2.4.	The local area objectives for the Residential and Commercial Precinct are: (a) to provide opportunities for commercial developments on the southern and central portion of the site to complement the redevelopment within the other precincts; and (b) to provide for the development of residential uses associated with and supporting the educational activities within the zone.

Figure LAU-P4.1 - Precinct Map as required by clause LAU-P4.2



LAU-P4.3 Definition of Terms

LAU-P4.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition
Local Area Precinct	means the Open Space Precinct, Cultural and Public Purpose Precinct, Recreational and Leisure Precinct, or Residential and Commercial Precinct, on the land.
Open Space Precinct	means land, shown in Figure LAU-P4.1 as Open Space Precinct and on an overlay map as LAU-P4.2.1.
Cultural and Public Purpose Precinct	means land, shown in Figure LAU-P4.1 as Cultural and Public Purpose Precinct and on an overlay map as LAU-P4.2.2.
Recreational and Leisure Precinct	means land, shown in Figure LAU-P4.1 as Recreational and Leisure Precinct and on an overlay map as LAU-P4.2.3.
Residential and Commercial Precinct	means land, shown in Figure LAU-P4.1 as Residential and Commercial Precinct and on an overlay map as LAU-P4.2.4.

LAU-P4.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Community Meeting and Entertainment	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Food Services	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Research and Development	
Residential	If in association with educational uses in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Sports and Recreation	
Utilities	If for minor utilities.
Vehicle Parking	
Discretionary	
Community Meeting and Entertainment	If in an Open Space Precinct.
Educational and Occasional Care	
General Retail and Hire	If for: (a) a market; or (b) local shop.
Utilities	If not listed as Permitted.
Visitor Accommodation	If in the Residential or Commercial Precinct.
Prohibited	
All other uses	

LAU-P4.5 Use Standards

LAU-P4.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P4.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Commercial vehicles operation for a use within a Use Class specified in Table LAU-P4.8.1 must be within the hours of 6.00am to 10.00pm.	**P1** Commercial vehicles for a use within a Use Class specified in Table LAU-P4.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and dispatch of goods and materials; and (c) the existing levels of amenity.

LAU-P4.5.2 Noise levels

Objective:	That noise emissions from uses within a Use Class specified in Table LAU-P4.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Noise generated by a use within a Use Class specified in Table LAU-P4.8.1 on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any condition or restriction required under the Environmental Management and Pollution Control Act 1994 to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.	**P1** Noise levels generated by a use within a Use Class specified in Table LAU-P4.8.1 on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the characteristics of the surrounding area.

LAU-P4.6 Development Standards for Buildings and Works

LAU-P4.6.1 Building height

Objective:	That development on the site is compatible with the character of the local area precinct.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Building height must be compatible with surrounding development, having regard to: (a) the topography of the site; (b) the height of buildings on the site, adjoining properties and adjacent properties; (c) the bulk and form of existing and proposed buildings; (d) the apparent height when viewed from roads and public places; (e) any overshadowing of adjoining properties or public places; and (f) consistency with the relevant local area objectives.

LAU-P4.6.2 Active ground floors

Objective:	That building facades promote and maintain high levels of pedestrian interaction and amenity

Acceptable Solutions	**Performance Criteria**
A1 New buildings with non-residential uses on ground floors must: (a) have clear glazing, display windows or glass doorways for not less than 80% of all ground floor facades to, roads, malls, laneways or arcades; (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades; (c) not have mechanical plant or equipment, such as, air conditioning units or heat pumps, located on the facade; and (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.	**P1** New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to: (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.
A2 Alterations to ground floor facades of non-residential buildings must not: (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations; (b) have security grilles or screens that obscure the ground floor facade; (c) introduce new or additional mechanical plant or equipment, such as, air-conditioning units or heat pumps, located on the facade; and (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.	**P2** Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to: (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

LAU-P4.6.3 Location of car parking

Objective:	That car parking is compatible with the character of the local area precinct.
Acceptable Solutions	**Performance Criteria**
A1 Car parking must be located within the building.	**P1** Car parking must be located to minimise its visibility, having regard to: (a) the character of the local area precinct; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) any measures to screen parking; and (e) any landscaping proposed.

LAU-P4.7 Development Standards for Subdivision

LAU-P4.7.1 Lot size and dimensions

Objective:	That each lot has an area and dimensions appropriate for the zone.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 500m² and be able to contain a 15m diameter circle with the centre of the circle not more 15m from the frontage; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land.

LAU-P4.7.2 Frontage and access

Objective:	That lots provide: (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to: (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the functionality and usability of the frontage; (i) the anticipated nature of the vehicles likely to access the site; (j) the ability to manoeuvre vehicles on the site; (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (l) the advice of the road authority, and is not less than 3.6m wide.
A2 No Acceptable Solution.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.

LAU-P4.7.3 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	**P2** No Performance Criterion.

LAU-P4.7.4 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	**P1** No Performance Criterion.
A2 The council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	**P2** No Performance Criterion.

LAU-P4.8 Tables

Table LAU-P4.8.1 Uses subject to clauses LAU-P4.5.1 and LAU-P4.5.2

Use Class	**Qualification**
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
Research and Development	
Sports and Recreation	
Visitor Accommodation	

LAU-P5.0 Particular Purpose Zone - University of Tasmania, Newnham Campus

LAU-P5.1 Zone Purpose

The purpose of the Particular Purpose Zone - University of Tasmania, Newnham Campus is:

LAU-P5.1.1	To provide for a range of uses and developments to facilitate tertiary education and research.
LAU-P5.1.2	To provide for accommodation for students, visitors and staff.
LAU-P5.1.3	To provide for complementary uses that facilitate the primary purposes of the zone.

LAU-P5.2 Local Area Objectives

This clause is not used in this particular purpose zone.

LAU-P5.3 Definition of Terms

This clause is not used in this particular purpose zone.

LAU-P5.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
General Retail and Hire	If for: (a) the sale of books, stationery, educational equipment; or (b) a local shop.
Research and Development	
Sports and Recreation	
Utilities	If for minor utilities.
Discretionary	
Food Services	
General Retail and Hire	If not listed as Permitted.
Hotel Industry	
Manufacturing and Processing	
Residential	If for student or university staff accommodation.
Utilities	If not listed as Permitted.
Visitor Accommodation	
Prohibited	
All other uses	

LAU-P5.5 Use Standards

LAU-P5.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P5.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Commercial vehicle operation for a use within a Use Class specified in Table LAU-P5.8.1 must be within 6.00am to 10.00pm.	**P1** Commercial vehicle operations for a use within a Use Class specified in Table LAU-P5.8.1 must not cause an unreasonably loss of amenity to nearby sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and despatch of goods and materials; and (c) the existing levels of amenity.

LAU-P5.5.2 Noise levels

Objective:	That noise emissions from uses within a Use Class specified in Table LAU-P5.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Noise generated by a use within a Use Class specified in Table LAU-P5.8.1 on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any condition or restriction required under the *Environmental Management and Pollution Control Act 1994* to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.	**P1** Noise levels generated by a use within a Use Class specified in Table LAU-P5.8.1 on the site must not cause an unreasonable loss of amenity to nearby sensitive uses having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the character of the surrounding area.

LAU-P5.6 Development Standards for Buildings and Works

LAU-P5.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.
Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, for a use class specified in Table LAU-P5.8.1 must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods sale, for a use class specified in Table LAU-P5.8.1 must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.

LAU-P5.6.2 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 14m.	**P1** Building height must be compatible with the streetscape and character of the zone, having regard to: (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the building height required by clause LAU-P5.6.2 A1; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining properties or public places.

A2 Buildings must have a setback from a frontage of not less 15m.	**P2** Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the existing or proposed landscaping; (f) the safety of road users; (g) the access to the site for deliveries and service vehicles; and (h) the provision for car parking.
A3 Buildings must have a setback from side and rear boundaries of not less than 15m.	**P3** Buildings must be sited to be compatible with the character of the zone, having regard to: (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings on the site; (f) the character of the surrounding area; (g) the access to the site for deliveries and service vehicles; (h) the provision for car parking; and (i) any overshadowing of adjoining properties or public places.

LAU-P5.7 Development Standards for Subdivision

LAU-P5.7.1 Lot size and dimensions

Objective:	That each lot: (a) has an area and dimensions appropriate for the zone; and (b) does not cause an adverse impact on the amenity of adjoining land, especially residential zones.

Acceptable Solutions	**Performance Criteria**
A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1,000m² and be able to contain a 25m diameter circle with the centre of the circle not more than 30m from the frontage; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and **A1.2** Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P5.6.1 A2 and A3.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to: (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land.
A2 Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with an Inner Residential Zone.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to: (a) the lot layout and design; (b) the existing pattern of development in the area; (c) the ability for buildings to be erected in accordance with the development standards; (d) the proposed use of the lot; (e) the use of the adjoining lots; (f) the topography of the site; (g) the physical separation to surrounding sensitive land uses; (h) the existing pattern of development in an area; (i) the orientation of the lot; (j) access considerations; and (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

LAU-P5.7.2 Frontage and access

Objective:	That lots provide: (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to: (a) the width of frontage proposed (if any); (b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the functionality and usability of the frontage; (i) the anticipated nature of the vehicles likely to access the site; (j) the ability to manoeuvre vehicles on the site; (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (l) the advice of the road authority, and is not less than 3.6m wide
A2 No Acceptable Solution.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.

LAU-P5.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	**P1** No Performance Criterion.
A2 The council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	**P2** No Performance Criterion.

LAU-P5.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	**P2** No Performance Criterion.

LAU-P5.8 Tables

Table LAU-P5.8.1 Uses subject to clauses LAU-P5.5.1 and LAU-P5.5.2

Use Class	**Qualification**
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
Hotel Industry	
Manufacturing and Processing	
Research and Development	
Sports and Recreation	
Utilities	If not for minor utilities.
Visitor Accommodation	

LAU-P6.0 Particular Purpose Zone - Prospect Business Precinct

LAU-P6.1 Zone Purpose

The purpose of the Particular Purpose Zone - Prospect Business Precinct is:

LAU-P6.1.1	To provide for a range of uses and developments that support business, government operations, education and research.
LAU-P6.1.2	To provide for complementary uses that support, supply or facilitate the primary purpose.

LAU-P6.2 Local Area Objectives

This clause is not used in this particular purpose zone.

LAU-P6.3 Definition of Terms

This clause is not used in this particular purpose zone.

LAU-P6.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Research and Development	
Sports and Recreation	
Storage	If for self storage.
Utilities	If for minor utilities.
Discretionary	
Manufacturing and Processing	
Storage	If not listed as Permitted.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAU-P6.5 Use Standards

LAU-P6.5.1 Hours of operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Commercial vehicle operation must be within the hours of 6.00am to 10.00pm.	**P1** Commercial vehicle operation must not cause an unreasonably loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and despatch of goods and materials; and (c) the existing levels of amenity.

LAU-P6.5.2 Noise levels

Objective:	That noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Noise generated by a use on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any condition or restriction required under the *Environmental Management and Pollution Control Act 1994* to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.	**P1** Noise levels generated by use on the site must not unreasonably impact on the amenity of adjacent sensitive uses having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the character of the surrounding area.

LAU-P6.6 Development Standards for Buildings and Works

LAU-P6.6.1 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the amenity of the area.
Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding the display of goods for sale must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.

LAU-P6.6.2 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must be compatible with the streetscape and character of the zone, having regard to: (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the building height required by clause LAU-P6.6.2 A1; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining lots or public places.

A2 Buildings must have a setback from a frontage of not less than 15m.	**P2** Buildings must be sited to be compatible with the streetscape and character of the zone having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the existing or proposed landscaping; (f) the safety of road users; (g) the access to the site for deliveries and service vehicles; and (h) the provision for car parking.
A3 Buildings must have a setback from side and rear boundaries of not less than: (a) 1.5m; or (b) 15m if the boundary is adjoining a property in a General Residential Zone or Low Density Residential Zone.	**P3** Buildings must be sited to be compatible with the character of the zone and not unreasonably impact on the amenity of adjoining sensitive uses, having regard to: (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings on the site; (f) the character of the surrounding area; (g) the access to the site for deliveries and service vehicles; (h) provision for car parking; (i) any overshadowing or overlooking of adjoining sensitive uses; and (j) existing or proposed landscaping.

LAU-P6.6.3 Streetscape

Objective:	That development has an acceptable impact on the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 New buildings or extensions to existing buildings visible from Westbury Road, excluding walls built to the lot boundary, must: (a) have external walls constructed of not less than 50% brick, concrete, masonry or glass; (b) have external walls, unless brick or glass, painted or finished with a texture coat; and (c) have not less than 50% glazing to the external walls of the office component of the buildings.	**P1** New buildings or extensions to existing buildings visible from Westbury Road, excluding walls built to the lot boundary, must be compatible the Westbury Road streetscape, having regard to: (a) the topography of the site; (b) the nature of the use; (c) the visibility of the building from the road; (d) the external treatment and finish of buildings; and (e) the building materials used in the surrounding area.
A2 Car parking must not be located within 15m of a frontage.	**P2** Car parking must be located to minimise visual impact in the streetscape, having regard to: (a) the topography of the site; (b) the nature of the use; (c) the number of car spaces; (d) the visibility of the car parking from the road; (e) the use of measures to mitigate impacts including screening and landscaping; (f) the location of car parking on adjoining sites; and (g) the character of the streetscape.

LAU-P6.6.4 Fences

Objective:	To provide for fences that are appropriate to the site and character of the area.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to: (a) the topography of the site; (b) the need for security; (c) the materials and finish of the proposed fence; (d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or reserve; (e) any overshadowing; (f) the character of the streetscape and surrounding area; and (g) the character of the surrounding area.

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

LAU-P6.6.5 Site landscaping

Objective:	That new development provides acceptable levels of site landscaping.
Acceptable Solutions	**Performance Criteria**
A1 New buildings or extensions with a gross floor area of no less than 100m² or 50% of the existing gross floor area, whichever is lesser, must: (a) landscape an area within the front setback of not less than the 50% of that area; and (b) provide a minimum of 1 tree capable of growing to a height of not less than 10m planted for every 250m² of site area. Trees must be located within a minimum 3m diameter landscaped area.	**P1** New buildings or extensions with a gross floor area of no less than 100m² or 50% of the existing gross floor area, whichever is lesser, must include landscaping that improves the amenity and appearance of the site and the streetscape, having regard to: (a) the topography of the site; (b) existing vegetation on the site; (c) shade for users of the site and car parking areas; (d) the location, type and growth of the proposed vegetation; (e) the area set aside for landscaping and its suitability; (f) the design, locations and visibility of buildings and other works; (g) the operational needs of the proposed use; (h) the character of the streetscape; and (i) the character of the surrounding area.

LAU-P6.7 Development Standards for Subdivision

LAU-P6.7.1 Lot size and dimensions

Objective:	That each lot: (a) has an area and dimensions appropriate for the zone; and (b) does not cause adverse impacts on adjoining land, especially residential zones.

Acceptable Solutions	**Performance Criteria**
A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1,000m² and be able to contain a 25m diameter circle with the centre of the circle not more than 30m from the frontage; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and **A1.2** Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P6.6.2 A2 and A3.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to: (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land.
A2 Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Low Density Residential Zone.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to: (a) the lot layout and design; (b) the existing pattern of development in the area; (c) the ability for buildings to be erected in accordance with the development standards; (d) the proposed use of the lot; (e) the use of the adjoining lots; (f) the topography of the site; (g) the physical separation to surrounding sensitive land uses; (h) the existing pattern of development in an area; (i) the orientation of the lot; (j) access considerations; and (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

LAU-P6.7.2 Frontage and access

Objective:	That lots provide: (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, having regard to: (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the functionality and usability of the frontage; (i) the anticipated nature of the vehicles likely to access the site; (j) the ability to manoeuvre vehicles on the site; (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (l) the advice of the road authority, and is not less than 3.6m wide.
A2 No Acceptable Solution.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.

LAU-P6.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	**P1** No Performance Criterion.
A2 The council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	**P2** No Performance Criterion.

LAU-P6.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	**P2** No Performance Criterion.

LAU-P6.8 Tables

This clause is not used in this particular purpose zone.

LAU-P7.0 Particular Purpose Zone - Boags Brewery

LAU-P7.1 Zone Purpose

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

LAU-P7.1.1	To provide for the continued operation of the Boags Brewery.
LAU-P7.1.2	To provide for complementary uses and developments that support, supply or facilitate the operation of the brewery, including hospitality and tourism related use or development.

LAU-P7.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives

LAU-P7.2.1	The North Site, shown in Figure LAU-P7.2 and Figure LAU-P7.2.1 and on an overlay map as LAU-P7.2.1.	The local area objectives for the North Site are: (a) to maintain its function as a significant commercial brewery with operations including manufacturing, bottling, storage and administration; (b) that future development on the site will maintain the incremental pattern of development through continuation of the built street frontage and an emphasis on the horizontal profile of two or three storey building heights on the street edge; (c) that the open corners of Shields Street and the Esplanade, and the Esplanade and Tamar Street provide opportunities for infill development; (d) that a higher building height than that existing may be accommodated at a greater setback from the street edge towards the centre of the block and a further maximum height will be accommodated for auxiliary elements such as pipes, silos and masts; (e) that taller elements associated with industrial processing will broaden Boags identity within the streetscape; (f) that the historical importance of scale and form at street level will be respected; (g) to demonstrate the relationship between differing industrial activities that have developed continuously since Launceston's settlement; (h) that building forms are solid, with generous, large vehicular openings as such design elements; and (i) to recognise the combination of the many utilitarian, robust building forms of differing scales, as well as the form of the hard edged urban block that identifies the site.

LAU-P7.2.2	The South Site shown in Figure LAU-P7.2 and Figure LAU-P7.2.2 and on an overlay map as LAU-P7.2.2.	The local area objectives for the South Site are: (a) to provide for expansion and support of complementary activities to the brewery operations on the North Site and to provide for uses, including warehousing, storage, distribution, administration, tourism, hospitality, retail, museum, offices or other associated facilities; (b) that buildings fronting the street have legible entries and regular window patterns and that each building is freestanding and right; (c) that future development along William Street: (i) respects the existing building forms and settings by maintaining the spaces and laneways surrounding the buildings; and (ii) continues the arrangement of the domestic scale at the street frontage, and the preservation of the spaces and laneways between the buildings. (d) that laneways will accommodate visitor interpretation and engagement experiences as well as entry points to future developments located in the centre of the block; (e) that there is greater capacity for development on the South Site due to much of the internal space being used as service yards and warehousing; (f) to recognise the southern site as predominantly commercial in nature with a more domestic scale and character in comparison to the north site; and (g) to accommodate remnants of the nineteenth century street pattern are evident by the inn (now known as the City Park Grand Hotel) on the corner of William and Tamar Streets and the old Tamar Hotel.

Figure LAU-P7.1 - Location of North Site and South Site as required by clause LAU-P7.2

Figure LAU-P7.2.1 - North Site as required by clause LAU-P7.6.2 A1(a), clause LAU-P7.6.2 P1, clause LAU-P7.6.2 A2 and clause LAU-P7.6.2 A4

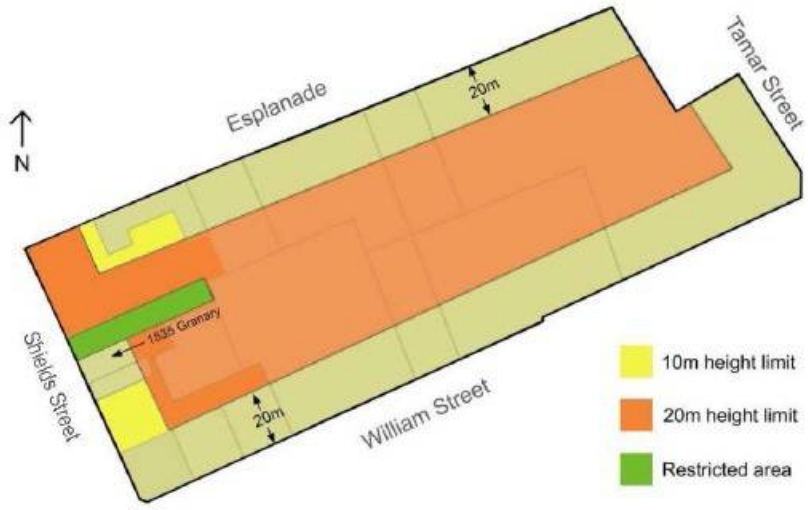


Figure LAU-P7.2.2 - South Site as required by clause LAU-P7.6.3 A1(a), clause LAU-P7.6.3 P1, clause LAU-P7.6.3 A2, clause LAU-P7.6.3 A4 and clause LAU-P7.6.3 P4

LAU-P7.3 Definition of Terms

This clause is not used in this particular purpose zone.

LAU-P7.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Manufacturing and Processing	If associated with a brewery.
Resource Processing	If for a brewery.
Tourist Operation	
Utilities	If for minor utilities.
Discretionary	
Community Meeting and Entertainment	
Hotel Industry	
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAU-P7.5 Use Standards

LAU-P7.5.1 Noise levels

Objective:	That noise levels from uses do not unreasonably impact on the amenity of nearby uses.
Acceptable Solutions	**Performance Criteria**
A1 Noise generated by a use on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any condition or restriction required under the *Environmental Management and Pollution Control Act 1994* to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.	**P1** Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) background noise levels; (d) any mitigation measures proposed; (e) the topography of the site; and (f) the character of the surrounding area.

LAU-P7.6 Development Standards for Buildings and Works

LAU-P7.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.
Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.

LAU-P7.6.2 Building height, setback and siting - North Site

Objective:	Within the North Site: (a) maintain the built edge around the perimeter of the site by building to the property boundaries at the front and sides; (b) retain the former laneway in Shields Street to acknowledge the settlement pattern and enhance the heritage value of the 1835 Granary; and (c) facilitate future development by allowing greater building heights towards the centre of the site.

Acceptable Solutions	**Performance Criteria**
A1 Building height, within the North Site, must be not more than: (a) the height limit shown in Figure LAU-P7.2.1; or (b) the average height of adjoining buildings, whichever is greater.	**P1** Building height of structures such as tanks, silos, chimneys, masts, pipes and gantries, within the North Site, may exceed the limits shown in Figure LAU-P7.2.1, having regard to: (a) the bulk and massing of buildings; (b) the impact on the streetscape; (c) the extent of shading on roads and public places; and (d) the local area objectives.
A2 Buildings, within the North Site, must be built to all frontages, excluding the restricted area shown in Figure LAU-P7.2.1.	**P2** Buildings, within the North Site, must have a setback from frontages that facilitate increased public interaction or public related activities, having regard to: (a) the need for the proposed use in this location; (b) the operational requirements of the proposed use; (c) the impact on the streetscape; and (d) the local area objectives.
A3 All buildings, within the North Site, must have the main facade and primary entrance facing a road, excluding development that is not visible from a road.	**P3** Within the North Site, the main facade and primary entrance to a building must be designed to maximise visibility from roads and must provide a safe and accessible access for vehicles from the road to the main entrance of the building, having regard to: (a) the location of the entrance relative to public areas and car parking on the site; (b) whether the building is located on the street front; and (c) the local area objectives.
A4 Buildings and other permanent structures, within the North Site, must not be located within a restricted area shown in Figure LAU-P7.2.1.	**P4** No Performance Criterion.

LAU-P7.6.3 Building height, setback and siting - South Site

Objective:	Within the South Site: (a) maintain the domestic scale and character at the street edge; (b) retain the laneways and spaces between existing buildings at the street frontage; and (c) facilitate future development by allowing greater building heights towards the centre of the site.

Acceptable Solutions	**Performance Criteria**
A1 Building height, within the South Site, must be not more than: (a) the height limit shown in Figure LAU-P7.2.2; or (b) the average height of adjoining buildings, whichever is greater.	**P1** Building heights of structures, such as tanks, silos, chimneys, masts, pipes and gantries, within the South Site, may exceed the limits shown in Figure LAU-P7.2.2, having regard to: (a) the bulk and massing of buildings; (b) the impact on the streetscape; (c) the extent of shading on roads and public places; and (d) the local area objectives.
A2 Buildings, within the South Site, must be built to all frontages, excluding the restricted area shown in Figure LAU-P7.2.2.	**P2** Buildings, within the South Site, must have a setback from frontages that facilitate increased public interaction or public related activities, having regard to: (a) the need for the proposed use in this location; (b) the operational requirements of the proposed use; (c) the setting of existing buildings; (d) the impact on the streetscape; and (e) the local area objectives.
A3 All buildings, within the South Site, must have the main facade and primary entrance facing a road, excluding development not visible from a road.	**P3** Within the South Site, the main facade and primary entrance to a building must be designed to maximise visibility from roads and must provide a safe and accessible access for vehicles and pedestrians from the road to the main entrance to the building, having regard to: (a) the location of the entrance relative to public areas and car parking on the site; (b) whether the building is located on the street front; and (c) the local area objectives.

A4 Buildings and other permanent structures, within the South Site, must not be located within a restricted area shown in Figure LAU-P7.2.2.	**P4** Buildings and other permanent structures, within the South Site, must be sited to retain as far as possible the open spaces within and the setting of the buildings facing on to the restricted areas shown in green in Figure LAU-P7.2.2, having regard to: (a) the need for minor or temporary development associated with use of the spaces for public activity; (b) the need to facilitate the redevelopment of existing heritage buildings within the restricted area, such as by membrane roofs and lifts; (c) retaining or enhancing the views into and out of the restricted areas; and (d) the local area objectives.

LAU-P7.7 Development Standards for Subdivision

LAU-P7.7.1 Lot size and dimensions

Objective:	Each lot has an area and dimensions appropriate for the zone.
Acceptable Solutions	**Performance Criteria**
A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1,000m²; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and **A1.2** Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant setbacks required by clause LAU-P7.6.1 A2 and A3, and clause LAU-P7.6.2 A2 and A3.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to: (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; (g) the future use or development of the site or adjoining land; (h) the operational needs of the brewery; and (i) the local area objectives.

LAU-P7.7.2 Frontage and access

Objective:	That lots provide: (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must provide a reinforced concrete driveway with a width of not less than 6m.	**P2** No Performance Criterion.

LAU-P7.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	**P1** No Performance Criterion.
A2 The council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	**P2** No Performance Criterion.

LAU-P7.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a full water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	**P2** No Performance Criterion.

LAU-P7.8 Tables

This clause is not used in this particular purpose zone.

LAU-P8.0 Particular Purpose Zone - Franklin Village

LAU-P8.1 Zone Purpose

The purpose of the Particular Purpose Zone - Franklin Village is:

LAU-P8.1.1	To manage Franklin Village so that future use and development is compatible with the heritage values of the zone.
LAU-P8.1.2	To provide for complementary uses and developments that support the operation of Franklin Village, including tourism, events, education and religious practice.

LAU-P8.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P8.2.1	East Site, as shown in Figure LAU-P8.1 and on an overlay map as LAU-P8.2.1.	The local area objectives for East Site are: (a) to continue the operation of the historic house as the primary tourist destination in the village, and to provide for the expansion and support of complementary uses that enhance the visitor experience and provide for the long term viability of the property; (b) that the site, including Franklin House and grounds, will be maintained to conserve its important heritage features; (c) that significant future development will only be considered in the development area shown in Figure LAU-P8.2, which is to the rear of the house and gardens; and (d) that any buildings in the development area shown in Figure LAU-P8.2 will be single storey and the layout of buildings and works will be designed to be sympathetic to the existing setting of the house and garden; and (e) to recognise the strong historical and visual links between Franklin House and its garden setting, in relation to St James Church directly opposite, which have existed since the buildings were established.
LAU-P8.2.2	West Site, as shown in Figure LAU-P8.1 and on an overlay map as LAU-P8.2.2.	The local area objectives for West Site are: (a) to maintain its function as a church and burial ground and to limit development to only that necessary for the ongoing use of the site for these purposes; (b) that the character of the West Site will remain substantially unchanged with future development restricted to only that necessary for the continued operation of the church; (c) that any development will be designed to respect the important visual link between Franklin House and St James Church; and (d) to provide for strong visual connection between Franklin House and St James Church, which is positioned directly opposite the front entrance of Franklin House. The strong visual connection is made by the location of St James Church being located centrally to the rear of the site, with a graveyard located to the rear of the Church Building. The frontage is sparsely landscaped and is used for informal car parking. The view between Franklin House and St James Church remains unbroken by development and vegetation.

Figure LAU-P8.1 - Location of East Site and West Site as required by clause LAU-P8.4, clause LAU-P8.8.2 A3 and clause LAU-P8.8.3 P1

Figure LAU-P8.2 - Zone Development Control as required by clause LAU-P8.6.2 A1, clause LAU-P8.6.2 A2, clause LAU-P8.6.2 A3, clause LAU-P8.6.2 P3 and clause LAU-P8.6.3 P1

LAU-P8.3 Definition of Terms

This clause is not used in this particular purpose zone.

LAU-P8.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Community Meeting and Entertainment	
Food Services	If for a café or restaurant.
Resource Development	If for a market garden.
Tourist Operation	
Discretionary	
Business and Professional Services	If associated with the management of heritage properties.
Crematoria and Cemeteries	If for a cemetery on west site shown in Figure LAU-P8.1.
General Retail and Hire	If for a gift shop or market.
Sports and Recreation	
Visitor Accommodation	
Prohibited	
All other uses	

LAU-P8.5 Use Standards

LAU-P8.5.1 Hours of operation

Objective:	That non-residential uses within a Use Class specified in Table LAU-P8.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Commercial vehicle operation for a use within a Use Class specified in Table LAU-P8.8.1 must be within the hours: (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 6.00pm Saturday and Sunday.	**P1** Commercial vehicle operation for a use within a Use Class specified in Table LAU-P8.8.1 must not cause an unreasonably loss of amenity to nearby sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and dispatch of goods and materials; and (c) the existing levels of amenity.

LAU-P8.5.2 Mechanical plant and equipment

Objective:	That the mechanical plant and equipment for a use within a Use Class specified in Table LAU-P8.8.1 do not cause an unreasonable loss of amenity to sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors for a use within a Use Class specified in Table LAU-P8.8.1 must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.	**P1** Noise, odours, fumes or vibration generated by air conditioning, air extraction, heating or refrigeration systems or compressors for a use within a Use Class specified in Table LAU-P8.8.1 must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; (d) the landscaping of the site; and (e) any mitigation measures proposed.

LAU-P8.5.3 Light spill and illumination

Objective:	That light spill and level of illumination from external lighting for a use within a Use Class specified in Table LAU-P8.8.1 does not cause unreasonable loss of amenity to sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 A use within a Use Class specified in Table LAU-P8.8.1 must: (a) not include permanent, fixed floodlighting where it adjoins the boundary of a General Residential Zone; and (b) direct light from external light sources on the site must be contained within the boundaries of the site.	**P1** Floodlighting or other external lighting used on the site for a use within a Use Class specified in Table LAU-P8.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of light sources and their intensity; (b) the proximity of the proposed light sources to nearby sensitive uses; (c) the topography of the site; (d) the landscaping of the site; (e) the degree of screening between the light source and the sensitive uses; and (f) existing light sources nearby.

LAU-P8.5.4 Noise Levels

Objective:	That noise levels from uses within a Use Class specified in Table LAU-P8.8.1 do not unreasonably impact the amenity of nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Noise generated by a use within a Use Class specified in Table LAU-P8.8.1 on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any condition or restriction required under the *Environmental Management and Pollution Control Act 1994* to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.	**P1** Noise levels generated by a use within a Use Class specified in Table LAU-P8.8.1 on the site must not cause an unreasonably loss of amenity to nearby sensitive uses, having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the background noise levels; (d) any mitigation measures proposed; (e) the topography of the site; and (f) the character of the surrounding area.

LAU-P8.6 Development Standards for Buildings and Works

LAU-P8.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas for a use class specified in Table LAU-P8.8.1, excluding the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas for a use class specified in Table LAU-P8.8.1, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.

LAU-P8.6.2 Building height, setback and siting - East Site

Objective:	To: (a) maintain the visual and historical link between the front setting of Franklin House and St James Church; and (b) provide that the design and siting of development protects the heritage values and amenity of existing uses on the site and surrounding uses.

Acceptable Solutions	**Performance Criteria**
A1 Building height within the development area shown in Figure LAU-P8.2 must be not more than 5.5m.	**P1** Building height must: (a) respond to the site context and the local area objectives, for the provision of tourist uses and development; and (b) protect the amenity of adjoining sensitive uses from the impacts of unreasonable overshadowing and overlooking by providing separation that is appropriate to the uses, having regard to: (i) the form of the building; (ii) the existing screening or the ability to implement or establish screening; and (iii) the local area objectives for the East Site.
A2 Buildings within the development area shown in Figure LAU-P8.2 must have a setback from the side and rear boundaries of not less than 10m.	**P2** Buildings must be sited to protect the amenity of adjoining sensitive uses, having regard to: (a) the form of the building; (b) the existing screening or the ability to implement or establish screening; (c) the impacts of overshadowing and overlooking; and (d) the local area objectives for the East Site.
A3 No development is within the restricted area shown in Figure LAU-P8.2 for the east site shown in Figure LAU-P8.1	**P3** Development in the restricted area shown in green in Figure LAU-P8.2 for the East Site must be for non-habitable buildings, or works associated with the house and garden, or for ancillary structures such as lights, fences and signage, having regard to: (a) the visual impact of the location; (b) the appropriateness of materials; (c) the appropriateness of the size and bulk of the new development; and (d) the local area objectives for the East Site.

LAU-P8.6.3 Building height, setback and siting - West Site

Objective:	To: (a) maintain the visual and historical link between the setting of Franklin House and St James Church; and (b) provide that the design and siting of development protects the amenity of existing uses on the site and surrounding lots.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Development in the restricted area shown in Figure LAU-P8.2 for the West Site shown in Figure LAU-P8.1 must be for non-habitable buildings or works associated with the operations or maintenance of the church, or for ancillary structures such as lights, fences and signage, having regard to: (a) the visual impact of the location; (b) the appropriateness of materials; (c) the appropriateness of the size and bulk of the new development; and (d) the local area objectives for the West Site.

LAU-P8.7 Development Standards for Subdivision

LAU-P8.7.1 Lot size and density

Objective:	That: (a) subdivision and development density is consistent with the zone purpose; and (b) the area and dimensions of new lots are capable of accommodating their intended use.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant Acceptable Solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the likely provision of on-site parking and manoeuvrability for vehicles; and (d) the local area objectives.

LAU-P8.7.2 Stormwater, water and wastewater

Objective:	That each lot provides for appropriate stormwater management, water supply and wastewater disposal.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a: (a) public stormwater system; (b) full water supply service; and (c) reticulated sewerage system.	**P1** No Performance Criterion.

LAU-P8.8 Tables

Table LAU-P8.8.1 Uses subject to clauses LAU-P8.5.1 to LAU-P8.5.5

Use Class	Qualification
Community Meeting and Entertainment	
Food Services	
Sports and Recreation	
Tourist Operation	

LAU-P9.0 Particular Purpose Zone - North Bank Silos

LAU-P9.1 Zone Purpose

The purpose of the Particular Purpose Zone - North Bank Silos is:

LAU-P9.1.1	To provide for redevelopment and adaptive reuse of the existing silos for Visitor Accommodation, Hotel Industry, Food Services, Community Meeting and Entertainment and other supporting uses.

LAU-P9.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P9.2.1	North bank silos, as shown on an overlay map as LAU-P9.2.1.	The local area objectives for the north bank silos are: (a) to provide for the adaptive reuse of the existing silos; (b) to provide for development of the land that contributes positively to the river edge location and respects the form and scale of the existing structures; (c) to promote interaction between Lindsay Street and the adjoining public parkland; and (d) to retain the existing silos while allowing for extensions to the silo structure or new buildings provided: the original form and function of the silos to be understood; and (i) the original form and function of the silos to be understood; and (ii) they are designed to reflect the former industrial and port character of the land and adjacent land.

LAU-P9.3 Definition of Terms

This clause is not used in this particular purpose zone.

LAU-P9.4 Use Table

Use Class	Qualification
No Permit Required	
No uses	
Permitted	
Community Meeting and Entertainment	
Food Services	
Hotel Industry	
Visitor Accommodation	
Discretionary	
Business and Professional Services	
Prohibited	
All other uses	

LAU-P9.5 Use Standards

LAU-P9.5.1 Mechanical plant and equipment

Objective:	That mechanical plant and equipment do not cause an unreasonable loss of amenity to user of the site or adjoining public land.
Acceptable Solutions	**Performance Criteria**
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors for non-sensitive uses must be designed, suitably located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by users of the surrounding public land.	**P1** Noise, odours, fumes and vibration generated by air conditioning, air extraction, heating or refrigeration systems or compressors for non-sensitive uses must not cause an unreasonable loss of amenity to users of the surrounding public land, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the proximity and number of sensitive uses in the area; (c) the capacity of the surrounding area to accommodate emissions; and (d) the nature of the proposed use and mitigation measures proposed.

LAU-P9.5.2 Light spill

Objective:	That light spill and levels of illumination from external lighting does not cause an unreasonable loss of amenity to the surrounding area.
Acceptable Solutions	**Performance Criteria**
A1 External lighting on a building above the height of 10m must not be emitted outside the site.	**P1** External lighting on the land must not cause an unreasonably loss of amenity to the area having regard to: (a) the number of light sources and their intensity; (b) the proximity of the proposed light sources to adjoining sensitive uses; (c) the topography of the land; (d) the landscape character of the land; and (e) the degree of screening between the light source and adjoining sensitive uses.

LAU-P9.6 Development Standards for Buildings and Works

LAU-P9.6.1 Outdoor storage areas

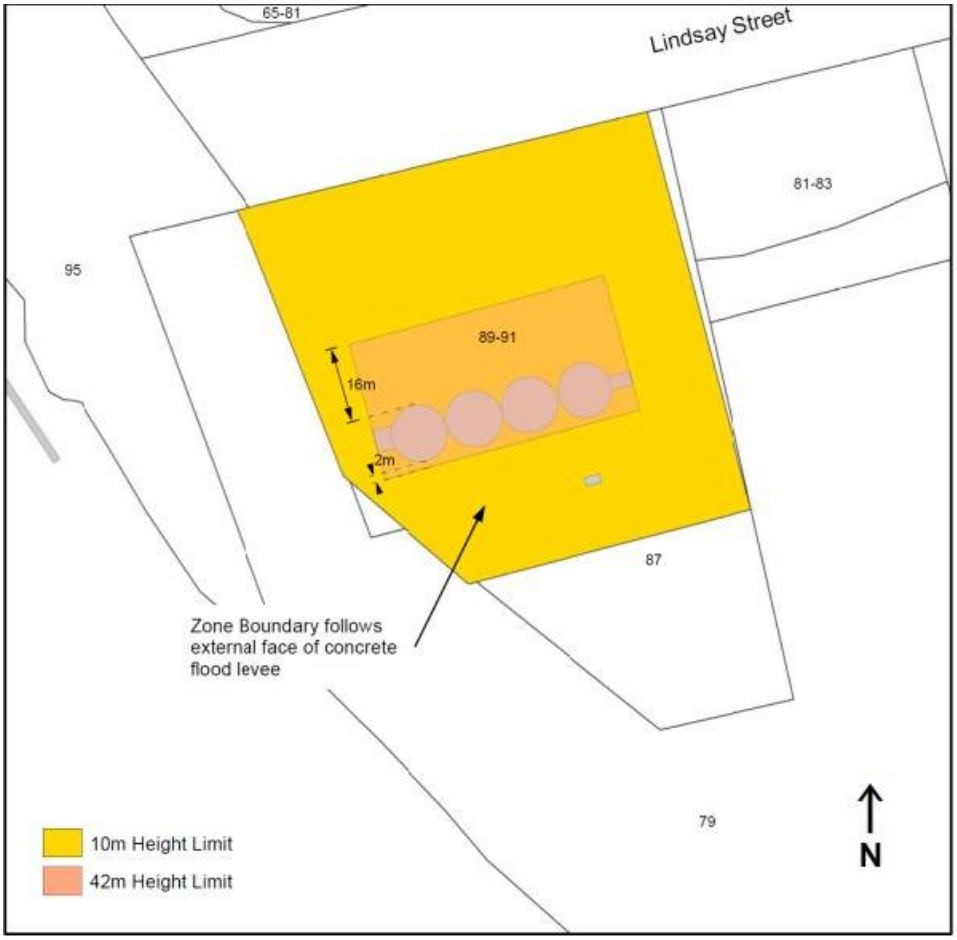
Objective:	That adequate provision is made for storage of goods and waste.
Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography and landscape characteristics of the land; (d) the proximity and location of public views into the land; and (e) the degree of screening proposed.

LAU-P9.6.2 Building height, siting and design

Objective:	To: (a) provide for re-development of the land and reuse of the silos and that the visual impacts of any development are managed and the form of development respects the original silo structures; and (b) provide that the re-development and re-use of the silos allows for the efficient use of the land.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be no more than: (a) 10.0m; or (b) 42.0m, provided the building is contained in a building envelope (refer to figure LAU-P9.1) determined by: (i) projecting a line 16m to the north or, and parallel to, the northern facade of the existing silos; (ii) projecting a line 2.0m to the south of, and parallel to, the southern facade of the existing silos; and (iii) lines projecting at 90 degrees to the line of the northern and southern facades of the existing silos, drawn at the eastern and western extremities of the building.	**P1** Building height must be complementary to the existing silos structure, having regard to: (a) the scale, forms, and design of the buildings proposed; (b) the level of articulation of the proposed new development; (c) the visual impacts of the development when viewed from adjoining land and other parts of the city; (d) the relationship of proposed buildings with the existing silo structures; and (e) the level of shading to the road, public places or adjoining land.

A2 Buildings must have a setback from a frontage of not less than 5.5m.	**P2** Buildings must be sited to not cause a significant loss of amenity to adjacent land, having regard to: (a) proximity to adjoining uses; (b) size and bulk of proposed buildings; (c) the degree of overshadowing and overlooking to adjoining land; and (d) the visual amenity impacts on the streetscape.
A3 A building must have a site coverage of not more than 55%.	**P3** The site coverage of a building must be appropriate to the efficient use of the land, having regard to: (a) the local area objectives; and (b) impacts on adjoining land.
A4 A wall of a building for a habitable room with a floor level not less than 10m with an area of more than 40m², and a minimum dimension of 3m, must be broken by: (a) a window with a dimension of not less than 500mm; or (b) a balcony; or (c) a change in the vertical plane of more than 500mm.	**P4** Any extension to the silos structure must be articulated, having regard to: (a) the use of the architectural forms proposed; (b) the use of window, balconies, materials and finishes to create architectural interest; and (c) the need to break up the perceived visual bulk of structures.
A5 The southern external wall of the existing silos structure higher than 10m must not have mechanical plant and equipment, such as air conditioning units or heat pumps, visible from public view points or from publicly accessible areas on the land.	**P5** The installation of mechanical plant and equipment on the southern wall of the existing silos structure must respect the original form and character of the silos, having regard to: (a) visibility from ground level public view points; and (b) the ability to recognise such plant and equipment from ground level public viewpoints.

Figure LAU-P9.1 - Building Heights as required by clause LAU-P9.6.2 A1(b)



LAU-P9.6.3 Active ground floors

Objective:	That building facades at ground floor level promote and maintain high levels of pedestrian interaction and amenity.
Acceptable Solutions	**Performance Criteria**
A1.1 Ground floors of new buildings must: (a) have clear glazing display windows or glass doorways for not less than a total of 50% of all ground floor facades; and (b) screen mechanical plant or equipment. **A1.2** New buildings must provide at least one accessible entry point to connect the buildings to the levee walkway to the south of the land.	**P1.1** New buildings must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to: (a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space; (b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints. **P1.2** New buildings or extensions to the existing silos building must provide adequate opportunities for public access and interaction from adjoining public open space.
A2 Alterations on ground floors must: (a) have clear glazing, display windows or glass doorways for not less than a total of 50% of all ground floor facades; and (b) screen mechanical plant or equipment.	**P2** Alterations on ground floors must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to: (a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space; (b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints.

LAU-P9.6.4 Landscaping

Objective:	That new development provides acceptable levels of landscaping.
Acceptable Solutions	**Performance Criteria**
A1.1 A minimum of 5% of any uncovered car park is to be landscaped. **A1.2** A minimum of 1 tree (capable of growing to a height of not less 5.0m) per 250m² of the land must be provided.	**P1** Landscaping must be provided at a level that enhances the appearance of the land, having regard to: (a) the need to soften and screen the buildings and the car park; (b) providing shade for occupants of the land; and (c) providing shade to car parking areas.

LAU-P9.7 Development Standards for Subdivision

LAU-P9.7.1 Subdivision

Objective:	(a) To achieve subdivision that aligns with the purpose of the zone and the use and development standards; and (b) That each lot has appropriate water supply, wastewater and stormwater disposal.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be for: (a) re-alignment of the boundaries of existing lots; (b) consolidation of titles in relation to the land; (c) creation of lots for the maintenance of the flood protection levee; or (d) boundary adjustment.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding a lot created for the maintenance of the flood protection levee, must be connected to a: (a) full water supply service; (b) reticulated sewerage system; (c) public stormwater system.	**P2** No Performance Criterion.

LAU-P9.8 Tables

This clause is not used in this particular purpose zone.

LAU-P10.0 Particular Purpose Zone - 10 Birch Avenue Storage Centre

LAU-P10.1 Zone Purpose

The purpose of the Particular Purpose Zone - Birch Avenue Storage is:

LAU-P10.1.1	To provide for reuse of the site for a range of primarily storage activities where off site impacts can be appropriately managed to minimise impacts on the amenity and safety of other nearby uses.
LAU-P10.1.2	To provide for use and development at an intensity that respects the residential amenity of residential zones.
LAU-P10.1.3	To provide for use and development at an intensity that respects the amenity and safety of adjoining recreational uses and nearby non-residential uses.
LAU-P10.1.4	To provide for use and development that does not adversely impact on the safety and efficiency of the local road network.
LAU-P10.1.5	To enable public authorities to maintain public utilities and infrastructure.

LAU-P10.2 Local Area Objectives

This clause is not used in this specific area plan.

LAU-P10.3 Definition of Terms

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

Terms	Definition
commercial vehicle	means a vehicle class 4 and above as defined in the ARX vehicle classification system.
light vehicle	means a vehicle class 3 and below as defined in the ARX vehicle classification system.
outdoor storage area	means land for outdoor storage of goods, machinery, vehicles, and shipping containers.
public authority	means: (a) an Agency, within the meaning of the *State Service Act 2000*; (b) a council; (c) a statutory authority; (d) a council-owned company; or (e) a State-owned company.

LAU-P10.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Storage	If for: (a) contractors yard; (b) vehicle storage, including buses; (c) shipping container storage; (d) warehouse; or (e) self storage.
Utilities	If for minor utilities.
Discretionary	
Bulky Goods Sales	If for shipping container sales.
Business and Professional Services	If for drug and alcohol and pre-employment medical assessments.
Educational and Occasional Care	If for an employment training centre.
Storage	If: (a) for storing empty garbage bins; and (b) not listed as Permitted.
Transport Depot and Distribution	If for road freight terminal.
Prohibited	
All other uses	

LAU-P10.5 Use Standards

LAU-P10.5.1 Intensity of use

Objective:	That uses: (a) do not cause an unreasonable loss of amenity to residential zones; and (b) do not unreasonably interfere with the adjoining recreational uses.

Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding office and administrative tasks, must be within the hours of: (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 7.00pm Saturday, Sunday and public holidays.	**P1** Hours of operation of a use, excluding office and administrative tasks, must not cause an unreasonable loss of amenity to any adjoining residential zone, or unreasonably impact on the operation of the adjoining recreational uses, having regard to: (a) the timing, duration or extent of vehicle movements; (b) noise or other emissions caused by the use; (c) the hours of operation and emissions of nearby uses; and (d) any advice from a suitably qualified person.
A2 External lighting for a use must be baffled so that direct light does not extend into the adjoining land.	**P2** No Performance Criteria.

LAU-P10.5.2 Commercial vehicle movements

Objective:	That: (a) commercial and light vehicle movements do not cause an unreasonable impact on the safety of users of the adjoining recreational use; (b) the type, number and frequency of vehicle movements are managed to maintain the safety and efficiency of the local road network; and (c) the type, number and frequency of vehicle movements do not cause an unreasonable loss of amenity to residential use in the locality.

Acceptable Solutions	**Performance Criteria**
A1.1 Total weekday vehicle movements to and from the site must be not more than 46 commercial vehicle movements and 150 light vehicle movements each week. **A1.2** Total weekend and public holiday vehicle movements to and from the site must be not more than 14 commercial vehicle movements and 76 light vehicle movements each week.	**P1** Commercial and light vehicle movements do not cause an unreasonable loss of amenity to the adjoining recreational use, the safety and efficiency of the local road network and any residential use in the locality, having regard to: (a) the nature of the surrounding road network; (b) the time and duration of commercial vehicle movements; (c) the number and frequency of commercial vehicle movements; (d) the size of commercial vehicles involved; (e) manoeuvring required by the commercial vehicles, including reversing and associated warning noise; (f) any noise mitigation measures between the vehicle movement areas and the residential area; and (g) potential for conflict with residential traffic, the adjoining recreational use, and non-residential uses in the surrounding area.

LAU-P10.6 Development Standards for Buildings and Works

LAU-P10.6.1 Building height

Objective:	That building height: (a) is necessary for the operation of the use; (b) does not cause an unreasonable impact on adjoining land; and (c) is consistent with the height of existing buildings on the site.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must be necessary for the operation of the use, not cause an unreasonable impact on adjoining land, and be consistent with the height of existing buildings on the site, having regard to: (a) the siting, bulk and form of the building; (b) separation from existing uses on adjoining land; and (c) any buffers created by natural or other features.
A2 Building height within 10m of a residential zone, must be not more than 8.5m.	**P2** Building height within 10m of a residential zone must not cause an unreasonable loss of residential amenity to adjoining land, having regard to: (a) overshadowing and reduction of sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining land; and (d) the cumulative impact on amenity of the proposed development and existing buildings on the site.

LAU-P10.6.2 Setbacks

Objective:	That setbacks for buildings and service infrastructure: (a) are appropriate for the site; (b) do not cause an unreasonable loss of amenity to adjoining residential zones and adjoining recreational uses; (c) allow opportunities to construct buildings of a similar scale to existing buildings on the site; and (d) allow opportunities for landscaping.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of: (a) not less than 5.5m; or (b) not less than half the wall height of the building, whichever is the greater.	**P1** Buildings must be sited to allow adequate space for landscaping, not cause an unreasonable loss of residential amenity to adjoining residential zones, or to the adjacent recreational zone, having regard to: (a) the setback of buildings on adjacent land; (b) overshadowing and reduction of sunlight to habitable rooms and private open space of dwellings; (c) overlooking and reduction of privacy; (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjacent property; and (e) the scale, bulk or proportions of the existing buildings on the site.
A2 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a residential zone.	**P2** Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a residential zone must be located, baffled or insulated to not cause an unreasonable loss of residential amenity to adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of sensitive uses; and (d) any proposed mitigation measures.

LAU-P10.6.3 Fencing

Objective:	That fencing does not cause an unreasonable loss of residential amenity to adjoining residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Fencing, for security purposes, on a common boundary with land in a residential zone, must: (a) have a height of not more than 2.1m; and (b) not contain barbed wire.	**P1** Fences that have a common boundary with land in a residential zone must not cause an unreasonable loss of residential amenity, having regard to: (a) fence height, design, location and extent; and (b) the proposed materials and construction.

LAU-P10.6.4 Landscaping

Objective:	That landscaping enhances the amenity and appearance of the site when viewed from adjoining recreational and residential zones.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Where buildings are proposed within 10m of land in a residential zone, the area within the building setback must be landscaped, having regard to: (a) the width of the setback; (b) the topography of the site; (c) existing vegetation on the site; and (d) the location, type and growth of the proposed vegetation.
A2 Where buildings are proposed within 10m of land in the Recreation Zone, a minimum of 50% of the area between the building and the boundary must be landscaped.	**P2** Where buildings are proposed, landscaping must improve the amenity and appearance of the site when viewed from adjoining land in the Recreation Zone, having regard to: (a) any existing vegetation; (b) shade for users of the site and car parking areas; (c) the location, type and growth of the proposed vegetation; (d) the area set aside for landscaping and its suitability; (e) any proposed screening; and (f) the character of the surrounding area.

LAU-P10.6.5 Site coverage

Objective:	To restrict the intensity of development to mitigate impacts on the amenity of adjoining residential zones, and on the safety and efficiency of the local road network
Acceptable Solutions	**Performance Criteria**
A1 The site coverage must be not more than 25%.	**P1** No Performance Criterion.

LAU-P10.6.6 Outdoor storage

Objective:	That: (a) outdoor storage areas do not unreasonably impact on the amenity of adjoining residential zones; and (b) outdoor storage areas do not unreasonably detract from the visual amenity of users of the adjoining recreational facility and other adjoining non-residential land uses.

Acceptable Solutions	**Performance Criteria**
A1 Goods stored outdoors, including shipping container storage, must: (a) have a height not more than 8m or 3 shipping container stacks; (b) be setback at least 5.5m from adjoining residential zones and the common boundary with General Law deed 22/3251; and (c) be setback at least 1m from the common boundary with folio of the Register 112488/1.	**P1** No Performance Criterion.

LAU-P10.7 Development Standards for Subdivision

LAU-P10.7.1 Subdivision

Objective:	To restrict subdivision due to access and environmental constraints.

Acceptable Solutions	**Performance Criteria**
A1 Subdivision must be for: (a) re-alignment of the boundaries of existing lots; or (b) consolidation of titles; or (c) creation of lots for the maintenance of the flood protection levee.	**P1** No Performance Criterion.

LAU-P10.7.2 Setback to levee banks

Objective:	That new buildings and works retain sufficient separation for safe circulation, maintenance and use of flood mitigation infrastructure.

Acceptable Solutions	**Performance Criteria**
A1 Buildings and works, including extensions to buildings, must be set back 15m from the toe of the flood levee, and 20m from a levee embankment unless: (a) for temporary works or structures, capable of being removed; or (b) for works and structures required to maintain, repair or upgrade the existing levee system, existing pedestrian or bicycle infrastructure, or natural values management.	**P1** Building and works, including extensions to buildings, must be setback a sufficient distance from flood mitigation infrastructure to allow for safe circulation, maintenance and the use of flood mitigation infrastructure, having regard to: (a) the structural integrity of the levees; (b) amenity of the levee walkway; and (c) access to the levees for maintenance and repairs.

LAU-P10.8 Tables

This clause is not used in this specific area plan.

LAU-Specific Area Plans

LAU-S1.0 Mount Stuart Drive Specific Area Plan

LAU-S1.1 Plan Purpose

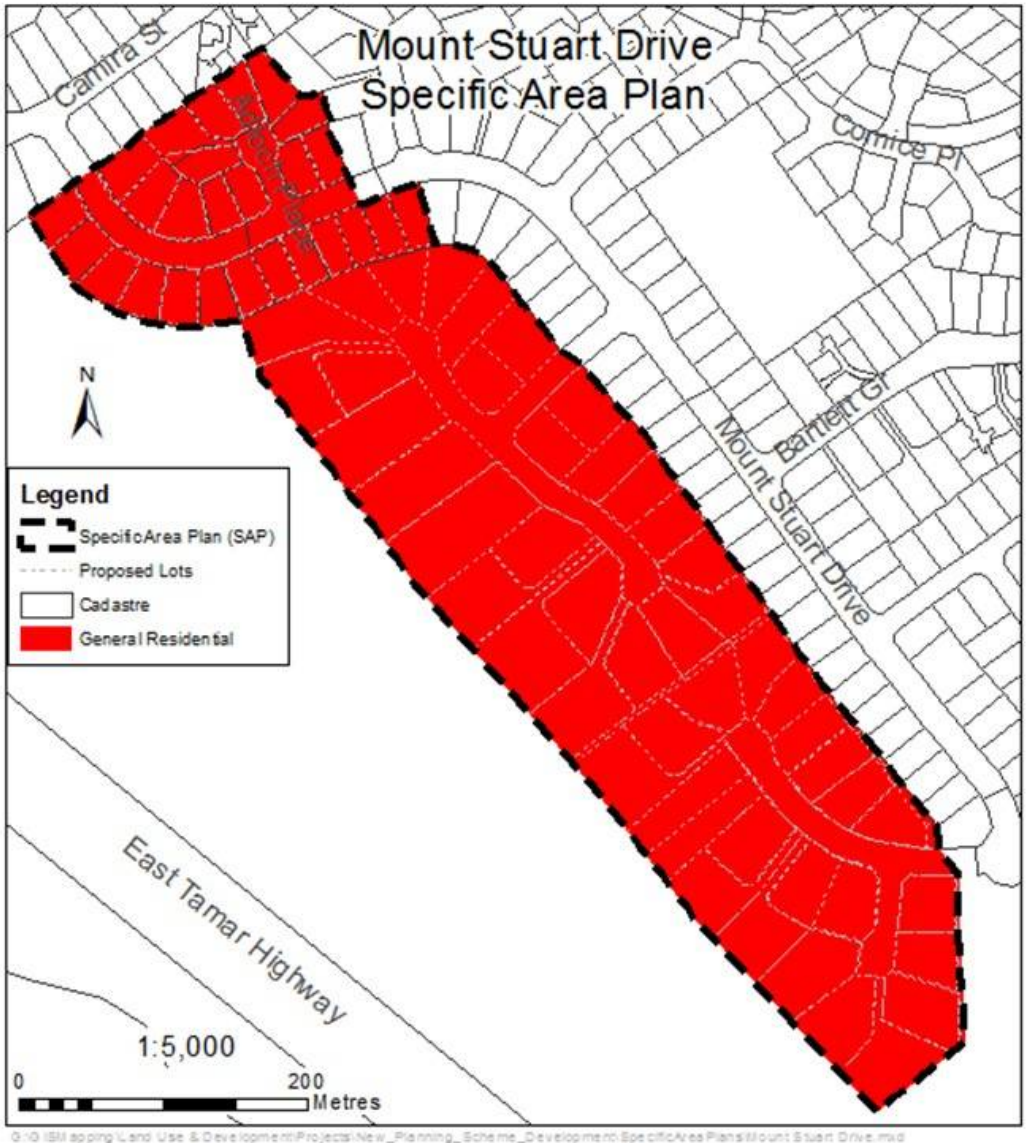
The purpose of the Mount Stuart Drive Specific Area Plan is:

LAU-S1.1.1	To provide residential subdivision appropriate to the entry to the City along the East Tamar Highway corridor.

LAU-S1.2 Application of this Plan

LAU-S1.2.1	The specific area plan applies to the area of land designated as Mount Stuart Drive Specific Area Plan on the overlay maps and in Figure LAU-S1.1.
LAU-S1.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in addition to, and in substitution for, the provisions of the General Residential Zone, as specified in the relevant provision.

Figure LAU-S1.1 - Mount Stuart Drive Specific Area Plan as required by clause LAU-S1.8.1 A1



LAU-S1.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S1.4 Definition of Terms

This clause is not used in this specific area plan.

LAU-S1.5 Use Table

This clause is not used in this specific area plan.

LAU-S1.6 Use Standards

This clause is not used in this specific area plan.

LAU-S1.7 Development Standards for Buildings and Works

LAU-S1.7.1 Development on lots

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings, and in substitution for General Residential Zone - clause 8.5 Development Standards for Non-dwellings.

Objective:	That development, excluding for Visitor Accommodation, maintains an appropriate density and minimises visual impact.
Acceptable Solutions	**Performance Criteria**
A1 Development on a lot, excluding for Visitor Accommodation, is limited to a single dwelling.	**P1** No Performance Criterion.

LAU-S1.8 Development Standards for Subdivision

LAU-S1.8.1 Subdivision

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

Objective:	That the layout of lots implements the specific area plan.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be substantially in accordance with the lot layout shown in Figure LAU-S1.1.	**P1** No Performance Criterion.

LAU-S1.9 Tables

This clause is not used in this specific area plan.

LAU-S2.0 The Green Specific Area Plan

LAU-S2.1 Plan Purpose

The purpose of The Green Specific Area Plan is:

LAU-S2.1.1	To provide for a range of housing types and densities and supporting local services.
LAU-S2.1.2	To provide a range of lots to accommodate affordable housing density.
LAU-S2.1.3	To improve road connectivity between the northern suburbs and the City.

LAU-S2.2 Application of this Plan

LAU-S2.2.1	The specific area plan applies to the area of land designated as The Green Specific Area Plan on the overlay maps and in Figure LAU-S2.1.
LAU-S2.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, the provisions of the General Residential Zone, as specified in the relevant provisions.

Figure LAU-S2.1 - The Green Specific Area Plan as required by clause LAU-S2.2.1

LAU-S2.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S2.4 Definition of Terms

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

Terms	Definition
water sensitive urban design	means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to natural hydrological and ecological cycles.

LAU-S2.5 Use Table

This clause is not used in this specific area plan.

LAU-S2.6 Use Standards

This clause is not used in this specific area plan.

LAU-S2.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

LAU-S2.8 Development Standards for Subdivision

LAU-S2.8.1 The Green Specific Area Plan

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

Objective:	That use and development is in accordance with the Green Specific Area Plan.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or lot proposed in a plan of subdivision, must be substantially in accordance with Figure LAU-S2.2 and: (a) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: (i) all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and (ii) easements or other title restrictions that limit or restrict development; (b) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (c) be required for public use by the Crown, a council or a State authority; (d) be required for the provision of Utilities; or (e) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1.1** Subdivision not substantially in accordance with Figure LAU-S2.2 must achieve a range of lot sizes within an integrated suburban subdivision layout, having regard to: (a) lot sizes suitable for a range of housing forms and densities; (b) interconnectivity with pedestrian and cycle paths, and a network of open spaces responsive to the needs of the residents; and (c) provision for a local neighbourhood centre, readily accessible by the residents of the site and surrounding residential area. **P1.2** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
A2 Subdivision must provide on-site detention of stormwater and include Water Sensitive Urban Design principles. The stormwater detention system must limit the flow of stormwater from the area of The Green Specific Area Plan to the flow rate as if the land remained undeveloped.	**P2** No Performance Criterion.
A3 Subdivision must be in accordance with a vegetation management plan for the area of The Green Specific Area Plan identifying the protection of threatened species and an eradication program for weeds and approved by council.	**P3** No Performance Criterion.

A4.1 The staging of subdivision must be in accordance with the stages listed in Figure LAU-S2.2 and Table LAU-S2.9.1. **A4.2** Subdivision must provide for a collector road between Parklands Parade and Reservoir Road capable of accommodating a public bus route. **A4.3** The collector road must be completed as a through road prior to the completion of Stage 4 as referred to in Figure LAU-S2.2 and Table LAU-S2.9.1.	**P4** Subdivision must be staged to achieve orderly and efficient delivery of residential areas, having regard to: (a) the completion of road connections; (b) the integration of development with surrounding areas; (c) residential amenity in the completed stages of the development; (d) the anticipated take up of residential lots; and (e) provision of, and access to, services and open space.

Figure LAU-S2.2 - Staging of subdivision and road connections as required by clause LAU-S2.8.1 A1, clause LAU-S2.8.1 P1, clause LAU-S2.8.1 A4.1 and clause LAU-S2.8.1 A4.3

Figure LAU-S2.2 - Staging of subdivision and road connections as required by clause LAU-S2.8.1 A1, clause LAU-S2.8.1 P1, clause LAU-S2.8.1 A4.1 and clause LAU-S2.8.1 A4.3

LAU-S2.9 Tables

Table LAU-S2.9.1 Staging of subdivision and road connections.

Stage 1	Meadowbank Road to the abandoned railway reserve.
Stage 2	Abandoned railway reserve to the Bell Bay Railway Line.
Stage 3	Bridge over Bell Bay Railway Line and area between Bell Bay Railway Line, south-east boundary, north-east boundary and land incorporating proposed oval.
Stage 4	Area or sub-stages following the south-western boundary, completion of collector road to Reservoir Road.
Stage 5	Area or sub-stages following the north-western and north-eastern boundaries, construction of road access to north-eastern boundary.

LAU-S3.0 Raglan Street Specific Area Plan

LAU-S3.1 Plan Purpose

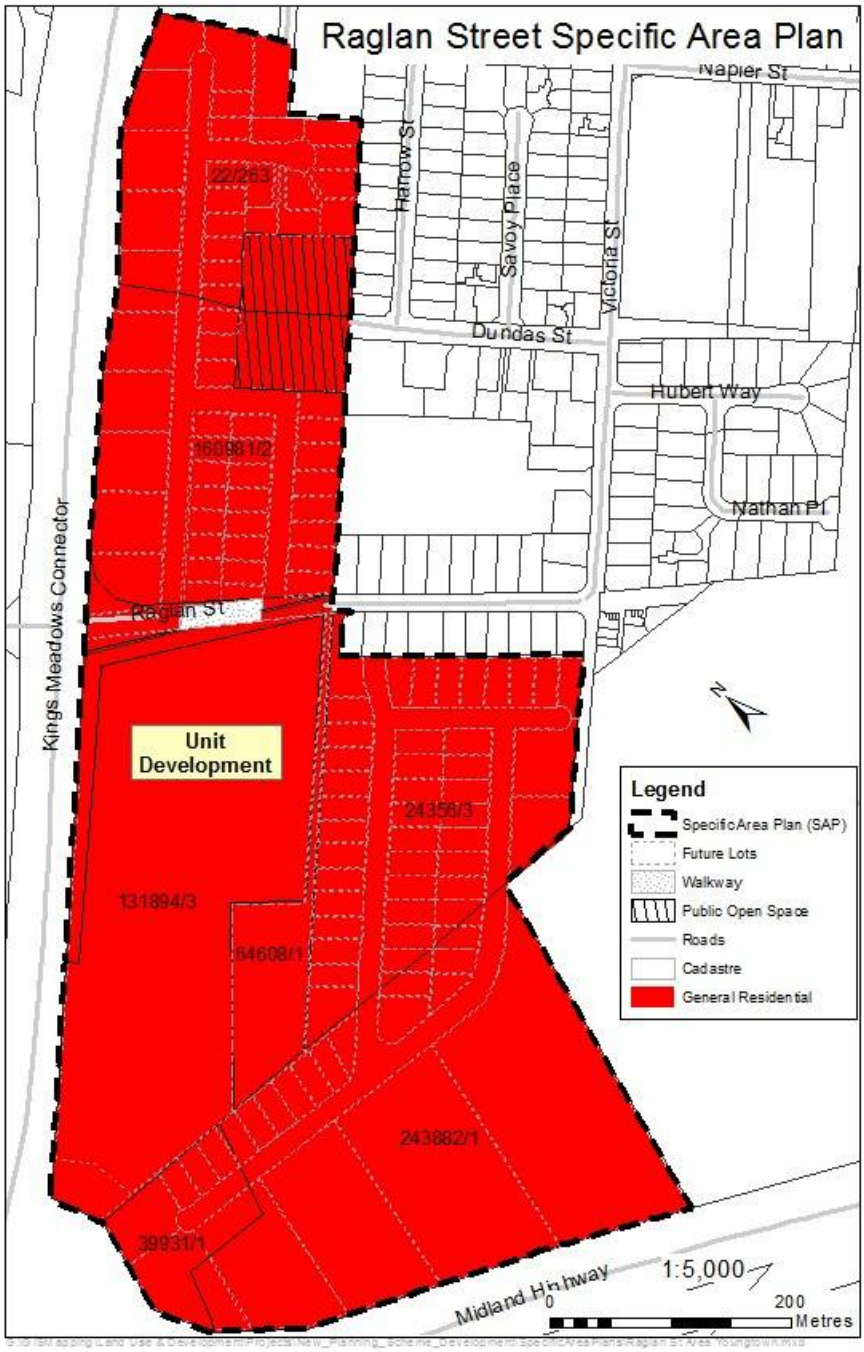
The purpose of the Raglan Street Specific Area Plan is:

LAU-S3.1.1	To provide for co-ordinated subdivision of the properties within the area covered by the specific area plan.
LAU-S3.1.2	To co-ordinate provisions of infrastructure and roadworks.
LAU-S3.1.3	To provide for residential amenity along the Midland Highway and the Kings Meadows Connector.

LAU-S3.2 Application of this Plan

LAU-S3.2.1	The specific area plan applies to the area of land designated as Raglan Street Specific Area Plan on the overlay maps and in Figure LAU-S3.2.1.
LAU-S3.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the General Residential Zone, as specified in the relevant provision.

Figure LAU-S3.1 - Raglan Street Specific Area Plan as required by clause LAU-S3.2.1, clause LAU-S3.8.1 A1 and clause LAU-S3.8.1 P1



LAU-S3.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S3.4 Definition of Terms

This clause is not used in this specific area plan.

LAU-S3.5 Use Table

This clause is not used in this specific area plan.

LAU-S3.6 Use Standards

This clause is not used in this specific area plan.

LAU-S3.7 Development Standards for Buildings and Works

LAU-S3.7.1 Contributions

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

<table>
<tr><td>Objective:</td><td colspan="2">That the owners of property in the Raglan Street Specific Area Plan contribute to infrastructure costs in constructing roadworks along the Raglan Street road reserve and a roundabout at the intersection of Raglan Street and the Kings Meadows Connector.</td></tr>
<tr><td colspan="2">Acceptable Solutions</td><td>Performance Criteria</td></tr>
<tr><td colspan="2">A1.1
Development for multiple dwellings must not be approved until the infrastructure contribution for land shown in the table to this clause is paid as specified. The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.

<table>
<tr><td>Property (folio of the Register reference)</td><td>Area (ha)</td><td>Road Asset Contribution (as of 1 July 2009)</td></tr>
<tr><td>24388/1</td><td>8.292</td><td>$254,019.00</td></tr>
<tr><td>39931/1</td><td>1.101</td><td>$33,728.00</td></tr>
<tr><td>24356/3</td><td>4.963</td><td>$152,038.00</td></tr>
<tr><td>112401/1</td><td>5.358</td><td>$164,139.00</td></tr>
<tr><td>131894/3</td><td>7.171</td><td>$219,678.00</td></tr>
<tr><td>64608/1</td><td>0.224</td><td>$6,863.00</td></tr>
<tr><td>CNV 22/263</td><td>4.280</td><td>$131,114.00</td></tr>
<tr><td>TOTAL</td><td>31.389</td><td>$961,579.00</td></tr>
</table>

or;
A1.2
Development for multiple dwellings must not be approved until the council's General Manager has provided written advice that satisfactory payment arrangement have been entered into with Council for the infrastructure contribution as shown in the table to this clause. The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.</td><td>P1
No Performance Criterion.</td></tr>
</table>

LAU-S3.8 Development Standards for Subdivision

LAU-S3.8.1 Subdivision

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

Objective:	That subdivision implements the Raglan Street Specific Area Plan.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed on a plan of subdivision, must be substantially in accordance with the lot layout shown on Figure LAU-S3.1.	**P1** Each lot, or a lot proposed in a plan of subdivision, that is not in accordance with the lot layout shown in Figure LAU-S3.1 must be assessed against the provisions for subdivision in the General Residential Zone.

LAU-S3.8.2 Contributions

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

Objective:	That the owners of property in the Raglan Street Specific Area Plan contribute to infrastructure costs in constructing roadworks along the Raglan Street road reserve and a roundabout at the intersection of Raglan Street and the Kings Meadows Connector.

Acceptable Solutions	**Performance Criteria**
A1.1 Development for subdivision must not be approved until the infrastructure contribution for land shown in the table to this clause is paid as specified. The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.	**P1** No Performance Criterion.

Property (folio of the Register reference)	Area (ha)	Road Asset Contribution (as of 1 July 2009)
24388/1	8.292	$254,019.00
39931/1	1.101	$33,728.00
24356/3	4.963	$152,038.00
112401/1	5.358	$164,139.00
131894/3	7.171	$219,678.00
64608/1	0.224	$6,863.00
CNV 22/263	4.280	$131,114.00
TOTAL	31.389	$961,579.00

or;
A1.2

Development for subdivision must not be approved until the council's General Manager has provided written advice that satisfactory payment arrangement have been entered into with Council for the infrastructure contribution as shown in the table to this clause.

The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.

LAU-S3.9 Tables

This clause is not used in this specific area plan.

LAU-S4.0 Hillary Street Specific Area Plan

LAU-S4.1 Plan Purpose

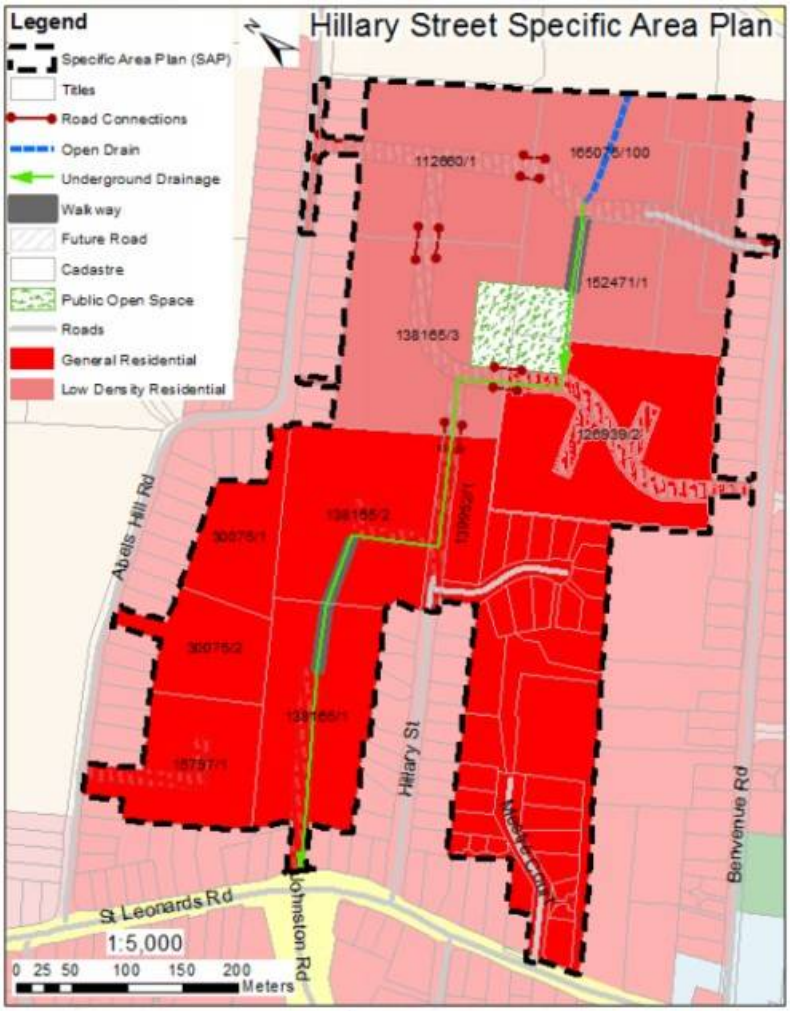
The purpose of the Hillary Street Specific Area Plan is:

LAU-S4.1.1	To provide for orderly development within the Hillary Street Special Area Plan and to coordinate the provision of infrastructure across land with multiple ownership.
LAU-S4.1.2	To ensure that road and pedestrian network connectivity is provided in a coordinated and predetermined way.
LAU-S4.1.3	To identify the preferred layout of public open space.

LAU-S4.2 Application of this Plan

LAU-S4.2.1	The specific area plan applies to the area of land designated as Hillary Street Specific Area Plan on the overlay maps and in Figure S4.1.
LAU-S4.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the: (a) General Residential Zone; and (b) Low Density Residential Zone, as specified in the relevant provision.

Figure LAU-S4.1 - Hillary Street Specific Area Plan as required by clause LAU-S4.2.1, clause LAU-S4.8.1 A1, clause LAU-S4.8.1 A2.1, clause LAU-S4.8.1 A2 and clause LAU-S4.8.1 A3(a)



LAU-S4.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S4.4 Definition of Terms

This clause is not used in this specific area plan.

LAU-S4.5 Use Table

This clause is not used in this specific area plan.

LAU-S4.6 Use Standards

This clause is not used in this specific area plan.

LAU-S4.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

LAU-S4.8 Development Standards for Subdivision

LAU-S4.8.1 Subdivision

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, and Low Density Residential Zone - clause 10.6 Development Standards for Subdivision.

Objective:	That development for subdivision is in accordance with the Hillary Street Specific Area Plan.
Acceptable Solutions	**Performance Criteria**
A1 Road and walkway connections must be provided as shown on Figure LAU-S4.1;	**P1** No Performance Criterion.
A2.1 The stormwater system must be provided as shown on the Figure LAU-S4.1. **A2.2** All stormwater drainage shown on Figure LAU-S4.1 for a site must be constructed during the first stage of any subdivision.	**P2** No Performance Criterion.
A3 Public open space: (a) must be provided in accordance with Figure LAU-S4.1; or (b) if no public open space is provided, a cash contribution of 5% of the unimproved value of the site must be paid to the council.	**P3** No Performance Criterion.

LAU-S4.9 Tables

This clause is not used in this specific area plan.

LAU-S5.0 Drivers Run Specific Area Plan

LAU-S5.1 Plan Purpose

The purpose of the Drivers Run Specific Area Plan is:

LAU-S5.1.1	To provide for development of low density lots in a coordinated and environmentally sustainable manner.
LAU-S5.1.2	To conserve remnant bushland to protect water quality, heritage and natural values.
LAU-S5.1.3	To provide for community conservation and recreational use of the bushland.

LAU-S5.2 Application of this Plan

LAU-S5.2.1	The specific area plan applies to the area of land designated as Drivers Run Specific Area Plan on the overlay maps and in Figure S5.1.
LAU-S5.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and addition to, the provisions of the: (a) Rural Living Zone; and (b) Rural Zone, as specified in the relevant provision.

Figure LAU-S5.1 - Drivers Run Specific Area Plan as required by clause LAU-S5.2.1, clause LAU-S5.8.1 A1 and clause LAU-S5.8.1 P1

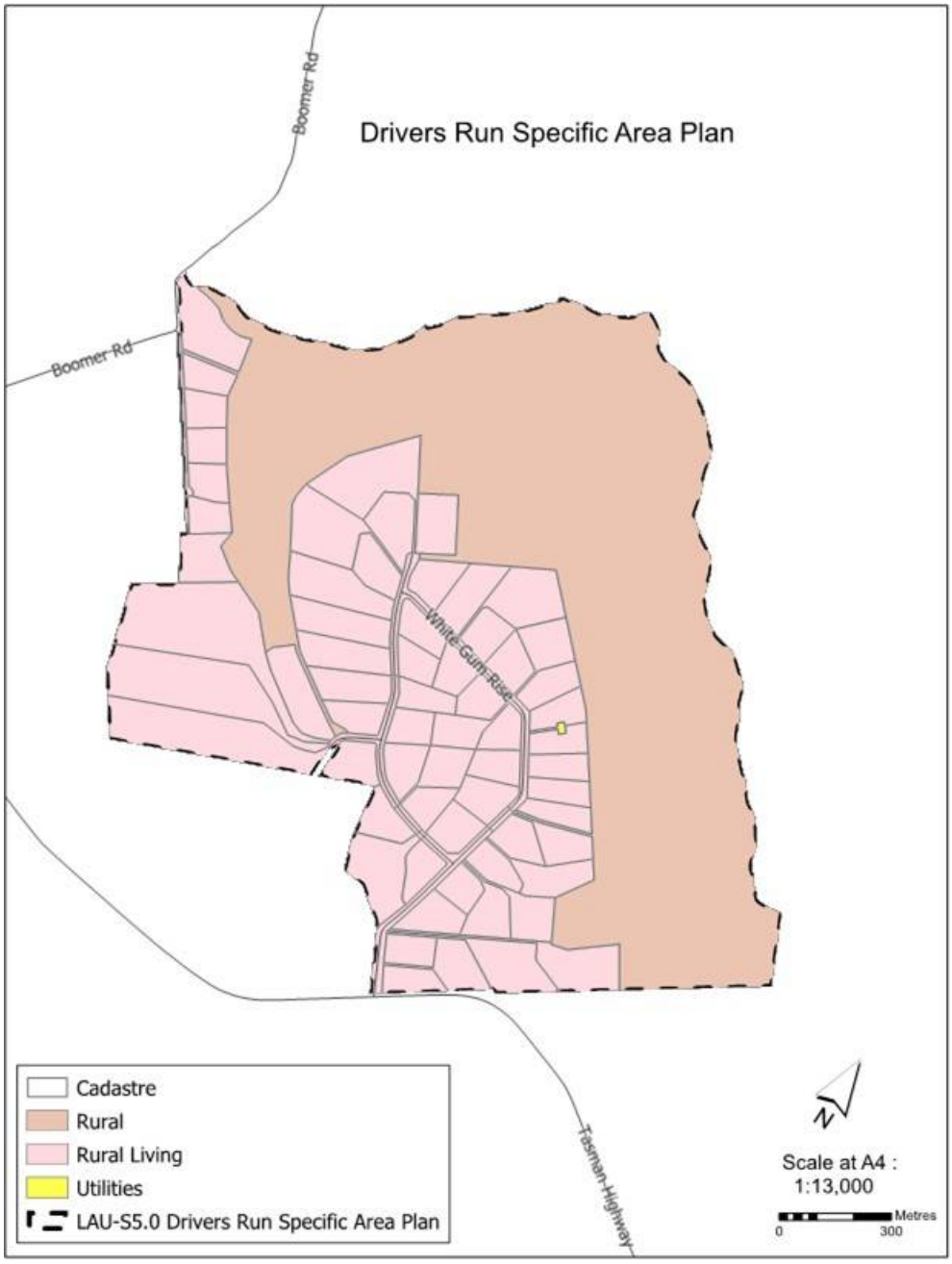
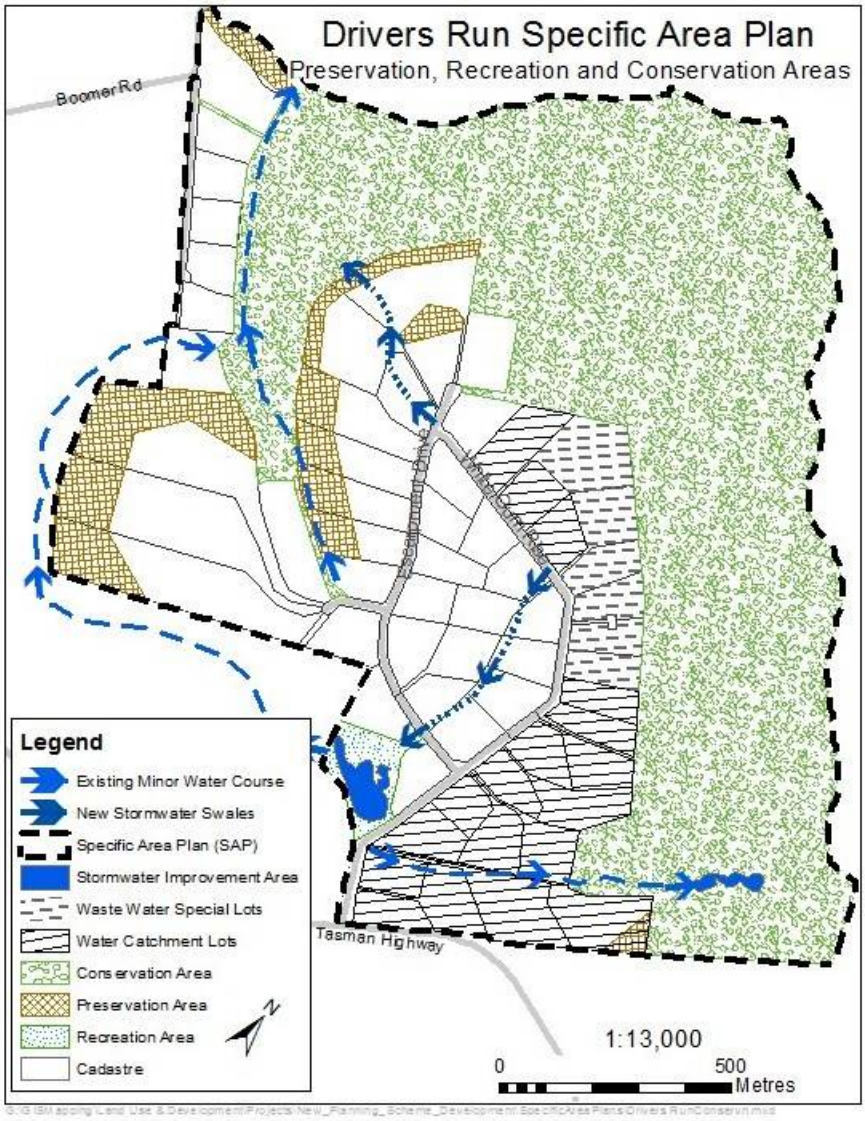


Figure LAU-S5.2 - Drivers Run Specific Area Plan Preservation, Recreation and Conservation Areas as required by clause LAU-S5.7.2 A1, clause LAU-S5.7.3 A1 and clause LAU-S5.8.1 P1(d)



LAU-S5.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S5.4 Definition of Terms

LAU-S5.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
water sensitive urban design	means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to natural hydrological and ecological cycles.

LAU-S5.5 Use Table

LAU-S5.5.1 Recreation Area

This clause is in substitution for Rural Living Zone - clause 11.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If for grazing.
Permitted	
Utilities	If for minor utilities.
Visitor Accommodation	
Discretionary	
Community Meeting and Entertainment	
General Retail and Hire	If for a local shop or market.
Utilities	
Prohibited	
All other uses	

LAU-S5.5.2 Conservation Area and Preservation Area

This clause is in substitution for Rural Living Zone - clause 11.2 Use Table, and Rural Zone - clause 20.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Resource Development	If for grazing.
Visitor Accommodation	If in a Rural Living Zone.
Discretionary	
Utilities	
Prohibited	
All other uses	

LAU-S5.6 Use Standards

This clause is not used in this specific area plan.

LAU-S5.7 Development Standards for Buildings and Works

LAU-S5.7.1 Building height

This clause is in substitution for Rural Living Zone - clause 11.4.2 A1 and P1 Building height, setback and siting.

Objective:	That development implements the purposes of the specific area plan.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than: (a) 6m; or (b) 7m, if the slope of the land within the building footprint is 15% or greater.	**P1** Building height must be designed to be compatible with the natural landscape and minimise the visual impact when viewed from any point outside the lot, having regard to: (a) the topography of the site; and (b) screening provided by existing trees where a suitably qualified person determines that with normal growth, the vegetation would not be required to be removed later for safety purposes.

LAU-S5.7.2 Wastewater, stormwater and rainwater tanks

This clause is in addition for Rural Living Zone - clause 11.4 Development Standards for Buildings and Works.

Objective:	That development implements the purposes of the specific area plan.
Acceptable Solutions	**Performance Criteria**
A1 All lots within the land designated as Wastewater Special Lots on Figure S5.2 must have Aerated Wastewater Treatment Systems (AWTS) for wastewater disposal installed.	**P1** No Performance Criterion.
A2 All stormwater must be contained within each lot.	**P2** Development must appropriately manage off site stormwater runoff, having regard to: (a) minimising site disturbance; (b) retaining native vegetation; (c) detaining stormwater through the use of permeable paving, pebble paths, infiltration trenches, soak wells, lawn garden areas and swales; (d) grading impervious surfaces such as driveways, to drain to vegetated areas; (e) utilising landscaping to reduce peak stormwater discharges, increase groundwater recharge, reduce erosion and sedimentation and increased retention of soil moisture; and (f) other water sensitive urban design principles.
A3 Residential development for a single dwelling must have a rainwater tank with a capacity of not less than 10,000L for collection and use of water.	**P3** No Performance Criterion.

LAU-S5.7.3 Vegetation removal

This clause is in addition to Rural Living Zone - clause 11.4 Development Standards for Buildings and Works.

Objective:	That development implements the purposes of the specific area plan.
Acceptable Solutions	**Performance Criteria**
A1 Removal, destruction or lopping of trees in the land shown as a conservation area or preservation area on Figure LAU-S5.2 must only occur if it is: (a) for the construction and maintenance of planned trails; (b) for the removal of trees required to facilitate a use or development that has been granted a permit by the planning authority; (c) in accordance with an approved fire management plan; or (d) in accordance with a management plan that has been developed as part of a conservation covenant.	**P1** No Performance Criterion.

LAU-S5.8 Development Standards for Subdivision

LAU-S5.8.1 Subdivision

This clause is in addition to the Rural Living Zone - clause 11.5 Development Standards for Subdivision, and in substitution for the Rural Zone - clause 20.5 Development Standards for Subdivision.

Objective:	That each lot implements the purposes of the specific area plan.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot and road layout in Figure LAU-S5.1.	**P1** Each lot, or a lot proposed in a plan of subdivision, not in accordance with Figure LAU- S5.1 must only be within a Rural Living Zone and must demonstrate that the design, layout and works: (a) protect the natural values and cultural heritage values of the subject land; (b) protect Distillery Creek; (c) provides for community, recreational, residential and conservation opportunities, where possible; (d) provide for the protection of a conservation area in Figure LAU-S5.2.2; and (e) have a minimum lot size of 1ha.
A2 No Acceptable Solution.	**P2** Subdivision must implement water sensitive urban design principles to minimise the amount of stormwater runoff, including not less than 3 of the following measures: (a) ponds and lakes and constructed surface wetlands; (b) vegetation swales and buffer strips; (c) bio-retention systems (swales and drains); (d) collection of rainwater for use; (e) drainage integration into landscaping or public open space; or (f) any alternate water sensitive measure.

LAU-S5.9 Tables

This clause is not used in this specific area plan.

LAU-S6.0 This Specific Area Plan is not used in this Local Provisions Schedule

LAU-S7.0 Cataract Gorge Subdivision Specific Area Plan

LAU-S7.1 Plan Purpose

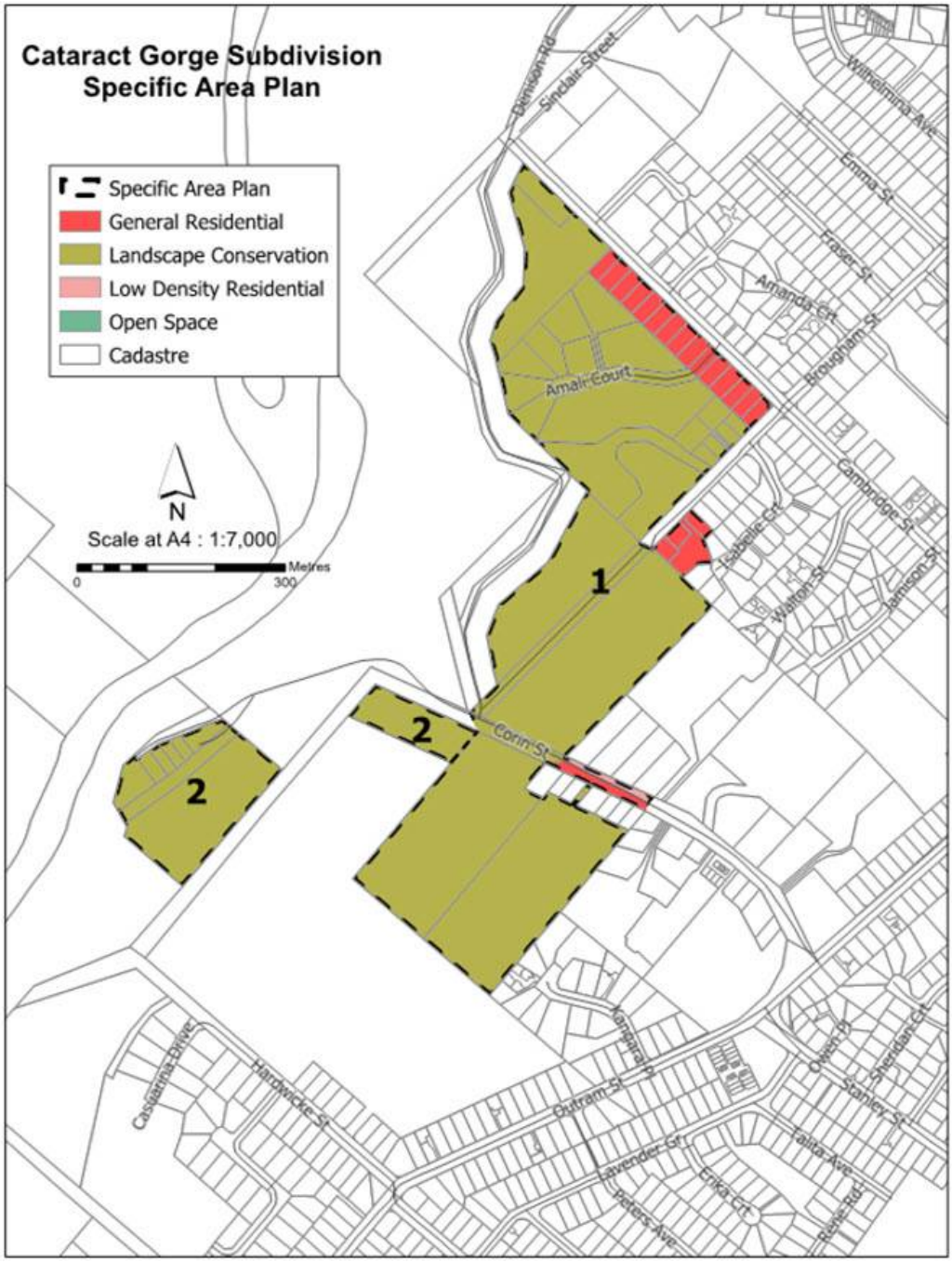
The purpose of the Cataract Gorge Subdivision Specific Area Plan is:

LAU-S7.1.1	To provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

LAU-S7.2 Application of this Plan

LAU-S7.2.1	The specific area plan applies to the area of land designated as Cataract Gorge Subdivision Specific Area Plan on the overlay maps and in Figure LAU-S7.1.
LAU-S7.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the: (a) General Residential Zone; and (b) Landscape Conservation Zone, as specified in the relevant provision.

Figure LAU-S7.2.1 - Cataract Gorge Subdivision Specific Area Plan as required by clause LAU-S7.2.1 and clause LAU-S2.4.1



LAU-S7.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S7.4 Definition of Terms

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

Terms	Definition
area 1	means the area shown in Figure LAU-S7.1 with the annotation Specific Area Plan (SAP) Area 1.
area 2	means the area shown in Figure LAU-S7.1 with the annotation Specific Area Plan (SAP) Area 2.

LAU-S7.5 Use Table

This clause is not used in this specific area plan.

LAU-S7.6 Use Standards

This clause is not used in this specific area plan.

LAU-S7.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

LAU-S7.8 Development Standards for Subdivision

LAU-S7.8.1 Subdivision

This clause is in substitution for the:

(a)General Residential Zone - clause 8.6.1 A1 and P1; and

(b)Landscape Conservation Zone - clause 22.5.1 A1 and P1.

Objective:	That subdivision is in accordance with the specific area plan.
Acceptable Solutions	**Performance Criteria**
A1.1 Each lot, or a lot on a plan of subdivision, within area 1 must have a lot density of not more than one lot per 7,500m^2 and an area of not less than 1,500m^2. **A1.2** Within area 2, no new lots.	**P1** No Performance Criterion.

LAU-S7.9 Tables

This clause is not used in this specific area plan.

LAU-S8.0 Forestry Area Specific Area Plan

LAU-S8.1 Plan Purpose

The purpose of the Forestry Area Specific Area Plan is:

LAU-S8.1.1	To set an appropriate lot size to prevent fragmentation of land generally unsuitable for agriculture and maintain the capacity of the land for forestry.

LAU-S8.2 Application of this Plan

LAU-S8.2.1	The specific area plan applies to the area of land designated as Forestry Area Specific Area Plan on the overlay maps.
LAU-S8.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Agriculture Zone and Rural Zone, as specified in the relevant provision.

LAU-S8.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S8.4 Definition of Terms

This clause is not used in this specific area plan.

LAU-S8.5 Use Table

This clause is not used in this specific area plan.

LAU-S8.6 Use Standards

This clause is not used in this specific area plan.

LAU-S8.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

LAU-S8.8 Development Standards for Subdivision

LAU-S8.8.1 Subdivision

This clause is in substitution for Rural Zone - clause 20.5 Development Standards for Subdivision, and Agriculture Zone - clause 21.5 Development Standards for Subdivision.

Objective:	That subdivision does not reduce the productive capacity of land generally used for forestry by fragmentation into smaller titles.
Acceptable Solutions	**Performance Criteria**
A1.1 Each lot, or a lot proposed on a plan of subdivision must have an area of not less than 100ha. **A1.2** Each lot, or a lot proposed on a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 20m.	**P1.1** Subdivision must not cause a reduction in the productive capacity of the land for forestry purposes, and each lot, or a lot on a plan of subdivision, must be not less than 90ha. **P1.2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of not less than 3.6m width, having regard to access being suitable for commercial forestry and farming vehicles.

LAU-S8.9 Tables

This clause is not used in this specific area plan.

LAU-S9.0 Launceston Plaza Retail Specific Area Plan

LAU-S9.1 Plan Purpose

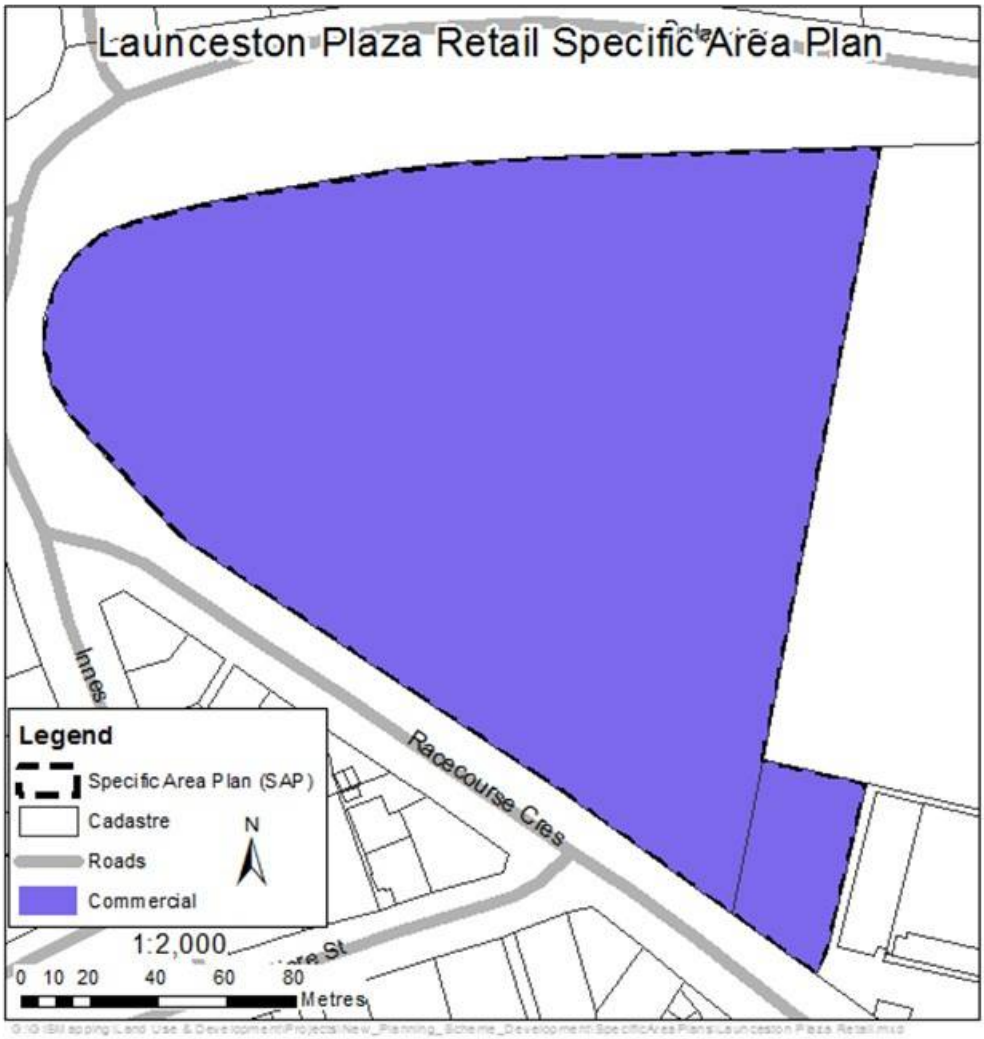
The purpose of the Launceston Plaza Retail Specific Area Plan is:

LAU-S9.1.1	To provide for retail development at Launceston Plaza that is appropriate to its location and in accordance with the activity centre hierarchy.

LAU-S9.2 Application of this Plan

LAU-S9.2.1	The specific area plan applies to the area of land designated as Launceston Plaza Retail Specific Area Plan on the overlay maps and in Figure LAU-S9.1.
LAU-S9.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of the Commercial Zone, as specified in the relevant provision.

Figure LAU-S9.1 - Launceston Plaza Retail Specific Area Plan as required by clause LAU-S9.2.1



LAU-S9.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S9.4 Definition of Terms

This clause is not used in this specific area plan.

LAU-S9.5 Use Table

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

Use Class	Qualification
No Permit Required	
Passive Recreation	
Natural and Cultural Values Management	
Permitted	
General Retail and Hire	
Recycling and Waste Disposal	If not a refuse disposal site or waste transfer station.
Service Industry	
Utilities	If for minor utilities.
Discretionary	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	
Hotel Industry	
Sports and Recreation	
Vehicle Parking	
Prohibited	
All other uses	

LAU-S9.6 Use Standards

LAU-S9.6.1 Retail impact for the General Retail and Hire use class

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

Objective:	That the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.
Acceptable Solutions	**Performance Criteria**
A1 The area of the site used for General Retail and Hire must not increase by more than 5,000m² gross floor area over and above the gross floor area existing at 17 October 2012.	**P1** General Retail and Hire uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to the extent that the proposed use: (a) improves and broadens the commercial or retail choice within the area; (b) improves the urban design outcome for an activity centre including its amenity; (c) contributes to an attractive environment for pedestrians; (d) contributes to loss of investment, blight or disinvestment for a particular centre; (e) includes environmentally sustainable design principles; and (f) is accessible by public transport.

LAU-S9.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

LAU-S9.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

LAU-S9.9 Tables

This clause is not used in this specific area plan.

LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan

LAU-S10.1 Plan Purpose

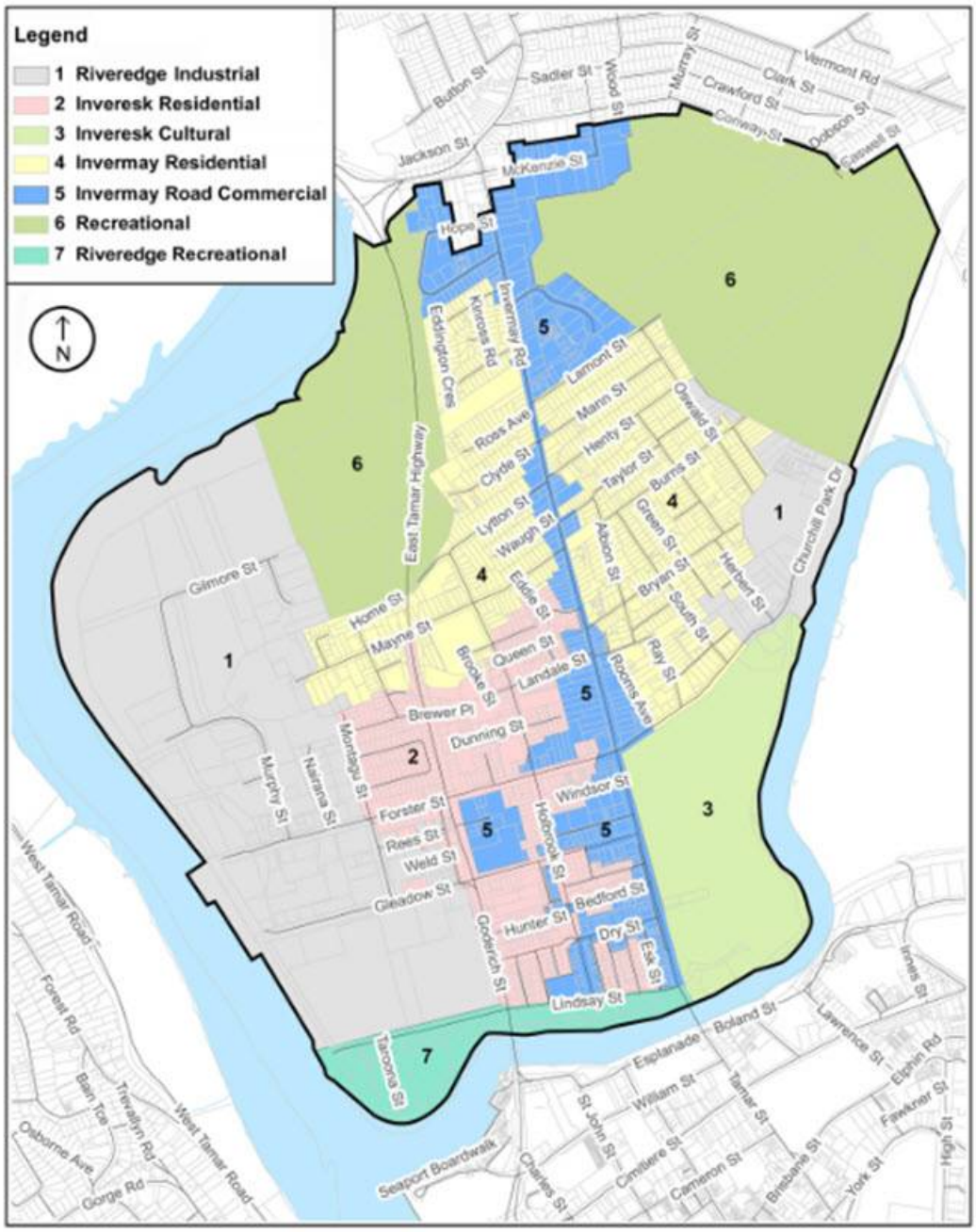
The purpose of the Invermay/Inveresk Flood Inundation Specific Area Plan is:

LAU-S10.1.1	To reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area.
LAU-S10.1.2	To require that new development is sited and designed to minimise the impact of flooding.
LAU-S10.1.3	To require the consideration of the siting, design and emergency response capability of new development on land subject to flood inundation.

LAU-S10.2 Application of this Plan

LAU-S10.2.1	The specific area plan applies to the area of land designated as Invermay/Inveresk Flood Inundation Specific Area Plan on the overlay maps and in Figure LAU-S10.1.
LAU-S10.2.2	This specific area plan does not apply to non-habitable buildings.
LAU-S10.2.3	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for and in addition to the: (a) General Residential Zone; (b) Inner Residential Zone; (c) Local Business Zone; (d) Commercial Zone; (e) Light Industrial Zone; (f) Environmental Management Zone; (g) Utilities Zone; (h) Community Purpose Zone; (i) Recreation Zone; (j) Open Space Zone; (k) Particular Purpose Zone 4 – Inveresk Site; (l) Particular Purpose Zone 9 – North Bank Silos; (m) Coastal Inundation Hazard Code; and (n) Flood-Prone Areas Hazard Code, as specified in the relevant provision.

Figure LAU-S10.1 - Invermay/Inveresk Flood Inundation Specific Area Plan Precinct Map as required by clause LAU-S10.2.1, clause LAU-S10.3.1, and clause LAU-S10.7.3 A1(b)



LAU-S10.3 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-S10.3.1.1	Riveredge Industrial Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.1.	The local area objectives for the Riveredge Industrial Precinct are: (a) to prohibit new residential uses; (b) to prohibit significant community infrastructure; and (c) to prohibit conversion of industrial uses to residential uses.

LAU-S10.3.1.2	Inveresk Residential Precinct, shown in Figure LAUS10.1 and on an overlay map as LAU-S10.3.1.2.	The local area objectives for the Inveresk Residential Precinct are: (a) to provide for the long term maintenance of the residential area at the current intensity; (b) to limit future increases in residential development; and (c) to prohibit significant community infrastructure.
LAU-S10.3.1.3	Inveresk Cultural Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.3.	The local area objectives for the Inveresk Cultural Precinct are: (a) to provide for the maintenance of the area as a centre of cultural, recreational, entertainment and educational facilities; (b) to limit commercial development opportunities to those uses that support the cultural, recreational, entertainment and community intent of the precinct; and (c) to require that Residential uses must be associated with educational activities within the precinct.
LAU-S10.3.1.4	Invermay Residential Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.4.	The local area objectives for the Invermay Residential Precinct are: (a) to provide for the maintenance of the existing residential use; and (b) to prohibit significant community infrastructure.
LAU-S10.3.1.5	Invermay Road Commercial Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.5.	The local area objectives for the Invermay Road Commercial Precinct are: (a) to prohibit residential uses; and (b) to prohibit significant community infrastructure.
LAU-S10.3.1.6	Recreational Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.6.	The local area objectives for the Recreational Precinct are: (a) to maintain the largely open space use of the area; (b) to provide for buildings only to support recreational use of land; (c) to prohibit new commercial or industrial uses; (d) to prohibit new residential uses; and (e) to prohibit significant community infrastructure.
LAU-S10.3.1.7	Riveredge Recreational Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.7.	The local area objectives for the Riveredge Recreational Precinct are: (a) to create an open space precinct to be used for reconstructed levees; (b) to allow limited development consistent with the use of the area for public recreation; (c) to prohibit new residential development; and (d) to prohibit significant community infrastructure.

LAU-S10.3 Local Area Objectives

LAU-S10.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
LAU-S10.3.1.1	Riveredge Industrial Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.1.	The local area objectives for the Riveredge Industrial Precinct are: (a) to prohibit new residential uses; (b) to prohibit significant community infrastructure; and (c) to prohibit conversion of industrial uses to residential uses.
LAU-S10.3.1.2	Inveresk Residential Precinct, shown in Figure LAUS10.1 and on an overlay map as LAU-S10.3.1.2.	The local area objectives for the Inveresk Residential Precinct are: (a) to provide for the long term maintenance of the residential area at the current intensity; (b) to limit future increases in residential development; and (c) to prohibit significant community infrastructure.
LAU-S10.3.1.3	Inveresk Cultural Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.3.	The local area objectives for the Inveresk Cultural Precinct are: (a) to provide for the maintenance of the area as a centre of cultural, recreational, entertainment and educational facilities; (b) to limit commercial development opportunities to those uses that support the cultural, recreational, entertainment and community intent of the precinct; and (c) to require that Residential uses must be associated with educational activities within the precinct.
LAU-S10.3.1.4	Invermay Residential Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.4.	The local area objectives for the Invermay Residential Precinct are: (a) to provide for the maintenance of the existing residential use; and (b) to prohibit significant community infrastructure.
LAU-S10.3.1.5	Invermay Road Commercial Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.5.	The local area objectives for the Invermay Road Commercial Precinct are: (a) to prohibit residential uses; and (b) to prohibit significant community infrastructure.
LAU-S10.3.1.6	Recreational Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.6.	The local area objectives for the Recreational Precinct are: (a) to maintain the largely open space use of the area; (b) to provide for buildings only to support recreational use of land; (c) to prohibit new commercial or industrial uses; (d) to prohibit new residential uses; and (e) to prohibit significant community infrastructure.

LAU-S10.3.1.7	Riveredge Recreational Precinct, shown in Figure LAU-S10.1 and on an overlay map as LAU-S10.3.1.7.	The local area objectives for the Riveredge Recreational Precinct are: (a) to create an open space precinct to be used for reconstructed levees; (b) to allow limited development consistent with the use of the area for public recreation; (c) to prohibit new residential development; and (d) to prohibit significant community infrastructure.

LAU-S10.4 Definition of Terms

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

Terms	Definition
significant community infrastructure	means a use and development that provides, hospital services, education and occasion care and emergency services.

LAU-S10.5 Use Table

This clause is not used in this specific area plan.

LAU-S10.6 Use Standards

LAU-S10.6.1 Unacceptable uses

This clause is in addition to the:

(a)General Residential Zone - clause 8.3 Use Standards;
(b)Inner Residential Zone - clause 9.3 Use Standards;
(c)Local Business Zone - clause 14.3 Use Standards;
(d)Commercial Zone - clause 17.3 Use Standards;
(e)Light Industrial Zone - clause 18.3 Use Standards;
(f) Environmental Management Zone - clause 23.3 Use Standards;
(g)Utilities Zone - clause 26.3 Use Standards;
(h)Community Purpose Zone - clause 27.3 Use Standards;
(i) Recreation Zone - clause 28.3 Use Standards;
(j) Open Space Zone - clause 29.3 Use Standards;
(k)Particular Purpose Zone - Inveresk Site - clause LAU-P4.5 Use Standards; and
(l) Particular Purpose Zone - North Bank Silos - clause LAU-P9.5 Use Standards.

Objective:	To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.

Acceptable Solutions	**Performance Criteria**
A1 Use, must not be for: (a) Education and Occasional Care, excluding in the Inveresk Cultural Precinct; (b) Emergency Services; or (c) Hospital Services.	**P1** No Performance Criterion.
A2 Use must not be for Residential use, excluding: (a) a single dwelling in the Invermay Residential or Inveresk Residential precincts; (b) a multiple dwelling in the Invermay Residential Precinct; or (c) associated with and supporting the educational activities within the Inveresk Cultural Precinct.	**P2** No Performance Criterion.
A3 Use must not be for Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts, excluding a museum in the Riveredge Industrial Precinct; and located in the Light Industrial Zone or Commercial Zone.	**P3** No Performance Criterion

LAU-S10.7 Development Standards for Buildings and Works

LAU-S10.7.1 Intensification of Residential development

This clause is in addition to the:

(a)General Residential Zone - clause 8.4 Development Standards for Dwellings;

(b)Inner Residential Zone - clause 9.4 Development Standards for Dwellings;

(c)Local Business Zone - clause 14.4 Development Standards for Buildings and Works;

(d)Commercial Zone - clause 17.4 Development Standards for Buildings and Works;

(e)Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works;

(f) Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works;

(g)Utilities Zone - clause 26.4 Development Standards for Buildings and Works;

(h)Community Purpose Zone - clause 27.4

(i) Recreation Zone - clause 28.4 Development Standards for Buildings and Works;

(j) Open Space Zone - clause 29.4 Development Standards for Buildings and Works;

(k)Particular Purpose Zone - Inveresk Site - clause LAU-P4.6 Development Standards for Buildings and Works; and

(l) Particular Purpose Zone - North Bank Silos - clause LAU-P9.6 Development Standards for Buildings and Works.

Objective:	To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.
Acceptable Solutions	**Performance Criteria**
A1 New residential development or extensions of existing residential buildings, excluding within the Invermay Residential Precinct, must: (a) not increase the gross floor area of individual dwellings or total gross floor area by 10% more than that existing or approved on the 1st January 2008; (b) not result in more than 200m² of gross floor area on a single title; or (c) be for residential uses associated with the educational activities within the Inveresk Cultural Precinct.	**P1** No Performance Criterion.

LAU-S10.7.2 Flood impact

This clause is in substitution for the Flood-Prone Areas Hazard Code - clause C12.6 Development Standards for Buildings and Works, and in addition to the:

(a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;

(b) Inner Residential Zone - clause 9.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;

(c) Local Business Zone - clause 14.4 Development Standards for Buildings and Works;

(d) Commercial Zone - clause 17.4 Development Standards for Buildings and Works;

(e) Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works;

(f) Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works;

(g) Utilities Zone - clause 26.4 Development Standards for Buildings and Works;

(h) Community Purpose Zone - clause 27.4 Development Standards for Buildings and Works;

(i) Recreation Zone - clause 28.4 Development Standards for Buildings and Works;

(j) Open Space Zone - clause 29.4 Development Standards for Buildings and Works;

(k) Particular Purpose Zone - Inveresk Site - clause LAU-P4.6 Development Standards for Buildings and Works;

(l) Particular Purpose Zone - North Bank Silos - clause LAU-P9.6 Development Standards for Buildings and Works; and

(m) Coastal Inundation Hazard Code - clause C11.6.1 Development Standards for Buildings and Works.

Objective:	That new buildings and infrastructure are sited and designed to avoid or mitigate the risk and minimise the impact of flooding.
Acceptable Solutions	**Performance Criteria**
A1 Floor levels of all habitable rooms within the Residential Use Class must be not less than 3.7m AHD.	**P1** No Performance Criterion.
A2 No Acceptable Solution.	**P2** Buildings within the Residential Use Class in the Inveresk Cultural Precinct must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:

	(a) detail: (i) the risks to life; (ii) the likely impact on the use or development; and (iii) how the use or development will manage the risk to tolerable levels, 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; and (b) consider the following: (i) the likely velocity and depth of flood waters; (ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level; (iii) the likely effect of the use or development on flood characteristics; (iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and (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.

A3	**P3**
All buildings not in the Residential Use Class must have a: (a) floor level of not less than 3.4m AHD; and (b) gross floor area of not more than: (i) 400m²; or (ii) 10% more than that existing or approved on the 1st January 2008.	Buildings not in the Residential Use Class must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must: (a) detail: (i) the risks to life; (ii) the likely impact on the use or development; and (iii) how the use or development will manage the risk to tolerable levels, 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; and (b) consider the following: (i) the likely velocity and depth of flood waters; (ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level; (iii) the likely effect of the use or development on flood characteristics; (iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and (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.

LAU-S10.8 Development Standards for Subdivision

LAU-S10.8.1 Subdivision

This clause is in substitution for the Flood-prone Areas Hazard Code - clause C12.7.1 Subdivision within a flood-prone hazard area, and in addition to the:

(a)General Residential Zone - clause 8.6 Development Standards for Subdivision;

(b)Inner Residential Zone - clause 9.6 Development Standards for Subdivision;

(c)Local Business Zone - clause 14.5 Development Standards for Subdivision;

(d)Commercial Zone - clause 17.5 Development Standards for Subdivision;

(e)Light Industrial Zone - clause 18.5 Development Standards for Subdivision;

(f) Environmental Management Zone - clause 23.5 Development Standards for Subdivision;

(g)Utilities Zone - clause 26.5 Development Standards for Subdivision;

(h)Community Purpose Zone - clause 27.5 Development Standards for Subdivision;

(i) Recreation Zone - clause 28.5 Development Standards for Subdivision;

(j) Open Space Zone - clause 29.5 Development Standards for Subdivision;

(k)Particular Purpose Zone - Inveresk Site - clause LAU-P4.7 Development Standards for Subdivision; and

(l) Particular Purpose Zone - North Bank Silos - clause LAU-P9.7 Development Standards for Subdivision.

Objective:	To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed on a plan of subdivision, must: (a) not create any additional lots capable for any future residential development; or (b) be for the: (i) separation of existing dwellings; or (ii) separation of existing residential and non-residential buildings, that have a permit for the use or development on a single title.	**P1** Each lot, or a lot proposed on a plan of subdivision, must not create any additional lots capable of future residential development, unless: (a) it is within the Invermay Residential Precinct and is consistent with achieving the local area objectives for that precinct; or (b) it is for residential activities associated with the educational activities within the Inveresk Cultural Precinct.

LAU-S10.9 Tables

This clause is not used in this specific area plan.

LAU-S11.0 Cataract Gorge Management Specific Area Plan

LAU-S11.1 Plan Purpose

The purpose of the Cataract Gorge Management Specific Area Plan is:

LAU-S11.1.1	To protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values.
LAU-S11.1.2	To require that development within the Cataract Gorge Management Area is appropriately planned, located, designed and constructed to minimise the impact on the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve.

LAU-S11.2 Application of this Plan

LAU-S11.2.1 The specific area plan applies to the area of land designated as Cataract Gorge Management Specific Area Plan on the overlay maps.

LAU-S11.2.2 The specific area plan does not apply to construction and placement of minor outbuildings or structures if:

(a) no new outbuilding is between a street frontage and the building line;

(b) the gross floor area is not more than 20m²;

(c) no side is more than 6m;

(d) the height is no more than 2.4m above existing ground level;

(e) no change in existing ground level as a result of cut or fill is more than 1m;

(f) no part of the outbuilding is within an easement or is within 1m of any underground service; and

(g) external materials are finished in dark natural tones.

LAU-S11.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the:

(a) General Residential Zone;

(b) Low Density Residential Zone;

(c) Urban Mixed Use Zone;

(d) Landscape Conservation Zone;

(e) Environmental Management Zone;

(f) Utilities Zone;

(g) Community Purpose Zone;

(h) Recreation Zone; and

(i) Open Space Zone

as specified in the relevant provision.

LAU-S11.3 Local Area Objectives

Reference Number	Area Description	Local Area Objectives

LAU-S11.3.1.1	Management Unit 1 (MU1) shown on an overlay map as LAU-S11.3.1.1.	The local area objectives for Management Unit 1 (MU1) are: (a) to maintain the native woodland appearance of the management unit and to provide for development that is inevident when viewed from prime viewpoints and from scenic drives; (b) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that this management unit forms the Gorge edge of Trevallyn, a residential area with a regular suburban pattern of lots generally between 700m² - 1,000m²; (f) to recognise that existing development generally comprises 1 to 2 storey dwellings with consistent front setbacks; (g) to recognise that the management unit comprises significant mature vegetation and has an established woodland appearance; and (h) to minimise detriment to the scenic value of the management unit and the Cataract Gorge Reserve caused by some dwellings and ancillary buildings are visible from Cliff Grounds Road.

LAU-S11.3.1.2	Management Unit 2 (MU2) shown on an overlay map as LAU-S11.3.1.2.	The local area objectives for Management Unit 2 (MU2) are: (a) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve, including the historic setting of the Gatekeeper's House and Kings Bridge; (b) to maintain the established residential character of the management unit including lot sizes and density; (c) that buildings must be designed to complement the site, orientation and proportions of the existing building forms with particular consideration given to the relationship of buildings to the street and the Cataract Gorge Reserve boundary; (d) that development must be inevident and not intrude on the military crest when viewed from prime viewpoints and from scenic drives; (e) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (f) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (g) to recognise the unit as a prominent hillside visible from prime viewpoints and many other parts of the city, which forms part of the mouth of the Cataract Gorge Reserve when viewed from the yacht basin, Royal Park, Kings Park, Kings Bridge, the Zig Zag Path and Paterson Street; (h) to recognise the historic residential area with a variety of lot sizes ranging between 600m² - 1,500m²; (i) to recognise that existing development comprises of 1 to 2 storey dwellings on sloping land, dwellings that generally have consistent front setbacks and steep rear gardens that have not been built upon or further subdivided; (j) to recognise that the management unit has a number of local heritage places, including the Gorge Gatekeeper's House, which are elements form an important cultural landscape; and (k) to recognise that the mature exotic vegetation is important to the established visual character of the management unit.

LAU-S11.3.1.3	Management Unit 3 (MU3) shown on an overlay map as LAU-S11.3.1.3.	The local area objectives for Management Unit 3 (MU3) are: (a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident and not intrude on the military crest when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise the hilltop area, which is visually prominent from within the Cataract Gorge Management Area and many other areas of the city; (f) to recognise that the management unit contains residential development typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks; (g) to recognise that residential lot sizes are generally around 500m²; and (h) to recognise the former substation building at 17 Alfred Street with a lot size of almost 4,000m², which is a significant building on the military crest.
LAU-S11.3.1.4	Management Unit 4 (MU4) shown on an overlay map as LAU-S11.3.1.4.	The local area objectives for Management Unit 4 (MU4) are: (a) to maintain lot sizes and density of the management unit and development must be inevident when viewed from prime viewpoints and from scenic drives; (b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (d) to recognise the wooded area of hillside which is visually prominent from within the Cataract Gorge Reserve; (e) to recognise that the management unit contains residential development typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks; and (f) to recognise that the lots range between 700m² - 900m².

LAU-S11.3.1.5	Management Unit 5 (MU5) shown on an overlay map as LAU-S11.3.1.5.	The local area objectives for Management Unit 5 (MU5) are: (a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise the wooded area of hillside which is visually prominent from within the Cataract Gorge Reserve; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road; (g) to recognise that the management unit contains residential development on steep sloping blocks of land typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks; and (h) to recognise that the lots range between 700m² - 900m² and there are some vacant lots.
LAU-S11.3.1.6	Management Unit 6 (MU6) shown on an overlay map as LAU-S11.3.6.	The local area objectives for Management Unit 6 (MU6) are: (a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development within the West Launceston Primary School site must not be visually apparent on the military crest when viewed from prime viewpoints; (d) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (e) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (f) to recognise that the management unit is comprised of suburban residential development visually prominent from within the Cataract Gorge Reserve, and also includes West Launceston Primary School; (g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road; (h) to recognise existing development generally comprises 1 - 2 storey dwellings with consistent front setbacks; and (i) to recognise the management unit is characterized mainly by a regular pattern of lots generally between 700m² - 1,000m², however, there are some larger internal blocks up to approximately 1,500m².

LAU-S11.3.1.7	Management Unit 7 (MU7) shown on an overlay map as LAU-S11.3.1.7.	The local area objectives for Management Unit 7 (MU7) are: (a) to maintain the residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that this area is comprised of moderately sloping hill faces with scattered exotic vegetation, and that there are some vacant lots; and (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road.
LAU-S11.3.1.8	Management Unit 8 (MU8) shown on an overlay map as LAU-S11.3.1.8.	The local area objectives for Management Unit 8 (MU8) are: (a) to establish a residential character for the management unit including retention of lot sizes and density; (b) to reduce the potential for visual impacts (e.g. road works that are perpendicular to the slope, or over-scaled buildings) that would be visually prominent from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that the management unit is comprised of moderate to steeply sloping land; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road; (g) to recognise that the land is partly cleared on lower slopes but with substantial trees that serve to break up the scale of undeveloped blocks; and (h) to recognise that lot sizes range from around 1,500 to 10,000m².

LAU-S11.3.1.9	Management Unit 9 (MU9) shown on an overlay map as LAU-S11.3.1.9.	The local area objectives for Management Unit 9 (MU9) are: (a) to maintain the established residential character of the management unit and the adjoining areas including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit and the adjoining areas; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives; (e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority; (f) to recognise that the management unit is comprised of moderately sloping land generally above the military crest of the ridgeline; (g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road; (h) to recognise that the management unit contains residential development on steep sloping blocks of land mainly typified by 1-2 storey dwellings located close to the frontage, and that there is also some low density residential development; and (i) to recognise that the lots range between 600m² - 5,000m² and there are some vacant lots.
LAU-S11.3.1.10	Management Unit 10 (MU10) shown on an overlay map as LAU-S11.3.1.10.	The local area objectives for Management Unit 10 (MU10) are: (a) to retain the established low density residential character of the management unit including lot sizes and density and provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority; (f) to recognise that the management unit is comprised of low density residential development with a wooded buffer to the scenic drive at Denison Road; (g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street; (h) to recognise that dwellings are inevident and set back from the street with wooded buffer areas between the dwellings and the street; and (i) to recognise that lot sizes range from around 1,600m² to 14,000m².

LAU-S11.3.1.11	Management Unit 11A (MU11A) shown on an overlay map as LAU-S11.3.1.11.	The local area objectives for Management Unit 11A (MU11A) are: (a) that development must be inevident when viewed from prime viewpoints and from scenic drives; (b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (d) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority; (e) to recognise that this management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street; (g) to recognise that the management unit incorporates a line of existing dwellings located close to Cambridge Street with consistent frontage setbacks; and (h) to recognise the regular shaped lots along Cambridge Street include some vacant lots and are generally around 1,000m², except for the large lot (approximately 16,500m²) to the north west accessed through 48 Cambridge Street.
LAU-S11.3.1.12	Management Unit 11B (MU11B) shown on an overlay map as LAU-S11.3.1.12.	The local area objectives for Management Unit 11B (MU11B) are: (a) to retain the established character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided, unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority; (f) to recognise that this management unit has Corin Street in the floor of a valley with rising slopes on either side; (g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street; (h) to recognise that there is a mixture of residential and low density residential development reflecting the zones within the management unit; and (i) to recognise that lot sizes range from around 700m² to 27,000m².

LAU-S11.3.1.13	Management Unit 12 (MU12) shown on an overlay map as LAU-S11.3.1.13.	The local area objectives for Management Unit 12 (MU12) are: (a) to maintain the current intensity of development and the undeveloped bush land character; (b) that development must be inevident when viewed from prime viewpoints and scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that this management unit is comprised of a dwelling on one lot of around 20,000m², and that outside the curtilage of the dwelling it is entirely covered with native vegetation; and (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.
LAU-S11.3.1.14	Management Unit 13 (MU13) shown on an overlay map as LAU-S11.3.1.14.	The local area objectives for Management Unit 13 (MU13) are: (a) to maintain the current level of development of a dwelling and the bush land character; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that this management unit is part of a contiguous area of bush land, which is mostly cleared, adjacent to the Cataract Gorge Management Area, including extended natural landscape; (f) to recognised that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street; and to recognise that the management unit is comprised of a large single lot with a dwelling.

LAU-S11.3.1.15	Management Unit 14 (MU14) shown on an overlay map as LAU-S11.3.1.15.	The local area objectives for Management Unit 14 (MU14) are: (a) to prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic character and values of Duck Reach power station and historic residences; (b) to retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area. (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development must be satisfactorily screened from prime viewpoints and from scenic drives; (d) that development must be inevident when viewed from prime viewpoints and scenic drives; (e) to recognise that this management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane; and (g) to recognise that the management units is comprised of a large single vacant lot.
LAU-S11.3.1.16	Management Unit 15 (MU15) shown on an overlay map as LAU-S11.3.1.16.	The local area objectives for Management Unit 15 (MU15) are: (a) to prevent inappropriate development of the land that will detract from the established cultural, heritage and landscape significance of Duck Reach power station and historic residences; (b) to retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area. (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (d) that development must be inevident when viewed from prime viewpoints and scenic drives; (e) to recognise that this management unit contains heritage listed dwellings associated with Duck Reach Power Station; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane; and (g) to recognise that the management unit is comprised of seven lots ranging from around 600m² to 25,000m².
LAU-S11.3.1.17	Management Unit 16 (MU16) shown on an overlay map as LAU-S11.3.1.17.	The local area objectives for Management Unit 16 (MU16) are: (a) to provide for development that is of an appropriate character and scale, in order to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the entry to the Cataract Gorge Reserve, the associated historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest; (b) to maintain the established natural, historic and cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoint locations within the Cataract Gorge Management Area; and (c) to recognise that this management unit is part of a riverside area currently developed for a mixture of commercial, marine and recreational purposes, which has an identified walking trail running through it.

LAU-S11.3.1.18	Management Unit 17 (MU17) shown on an overlay map as LAU-S11.3.1.18.	The local area objectives for Management Unit 17 (MU17) are: (a) to provide for development that is of an appropriate character and scale, in order to maintain the natural and cultural landscape values of the entry to the Cataract Gorge Reserve including the historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest; (b) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives; (d) to recognise that this management unit is part of an area used for tourism, hotel, commercial and recreational purposes with a mixture of old and new buildings, and is also part of an established area near the mouth of the Cataract Gorge.
LAU-S11.3.1.19	Management Unit 18 (MU18) shown on an overlay map as LAU-S11.3.1.19.	The local area objectives for Management Unit 18 (MU18) are: (a) to prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic significance of the Cataract Gorge Reserve; (b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (d) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and scenic drives; (e) to recognise the Cataract Gorge Reserve including all natural and cultural areas.

LAU-S11.3 Local Area Objectives

LAU-S11.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives

LAU-S11.3.1.1	Management Unit 1 (MU1) shown on an overlay map as LAU-S11.3.1.1.	The local area objectives for Management Unit 1 (MU1) are: (a) to maintain the native woodland appearance of the management unit and to provide for development that is inevident when viewed from prime viewpoints and from scenic drives; (b) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that this management unit forms the Gorge edge of Trevallyn, a residential area with a regular suburban pattern of lots generally between 700m² - 1,000m²; (f) to recognise that existing development generally comprises 1 to 2 storey dwellings with consistent front setbacks; (g) to recognise that the management unit comprises significant mature vegetation and has an established woodland appearance; and (h) to minimise detriment to the scenic value of the management unit and the Cataract Gorge Reserve caused by some dwellings and ancillary buildings are visible from Cliff Grounds Road.

LAU-S11.3.1.2	Management Unit 2 (MU2) shown on an overlay map as LAU-S11.3.1.2.	The local area objectives for Management Unit 2 (MU2) are: (a) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve, including the historic setting of the Gatekeeper's House and Kings Bridge; (b) to maintain the established residential character of the management unit including lot sizes and density; (c) that buildings must be designed to complement the site, orientation and proportions of the existing building forms with particular consideration given to the relationship of buildings to the street and the Cataract Gorge Reserve boundary; (d) that development must be inevident and not intrude on the military crest when viewed from prime viewpoints and from scenic drives; (e) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (f) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (g) to recognise the unit as a prominent hillside visible from prime viewpoints and many other parts of the city, which forms part of the mouth of the Cataract Gorge Reserve when viewed from the yacht basin, Royal Park, Kings Park, Kings Bridge, the Zig Zag Path and Paterson Street; (h) to recognise the historic residential area with a variety of lot sizes ranging between 600m² - 1,500m²; (i) to recognise that existing development comprises of 1 to 2 storey dwellings on sloping land, dwellings that generally have consistent front setbacks and steep rear gardens that have not been built upon or further subdivided; (j) to recognise that the management unit has a number of local heritage places, including the Gorge Gatekeeper's House, which are elements form an important cultural landscape; and (k) to recognise that the mature exotic vegetation is important to the established visual character of the management unit.

LAU-S11.3.1.3	Management Unit 3 (MU3) shown on an overlay map as LAU-S11.3.1.3.	The local area objectives for Management Unit 3 (MU3) are: (a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident and not intrude on the military crest when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise the hilltop area, which is visually prominent from within the Cataract Gorge Management Area and many other areas of the city; (f) to recognise that the management unit contains residential development typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks; (g) to recognise that residential lot sizes are generally around 500m²; and (h) to recognise the former substation building at 17 Alfred Street with a lot size of almost 4,000m², which is a significant building on the military crest.
LAU-S11.3.1.4	Management Unit 4 (MU4) shown on an overlay map as LAU-S11.3.1.4.	The local area objectives for Management Unit 4 (MU4) are: (a) to maintain lot sizes and density of the management unit and development must be inevident when viewed from prime viewpoints and from scenic drives; (b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (d) to recognise the wooded area of hillside which is visually prominent from within the Cataract Gorge Reserve; (e) to recognise that the management unit contains residential development typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks; and (f) to recognise that the lots range between 700m² - 900m².

LAU-S11.3.1.5	Management Unit 5 (MU5) shown on an overlay map as LAU-S11.3.1.5.	The local area objectives for Management Unit 5 (MU5) are: (a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise the wooded area of hillside which is visually prominent from within the Cataract Gorge Reserve; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road; (g) to recognise that the management unit contains residential development on steep sloping blocks of land typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks; and (h) to recognise that the lots range between 700m² - 900m² and there are some vacant lots.
LAU-S11.3.1.6	Management Unit 6 (MU6) shown on an overlay map as LAU-S11.3.6.	The local area objectives for Management Unit 6 (MU6) are: (a) to maintain the established residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development within the West Launceston Primary School site must not be visually apparent on the military crest when viewed from prime viewpoints; (d) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (e) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (f) to recognise that the management unit is comprised of suburban residential development visually prominent from within the Cataract Gorge Reserve, and also includes West Launceston Primary School; (g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road; (h) to recognise existing development generally comprises 1 - 2 storey dwellings with consistent front setbacks; and (i) to recognise the management unit is characterized mainly by a regular pattern of lots generally between 700m² - 1,000m², however, there are some larger internal blocks up to approximately 1,500m².

LAU-S11.3.1.7	Management Unit 7 (MU7) shown on an overlay map as LAU-S11.3.1.7.	The local area objectives for Management Unit 7 (MU7) are: (a) to maintain the residential character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that this area is comprised of moderately sloping hill faces with scattered exotic vegetation, and that there are some vacant lots; and (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road.
LAU-S11.3.1.8	Management Unit 8 (MU8) shown on an overlay map as LAU-S11.3.1.8.	The local area objectives for Management Unit 8 (MU8) are: (a) to establish a residential character for the management unit including retention of lot sizes and density; (b) to reduce the potential for visual impacts (e.g. road works that are perpendicular to the slope, or over-scaled buildings) that would be visually prominent from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that the management unit is comprised of moderate to steeply sloping land; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road; (g) to recognise that the land is partly cleared on lower slopes but with substantial trees that serve to break up the scale of undeveloped blocks; and (h) to recognise that lot sizes range from around 1,500 to 10,000m².

LAU-S11.3.1.9	Management Unit 9 (MU9) shown on an overlay map as LAU-S11.3.1.9.	The local area objectives for Management Unit 9 (MU9) are: (a) to maintain the established residential character of the management unit and the adjoining areas including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit and the adjoining areas; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives; (e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority; (f) to recognise that the management unit is comprised of moderately sloping land generally above the military crest of the ridgeline; (g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road; (h) to recognise that the management unit contains residential development on steep sloping blocks of land mainly typified by 1-2 storey dwellings located close to the frontage, and that there is also some low density residential development; and (i) to recognise that the lots range between 600m² - 5,000m² and there are some vacant lots.
LAU-S11.3.1.10	Management Unit 10 (MU10) shown on an overlay map as LAU-S11.3.1.10.	The local area objectives for Management Unit 10 (MU10) are: (a) to retain the established low density residential character of the management unit including lot sizes and density and provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority; (f) to recognise that the management unit is comprised of low density residential development with a wooded buffer to the scenic drive at Denison Road; (g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street; (h) to recognise that dwellings are inevident and set back from the street with wooded buffer areas between the dwellings and the street; and (i) to recognise that lot sizes range from around 1,600m² to 14,000m².

LAU-S11.3.1.11	Management Unit 11A (MU11A) shown on an overlay map as LAU-S11.3.1.11.	The local area objectives for Management Unit 11A (MU11A) are: (a) that development must be inevident when viewed from prime viewpoints and from scenic drives; (b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (d) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority; (e) to recognise that this management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street; (g) to recognise that the management unit incorporates a line of existing dwellings located close to Cambridge Street with consistent frontage setbacks; and (h) to recognise the regular shaped lots along Cambridge Street include some vacant lots and are generally around 1,000m², except for the large lot (approximately 16,500m²) to the north west accessed through 48 Cambridge Street.
LAU-S11.3.1.12	Management Unit 11B (MU11B) shown on an overlay map as LAU-S11.3.1.12.	The local area objectives for Management Unit 11B (MU11B) are: (a) to retain the established character of the management unit including lot sizes and density and to provide for development that complements the established scale and density of buildings in the management unit; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided, unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority; (f) to recognise that this management unit has Corin Street in the floor of a valley with rising slopes on either side; (g) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street; (h) to recognise that there is a mixture of residential and low density residential development reflecting the zones within the management unit; and (i) to recognise that lot sizes range from around 700m² to 27,000m².

LAU-S11.3.1.13	Management Unit 12 (MU12) shown on an overlay map as LAU-S11.3.1.13.	The local area objectives for Management Unit 12 (MU12) are: (a) to maintain the current intensity of development and the undeveloped bush land character; (b) that development must be inevident when viewed from prime viewpoints and scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that this management unit is comprised of a dwelling on one lot of around 20,000m², and that outside the curtilage of the dwelling it is entirely covered with native vegetation; and (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.
LAU-S11.3.1.14	Management Unit 13 (MU13) shown on an overlay map as LAU-S11.3.1.14.	The local area objectives for Management Unit 13 (MU13) are: (a) to maintain the current level of development of a dwelling and the bush land character; (b) that development must be inevident when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (e) to recognise that this management unit is part of a contiguous area of bush land, which is mostly cleared, adjacent to the Cataract Gorge Management Area, including extended natural landscape; (f) to recognised that the management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street; and to recognise that the management unit is comprised of a large single lot with a dwelling.

LAU-S11.3.1.15	Management Unit 14 (MU14) shown on an overlay map as LAU-S11.3.1.15.	The local area objectives for Management Unit 14 (MU14) are: (a) to prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic character and values of Duck Reach power station and historic residences; (b) to retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area. (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development must be satisfactorily screened from prime viewpoints and from scenic drives; (d) that development must be inevident when viewed from prime viewpoints and scenic drives; (e) to recognise that this management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane; and (g) to recognise that the management units is comprised of a large single vacant lot.
LAU-S11.3.1.16	Management Unit 15 (MU15) shown on an overlay map as LAU-S11.3.1.16.	The local area objectives for Management Unit 15 (MU15) are: (a) to prevent inappropriate development of the land that will detract from the established cultural, heritage and landscape significance of Duck Reach power station and historic residences; (b) to retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area. (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (d) that development must be inevident when viewed from prime viewpoints and scenic drives; (e) to recognise that this management unit contains heritage listed dwellings associated with Duck Reach Power Station; (f) to recognise that the management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane; and (g) to recognise that the management unit is comprised of seven lots ranging from around 600m² to 25,000m².

LAU-S11.3.1.17	Management Unit 16 (MU16) shown on an overlay map as LAU-S11.3.1.17.	The local area objectives for Management Unit 16 (MU16) are: (a) to provide for development that is of an appropriate character and scale, in order to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the entry to the Cataract Gorge Reserve, the associated historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest; (b) to maintain the established natural, historic and cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoint locations within the Cataract Gorge Management Area; and (c) to recognise that this management unit is part of a riverside area currently developed for a mixture of commercial, marine and recreational purposes, which has an identified walking trail running through it.
LAU-S11.3.1.18	Management Unit 17 (MU17) shown on an overlay map as LAU-S11.3.1.18.	The local area objectives for Management Unit 17 (MU17) are: (a) to provide for development that is of an appropriate character and scale, in order to maintain the natural and cultural landscape values of the entry to the Cataract Gorge Reserve including the historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest; (b) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives; (d) to recognise that this management unit is part of an area used for tourism, hotel, commercial and recreational purposes with a mixture of old and new buildings, and is also part of an established area near the mouth of the Cataract Gorge.
LAU-S11.3.1.19	Management Unit 18 (MU18) shown on an overlay map as LAU-S11.3.1.19.	The local area objectives for Management Unit 18 (MU18) are: (a) to prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic significance of the Cataract Gorge Reserve; (b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; (d) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and scenic drives; (e) to recognise the Cataract Gorge Reserve including all natural and cultural areas.

LAU-S11.4 Definition of Terms

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

Terms	Definition
dark natural tones	means the dominant colours found within the natural bush land located within the Cataract Gorge Management Specific Area Plan and includes shades of grey, black, green and brown.
existing character	means the description of existing character set out in column 2 of clause E17.5.1, which describes the character of each of the management units.
inevident	means that the development is not apparent within the landscape from the prime viewpoints and scenic drives and the visual character of the landscape is retained with respect to line, form, colour and texture. Includes to become inevident over time through building design, minimising works, types of construction and screen planting.
management unit (MU)	means the management units identified in clause LAU-S11.3.1 and shown on an overlay map.
maximum average slope	means the slope measured from lot boundary to lot boundary or within the area of the lot subject to development, whichever is steepest.
military crest	means the shoulder of a hill or ridge rather than its actual or topographic crest, or highest point. It is the highest contour of elevation from which the base of its slope can be seen without defilade that is natural or artificial obstacles to shield or conceal, when viewed from prime viewpoints or from scenic drives.
overall development plan	means a plan that is prepared to coordinate appropriate long-term development for land areas proposed for future development. The overall development plan should include consideration of the use and development of land surrounding the management units, including urban design, transport, local infrastructure, protection of natural values, protection of cultural values, management of scenic character and values, social and recreation use and environmental management.
prime viewpoints	means the locations identified on an overlay map as a prime viewpoint.
scenic drives	means approaches to the Cataract Gorge Reserve, that are within the boundary of the Cataract Gorge Management Specific Area Plan, identified as Cliff Grounds Road, Denison Grove, Basin Road (north of the junction with Denison Road), Denison Road and Corin Street (sometimes known locally as Duck Reach Road).

LAU-S11.5 Use Table

This clause is not used in this specific area plan.

LAU-S11.6 Use Standards

This clause is not used in this specific area plan.

LAU-S11.7 Development Standards for Buildings and Works

LAU-S11.7.1 Acceptable development

This clause is in addition to the:

(a)General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;

(b)Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings;

(c)Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works;

(d)Landscape Conservation Zone - clause 22.4 Development Standards for Buildings and Works;

(e)Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works;

(f) Utilities Zone - clause 26.4 Development Standards for Buildings and Works;

(g)Community Purpose Zone - clause 27.4 Development Standards for Buildings and Works;

(h)Recreation Zone - clause 28.4 Development Standards for Buildings and Works; and

(i) Open Space Zone - clause 29.4 Development Standards for Buildings and Works.

Objective:	To protect the character and values of the Cataract Gorge Reserve.
Acceptable Solutions	**Performance Criteria**
A1 New buildings or works, excluding landscaping, fences, pergolas, dog kennels and the like, must not be located on slopes with an average slope more than 1:3.	**P1** No Performance Criterion.
A2 Buildings and works for a Residential use must not be located in management unit 14.	**P2** No Performance Criterion.
A3 Development within the Residential Use Class must be for single dwelling in management unit 12, 13, 15 and 18.	**P3** No Performance Criterion.
A4 Development must be inevident on the military crest or on the face of the slope equal to the point that is 11 vertical metres below the military crest when viewed from prime viewpoints or from scenic drives.	**P4** No Performance Criterion.

LAU-S11.7.2 Intensification

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings, and Low Density Residential Zone - clause 10.4 Development Standards for Dwellings.

Objective:	That development density is consistent with achieving the local area objectives for the management units.
Acceptable Solutions	**Performance Criteria**
A1 Multiple dwellings must have a site area per dwelling of not less than 7,500m² in management unit 11A and 11B.	**P1** No Performance Criterion.

LAU-S11.7.3 Siting of buildings, structures and works

This clause is in addition to the:

(a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;

(b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings;

(c) Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works;

(d) Landscape Conservation Zone - clause 22.4 Development Standards for Buildings and Works;

(e) Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works;

(f) Utilities Zone - clause 26.4 Development Standards for Buildings and Works

(g) Community Purpose Zone - clause 27.4 Development Standards for Buildings and Works;

(h) Recreation Zone - clause 28.4 Development Standards for Buildings and Works; and

(i) Open Space Zone - clause 29.4 Development Standards for Buildings and Works.

Objective:	That development is consistent with achieving the local area objectives for the management units.

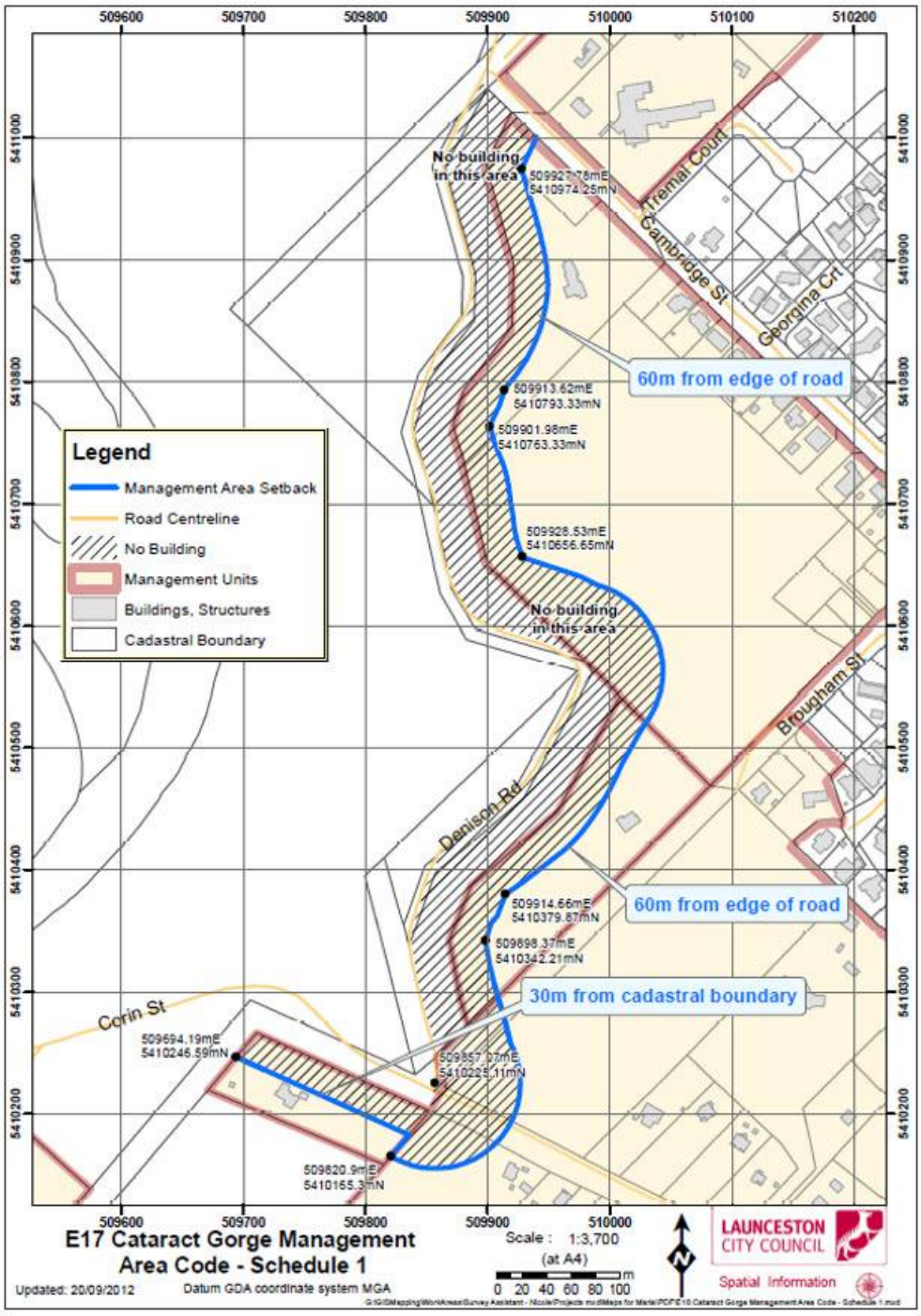
Acceptable Solutions	**Performance Criteria**
A1 Buildings in management units must: (a) be setback not less than 30m from a boundary adjoining the Cataract Gorge Reserve for 23, 27 and 28 Coniston Place, in management unit 1; and (b) not be located within the 'no building' areas as shown in Figure LAU-S11.1.	**P1** No Performance Criterion.
A2 Driveways and roads must: (a) not be at an angle more than 30 degrees to the contour where the maximum average slope is more than 1:5; or (b) be constructed to ensure that the cross-fall of the driveway be one-way and directed into the hill, for vehicle safety and drainage purposes; (c) direct storm water runoff to a public stormwater system; (d) not have a slope of more than 25% (1 in 4) for distances of not more than 6m; (e) not have a slope of more than 20% (1 in 5) for balance of the driveway; (f) have an area with a slope of not more than 1 in 6 for a distance of not less than 5m before a change in slope of 25% (1 in 4); and (g) be constructed so the transitional change in slope from the road to the lot is fully contained within the lot and not within the road.	**P2** New driveways and roads must be consistent with the local area objectives for the management unit, when viewed from prime viewpoints and scenic drives, having regard to: (a) minimising the visual impacts of the driveway or road; (b) the streetscape; (c) the safe and efficient use of the site and the road; (d) accessibility by emergency vehicles; (e) the adequacy of drainage arrangements; (f) the provision of transition areas for vehicles prior to steeper grades; and (g) the desirability of road and driveways constructed as close as possible to the natural contours.

A3 Driveways and roads must be: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting; and (c) provided with erosion control measures immediately after construction to minimise the visual impact of the construction.	**P3** No Performance Criterion.
A4 Excavation or land filling: (a) must not occur within 2m of any lot boundary; (b) must not be more than 1.8m in height; (c) must be retained; (d) on all slopes must be revegetated with endemic trees, shrubs and ground covers immediately after the works have been undertaken; (e) must not encroach within 3m of existing trees; (f) must not alter a military crest; and (g) must be minimised by stepping building work with the terrain.	**P4** The visibility of excavation and land filling from prime viewpoints and scenic drives must be consistent with the local area objectives for the management unit, having regard to: (a) the necessity of the works to facilitate development; (b) the siting of the works; (c) the scale of the works; (d) the engineering, materials and other design elements of the works; (e) the use of vegetation to screen and stabilise the works; and (f) the proposed methods for stabilisation.
A5 Power lines and associated service infrastructure must be underground in management unit: (a) 2, 3, 8, 9, 10, 11A, 12, 13, 14, 15 and 18; and (b) 1, 4 and 5 if located between the building and Cataract Gorge Reserve boundary.	**P5** No Performance Criterion.
A6.1 Areas between the ground floor of a building, including outdoor deck areas, and the ground level must be screened from view from prime viewpoints and scenic drives. **A6.2** Tennis courts, ponds and swimming pools must not be constructed on land with a maximum average slope of more than 25% (1 in 4).	**P6** The visibility of development from the prime viewpoints and scenic drives must be consistent with the local area objectives for the management unit, having regard to: (a) the necessity of the works to facilitate development; (b) the siting of the works; (c) the scale of the works; (d) the engineering, materials and other design elements of the works; (e) the use of vegetation to screen and stabilize the works; and (f) the proposed methods for stabilization.

A7 Boundary fences and walls must be coloured with dark natural tones[3].	**P7** The visibility of boundary fences and walls from the prime viewpoint locations and scenic drives must be consistent with the local area objectives for the relevant management unit, having regard to: (a) the purpose of the structure; (b) the height of the structure; (c) the materials and other design elements of the works; (d) the proposed colour; (e) the topography of the site; and (f) the use of vegetation to screen the structure.

[3]An exemption applies for fences - see Table 4.6.

Figure LAU-S11.1 - No building areas as required by clause LAU-S11.7.3 A1 (b)



LAU-S11.7.4 Height and bulk of buildings

This clause is in addition to the:

(a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;

(b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings;

(c) Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works;

(d) Landscape Conservation Zone - clause 22.6 Development Standards for Buildings and Works;

(e) Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works;

(f) Utilities Zone - clause 26.4 Development Standards for Buildings and Works;

(g) Community Purpose Zone - clause 27.4 Development Standards for Buildings and Works;

(h) Recreation Zone - clause 28.4 Development Standards for Buildings and Works; and

(i) Open Space Zone - clause 29.4 Development Standards for Buildings and Works.

Objective:	That building height and building footprint are consistent with achieving the local area objectives within the management units.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 6m.	**P1.1** In a management unit, excluding West Launceston Primary School, the visibility of development from , prime viewpoints and scenic drives must be consistent with the local area objectives for the relevant management unit, having regard to: (a) the siting of the building; (b) the building bulk and form; (c) the design, materials, articulation and other design elements of the building; (d) the topography of the site; (e) the use of vegetation to screen the building, and (f) building height must not be greater than 8m. **P1.2** In management unit 16, 17 and 18, and within the grounds of West Launceston Primary School, the visibility of development from , prime viewpoints and scenic drives must be consistent with the local area objectives for the relevant management unit, having regard to: (a) the siting of the building; (b) the building bulk and form; (c) the design, materials, articulation and other design elements of the building; (d) the topography of the site; and (e) the use of vegetation to screen the building.
A2 The building footprint must be not more than 250m².	**P2** Building footprint must be consistent with the local area objectives for the Management Unit, having regard to: (a) the siting of the building; (b) the size of the site; (c) the need to remove vegetation to facilitate a larger footprint; (d) the impact of a larger footprint on natural values present on the site; and (e) the visual impact of the building when viewed from prime viewpoints and scenic drives.

LAU-S11.7.5 Tree and vegetation removal

This clause is in addition to the:

(a)General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;

(b)Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-dwellings;

(c)Urban Mixed Use Zone - clause 13.4 Development Standards for Buildings and Works;

(d)Landscape Conservation Zone - clause 22.4Development Standards for Buildings and Works;

(e)Environmental Management Zone - clause 23.4 Development Standards for Buildings and Works;

(f) Utilities Zone - clause 26.4 Development Standards for Buildings and Works;

(g)Community Purpose Zone - clause 27.4 Development Standards for Buildings and Works;

(h)Recreation Zone - clause 28.4 Development Standards for Buildings and Works; and

(i) Open Space Zone - clause 29.4 Development Standards for Buildings and Works.

Objective:	That the removal, destruction or lopping of trees or the removal of vegetation is consistent with achieving the local area objectives within the Management Units.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The removal, destruction or lopping of trees or the removal of vegetation must be consistent with the local area objectives for the relevant management unit; and must demonstrate that the development will become inevident or suitably minimised when viewed from prime viewpoints and scenic drives having regard to: (a) the amount of vegetation to be removed; (b) the visual impact of the works; (c) the necessity of the works to facilitate development; (d) the age and condition of the trees; (e) any proposed replacement plantings; (f) the impact on wildlife corridors; and (g) the impact on habitat for rare and threatened species.

LAU-S11.8 Development Standards for Subdivision

LAU-S11.8.1 Acceptable development

This clause is in addition to the General Residential Zone - clause 8.6.1 Lot design.

Objective:	To protect the character and values of the Cataract Gorge Reserve.
Acceptable Solutions	**Performance Criteria**
A1 Subdivision must not create internal lots in management unit 1.	**P1** No Performance Criterion.

LAU-S11.8.2 Lot density

This clause is in addition to the:

(a)General Residential Zone - clause 8.6.1 Lot design;

(b)Low Density Residential Zone - clause 10.6.1 Lot Design;

(c)Landscape Conservation Zone - clause 22.5.1 Lot design;

(d)Community Purpose Zone - clause 27.5.1 Lot design; and

(e)Open Space Zone - clause 29.5.1 Lot design.

Objective:	That development density is consistent with achieving the local area objectives for the management units.
Acceptable Solutions	**Performance Criteria**
A1 Lot density must not be more than: (a) one lot per 1,000m² with a lot size of not less than 500m² in the General Residential Zone of management unit 1, 2, 3, 6 or 9; (b) one lot per 1,500m² with a lot size of not less than 1,500m² in the Low Density Residential Zone of management unit 4, 5, 6, 7, 8, 9 or 10; or (c) one lot per 7,500m² with a lot size of not less than 1,500m² in management unit 11A or 11B.	**P1** No Performance Criterion.

LAU-S11.9 Tables

This clause is not used in this specific area plan.

LAU-S12.0 Development Potential Specific Area Plan

LAU-S12.1 Plan Purpose

The purpose of the Development Potential Specific Area Plan is:

LAU-S12.1.1	To identify areas of significant development potential or strategic importance that require a co-ordinated approach to future development.

LAU-S12.2 Application of this Plan

LAU-S12.2.1	The specific area plan applies to the area of land designated as Development Potential Specific Area Plan on the overlay maps.
LAU-S12.2.2	This specific area plan applies to the subdivision of land within the Development Potential Specific Area Plan as shown on the overlay maps.
LAU-S12.2.3	In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of: (a) General Residential Zone; (b) Rural Living Zone; (c) Rural Zone; (d) Agriculture Zone; (e) Utilities Zone; and (f) Open Space Zone as specified in the relevant provisions.

LAU-S12.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S12.4 Definition of Terms

This clause is not used in this specific area plan.

LAU-S12.5 Use Table

This clause is not used in this specific area plan.

LAU-S12.6 Use Standards

This clause is not used in this specific area plan.

LAU-S12.7 Development Standards

This clause is not used in this specific area plan.

LAU-S12.8 Development Standards for Subdivision

LAU-S12.8.1 Co-ordination of subdivision

This clause is in addition to the:

(a)General Residential Zone - clause 8.6 Development Standards for Subdivision;

(b)Rural Living Zone - clause 11.5 Development Standards for Subdivision;

(c)Rural Zone - clause 20.5 Development Standards for Subdivision;

(d)Agriculture Zone - clause 21.5 Development Standards for Subdivision;

(e)Utilities Zone - clause 26.5 Development Standards for Subdivision; and

(f) Open Space Zone - clause 29.5 Development Standards for Subdivision.

Objective:	That subdivision of land is co-ordinated with adjoining land, appropriately staged and provided with infrastructure appropriately sized to ensure orderly development within the Development Potential Specific Area Plan.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Each lot, or a lot proposed on a plan of subdivision, must be designed and developed having regard to: (a) co-ordination and integration with development of the site and surrounding land; (b) an efficient, convenient pedestrian, bicycle and road network, with sufficient capacity to serve the site and provide for necessary connections to, and the development potential of adjoining land and the need to provide for public transport; (c) the need to provide for public transport; (d) provision of a connection to a reticulated sewerage system, a connection to a full water supply service, and connection to a public stormwater system to serve the site and provide for all necessary connections to, and the development potential of adjoining land; (e) staging to allow a co-ordinated approach to development of the site, so as not to prejudice the timely and co-ordinated development of adjoining land within the Development Potential Specific Area Plan.

LAU-S12.7.2 Former Gunns Veneer Mill Waverley

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

Objective:	That all potential contamination of land at 33 Hogarth Street (former Gunns Veneer Mill), Waverley (folio of the Register volume 246452 folio 40) has been identified and remediated prior to future development for sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 The Director of the Environment Protection Authority has determined that the land in folio of the Register 246452/40 proposed for subdivision, has been remediated to enable all sensitive uses on that land.	**P1** No Performance Criterion.

LAU-S12.9 Tables

This clause is not used in this specific area plan.

LAU-S13.0 Western Hillside Specific Area Plan

LAU-S13.1 Plan Purpose

The purpose of this specific area plan is:

LAU-S13.1.1	To protect the built and landscape character of the hillside.
LAU-S13.1.2	To minimise the visual impact of development on the hillside, particularly when viewed from public roads and places.
LAU-S13.1.3	To encourage the retention and planting of trees, particularly species that have a height and form that will contribute to the canopy cover within the area.

LAU-S13.2 Application of this Plan

LAU-S13.2.1	The specific area plan applies to the area of land designated as Western Hillside Specific Area Plan on the overlay map.
LAU-S13.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the: (a) General Residential Zone; (b) Low Density Residential Zone; (c) Recreation Zone; and (d) Open Space Zone, as specified in the relevant provision.

LAU-S13.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S13.4 Definition of Terms

LAU-S13.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Bold or bright colours	means primary, secondary or fluorescent colours that do not recede into the streetscape.
Inevident	means that the development is not apparent within the landscape when viewed from public spaces and roads, and that the visual character of the landscape is retained with respect to line, form, colour and texture. Inevident includes to become inevident over time through building design, minimising works, types of construction and screen planting.
Intrusive	means development that does one or more of the following: (a) requires significant alterations to the landscape; (b) alters the skyline when viewed from public roads or places; (c) blocks or obstructs the views from public roads or places; (d) has a scale or form that dominates the views from public roads or places; (e) involves the removal of native vegetation; (f) involves the removal of prominent trees; or (g) has bold or bright colours.
Prominent tree	means any tree with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level.

LAU-S13.5 Use Table

This clause is not used in this specific area plan.

LAU-S13.6 Use Standards

This clause is not used in this specific area plan.

LAU-S13.7 Development Standards for Building and Works

LAU-S13.7.1 Visual impact

This clause is in addition to the:

(a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;

(b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;

(c) Recreation Zone - clause 28.4 Development Standards for Building and Works; and

(d) Open Space Zone - clause 29.4 Development Standards for Building and Works.

Objective:	That the siting and design of development complements the existing built and landscape character of the West Launceston hillside and is not considered intrusive.

Acceptable Solutions	**Performance Criteria**
A1.1 Development for an alteration or extension to an existing building must: (a) have a gross floor area of not more than 25% of that existing at the effective date; (b) have a building height of not more than the existing building; (c) have external building finishes: (i) with a light reflectance value not more than 40%; and (ii) not in bold or bright colours; or **A1.2** Development must be inevident when viewed from a public road or place.	**P1** Development must be compatible with the existing built and landscape character, having regard to: (a) the impact on the visual amenity of the site and surrounds; (b) the impact on skylines, ridgelines and prominent locations; (c) the proximity to and the impact on views from a public road or place; (d) the potential for current or proposed vegetation to provide screening; (e) the bulk and form of buildings including materials and finishes; (f) the need to clear existing vegetation; (g) the location of development to facilitate the retention of prominent trees; (h) the impact of any clearing required for hazard management or infrastructure; and (i) any earthworks for cut or fill.

LAU-S13.7.2 Vegetation

This clause is in addition to the:

(a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;

(b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;

(c) Recreation Zone - clause 28.4 Development Standards for Building and Works; and

(d) Open Space Zone - clause 29.4 Development Standards for Building and Works.

Objective:	That the siting of development protects the existing landscape character of the West Launceston hillside.
Acceptable Solutions	**Performance Criteria**
A1 Buildings and works must be separated from a prominent tree by a distance of not less than 4m.	**P1** Buildings and works must not detract from the existing landscape character, having regard to: (a) the potential impact on the life of the prominent tree; (b) the likely future need to remove the prominent tree; (c) the location of development to avoid the removal of prominent trees; (d) the physical characteristics of the site; (e) the requirements for any hazard management; (f) the specific requirements of the development; and (g) any earthworks for cut or fill.
A2 Building and works must not result in the removal or destruction of prominent trees.	**P2** Removal of prominent trees must not detract from the existing landscape character, having regard to: (a) the impact on skylines, ridgelines and prominent locations; (b) the location of development to avoid the removal of prominent trees; (c) the need to clear existing vegetation; (d) the potential to provide replacement vegetation; (e) the requirements for any hazard management; (f) the need for infrastructure services; (g) the specific requirements of the development; and (h) any earthworks for cut or fill.

LAU-S13.8 Development Standards for Subdivision

LAU-S13.8.1 Lot design

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision, and Low Density Residential Zone - clause 10.6 Development Standards for Subdivision.

Objective:	That subdivision is designed to allow development in keeping with the existing built and landscape character of the area.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Subdivision must be designed to promote development that is compatible with the existing built and landscape character, having regard to: (a) the physical characteristics of the site and locality; (b) the existing landscape character; (c) the scenic qualities of the site; (d) the size, shape and orientation of the lots proposed; (e) the density of potential development on lots created; (f) the need for the clearance or retention of vegetation; (g) the location of boundaries and building envelopes to reduce the future removal of prominent trees; (h) the requirements for any hazard management; (i) the need for infrastructure services; (j) the specific requirements of the subdivision; (k) the extent of works required for roads or to gain access, including any cut and fill; and (l) any agreement under section 71 of the Act affecting the land.

LAU-S13.9 Tables

This clause is not used in this specific area plan.

LAU-S14.0 Southern Gateway Specific Area Plan

LAU-S14.1 Plan Purpose

The purpose of this specific area plan is:

LAU-S14.1.1	To protect the southern approach into Launceston city and municipality from intrusive or inappropriate development.
LAU-S14.1.2	To allow for inevident development that complements the existing undeveloped and rural character of the area.
LAU-S14.1.3	To maintain the vegetative screening alongside major roads.

LAU-S14.2 Application of this Plan

LAU-S14.2.1	The specific area plan applies to the area of land designated as Southern Gateway Specific Area Plan on the overlay map.
LAU-S14.2.2	The specific area plan does not apply to works or development that is not visible from any point on a major road as defined under the Southern Gateway Specific Area Plan.
LAU-S14.2.3	In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the: (a) General Residential Zone; (b) Low Density Residential Zone; (c) Rural Living Zone; (d) Village Zone; (e) Commercial Zone; (f) Light Industrial Zone; (g) General Industrial Zone; (h) Rural Zone; (i) Agriculture Zone; (j) Landscape Conservation Zone; (k) Environmental Management Zone; (l) Major Tourism Zone; (m) Utilities Zone; (n) Community Purpose Zone; (o) Recreation Zone; (p) Open Space Zone; and (q) Future Urban Zone as specified in the relevant provision.

LAU-S14.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S14.4 Definition of Terms

LAU-S14.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Bold or bright colours	means primary, secondary or fluorescent colours that do not recede into the streetscape.
Inevident	means that the development is not apparent within the landscape when viewed from public spaces and roads, and that the visual character of the landscape is retained with respect to line, form, colour and texture. Inevident includes to become inevident over time through building design, minimising works, types of construction and screen planting.
Intrusive	means development that does one or more of the following: (a) requires significant alterations to the landscape; (b) alters the skyline when viewed from public roads or places; (c) blocks or obstructs the views from public roads; (d) has a scale or form that dominates the views from public roads; (e) involves the removal of native vegetation; (f) involves the removal of prominent trees; or (g) has bold or bright colours.
Major road	means a road that contributes to the southern approach into Launceston city and municipality, identified as Midland Highway/Southern Outlet, Bass Highway and Kings Meadows Connector.
Screening vegetation	means any tree or shrub with a height greater than 2m from natural ground that is visible from a major road or public place.
Prominent tree	means any tree with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level.

LAU-S14.5 Use Table

This clause is not used in this specific area plan.

LAU-S14.6 Use Standards

This clause is not used in this specific area plan.

LAU-S14.7 Development Standards for Building and Works

LAU-S14.7.1 Visual impact

This clause is in addition to the:

(a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;

(b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;

(c) Rural Living Zone - clause 11.4 Development Standards for Building and Works;

(d) Village Zone - clause 12.4 Development Standards for Building and Works;

(e) Commercial Zone - clause 17.4 Development Standards for Building and Works;

(f) Light Industrial Zone - clause 18.4 Development Standards for Building and Works;

(g) General Industrial Zone - clause 19.4 Development Standards for Building and Works;

(h) Rural Zone - clause 20.4 Development Standards for Building and Works;

(i) Agriculture Zone - clause 21.4 Development Standards for Building and Works;

(j) Landscape Conservation Zone - clause 22.4 Development Standards for Building and Works;

(k) Environmental Management Zone - clause 23.4 Development Standards for Building and Works;

(l) Major Tourism Zone - clause 24.4 Development Standards for Building and Works;

(m) Utilities Zone - clause 26.4 Development Standards for Building and Works;

(n) Community Purpose Zone - clause 27.4 Development Standards for Building and Works;

(o) Recreation Zone - clause 28.4 Development Standards for Building and Works;

(p) Open Space Zone - clause 29.4 Development Standards for Building and Works; and

(q) Future Urban Zone - clause 30.4 Development Standards for Building and Works.

Objective:	That the siting and design of development is inevident and does not negatively impact on the visual qualities of the southern approach into Launceston city and municipality.

Acceptable Solutions	**Performance Criteria**
A1 Development for an alteration or extension to an existing building must: (a) have a gross floor area of not more than 20% of that existing at the effective date; (b) have a building height of not more than the existing building; (c) have external building finishes: (i) with a light reflectance value not more than 40%; and (ii) not in bold or bright colours.	**P1** Development must not be intrusive and must be compatible with the existing treed and rural character of the southern approach, having regard to: (a) the visual impact on skylines and vistas when viewed from a major road; (b) the proximity of development to a major road; (c) the bulk and form of buildings including materials and finishes; (d) the potential for current or proposed vegetation to provide screening; (e) the need to clear existing vegetation; (f) the location of development to facilitate the retention of existing vegetation; (g) the impact of any clearing required for hazard management or infrastructure; and (h) any earthworks for cut or fill.

LAU-S14.7.2 Vegetation

This clause is in addition to the:

(a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;

(b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;

(c) Rural Living Zone - clause 11.4 Development Standards for Building and Works;

(d) Village Zone - clause 12.4 Development Standards for Building and Works;

(e) Commercial Zone - clause 17.4 Development Standards for Building and Works;

(f) Light Industrial Zone - clause 18.4 Development Standards for Building and Works;

(g) General Industrial Zone - clause 19.4 Development Standards for Building and Works;

(h) Rural Zone - clause 20.4 Development Standards for Building and Works;

(i) Agriculture Zone - clause 21.4 Development Standards for Building and Works;

(j) Environmental Management Zone - clause 23.4 Development Standards for Building and Works;

(k) Major Tourism Zone - clause 24.4 Development Standards for Building and Works;

(l) Utilities Zone - clause 26.4 Development Standards for Building and Works;

(m) Community Purpose Zone - clause 27.4 Development Standards for Building and Works;

(n) Recreation Zone - clause 28.4 Development Standards for Building and Works;

(o) Open Space Zone - clause 29.4 Development Standards for Building and Works; and

(p) Future Urban Zone - clause 30.4 Development Standards for Building and Works.

Objective:	That the siting of development protects the existing treed and rural character of the southern approach.
Acceptable Solutions	**Performance Criteria**
A1 Buildings and works must be separated from a prominent tree by a distance of not less than 4m.	**P1** Buildings and works must not detract from the existing landscape character, having regard to: (a) the potential impact on the life of the prominent tree; (b) the likely future need to remove the prominent tree; (c) the location of development to avoid the removal of prominent trees; (d) the physical characteristics of the site; (e) the requirements for any hazard management; (f) the specific requirements of the development; and (g) any earthworks for cut or fill.
A2 Building and works must not result in the removal or destruction of screening vegetation or prominent trees.	**P2** Removal of screening vegetation or prominent trees must not detract from the existing treed and rural character of the southern approach, having regard to: (a) the visual impact on skylines and vistas when viewed from a major road; (b) the location of development to avoid the removal of screening vegetation or prominent trees; (c) the bulk and form of buildings including materials and finishes; (d) the need to clear existing vegetation; (e) the potential to provide replacement vegetation; (f) the requirements for any hazard management; (g) the need for infrastructure services; (h) the specific requirements of the development; and (i) any earthworks for cut or fill.

LAU-S14.7.3 Signage

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

Objective:	That development is designed to prevent the installation of inappropriate signage.
Acceptable Solutions	**Performance Criteria**
A1 There are no billboard, third party or illuminated signs proposed.	**P1** No Performance Criterion.

LAU-S14.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

LAU-S14.9 Tables

This clause is not used in this specific area plan.

LAU-S15.0 Central Area Specific Area Plan

LAU-S15.1 Plan Purpose

The purpose of the Central Area Specific Area Plan is:

LAU-S15.1.1	To provide for building height and signage control in central Launceston which respects the streetscape.

LAU-S15.2 Application of this Plan

LAU-S15.2.1	The specific area plan applies to the area of land designated as Central Area Specific Area Plan on the overlay maps.
LAU-S15.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Central Business Zone, as specified in the relevant provision.

LAU-S15.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S15.4 Definition of Terms

This clause is not used in this specific area plan.

LAU-S15.5 Use Table

This clause is not used in this specific area plan.

LAU-S15.6 Use Standards

This clause is not used in this specific area plan.

LAU-S15.7 Development Standards for Buildings and Works

LAU-S15.7.1 Building height

This clause is in substitution for Central Business Zone - clause 16.4.1 Building Height.

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential uses.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than: (a) 14.5m; or (b) 1m greater than the average of the building heights on the site or adjoining lots, whichever is the greater.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places.

LAU-S15.7.2 Signs

This clause is in substitution for Signs Code - clause C1.6.1 Design and siting of signs A1 and P1.1 and P1.2, and clause C1.6.3 Third party sign.

Objective:	That signage is of a type that is compatible with the streetscape in the central area of Launceston.

Acceptable Solutions	**Performance Criteria**
A1 Signage must not be for the following sign types: (a) an above awning sign; (b) a roof sign; (c) a sky sign; (d) a third party sign; and (e) a billboard. as defined in Table C1.3 Sign type definitions.	**P1** No Performance Criterion.

LAU-S15.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

LAU-S15.9 Tables

This clause is not used in this specific area plan.

LAU-S16.0 Gorge Hotel Specific Area Plan

LAU-S16.1 Plan Purpose

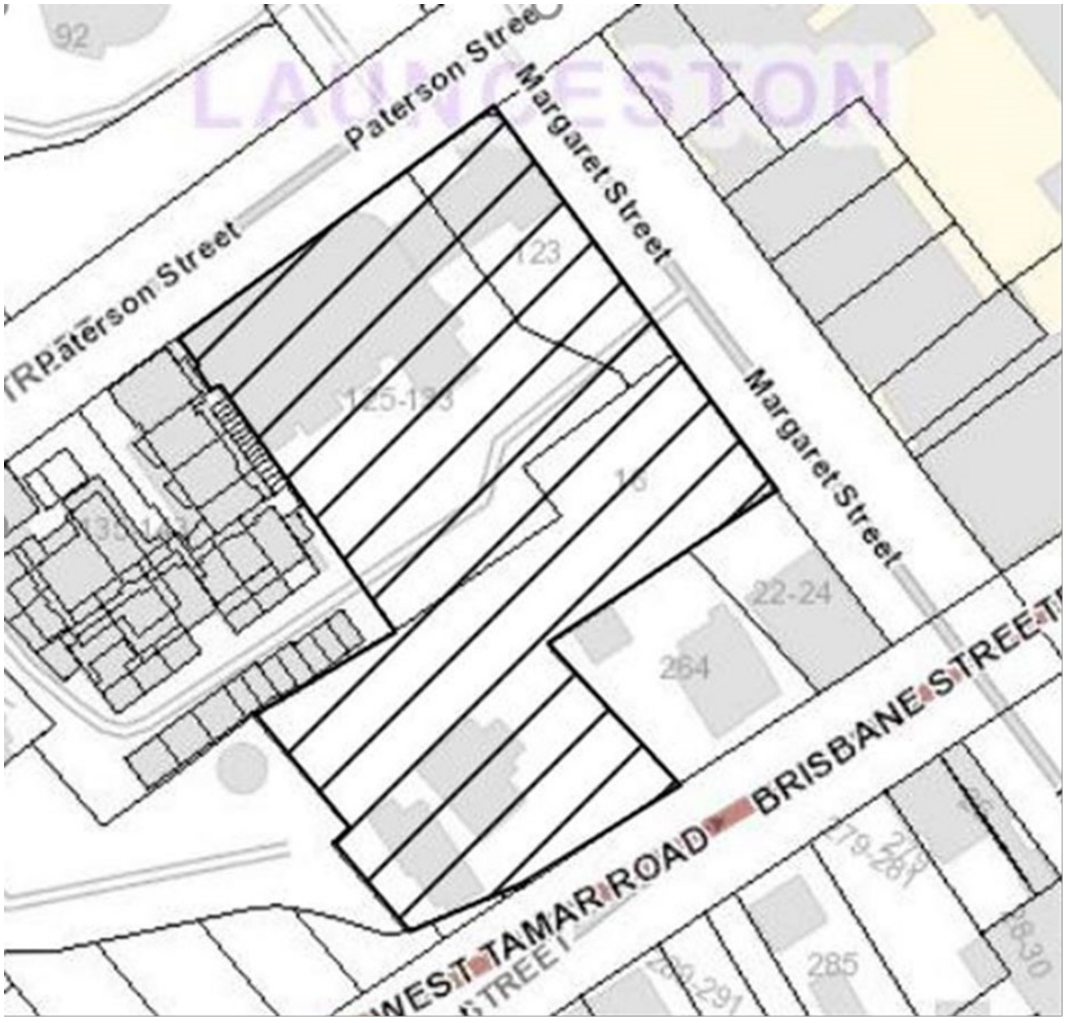
The purpose of the Gorge Hotel Specific Area Plan is:

LAU-S16.1.1	Provide the opportunity for development of a building to provide for visitor accommodation and complementary supporting uses in a manner that does not unreasonably impact on the surrounding streetscapes.

LAU-S16.2 Application of this Plan

LAU-S16.2.1	The specific area plan applies to the area of land designated as Gorge Hotel Specific Area Plan on the overlay maps and in Figure LAU-S16.1.
LAU-S16.2.2	In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the Urban Mixed Use Zone, as specified in the relevant provision.

Figure LAU-S16.1 - Gorge Hotel Specific Area Plan as required by clause LAU-S16.2.1



LAU-S16.3 Local Area Objectives

This clause is not used in this specific area plan.

LAU-S16.4 Definition of Terms

This clause is not used in this specific area plan.

LAU-S16.5 Use Table

This clause is not used in this specific area plan.

LAU-S16.6 Use Standards

This clause is not used in this specific area plan.

LAU-S16.7 Development Standards for Buildings and Works

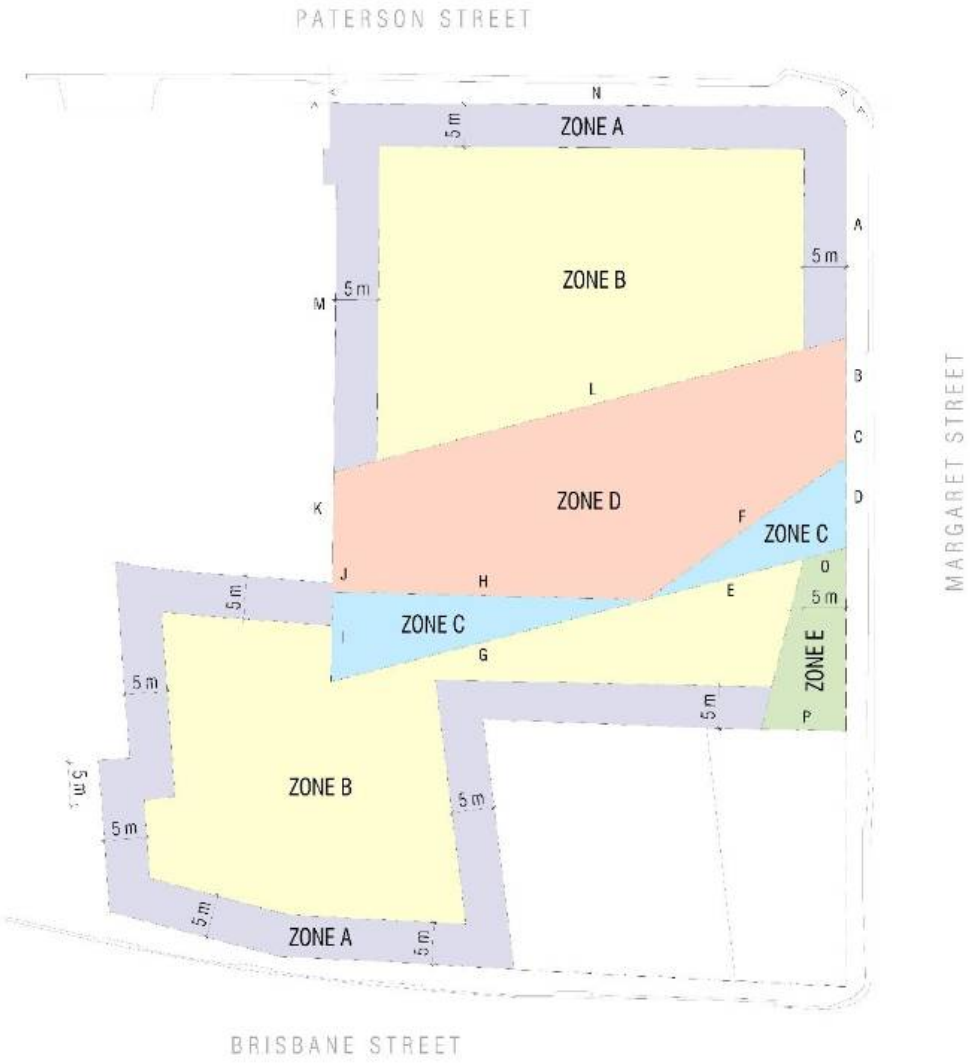
LAU-S16.7.1 Building envelope for visitor accommodation use

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

Objective:	To ensure that building bulk and form, and siting: (a) is compatible with the streetscape and character of the surrounding area; (b) protects the amenity of adjoining lots; and (c) promotes and maintains high levels of public interaction and amenity.

Acceptable Solutions	**Performance Criteria**
A1.1 Building height must be no greater than: (a) 12m; or (b) 1m greater than the average of the building heights on the site or adjoining lots, whichever is higher. or **A1.2** All development for Visitor Accommodation and ancillary uses directly associated with, and which are a subservient part of that use, which include general retail and hire, food services, community meeting and entertainment and hotel industry must be contained within the building envelope at Figures LAU-S16.2 and LAU-S16.3.	**P1.1** Building height must be compatible with the streetscape and character of the surrounding area, having regard to: (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the apparent height when viewed from roads and public places; and (e) any overshadowing of adjoining lots or public places. or **P1.2** No performance criterion.

Figure LAU-S16.2 Gorge Hotel Height Zones as required by clause LAU-S16.7.1



GORGE HOTEL

PROPOSED HEIGHT ZONES

RELATIVE TO AUSTRALIAN HEIGHT DATUM (AHD)

NORTH

ZONE LEGEND

ZONE A - MAX HEIGHT 15.600 AHD
(Ranges from 9.8m to 12.8m above NGL at street frontages and title boundaries)

ZONE B - MAX HEIGHT 17.600 AHD
(Ranges from 11.8m to 14.8m above NGL more than 5m away from title boundaries)

ZONE C - MAX HEIGHT 38.600 AHD
(Ranges from 34.5m to 35.8m above NGL)

ZONE D - MAX HEIGHT 41.600 AHD
(Ranges from 36.5m to 39.1m above NGL)

ZONE E - MAX HEIGHT 11.600 AHD
(Ranges from 7.9m to 8.6m above NGL)

DIMENSION LEGEND (HORIZONTAL DISTANCES)

A = 27 meters	I = 10.5 meters
B = 10 meters	J = 4 meters
C = 4 meters	K = 10 meters
D = 10.5 meters	L = 62 meters
E = 19 meters	M = 43.5 meters
F = 29 meters	N = 80.5 meters
G = 38 meters	O = 5 meters
H = 37 meters	P = 10 meters

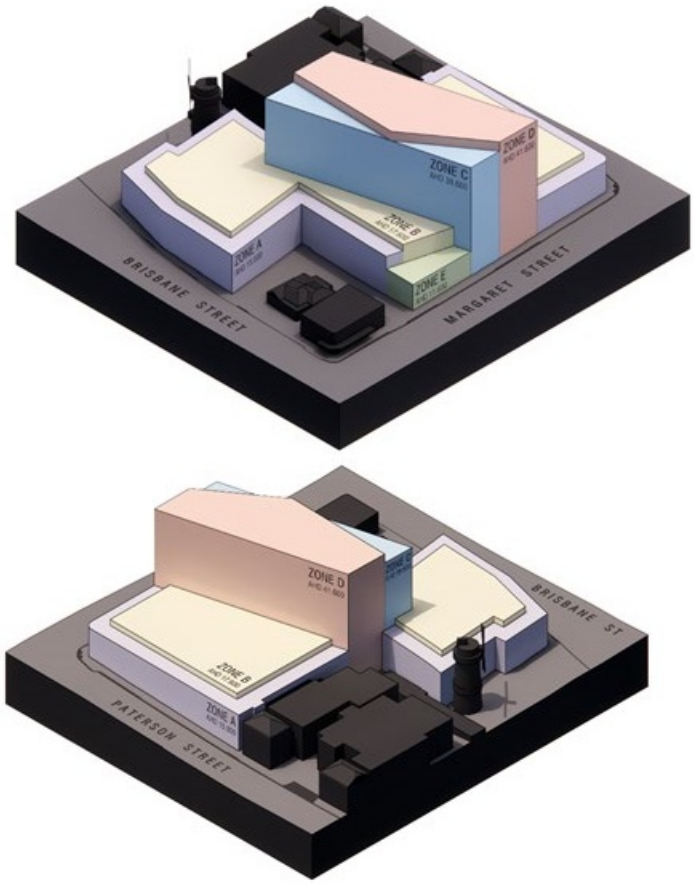


Figure LAU-S16.3 Gorge Hotel Height Zones as required by clause LAU-S16.7.1

Figure LAU-S16.2 - Gorge Hotel Height Zones as required by clause LAU-S16.7.1

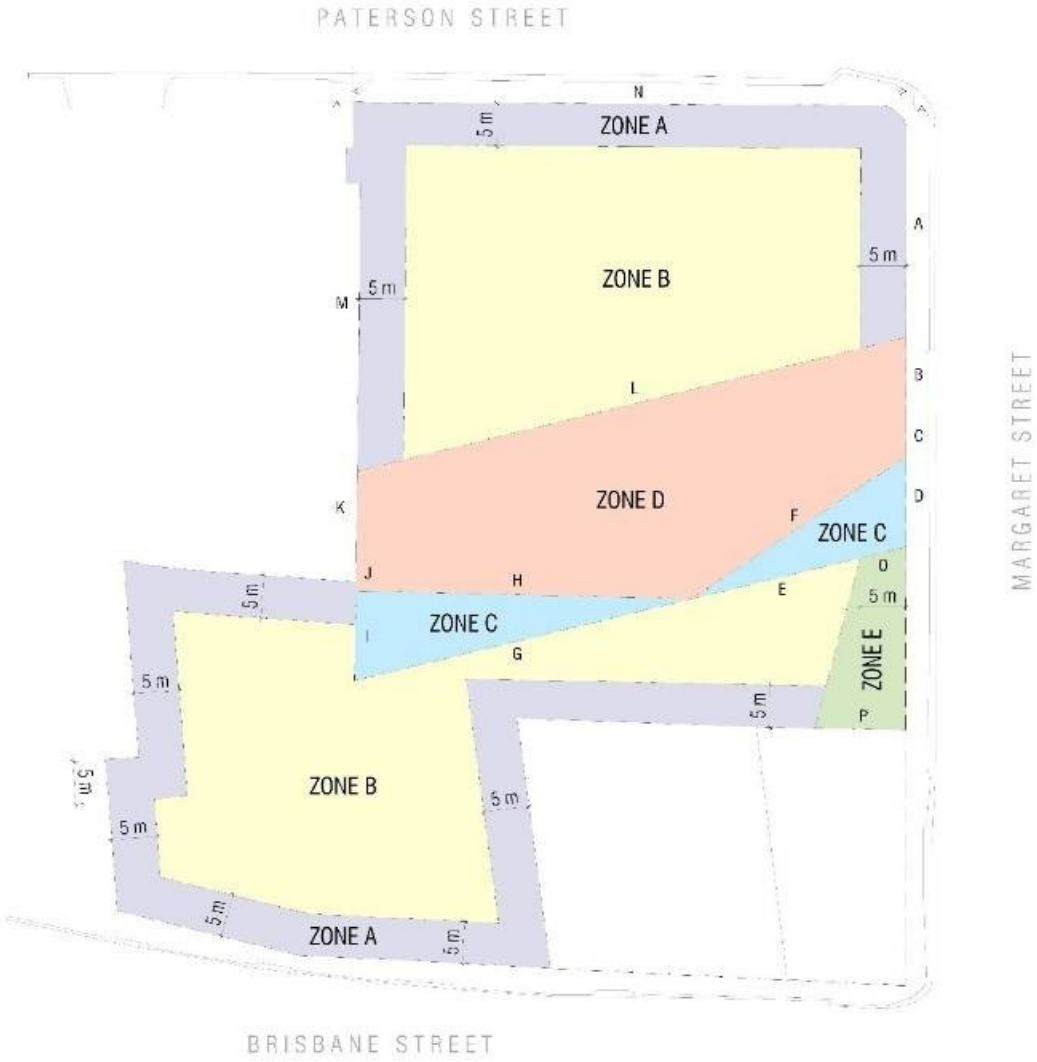
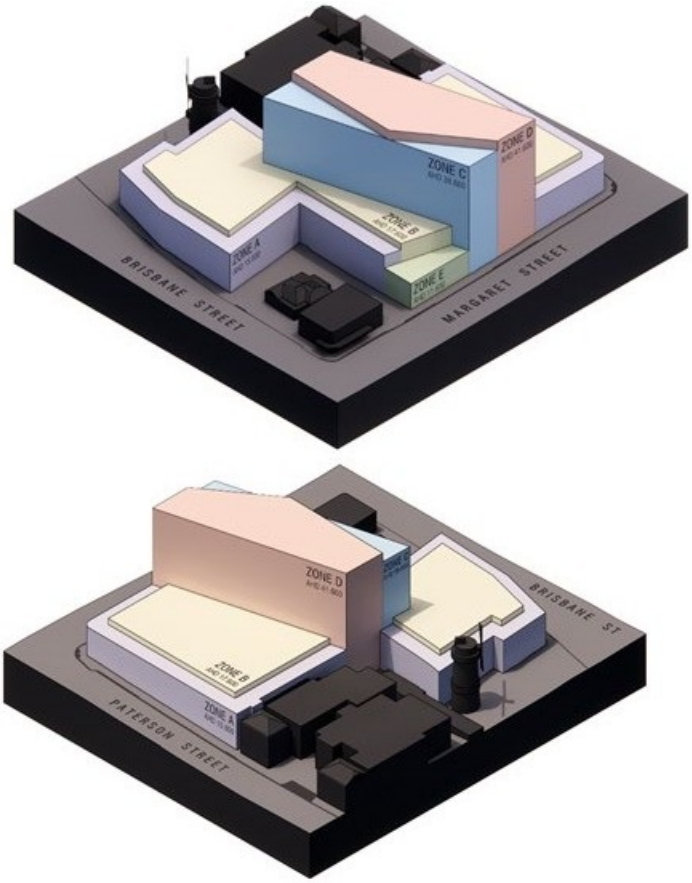


Figure LAU-S16.3 - Gorge Hotel Height Zones as required by clause LAU-S16.7.1



LAU-S16.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

LAU-S16.9 Tables

This clause is not used in this specific area plan.

LAU-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
LAU-8.1	40 Ann Street, Launceston	131354/1	An additional Discretionary Use Class for this site is: Business and Professional Services	General Residential Zone - 8.2 Use Table

LAU-8.2	9 Rose Lane, South Launceston	159336/1 247578/2 200709/1	a. delete the No Permit Required Use Class Residential; b. delete the qualification for the Permitted Use Class Residential; and c. Insert a qualification for the Permitted Use Class Residential “If not for a single dwelling.”	General Residential Zone - clause 8.2 Use Table
LAU-C14.2	9 Rose Lane, South Launceston	159336/1 247578/2 200709/1	An additional Acceptable Solution and Performance Criterion for this site: modification to clause 14.7.1 Subdivision for sensitive use to include: A2 Subdivision of land is consistent with a use approved under clause 14.5.1 and the measures required to be implemented to manage the risk from contamination. P2 Subdivision of potentially contaminated land does not adversely affect remediation and protection measures likely to be necessary for the intended use or development.	Potentially Contaminated Land Code - clause C14.7.1 Subdivision for sensitive use
LAU-17.1	237-241 and 243-247 Wellington Street, Launceston	178943/1 70186/2 228901/1 227180/1	An additional Discretionary Use Class for this site is: Hospital Services	Commercial Zone - 17.2 Use Table
LAU-17.2	213-215 Wellington Street, Launceston	42371/1	An additional Discretionary Use Class for this site is: Hospital Services	Commercial Zone - 17.2 Use Table
LAU-18.1	6-8, 7, 9 12, 13, 14, 15, 17 and 19 Goodman Court, Invermay	148413/1 148413/2 148413/4 148413/5 148413/8 148413/9 148413/10 148413/11 148413/13 148413/14 148413/100 148413/101 164976/0 157416/0 167246/0	An additional Discretionary Use Class for this site is: Business and Professional Services	Light Industrial Zone - 18.2 Use Table
LAU-18.2	18 Connector Park Drive, Kings Meadows	154489/23	An additional Discretionary Use Class for this site is: Educational and Occasional Care with the qualification "if for Trade, Employment or Transport Related Training and Licensing"	Light Industrial Zone - 18.2 Use Table

LAU-Code Lists

LAU-C3.0 Road and Railway Assets Code

LAU-Table C3.1 Other Major Roads

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

LAU-C6.0 Local Historic Heritage Code

LAU-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
LAU-C6.1.1	Not applicable	Newstead	126 Abbott Street	Not applicable	88174/12	Description: House Specific Extent: All of title
LAU-C6.1.2	Not applicable	Newstead	128 Abbott Street	Not applicable	88174/13	Description: House Specific Extent: All of title
LAU-C6.1.3	Not applicable	Newstead	130 Abbott Street	Not applicable	72892/1	Description: House Specific Extent: All of title
LAU-C6.1.4	Not applicable	Newstead	146 Abbott Street	Police and Citizens Youth Club	208056/1	Description: Former Tennis Racquet Factory site Specific Extent: All of title
LAU-C6.1.5	11039	Newstead	146 Abbott Street	Police and Citizens Youth Club	208057/1, 208058/5, 208059/7	Description: Alexander Patent Racket Company Factory and Launceston PCYC Specific Extent: All of title
LAU-C6.1.6	3710	East Launceston	8-10 Adelaide Street	Pontefiore	72295/1	Description: House 'Pontefiore' - Victorian Italianate Specific Extent: All of title

LAU-C6.1.7	3711	East Launceston	16 Adelaide Street	Not applicable	200953/1	Description: House – Federation Specific Extent: All of title
LAU-C6.1.8	Not applicable	East Launceston	23 Adelaide Street	Not applicable	125222/2	Description: Land adjoining Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.9	3712	East Launceston	23 Adelaide Street	Not applicable	125222/1	Description: Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.10	Not applicable	East Launceston	25 Adelaide Street	Not applicable	121527/2	Description: Land adjoining Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.11	3713	East Launceston	25 Adelaide Street	Not applicable	121527/1	Description: Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.12	Not applicable	East Launceston	27 Adelaide Street	Not applicable	112667/2	Description: Land adjoining Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.13	3714	East Launceston	27 Adelaide Street	Not applicable	112667/1	Description: Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.14	3715	East Launceston	29 Adelaide Street	Not applicable	35187/1	Description: Bennell Townhouse - Early Victorian Regency Specific Extent: All of title

LAU-C6.1.15	3716	East Launceston	31 Adelaide Street	Not applicable	122602/1	Description: Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.16	Not applicable	East Launceston	33 Adelaide Street	Not applicable	41919/2, 42189/2	Description: Land adjoining Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.17	3717	East Launceston	33 Adelaide Street	Not applicable	122602/2	Description: Bennell Townhouse - Early Victorian Regency Specific Extent: All of title
LAU-C6.1.18	Not applicable	Newnham	208 Alanvale Road	Not applicable	52981/1	Description: Property - 'Eastfield' Specific Extent: All of title
LAU-C6.1.19	3719	Newnham	210 Alanvale Road	Not applicable	125301/1	Description: House 'Eastfield' Specific Extent: All of title
LAU-C6.1.20	3720	Invermay	16 Albion Street	Inverleigh	62848/2	Description: Victorian House Specific Extent: All of title
LAU-C6.1.21	Not applicable	Launceston	9 Alice Place	Alice Place	60334/2	Description: House adjoining 'Alice Place' Specific Extent: All of title
LAU-C6.1.22	3721	Launceston	9 Alice Place	Alice Place	60334/3	Description: House 'Alice Place' - Early Victorian Italianate Specific Extent: All of title
LAU-C6.1.23	3722	Launceston	14 Alice Place	Not applicable	231254/1	Description: Cottage Specific Extent: All of title

LAU-C6.1.24	3723	East Launceston	54 Ann Street	Torkington	110111/1	Description: House 'Torkington' - Victorian Italianate Specific Extent: All of title
LAU-C6.1.25	Not applicable	East Launceston	69 Arthur Street	Not applicable	60246/3	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.26	Not applicable	East Launceston	71 Arthur Street	Not applicable	60246/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.27	Not applicable	East Launceston	Unit, 1 73 Arthur Street	Not applicable	60246/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.28	Not applicable	East Launceston	88 Arthur Street	Not applicable	226676/1	Description: House Specific Extent: All of title
LAU-C6.1.29	Not applicable	Launceston	1 Babington Street	Not applicable	91375/9	Description: House Specific Extent: All of title
LAU-C6.1.30	Not applicable	Launceston	2 Babington Street	Not applicable	83910/1	Description: House Specific Extent: All of title
LAU-C6.1.31	Not applicable	Launceston	3 Babington Street	Not applicable	201125/1	Description: House Specific Extent: All of title
LAU-C6.1.32	Not applicable	Launceston	4 Babington Street	Not applicable	83910/2	Description: House Specific Extent: All of title
LAU-C6.1.33	Not applicable	Launceston	6 Babington Street	Not applicable	63615/2	Description: House Specific Extent: All of title
LAU-C6.1.34	Not applicable	Launceston	8 Babington Street	Not applicable	117573/2	Description: House Specific Extent: All of title

LAU-C6.1.35	3728	Trevallyn	34 Bain Terrace	Not applicable	237623/1	Description: St Oswalds Anglican Church Specific Extent: All of title
LAU-C6.1.36	Not applicable	Invermay	1 Balaclava Street	Not applicable	121522/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.37	Not applicable	Invermay	4 Balaclava Street	Not applicable	26176/4	Description: Cottage 'Inveresk' Specific Extent: All of title
LAU-C6.1.38	Not applicable	Invermay	7 Balaclava Street	Not applicable	33333/1	Description: Cottage - Refer to attached *Datasheet LAU-C6.1.38*
LAU-C6.1.39	Not applicable	Invermay	8 Balaclava Street	Not applicable	25345/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.40	Not applicable	Invermay	9 Balaclava Street	Not applicable	33333/2	Description: Shed Specific Extent: All of title
LAU-C6.1.41	Not applicable	Invermay	10 Balaclava Street	Not applicable	101542/1	Description: House Specific Extent: All of title
LAU-C6.1.42	Not applicable	Invermay	11 Balaclava Street	Not applicable	220847/1	Description: House Specific Extent: All of title
LAU-C6.1.43	Not applicable	Invermay	12 Balaclava Street	Not applicable	20975/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.44	Not applicable	Invermay	13 Balaclava Street	Not applicable	131593/1	Description: House Specific Extent: All of title
LAU-C6.1.45	Not applicable	Invermay	14 Balaclava Street	Not applicable	38146/1	Description: House Specific Extent: All of title

LAU-C6.1.46	Not applicable	Invermay	15 Balaclava Street	Not applicable	22974/1	Description: House Specific Extent: All of title
LAU-C6.1.47	Not applicable	Invermay	16 Balaclava Street	Not applicable	38399/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.48	Not applicable	Invermay	17 Balaclava Street	Not applicable	56540/17	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.49	Not applicable	Invermay	18 Balaclava Street	Not applicable	51816/1	Description: House Specific Extent: All of title
LAU-C6.1.50	Not applicable	Invermay	20 Balaclava Street	Not applicable	28938/1	Description: House - Refer to attached *Datasheet LAU-C6.1.50*
LAU-C6.1.51	Not applicable	Invermay	22 Balaclava Street	Not applicable	18412/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.52	Not applicable	Invermay	24 Balaclava Street	Not applicable	51308/1	Description: House Specific Extent: All of title
LAU-C6.1.53	Not applicable	Invermay	26 Balaclava Street	Not applicable	222268/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.54	3746	Launceston	1 Balfour Street	Not applicable	220552/1	Description: Portion of former Georgian church altered to Victorian by J.T. Gunn for Mr Robson 1901 Specific Extent: All of title
LAU-C6.1.55	Not applicable	Launceston	2 Balfour Street	Not applicable	72879/1	Description: House Specific Extent: All of title
LAU-C6.1.56	Not applicable	Launceston	3 Balfour Street	Not applicable	45737/1	Description: Conjoined House Specific Extent: All of title

LAU-C6.1.57	Not applicable	Launceston	4 Balfour Street	Not applicable	226161/1	Description: House Specific Extent: All of title
LAU-C6.1.58	3750	Launceston	5 Balfour Street	Not applicable	57805/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.59	4657	Launceston	6 Balfour Street	Not applicable	130881/0, 130881/1, 130881/2	Description: Houses (also known as Unit 1, 6 Balfour Street and Unit 2, 6 Balfour Street) - Refer to attached *Datasheet LAU-C6.1.59*
LAU-C6.1.60	Not applicable	Launceston	7 Balfour Street	Not applicable	225961/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.61	Not applicable	Launceston	8 Balfour Street	Balfour Street Hall	225572/1	Description: House Specific Extent: All of title
LAU-C6.1.62	Not applicable	Launceston	9 Balfour Street	Not applicable	12131/1	Description: House Specific Extent: All of title
LAU-C6.1.63	3754	Launceston	10 Balfour Street	Not applicable	59683/1	Description: House Specific Extent: All of title
LAU-C6.1.64	3755	Launceston	11 Balfour Street	Not applicable	12131/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.65	Not applicable	Launceston	12 Balfour Street	Not applicable	59683/2	Description: House Specific Extent: All of title
LAU-C6.1.66	3757	Launceston	15 Balfour Street	Not applicable	38394/1	Description: House Specific Extent: All of title

LAU-C6.1.67	Not applicable	Launceston	18 Balfour Street	Not applicable	175794/2	Description: Land (also known as 202 George Street) Specific Extent: All of title – formerly FR 69385/1
LAU-C6.1.68	Not applicable	Launceston	19 Balfour Street	Not applicable	117188/1	Description: House Specific Extent: All of title
LAU-C6.1.69	Not applicable	Launceston	20 Balfour Street	Not applicable	26161/1, 69385/4	Description: House Specific Extent: All of title
LAU-C6.1.70	Not applicable	Launceston	21 Balfour Street	Not applicable	216856/1	Description: Apartments Specific Extent: All of title
LAU-C6.1.71	3761	Launceston	22 Balfour Street	Not applicable	Land held under General Law deed 30/403	Description: House Specific Extent: All of title
LAU-C6.1.72	Not applicable	Launceston	23 Balfour Street	Not applicable	48202/1	Description: House Specific Extent: All of title
LAU-C6.1.73	Not applicable	Launceston	24 Balfour Street	Not applicable	79361/4	Description: House Specific Extent: All of title
LAU-C6.1.74	Not applicable	Launceston	25 Balfour Street	Not applicable	91412/4	Description: House Specific Extent: All of title
LAU-C6.1.75	Not applicable	Launceston	26 Balfour Street	Not applicable	201172/1	Description: House Specific Extent: All of title
LAU-C6.1.76	Not applicable	Launceston	27 Balfour Street	Not applicable	62341/2	Description: House Specific Extent: All of title
LAU-C6.1.77	Not applicable	Launceston	28 Balfour Street	Not applicable	138675/2	Description: House Specific Extent: All of title

LAU-C6.1.78	3767	Launceston	29 Balfour Street	Not applicable	62341/1	Description: House Specific Extent: All of title
LAU-C6.1.79	Not applicable	Launceston	30 Balfour Street	Not applicable	27130/1	Description: House Specific Extent: All of title
LAU-C6.1.80	Not applicable	Launceston	32 Balfour Street	Not applicable	20978/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.81	Not applicable	Launceston	33 Balfour Street	Not applicable	69386/1	Description: House Specific Extent: All of title
LAU-C6.1.82	Not applicable	Launceston	34 Balfour Street	Not applicable	124161/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.83	Not applicable	Launceston	35 Balfour Street	Not applicable	124572/1	Description: House Specific Extent: All of title
LAU-C6.1.84	3772	Launceston	36 Balfour Street	Not applicable	26454/1	Description: House Specific Extent: All of title
LAU-C6.1.85	Not applicable	Launceston	37 Balfour Street	Not applicable	222645/1	Description: House Specific Extent: All of title
LAU-C6.1.86	Not applicable	Launceston	39 Balfour Street	Not applicable	17037/1	Description: House Specific Extent: All of title
LAU-C6.1.87	Not applicable	Launceston	41 Balfour Street	Not applicable	52011/1	Description: House Specific Extent: All of title
LAU-C6.1.88	Not applicable	Launceston	42 Balfour Street	Not applicable	82694/42	Description: Conjoined House Specific Extent: All of title

LAU-C6.1.89	Not applicable	Launceston	43 Balfour Street	Not applicable	57921/3	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.90	Not applicable	Launceston	44 Balfour Street	Not applicable	82694/44	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.91	Not applicable	Launceston	45 Balfour Street	Not applicable	57921/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.92	Not applicable	Launceston	46 Balfour Street	Not applicable	149898/1	Description: House Specific Extent: All of title
LAU-C6.1.93	Not applicable	Launceston	47 Balfour Street	Not applicable	57921/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.94	Not applicable	Launceston	48 Balfour Street	Not applicable	145278/1, 221049/1	Description: House Specific Extent: All of title
LAU-C6.1.95	Not applicable	Launceston	49 Balfour Street	Not applicable	142557/1	Description: Conjoined House and Shop Specific Extent: All of title
LAU-C6.1.96	Not applicable	Launceston	50-52 Balfour Street	Not applicable	233206/1	Description: Vernacular Cottage Specific Extent: All of title
LAU-C6.1.97	Not applicable	Launceston	51 Balfour Street	Not applicable	139020/2	Description: Conjoined House and Shop Specific Extent: All of title
LAU-C6.1.98	3785	Launceston	53 Balfour Street	Not applicable	139020/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.99	Not applicable	Launceston	54 Balfour Street	Not applicable	227652/1	Description: House Specific Extent: All of title

LAU-C6.1.100	3787	Launceston	56 Balfour Street	Not applicable	204353/1	Description: House Specific Extent: All of title
LAU-C6.1.101	Not applicable	Launceston	57 Balfour Street	Not applicable	47542/1	Description: House Specific Extent: All of title
LAU-C6.1.102	Not applicable	Launceston	63 Balfour Street	Not applicable	24428/1	Description: House Specific Extent: All of title
LAU-C6.1.103	3790	Launceston	65 Balfour Street	Not applicable	44917/1	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.104	3791	Launceston	67 Balfour Street	Not applicable	51342/1	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.105	Not applicable	Launceston	69 Balfour Street	Laun Christadelphian Hall	147029/1	Description: Hall Specific Extent: All of title
LAU-C6.1.106	Not applicable	Launceston	71-71a Balfour Street	Not applicable	122260/1, 122260/2	Description: Land adjoining Conjoined House Specific Extent: All of title
LAU-C6.1.107	Not applicable	Launceston	73 Balfour Street	Not applicable	124416/1	Description: House Specific Extent: All of title
LAU-C6.1.108	3795	Launceston	76 Balfour Street	Not applicable	16592/1	Description: Cottage – Georgian Specific Extent: All of title
LAU-C6.1.109	3796	Launceston	77 Balfour Street	Not applicable	46388/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.110	3797	Launceston	78 Balfour Street	Not applicable	45346/1	Description: Cottage – Georgian Specific Extent: All of title

LAU-C6.1.111	3798	Launceston	80 Balfour Street	Not applicable	47745/1	Description: Cottage – Georgian Specific Extent: All of title
LAU-C6.1.112	3799	Launceston	81 Balfour Street	Not applicable	91175/1	Description: House - Late Georgian Specific Extent: All of title
LAU-C6.1.113	Not applicable	Launceston	82 Balfour Street	Not applicable	174105/4	Description: House Specific Extent: All of title, formerly FR 28444/1
LAU-C6.1.114	3800	Launceston	83 Balfour Street	Not applicable	52341/1	Description: Cottage - Late Georgian Specific Extent: All of title
LAU-C6.1.115	Not applicable	Launceston	84 Balfour Street	Not applicable	174105/3	Description: House Specific Extent: All of title, formerly FR 28444/1
LAU-C6.1.116	3801	Launceston	85 Balfour Street	Not applicable	163452/1	Description: Cottage - Late Georgian Specific Extent: All of title
LAU-C6.1.117	Not applicable	Launceston	87 Balfour Street	Not applicable	227757/1	Description: House Specific Extent: All of title
LAU-C6.1.118	Not applicable	Launceston	88 Balfour Street	Not applicable	174105/2	Description: House Specific Extent: All of title, formerly FR 28444/2 and FR 28444/1
LAU-C6.1.119	Not applicable	Launceston	90 Balfour Street	Not applicable	174105/1	Description: House Specific Extent: All of title, formerly FR 28444/2
LAU-C6.1.120	Not applicable	Launceston	91 Balfour Street	Not applicable	230800/1	Description: House Specific Extent: All of title

LAU-C6.1.121	3803	Launceston	92 Balfour Street	Not applicable	131140/3	Description: Terrace House Specific Extent: All of title
LAU-C6.1.122	Not applicable	Launceston	94 Balfour Street	Not applicable	146418/1	Description: Terrace House Specific Extent: All of title
LAU-C6.1.123	3804	Launceston	95 Balfour Street	Not applicable	39871/1	Description: House Specific Extent: All of title
LAU-C6.1.124	3805	Launceston	96 Balfour Street	Not applicable	146419/1	Description: Terrace House Specific Extent: All of title
LAU-C6.1.125	Not applicable	Launceston	97 Balfour Street	Not applicable	109811/1	Description: Land Specific Extent: All of title
LAU-C6.1.126	3807	Launceston	98 Balfour Street	Dunorlan	61027/3	Description: Dunorlan Cottages (Alms Houses) Specific Extent: All of title
LAU-C6.1.127	Not applicable	Launceston	99 Balfour Street	Not applicable	109811/3	Description: Cottage, Specific Extent: All of title
LAU-C6.1.128	3809	Launceston	100 Balfour Street	Dunorlan	61027/2	Description: Dunorlan Cottages (Alms Houses) Specific Extent: All of title
LAU-C6.1.129	Not applicable	Launceston	101 Balfour Street	Not applicable	222496/1	Description: House, Specific Extent: All of title
LAU-C6.1.130	3811	Launceston	102 Balfour Street	Dunorlan	61027/1	Description: Dunorlan Cottages (Alms Houses) Specific Extent: All of title
LAU-C6.1.131	Not applicable	Launceston	103 Balfour Street	Not applicable	220717/1	Description: Cottage – Georgian Specific Extent: All of title

LAU-C6.1.132	Not applicable	Launceston	105 Balfour Street	Not applicable	22338/1	Description: House Specific Extent: All of title
LAU-C6.1.133	Not applicable	Launceston	109 Balfour Street	Not applicable	33424/1	Description: House Specific Extent: All of title
LAU-C6.1.134	Not applicable	Launceston	111 Balfour Street	Not applicable	18870/1	Description: House Specific Extent: All of title
LAU-C6.1.135	Not applicable	Launceston	114 Balfour Street	Not applicable	226508/1	Description: House Specific Extent: All of title
LAU-C6.1.136	Not applicable	Launceston	116-118 Balfour Street	Not applicable	147748/0	Description: Balfour Court Townhouses (2000s) Specific Extent: All of title, formerly FR 146281/3 and FR 146281/2
LAU-C6.1.137	Not applicable	Launceston	117 Balfour Street	Not applicable	Land held under General Law deed 43/1927	Description: Land Specific Extent: All of title
LAU-C6.1.138	Not applicable	Launceston	119 Balfour Street	Not applicable	20143/6	Description: House Specific Extent: All of title
LAU-C6.1.139	3819	Launceston	121-127 Balfour Street	Alice's Cottages and Spa Hideaway	41567/2	Description: Conjoined Houses Specific Extent: All of title
LAU-C6.1.140	3820	Launceston	126 Balfour Street	St Stephens Uniting Church	178461/3	Description: Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street) Specific Extent: All of title

LAU-C6.1.141	Not applicable	Launceston	128 Balfour Street	Not applicable	60055/0	Description: Units Specific Extent: All of title
LAU-C6.1.142	3821	Launceston	129 Balfour Street	Not applicable	41567	Description: Cottage - Georgian (former Meat Works supervisor's house) Specific Extent: All of title
LAU-C6.1.143	Not applicable	Launceston	130-132 Balfour Street	Not applicable	60334/4	Description: House Specific Extent: All of title
LAU-C6.1.144	Not applicable	Launceston	131 Balfour Street	Not applicable	23683/1	Description: House Specific Extent: All of title
LAU-C6.1.145	Not applicable	Launceston	133 Balfour Street	Balfour Street Church Of Christ	23683/2	Description: House Specific Extent: All of title
LAU-C6.1.146	3825	Launceston	135 Balfour Street	Not applicable	227047/1	Description: House Specific Extent: All of title
LAU-C6.1.147	Not applicable	Launceston	139 Balfour Street	Not applicable	23683/6	Description: House Specific Extent: All of title
LAU-C6.1.148	Not applicable	Launceston	140 Balfour Street	Not applicable	224034/1	Description: House - Refer to attached *Datasheet LAU-C6.1.148*
LAU-C6.1.149	Not applicable	Launceston	141 Balfour Street	Not applicable	23683/7	Description: House Specific Extent: All of title
LAU-C6.1.150	3829	Launceston	142 Balfour Street	Not applicable	222331/1	Description: House Specific Extent: All of title

LAU-C6.1.151	Not applicable	Invermay	6 Barnards Way	Not applicable	169278/1	Description: Student Accommodation - former Launceston Railyards site Specific Extent: All of title
LAU-C6.1.152	Not applicable	Newstead	10 Barrington Court	Not applicable	61247/9	Description: House Specific Extent: All of title
LAU-C6.1.153	3830	Newstead	10 Barrington Court	Not applicable	61247/8	Description: House Specific Extent: All of title
LAU-C6.1.154	4491	Launceston	Barrow Street	Not applicable	Not applicable	Description: Launceston Polytechnic southern campus and former Treadmill, Male House of Correction, Wellington Square School at 93 Paterson Street and part of Barrow Street Specific Extent: All of titles and associated land parcels
LAU-C6.1.155	11817	West Launceston	74-90 Basin Road	First Basin Reserve	152532/1, 152533/1, 243968/1	Description: Cataract Gorge Reserve Specific Extent: All of titles
LAU-C6.1.156	Not applicable	West Launceston	74-90 Basin Road	First Basin Reserve	230791/1	Description: Cataract Gorge Reserve Specific Extent: All of titles
LAU-C6.1.157	Not applicable	Launceston	33 Bathurst Street	Launceston City Band	115658/1	Description: Two storey detached building - Refer to attached *Datasheet LAU-C6.1.157*
LAU-C6.1.158	Not applicable	Launceston	106-114 Bathurst Street	Shell Service Station	22393/1, 24026/1, 24026/2, 25028/3, 25029/1, 25029/2	Description: Service Station Specific Extent: All of title

LAU-C6.1.159	Not applicable	Launceston	120 Bathurst Street	Not applicable	37566/2, 37567/1	Description: Centennial Hotel Specific Extent: All of titles
LAU-C6.1.160	3834	Launceston	136 Bathurst Street	Not applicable	24407/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.161	3835	Launceston	148 Bathurst Street	Not applicable	58490/0, 58490/1	Description: Terrace Houses Specific Extent: All of titles
LAU-C6.1.162	3837	Launceston	152 Bathurst Street	Not applicable	58490/3	Description: Terrace House Specific Extent: All of title
LAU-C6.1.163	3838	Launceston	154 Bathurst Street	Not applicable	58490/4	Description: Terrace House Specific Extent: All of title
LAU-C6.1.164	3839	Launceston	156 Bathurst Street	Not applicable	58490/5	Description: Terrace House Specific Extent: All of title
LAU-C6.1.165	3840	Launceston	158 Bathurst Street	Not applicable	23338/1	Description: Terrace House Specific Extent: All of title
LAU-C6.1.166	Not applicable	Launceston	2-18 Batten Street	Not applicable	56302/0	Description: Common Lot - Conjoined houses and driveways Specific Extent: All of title
LAU-C6.1.167	3841	Launceston	2 Batten Street	Not applicable	56302/1	Description: House Specific Extent: All of title
LAU-C6.1.168	6633	Launceston	4 Batten Street	Not applicable	56302/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.169	3842	Launceston	5 Batten Street	Not applicable	23776/3	Description: House Specific Extent: All of title

LAU-C6.1.170	6632	Launceston	6 Batten Street	Not applicable	56302/3	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.171	6614	Launceston	7 Batten Street	Not applicable	56298/1	Description: House Specific Extent: All of title
LAU-C6.1.172	6631	Launceston	8 Batten Street	Not applicable	56302/4	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.173	6615	Launceston	9 Batten Street	Not applicable	56298/2	Description: House Specific Extent: All of title
LAU-C6.1.174	6630	Launceston	10 Batten Street	Not applicable	56302/5	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.175	3843	Launceston	11 Batten Street	Not applicable	27200/6	Description: House Specific Extent: All of title
LAU-C6.1.176	6629	Launceston	12 Batten Street	Not applicable	56302/6	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.177	3844	Launceston	13 Batten Street	Not applicable	23326/7	Description: Cottage 'Jasmin' Specific Extent: All of title
LAU-C6.1.178	6628	Launceston	14 Batten Street	Not applicable	56302/7	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.179	3845	Launceston	15 Batten Street	Not applicable	133589/8	Description: House Specific Extent: All of title
LAU-C6.1.180	6627	Launceston	16 Batten Street	Not applicable	56302/8	Description: Conjoined House Specific Extent: All of title

LAU-C6.1.181	3846	Launceston	17 Batten Street	Not applicable	156359/1	Description: House Specific Extent: All of title
LAU-C6.1.182	6626	Launceston	18 Batten Street	Not applicable	56302/9	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.183	Not applicable	Invermay	1-3 Bedford Street	Not applicable	197487/1	Description: Land Specific Extent: All of title
LAU-C6.1.184	Not applicable	Invermay	5-7 Bedford Street	Not applicable	64094/1, 64094/2	Description: House and Shed Specific Extent: All of titles
LAU-C6.1.185	Not applicable	Invermay	8 Bedford Street	Not applicable	232219/1	Description: House Specific Extent: All of title
LAU-C6.1.186	Not applicable	Invermay	9-11 Bedford Street	Not applicable	104082/1, 91195/1	Description: Sheds Specific Extent: All of titles
LAU-C6.1.187	Not applicable	Invermay	10-14 Bedford Street	Not applicable	232552/1	Description: Sheds Specific Extent: All of title
LAU-C6.1.188	Not applicable	Invermay	13-15 Bedford Street	Not applicable	126268/1	Description: Sheds Specific Extent: All of title
LAU-C6.1.189	Not applicable	Invermay	16 Bedford Street	Not applicable	77996/2	Description: Cottage Specific Extent: All of title
LAU-C6.1.190	Not applicable	Invermay	17 Bedford Street	Not applicable	14681/1, 203310/12	Description: House Specific Extent: All of titles
LAU-C6.1.191	Not applicable	Invermay	18 Bedford Street	Not applicable	77996/1	Description: Cottage Specific Extent: All of title

LAU-C6.1.192	Not applicable	Invermay	19 Bedford Street	Not applicable	56575/8	Description: Cottage Specific Extent: All of title
LAU-C6.1.193	Not applicable	Invermay	20 Bedford Street	Not applicable	219289/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.194	Not applicable	Invermay	21 Bedford Street	Not applicable	56575/7	Description: Cottage Specific Extent: All of title
LAU-C6.1.195	Not applicable	Invermay	22 Bedford Street	Not applicable	150330/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.196	Not applicable	Invermay	23 Bedford Street	Not applicable	56575/6	Description: Cottage Specific Extent: All of title
LAU-C6.1.197	Not applicable	Invermay	24 Bedford Street	Not applicable	153458/24	Description: Conjoined Cottage Specific Extent: All of title
LAU-C6.1.198	Not applicable	Invermay	25 Bedford Street	Not applicable	56575/5	Description: Cottage Specific Extent: All of title
LAU-C6.1.199	Not applicable	Invermay	27 Bedford Street	Not applicable	56575/4	Description: Cottage Specific Extent: All of title
LAU-C6.1.200	Not applicable	Invermay	28 Bedford Street	Not applicable	153458/28	Description: House Specific Extent: All of title
LAU-C6.1.201	Not applicable	Invermay	32 Bedford Street	Not applicable	204289/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.202	8749	East Launceston	9 Beulah Gardens	Not applicable	140170/1	Description: House Specific Extent: All of title

LAU-C6.1.203	3865	East Launceston	6 Bifrons Court	Lonah	17260/18	Description: House 'Lonah' - English Vernacular Specific Extent: All of title
LAU-C6.1.204	3866	East Launceston	8 Bifrons Court	Not applicable	17260/17	Description: House - English Vernacular Specific Extent: All of title
LAU-C6.1.205	Not applicable	East Launceston	13 Bifrons Court	Not applicable	248921/1	Description: Broadland School House Specific Extent: All of title
LAU-C6.1.206	3869	St Leonards	1 Blessington Road	Old Illaroo	149377/1	Description: House 'Old Illaroo' Specific Extent: All of title
LAU-C6.1.207	Not applicable	White Hills	91 Blessington Road	Not applicable	101194/1	Description: Brick Barn 'Dunedin' Specific Extent: All of title
LAU-C6.1.208	3868	St Leonards	104 Blessington Road	Northcote	143381/1	Description: House 'North Cote' Specific Extent: All of title
LAU-C6.1.209	Not applicable	St Leonards	114 Blessington Road	Not applicable	110062/1	Description: Land adjoining House 'North Cote' Specific Extent: All of title
LAU-C6.1.210	5318	White Hills	570 Blessington Road	Not applicable	110109/2	Description: House Specific Extent: All of title
LAU-C6.1.211	Not applicable	Launceston	4-6 Boland Street	Not applicable	153116/1	Description: Formerly Boland Street Cottages Specific Extent: All of title
LAU-C6.1.212	4205	Launceston	8 Boland Street	Not applicable	156397/1105, 156397/1202	Description: Launceston Gasworks Site (also known as 35-39 Esplanade, 10-14 Boland Street) Specific Extent: All of titles

LAU-C6.1.213	4205	Launceston	10 Boland Street	Not applicable	156397/1101	Description: Old Gas Company offices Specific Extent: All of title
LAU-C6.1.214	3870	Launceston	20 Boland Street	Not applicable	56284/5	Description: Common Lot - Conjoined Cottages Specific Extent: All of titles
LAU-C6.1.215	5920	Launceston	22 Boland Street	Not applicable	56284/4	Description: Conjoined Cottage Specific Extent: All of title
LAU-C6.1.216	5921	Launceston	24 Boland Street	Not applicable	56284/3	Description: Conjoined Cottage Specific Extent: All of title
LAU-C6.1.217	5922	Launceston	26 Boland Street	Not applicable	56284/2	Description: Conjoined Cottage Specific Extent: All of title
LAU-C6.1.218	5923	Launceston	28 Boland Street	Not applicable	56284/1	Description: Conjoined Cottage Specific Extent: All of title
LAU-C6.1.219	9138	Launceston	4 Bourke Street	Not applicable	219012/1	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.220	9138	Launceston	6 Bourke Street	Not applicable	200746/1	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.221	9135	Launceston	24 Bourke Street	Not applicable	203307/1	Description: House 'Crabtree' Houses – Federation Refer to attached *Datasheet LAU-C6.1.221*
LAU-C6.1.222	9135	Launceston	26 Bourke Street	Not applicable	148858/1	Description: House 'Crabtree' Houses – Federation Specific Extent: All of title

LAU-C6.1.223	3871	Launceston	32a Bourke Street	Canning Street Reserve	159104/1	Description: Powder Magazine and former Electricity Distributing Station (also known as 34 Bourke Street) Specific Extent: All of title and PID 1985446
LAU-C6.1.224	3871	Launceston	34 Bourke Street	Not applicable	Not applicable	Description: Powder Magazine site and former Electricity Distributing Station Specific Extent: PID 1979724
LAU-C6.1.225	9141	Launceston	51 Bourke Street	Not applicable	226689/1	Description: Cottage 'Fern Cottage' Specific Extent: All of title
LAU-C6.1.226	Not applicable	Launceston	57 Bourke Street	Auldington	11821/1, 196853/1	Description: Former Convent Specific Extent: All of titles
LAU-C6.1.227	7986	Launceston	61 Bourke Street	Not applicable	115049/2	Description: Cottage 'Georgina Cottage' – Victorian Specific Extent: All of title
LAU-C6.1.228	9144	Launceston	65 Bourke Street	Not applicable	162092/2	Description: Lanoma Villa' and former Hythe School Specific Extent: All of title
LAU-C6.1.229	9144	Launceston	65a Bourke Street	Not applicable	162092/1	Description: Lanoma Villa' and former Hythe School Specific Extent: All of title
LAU-C6.1.230	3872	Launceston	2 Bridge Road	Ritchies Mill Arts Centre	133965/1	Description: Ritchies Mill Specific Extent: All of title

LAU-C6.1.231	3878	Launceston	1 Brisbane Street	Not applicable	142262/1	Description: House 'Glenfruin' - Late Victorian Eclectic Includes that part of the garden and iron railings between the building and Brisbane Street Specific Extent: All of title
LAU-C6.1.232	3879	Launceston	11 Brisbane Street	Waddow	63614/3, 63614/4	Description: House 'Waddow' Townhouse - Victorian Italianate Specific Extent: All of title
LAU-C6.1.233	Not applicable	Launceston	14 Brisbane Street	Royal Oak Hotel	53673/1	Description: Detached two storey hotel - Refer to attached *Datasheet LAU-C6.1.233*
LAU-C6.1.234	3880	Launceston	15 Brisbane Street	Not applicable	249514/3	Description: House and Gate - originally Georgian Specific Extent: All of title
LAU-C6.1.235	11637	Launceston	15a Brisbane Street	Southerton	248536/2	Description: House (also known as 15a-15b Brisbane Street) - Refer to attached *Datasheet LAU-C6.1.235*
LAU-C6.1.236	7143	Launceston	16 Brisbane Street	Not applicable	132181/1	Description: Commercial building 'Finney's' Specific Extent: All of title
LAU-C6.1.237	Not applicable	Launceston	18 Brisbane Street	Not applicable	129601/0, 129601/2	Description: Two storey conjoined building - Federation Victorian - Refer to attached *Datasheet LAU-C6.1.237*
LAU-C6.1.238	Not applicable	Launceston	20 Brisbane Street	Not applicable	129601/0, 129601/1	Description: Two storey conjoined building - Federation Victorian - Refer to attached *Datasheet LAU-C6.1.238*
LAU-C6.1.239	Not applicable	Launceston	22 Brisbane Street	Not applicable	42169/2	Description: Two storey conjoined building - Federation Victorian - Refer to attached *Datasheet LAU-C6.1.239*

LAU-C6.1.240	Not applicable	Launceston	26 Brisbane Street	Not applicable	13215/7	Description: Single level detached building -Federation Victorian - Refer to attached *Datasheet LAU-C6.1.240*
LAU-C6.1.241	Not applicable	Launceston	28 Brisbane Street	Not applicable	63122/5	Description: Conjoined two storey buildings - Federation Filigree - Refer to attached *Datasheet LAU-C6.1.241*
LAU-C6.1.242	3881	Launceston	33 Brisbane Street	Not applicable	239221/1	Description: House Specific Extent: All of title
LAU-C6.1.243	Not applicable	Launceston	35-37 Brisbane Street	Not applicable	150067/0	Refer to attached *Datasheet LAU-C6.1.244*, *Datasheet LAU-C6.1.246*, *Datasheet LAU-C6.1.247*, *Datasheet LAU-C6.1.248*.
LAU-C6.1.244	Not applicable	Launceston	35 Brisbane Street	Not applicable	150067/2	Description: Part of two storey detached terrace - Federation - Refer to attached *Datasheet LAU-C6.1.244*
LAU-C6.1.245	Not applicable	Launceston	36 Brisbane Street	Not applicable	91667/1	Description: Two storey conjoined building - Refer to attached *Datasheet LAU-C6.1.245*
LAU-C6.1.246	Not applicable	Launceston	37 Brisbane Street	Not applicable	150067/3	Description: Part of two storey detached terrace – Federation - Refer to attached *Datasheet LAU-C6.1.246*
LAU-C6.1.247	Not applicable	Launceston	37a Brisbane Street	Not applicable	150067/1	Description: Part of two storey detached terrace – Federation - Refer to attached *Datasheet LAU-C6.1.247*
LAU-C6.1.248	Not applicable	Launceston	37b Brisbane Street	Not applicable	150067/4	Description: Part of two storey detached terrace – Federation - Refer to attached *Datasheet LAU-C6.1.248*
LAU-C6.1.249	3882	Launceston	39-39a Brisbane Street	Not applicable	132325/2	Description: Masonic Chambers Specific Extent: All of title

LAU-C6.1.250	3883	Launceston	41 Brisbane Street	Not applicable	121226/3	Description: House Specific Extent: All of title
LAU-C6.1.251	3884	Launceston	43-45 Brisbane Street	Not applicable	56948/1	Description: Commercial Building 'Duncan House' Specific Extent: All of title
LAU-C6.1.252	Not applicable	Launceston	48 Brisbane Street	Not applicable	23968/2	Description: Two storey conjoined building - Refer to attached *Datasheet LAU-C6.1.252*
LAU-C6.1.253	3885	Launceston	50 Brisbane Street	Not applicable	54574/23, 54574/24, 54574/25	Description: Shop - Elements facing Brisbane Street are of interest Specific Extent: All of titles
LAU-C6.1.254	3886	Launceston	52-60 Brisbane Street	Not applicable	124078/1	Description: Offices 'Holyman House' Specific Extent: All of title
LAU-C6.1.255	3887	Launceston	55-57 Brisbane Street	Princess Theatre	222048/1	Description: Princess Theatre Specific Extent:
LAU-C6.1.256	3888	Launceston	59 Brisbane Street	Not applicable	47528/2	Description: Offices - Victorian Boom Style (former Medhurst Building) Specific Extent:
LAU-C6.1.257	3889	Launceston	62 Brisbane Street	Not applicable	197870	Description: Shops 'Joseph's Corner' Specific Extent: All of title
LAU-C6.1.258	3889	Launceston	64 Brisbane Street	Not applicable	39812/1	Description: Shops 'Joseph's Corner' Specific Extent: All of title
LAU-C6.1.259	3889	Launceston	66 Brisbane Street	Not applicable	39810/1	Description: Shops 'Joseph's Corner' Specific Extent: All of title

LAU-C6.1.260	Not applicable	Launceston	68-68a Brisbane Street	Not applicable	197086/1	Description: Shop facades - former Brisbane Street Precinct Specific Extent: All of title
LAU-C6.1.261	3890	Launceston	70 Brisbane Street	Not applicable	107535/1	Description: Shop facades 'Brisbane Hotel' Specific Extent: All of title
LAU-C6.1.262	3890	Launceston	70a Brisbane Street	Not applicable	51430/2	Description: Shop facades 'Brisbane Hotel' Specific Extent: All of title
LAU-C6.1.263	3890	Launceston	70b Brisbane Street	Not applicable	51430/1	Description: Shop facades 'Brisbane Hotel' Specific Extent: All of title
LAU-C6.1.264	3891	Launceston	72-76 Brisbane Street	Not applicable	41873/1	Description: Former Majestic Theatre Specific Extent:
LAU-C6.1.265	Not applicable	Launceston	75 Brisbane Street	Not applicable	43773/1	Description: Two storey conjoined building - Refer to attached *Datasheet LAU-C6.1.265*
LAU-C6.1.266	3893	Launceston	78-78a Brisbane Street	Not applicable	117364/1	Description: Shop Specific Extent: All of title
LAU-C6.1.267	3894	Launceston	80 Brisbane Street	Not applicable	111780/1	Description: Shop Specific Extent: All of title
LAU-C6.1.268	3898	Launceston	81-83 Brisbane Street	Not applicable	44956/2	Description: Commercial Building (former Commonwealth Bank) – Victorian Specific Extent: All of title
LAU-C6.1.269	3896	Launceston	82 Brisbane Street	Not applicable	111828/4	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.270	3897	Launceston	84-86 Brisbane Street	Not applicable	111828/5	Description: Shop Specific Extent: All of title
LAU-C6.1.271	3898	Launceston	85 Brisbane Street	Not applicable	44956/5	Description: Commercial Retail Buildings Specific Extent: All of title
LAU-C6.1.272	Not applicable	Launceston	86 Brisbane Street	Not applicable	111828/2	Description: Two storey conjoined building - Art Deco - Refer to attached *Datasheet LAU-C6.1.272*
LAU-C6.1.273	3900	Launceston	92-94 Brisbane Street	Not applicable	101341/1, 101341/2	Description: Centre Point - Neo-Classical (former Perrins) Specific Extent: All of titles
LAU-C6.1.274	3901	Launceston	93 Brisbane Street	Not applicable	140112/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.275	3902	Launceston	95 Brisbane Street	Not applicable	118344/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.276	9883	Launceston	96 Brisbane Street	Not applicable	47269/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.277	3903	Launceston	97 Brisbane Street	Commonwealth Bank Brisbane Street	Land held under General Law deeds 18/5891 and 18/946	Description: Commercial Building 'Commonwealth Bank' – Victorian Specific Extent: All of titles
LAU-C6.1.278	3904	Launceston	98-100 Brisbane Street	Not applicable	236547/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.279	Not applicable	Launceston	102-106 Brisbane Street	Not applicable	116524/1, 116524A/1	Description: Three storey conjoined building – Victorian - Refer to attached *Datasheet LAU-C6.1.279*

LAU-C6.1.280	3906	Launceston	107 Brisbane Street	Not applicable	140109/1	Description: The Launceston Hotel Specific Extent: All of title
LAU-C6.1.281	Not applicable	Launceston	108-116 Brisbane Street	Not applicable	147031/4	Description: Commercial retail building - Inter-war Art Deco - Refer to attached *Datasheet LAU-C6.1.281*
LAU-C6.1.282	3907	Launceston	109 Brisbane Street	Not applicable	231513/1	Description: Shop (former Westpac, Bank of NSW, Ludbrooks) Specific Extent: All of title
LAU-C6.1.283	3908	Launceston	111 Brisbane Street	Not applicable	134894/1	Description: ANZ (former Bank of Australasia) Specific Extent: All of title
LAU-C6.1.284	Not applicable	Launceston	115 Brisbane Street	Not applicable	102588/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.285	3910	Launceston	118-122 Brisbane Street	Not applicable	126644/2	Description: Former Birchalls Bookstore Specific Extent: All of title
LAU-C6.1.286	3910	Launceston	124 Brisbane Street	Not applicable	126644/1	Description: Birchalls Specific Extent: All of title
LAU-C6.1.287	3911	Launceston	127-129 Brisbane Street	Not applicable	32814/3	Description: Shop (formerly Fitzgeralds, McKinlay's) Specific Extent: All of title
LAU-C6.1.288	3912	Launceston	131-135 Brisbane Street	Not applicable	121727/1	Description: Shop (formerly Fitzgeralds, The Block) - title fronting Brisbane Street Specific Extent: All of title

LAU-C6.1.289	3913	Launceston	141-147 Brisbane Street	Not applicable	95801/2	Description: Shop - Edwardian (former McClymont's shop) Specific Extent: All of title
LAU-C6.1.290	Not applicable	Launceston	148 Brisbane Street	Not applicable	73743/2	Description: Two storey conjoined building - Victorian - Refer to attached *Datasheet LAU-C6.1.290*
LAU-C6.1.291	Not applicable	Launceston	151-155 Brisbane Street	Not applicable	56062/1	Description: Part of John King Building - Inter-war - Refer to attached *Datasheet LAU-C6.1.291*
LAU-C6.1.292	Not applicable	Launceston	152 Brisbane Street	Not applicable	73743/1	Description: Two storey conjoined building - Victorian - Refer to attached *Datasheet LAU-C6.1.292*
LAU-C6.1.293	Not applicable	Launceston	157 Brisbane Street	Not applicable	56062/2	Description: Part of John King Building - Inter-war - Refer to attached *Datasheet LAU-C6.1.293*
LAU-C6.1.294	Not applicable	Launceston	165-167 Brisbane Street	Not applicable	142531/5	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.295	3914	Launceston	165-177 Brisbane Street	Not applicable	142531/1	Description: Motors Garage (Facade Adjoining Brisbane Street) Specific Extent: All of title
LAU-C6.1.296	Not applicable	Launceston	168 Brisbane Street	Not applicable	42254/1	Description: Two storey conjoined building - Inter-war - Refer to attached *Datasheet LAU-C6.1.296*
LAU-C6.1.297	10093	Launceston	182 Brisbane Street	Not applicable	55409/15	Description: Commercial Building (former Tasmanian Tyre Service) Specific Extent: All of title

LAU-C6.1.298	3915	Launceston	186-192 Brisbane Street	Not applicable	228623/1	Description: Shop with residence over Specific Extent: All of title
LAU-C6.1.299	Not applicable	Launceston	191 Brisbane Street	Not applicable	176023/2	Description: Two storey conjoined building - Federation - Refer to attached *Datasheet LAU-C6.1.299*
LAU-C6.1.300	3917	Launceston	193 Brisbane Street	Not applicable	137569/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.301	3917	Launceston	195 Brisbane Street	Not applicable	137569/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.302	3917	Launceston	197 Brisbane Street	Not applicable	137569/3	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.303	3918	Launceston	211 Brisbane Street	Irish Murphy’s	131618/1	Description: Hotel 'Irish Murphy's' - Art Deco (former Victoria Hotel) Specific Extent: All of title
LAU-C6.1.304	3919	Launceston	264 Brisbane Street	Not applicable	202922/1	Description: House Specific Extent: All of title
LAU-C6.1.305	Not applicable	West Launceston	274 Brisbane Street	Cataract Gorge Reserve	144179/1	Description: Bushland and Zig-Zag Track Specific Extent: All of title
LAU-C6.1.306	3920	West Launceston	303 Brisbane Street	Winsville	136542/1	Description: House 'Winsville' - Late Victorian Specific Extent: All of title
LAU-C6.1.307	11059	West Launceston	317 Brisbane Street	Not applicable	225668/1	Description: House 'Burnside' Specific Extent: All of title

LAU-C6.1.308	11060	West Launceston	319 Brisbane Street	Not applicable	5287/1	Description: House (for Gee's) Specific Extent: All of title
LAU-C6.1.309	11061	West Launceston	323 Brisbane Street	Not applicable	233588/1	Description: House 'Tara' Specific Extent: All of title
LAU-C6.1.310	11062	West Launceston	325-327 Brisbane Street	Not applicable	100211/1	Description: House Specific Extent: All of title
LAU-C6.1.311	Not applicable	Underwood	691 Brown Mountain Road	Not applicable	128564/1	Description: Rhododendron Reserve Specific Extent: All of title
LAU-C6.1.312	Not applicable	Underwood	691a Brown Mountain Road	Not applicable	163468/1, 163468/2	Description: Rhododendron Reserve Specific Extent: All of titles
LAU-C6.1.313	Not applicable	Mowbray	36 Button Street	Not applicable	106501/1, 39238/3	Description: Land part of Launceston Church Grammar School campus Specific Extent: All of titles
LAU-C6.1.314	3921	Mowbray	36 Button Street	Not applicable	144358/1	Description: Land part of Launceston Church Grammar School campus Specific Extent: All of title
LAU-C6.1.315	3922	Mowbray	41 Button Street	Poimena	102085/1	Description: House 'Poimena' – Victorian Specific Extent: All of title
LAU-C6.1.316	3923	Launceston	22-26 Cameron Street	Not applicable	233613/1	Description: Crown Mill - Late Victorian Specific Extent: All of title

LAU-C6.1.317	3924	Launceston	34 Cameron Street	Holy Trinity Anglican Church	226231/1, 226232/1	Description: Holy Trinity Church - Gothic Revival Specific Extent: All of titles
LAU-C6.1.318	3925	Launceston	35-39 Cameron Street	Batman Fawkner Inn	252023/1	Description: Batman Fawkner Inn (formerly Cornwall Hotel) Specific Extent: All of title
LAU-C6.1.319	3926	Launceston	41-43 Cameron Street	City View Christian Church	15125/1	Description: Offices and Chapel Specific Extent: All of title
LAU-C6.1.320	4254	Launceston	45 and 45b Cameron Street	Not applicable	141273/0, 141273/1, 141273/2, 141273/3, 141273/4, 141273/5, 141273/6, 141273/7, 141273/8	Description: Offices and Apartments - Victorian - Peter Mills (also known as 54-56 George Street and 45 Cameron Street Unit 1, 45 Cameron Street, Unit 2, 45 Cameron Street, Unit 3, 45 Cameron Street, Unit 4, 45 Cameron Street, Unit 5, 45 Cameron Street, Unit 6, 45 Cameron Street, Unit 7, 45 Cameron Street, Unit 8, 45 Cameron Street Specific Extent: All of titles
LAU-C6.1.321	3927	Launceston	55 Cameron Street	Not applicable	198448/1	Description: Commercial Building (former Sun Alliance Insurance) Specific Extent: All of title
LAU-C6.1.322	3928	Launceston	57 Cameron Street	Not applicable	248718/4	Description: Commercial Building (former J S Cox Building) – Edwardian Specific Extent: All of title

LAU-C6.1.323	3929	Launceston	61 Cameron Street	Northern Club Tavern	142829/0, 142829/1, 142829/2, 142829/3, 142829/4, 142829/5	Description: Northern Club – Edwardian (also known as 61 Cameron Street, Unit 1, 61 Cameron Street, Unit 2, 61 Cameron Street, Unit 3, 61 Cameron Street, Unit 4, 61 Cameron Street, Unit 5, 61 Cameron Street) Specific Extent: All of titles
LAU-C6.1.324	3930	Launceston	62 Cameron Street	Not applicable	70659/1	Description: Offices – Edwardian Specific Extent: All of title
LAU-C6.1.325	3931	Launceston	63-65 Cameron Street	Mckenzie Building	48709/1	Description: McKenzie Building (only Victorian facade of interest), Specific Extent: All of title
LAU-C6.1.326	3932	Launceston	66 Cameron Street	Not applicable	251939/1	Description: AMP Building – Federation Specific Extent: All of title
LAU-C6.1.327	3933, 7085	Launceston	68-72 Cameron Street	Launceston Post Office	128563/0, 128563/1, 128563/2	Description: Post Office - Queen Anne Revival Specific Extent: All of titles
LAU-C6.1.328	Not applicable	Launceston	69a Cameron Street	Civic Square	150307/2, 203726/1 and land held under General Law deed 40/175	Description: Open space adjoining Church, Library and Civic Square - Refer to attached *Datasheet LAU-C6.1.328*
LAU-C6.1.329	Not applicable	Launceston	71 Cameron Street	Launceston Linc	150223/1	Description: State Library building - Refer to attached *Datasheet LAU-C6.1.329*
LAU-C6.1.330	3936	Launceston	75-77 Cameron Street	Civic Square Surgery	140034/0, 140034/1	Description: House – Federation Specific Extent: All of titles

LAU-C6.1.331	3937	Launceston	92 Cameron Street	Civic Square (Macquarie House)	118058/1	Description: Macquarie House' (former Henry Reed warehouse) Specific Extent: All of title
LAU-C6.1.332	3938	Launceston	95 Cameron Street	Middlesex Terrace	134906/1	Description: Conjoined Houses 'Middlesex Terrace' Specific Extent: All of title
LAU-C6.1.333	6310	Launceston	97-99 Cameron Street	Middlesex Terrace	101321/99, 134844/1	Description: Conjoined Houses 'Middlesex Terrace' Specific Extent: All of titles
LAU-C6.1.334	Not applicable	Launceston	100a Cameron Street	Not applicable	143482/2	Description: Part of Bennell House complex (also known as 98-100 Cameron Street) Specific Extent: All of title
LAU-C6.1.335	6312	Launceston	101 Cameron Street	Not applicable	101321/101	Description: Conjoined Houses/Offices 'Middlesex Terrace' Specific Extent: All of title
LAU-C6.1.336	6313	Launceston	103 Cameron Street	Not applicable	101321/103	Description: Conjoined Houses/Offices 'Middlesex Terrace' Specific Extent: All of title
LAU-C6.1.337	6315	Launceston	105 Cameron Street	Not applicable	101321/105	Description: Conjoined Houses/Offices 'Middlesex Terrace' Specific Extent: All of title
LAU-C6.1.338	11005	Launceston	106 Cameron Street	Not applicable	135640/1	Description: Jackson's Locksmiths Shop and Conjoined Townhouses Specific Extent: All of title

LAU-C6.1.339	6316	Launceston	107 Cameron Street	Not applicable	46795/1	Description: Conjoined Houses 'Middlesex Terrace' Specific Extent: All of title
LAU-C6.1.340	6315	Launceston	107-109 Cameron Street	Not applicable	46795/2	Description: Conjoined Houses 'Middlesex Terrace' Specific Extent: All of title
LAU-C6.1.341	3940	Launceston	108 Cameron Street	Not applicable	142270/1	Description: Jackson's Locksmiths Shop and Conjoined Townhouses Specific Extent: All of title
LAU-C6.1.342	3940	Launceston	110 Cameron Street	Not applicable	142270/2	Description: Jackson's Locksmiths Shop and Conjoined Townhouses Specific Extent: All of title
LAU-C6.1.343	6317, 6318, 6319, 6320, 6321	Launceston	111-119 Cameron Street	Esk View Terrace	134907/1, 198944/1, 95826/111, 95826/117, 95826/119	Description: Conjoined Houses/Offices 'Esk View Terrace' Specific Extent: All of titles
LAU-C6.1.344	Not applicable	Launceston	112-112a Cameron Street	Not applicable	247998/1	Description: House Specific Extent: All of title
LAU-C6.1.345	3942	Launceston	112-112a Cameron Street	Not applicable	123282/1	Description: House Specific Extent: All of title
LAU-C6.1.346	3943	Launceston	116 Cameron Street	Supreme Court-Struan	Not applicable	Description: Supreme Court 'Struan House' Specific Extent: PID 7702830
LAU-C6.1.347	Not applicable	Launceston	3 Canning Street	Not applicable	214719/1	Description: House Specific Extent: All of title

LAU-C6.1.348	3946	Launceston	7 Canning Street	Not applicable	228073/1	Description: House - Gothic Revival Specific Extent: All of title
LAU-C6.1.349	3947	Launceston	12 Canning Street	Not applicable	215043/1	Description: House Specific Extent: All of title
LAU-C6.1.350	3948	Launceston	26-28 Canning Street	Canning Cottages	230775/1	Description: Conjoined Houses Specific Extent: All of title
LAU-C6.1.351	3949	Launceston	30 Canning Street	Not applicable	16805/1	Description: House Specific Extent: All of title
LAU-C6.1.352	Not applicable	Launceston	32 Canning Street	Not applicable	16805/2	Description: Shop and House Specific Extent: All of title
LAU-C6.1.353	7138	Launceston	42 Canning Street	Sexual Health Branch	107224/7	Description: House – Georgian Specific Extent: All of title
LAU-C6.1.354	7472	Launceston	44a Canning Street	Not applicable	Land held under General Law deed 51/3043	Description: House Specific Extent: All of title
LAU-C6.1.355	3950	Launceston	45 Canning Street	Not applicable	58444/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.356	6174	Launceston	47 Canning Street	Not applicable	58444/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.357	6175	Launceston	49 Canning Street	Not applicable	58444/0, 58444/3	Description: Conjoined House Specific Extent: All of titles
LAU-C6.1.358	11615	Launceston	74 Canning Street	Not applicable	146173/1	Description: Cottage 'Thomas Black's Cottage' Specific Extent: All of title

LAU-C6.1.359	10872	Launceston	78 Canning Street	Not applicable	126362/1	Description: Terrace House – Federation Specific Extent: All of title
LAU-C6.1.360	10872	Launceston	80 Canning Street	Not applicable	126362/0, 126362/2	Description: Terrace House – Federation Specific Extent: All of titles
LAU-C6.1.361	10872	Launceston	82 Canning Street	Not applicable	102498/2	Description: Terrace House – Federation Specific Extent: All of title
LAU-C6.1.362	10872	Launceston	84 Canning Street	Not applicable	52461/1	Description: Terrace House – Federation Specific Extent: All of title
LAU-C6.1.363	11619	Launceston	107 Canning Street	Not applicable	206550/1	Description: House Specific Extent: All of title
LAU-C6.1.364	3951	Launceston	107a-109 Canning Street	Not applicable	223274/1	Description: House Specific Extent: All of title
LAU-C6.1.365	11295	Launceston	111 Canning Street	Not applicable	11281/4	Description: House (architect: Harold Masters) Specific Extent: All of title
LAU-C6.1.366	11295	Launceston	113 Canning Street	Not applicable	11281/3	Description: House (architect: Harold Masters) Specific Extent: All of title
LAU-C6.1.367	11295	Launceston	115 Canning Street	Not applicable	11281/2	Description: House (architect: Harold Masters) Specific Extent: All of title
LAU-C6.1.368	11295	Launceston	117 Canning Street	Not applicable	140629/1	Description: House (architect: Harold Masters) Specific Extent: All of title

LAU-C6.1.369	11260	Launceston	16-24 Charles Street	Not applicable	175691/0, 175691/1, 175691/200	Description: C H Smith and Co.' Warehouse – Georgian Specific Extent: All of titles
LAU-C6.1.370	3958, 4204	Launceston	29-31 Charles Street	Not applicable	128260/1, 128261/2, 152657/1	Description: Salisbury's Foundry/Office Building Specific Extent: All of titles
LAU-C6.1.371	3958, 4204	Launceston	29-31 Charles Street	Not applicable	128262/4, 155119/1	Description: Salisbury's Foundry/Office Building Specific Extent: All of titles
LAU-C6.1.372	3939	Launceston	44 Charles Street	Not applicable	143482/1	Description: Bennell House (also 98-100 Cameron Street) Specific Extent: All of title
LAU-C6.1.373	Not applicable	Launceston	44a Charles Street	Not applicable	143482/3	Description: Part of Bennell House complex (also known as 98-100 Cameron Street) Specific Extent: All of title
LAU-C6.1.374	3961	Launceston	54a-56 Charles Street	Not applicable	106178/1	Description: Staffordshire House (former Fergusson's warehouse) Specific Extent: All of title
LAU-C6.1.375	Not applicable	Launceston	56a Charles Street	Not applicable	106178/2	Description: Building behind Staffordshire House Specific Extent: All of title
LAU-C6.1.376	3962	Launceston	61 Charles Street	Not applicable	139252/1	Description: Precinct (former Launceston Corporation) Specific Extent: All of title

LAU-C6.1.377	Not applicable	Launceston	62 Charles Street	Not applicable	91903/3	Description: Two storey conjoined building - Refer to attached *Datasheet LAU-C6.1.377*
LAU-C6.1.378	3963	Launceston	63 Charles Street	Not applicable	45073/1	Description: Archer and Bushby, Solicitors and Barristers (former Old Telegraph Printery, National Scots Church) Specific Extent: All of title
LAU-C6.1.379	3964	Launceston	64 Charles Street and 66-76 Charles Street, including 68, 70, 72, 74, and 76 Charles Street	Not applicable	145946/0, 145946/1, 145946/2, 145946/3, 145946/4, 145946/5, 145946/6, 145946/7, 145946/8, 145946/9, 145946/10, 91903/4	Description: Commercial Building and Commercial Terrace (also known as 66-76 Charles Street, Unit 1, 72 Charles Street, Unit 2, 72 Charles Street, Unit 3, 72 Charles Street, Unit 4, 72 Charles Street, Unit 5, 72 Charles Street, Unit 6, 72 Charles Street, Unit 7, 72 Charles Street, Unit 8, 72 Charles Street, Unit 9, 72 Charles Street, Unit 10, 72 Charles Street, 64 Charles Street) Specific Extent: All of titles
LAU-C6.1.380	Not applicable	Launceston	80a-88 Charles Street	Not applicable	177068/1	Description: Two storey conjoined building - Inter-war Art Deco - Refer to attached *Datasheet LAU-C6.1.380*
LAU-C6.1.381	3960	Launceston	90-92 Charles Street	Not applicable	95801/9	Description: Shop – Victorian Specific Extent: All of title
LAU-C6.1.382	Not applicable	Launceston	94 Charles Street	Not applicable	95801/8	Description: Two storey conjoined building - Inter-war Art Deco - Refer to attached *Datasheet LAU-C6.1.382*
LAU-C6.1.383	Not applicable	Launceston	96 Charles Street	Not applicable	95801/7	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.384	Not applicable	Launceston	98 Charles Street	Not applicable	198993/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.385	Not applicable	Launceston	99-101 Charles Street	Not applicable	102602/2, 149096/2	Description: Commercial Building - Refer to attached *Datasheet LAU-C6.1.385*
LAU-C6.1.386	Not applicable	Launceston	100 Charles Street	Not applicable	233746/4	Description: Shop 'F and W Stewart's' Jeweller including land at rear of Shop Specific Extent: All of title
LAU-C6.1.387	3969	Launceston	100 Charles Street	Not applicable	233747/3	Description: Shop 'F and W Stewart's' Jeweller including land at rear of Shop Specific Extent: All of title
LAU-C6.1.388	Not applicable	Launceston	102-104 Charles Street	Not applicable	200312/1, 227496/1	Description: Commercial and Residential Building Specific Extent: All of titles
LAU-C6.1.389	3972	Launceston	102-104 Charles Street	Not applicable	227500/5	Description: Commercial and Residential Building Specific Extent: All of title
LAU-C6.1.390	3971	Launceston	103a-109 Charles Street	Not applicable	234031/1	Description: Former National Theatre Specific Extent: All of title
LAU-C6.1.391	3973	Launceston	106 Charles Street	Not applicable	126869/1, 198387/1, 70326/1	Description: Commercial Building Specific Extent: All of titles
LAU-C6.1.392	Not applicable	Launceston	110 Charles Street	Not applicable	117342/2, 207812/1	Description: Commercial Building Specific Extent: All of titles

LAU-C6.1.393	3974	Launceston	110 Charles Street	Not applicable	FR 117342/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.394	Not applicable	Launceston	112a-116 Charles Street	Not applicable	117153/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.395	3976	Launceston	113 Charles Street	Star Bar Cafe Restaurant	51490/1	Description: Star Hotel - Victorian additions Specific Extent: All of title
LAU-C6.1.396	3977	Launceston	115 Charles Street	Not applicable	154841/1	Description: Conjoined Shops with Residence over Specific Extent: All of title
LAU-C6.1.397	3977	Launceston	117 Charles Street	Not applicable	95802/2	Description: Conjoined Shops with Residence over Specific Extent: All of title
LAU-C6.1.398	Not applicable	Launceston	118 Charles Street	Not applicable	54513/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.399	3978	Launceston	118 Charles Street	Not applicable	112391/3	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.400	11969	Launceston	119 Charles Street	Not applicable	71119/3	Description: Conjoined Shops with Residence over Specific Extent: All of title
LAU-C6.1.401	Not applicable	Launceston	120 Charles Street	Not applicable	54513/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.402	3979	Launceston	120 Charles Street	Not applicable	112391/4	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.403	11969	Launceston	121 Charles Street	Not applicable	95802/4	Description: Conjoined Shops with Residence over Specific Extent: All of title
LAU-C6.1.404	Not applicable	Launceston	122 Charles Street	Not applicable	119496/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.405	3980	Launceston	122 Charles Street	Not applicable	149989/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.406	Not applicable	Launceston	123 Charles Street	Not applicable	147031/2	Description: Single storey commercial building - Federation - Inter-war - Refer to attached *Datasheet LAU-C6.1.406*
LAU-C6.1.407	Not applicable	Launceston	124 Charles Street	Not applicable	207989/1	Description: Two storey conjoined building - Inter-war - Refer to attached *Datasheet LAU-C6.1.407*
LAU-C6.1.408	3982	Launceston	126 Charles Street	Not applicable	134033/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.409	Not applicable	Launceston	Unit 7, 127 Charles Street	Oz Knits	131355/0, 131355/7	Description: Two storey conjoined building - Post-war - Refer to attached *Datasheet LAU-C6.1.409*
LAU-C6.1.410	3983	Launceston	130 Charles Street	Not applicable	10774/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.411	3984	Launceston	132 Charles Street	Not applicable	47766/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.412	3985	Launceston	134 Charles Street	Not applicable	47675/2	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.413	3986	Launceston	137 Charles Street	Not applicable	44900/1	Description: Commercial Building – Victorian Specific Extent: All of title
LAU-C6.1.414	3987	Launceston	138 Charles Street	Not applicable	95876/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.415	3988	Launceston	139 Charles Street	Not applicable	37914/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.416	3989	Launceston	140-142 Charles Street	Not applicable	199070/3, 95876/2	Description: Commercial Building Specific Extent: All of titles
LAU-C6.1.417	Not applicable	Launceston	140-142 Charles Street	Not applicable	199070/3	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.418	3989	Launceston	140-142 Charles Street	Not applicable	95876/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.419	3990	Launceston	141 Charles Street	Not applicable	126576/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.420	3991	Launceston	143-145 Charles Street	Not applicable	146488/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.421	3992	Launceston	144 Charles Street	Not applicable	136008/0, 136008/1, 136008/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.422	Not applicable	Launceston	146-148 Charles Street	Not applicable	197072/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.423	3994, 3996	Launceston	147-151 Charles Street	Not applicable	18464/1, 40420/1	Description: Commercial Building Specific Extent: All of titles

LAU-C6.1.424	Not applicable	Launceston	150 Charles Street	Not applicable	95876/7	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.425	Not applicable	Launceston	152-154 Charles Street	Not applicable	29346/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.426	3998	Launceston	153 Charles Street	Not applicable	40420/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.427	3999	Launceston	155 Charles Street	Not applicable	40420/3	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.428	Not applicable	Launceston	156 Charles Street	Not applicable	124363/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.429	4001	Launceston	157 Charles Street	Not applicable	40420/4	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.430	Not applicable	Launceston	159 Charles Street	Not applicable	40420/5	Description: Three storey conjoined building - Inter-war - Refer to attached *Datasheet LAU-C6.1.430*
LAU-C6.1.431	4003	Launceston	161 Charles Street	Not applicable	47746/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.432	4004	Launceston	162-166 Charles Street	Not applicable	152798/0, 152798/1, 152798/2, 152798/3, 152798/4, 152798/5	Description: Commercial Building (also known as Unit 1, 162-166 Charles Street, Unit 2, 162-166 Charles Street, Unit 3, 162-166 Charles Street, Unit 4, 162-166 Charles Street,Unit 5, 162-166 Charles Street) Specific Extent: All of titles

LAU-C6.1.433	4006	Launceston	168 Charles Street	Not applicable	33605/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.434	4007	Launceston	169 Charles Street	Not applicable	23897/4, 41726/1	Description: Commercial Building Specific Extent: All of titles
LAU-C6.1.435	4008	Launceston	171 Charles Street	Not applicable	23897/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.436	4009	Launceston	172 Charles Street	Not applicable	33566/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.437	4010	Launceston	174 Charles Street	Not applicable	35613/1	Description: Commercial Building, Specific Extent: All of title
LAU-C6.1.438	4011	Launceston	175-177 Charles Street	Not applicable	23897/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.439	4012	Launceston	176 Charles Street	Not applicable	112149/1	Description: Commercial Retail Specific Extent: All of title
LAU-C6.1.440	Not applicable	Launceston	178 Charles Street	Not applicable	28052/3	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.441	Not applicable	Launceston	181, 183, 185-185a, 189 Charles Street	Not applicable	56610/0	Description: Common Lot - Commercial Building Specific Extent: All of title
LAU-C6.1.442	Not applicable	Launceston	182-184 Charles Street	Tasmanian Aboriginal Centre	122970/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.443	Not applicable	Launceston	186 Charles Street	Not applicable	53163/1	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.444	4017	Launceston	190 Charles Street	Not applicable	46569/1	Description: Former 'Morton House', St John's Hospital Specific Extent: All of title
LAU-C6.1.445	4018	Launceston	191-193 Charles Street	Tasmania Hotel	133971/1	Description: Hotel Tasmania Specific Extent: All of title
LAU-C6.1.446	4019	Launceston	192 Charles Street	Not applicable	134170/1	Description: Townhouse 'Drysdale House' – Georgian Specific Extent: All of title
LAU-C6.1.447	4020	Launceston	194 Charles Street	Not applicable	132231/1	Description: House – Victorian Specific Extent: All of title
LAU-C6.1.448	4021	Launceston	195 Charles Street	Tasmania Hotel	133971/2	Description: Hotel Tasmania Specific Extent: All of title
LAU-C6.1.449	4022	Launceston	201-203 Charles Street	Not applicable	91444/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.450	4023	Launceston	205-205b Charles Street	Not applicable	20092/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.451	Not applicable	Launceston	207-215 Charles Street	Caltex City Star	106113/1, 106114/1, 221736/1	Description: Service Station Specific Extent: All of titles
LAU-C6.1.452	4025	Launceston	217 Charles Street	Not applicable	129118/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.453	4026	Launceston	218 Charles Street	Not applicable	136871/2	Description: House - now Business Premises Specific Extent: All of title

LAU-C6.1.454	Not applicable	Launceston	219-221 Charles Street	Not applicable	136240/1	Description: Shop and dwelling Specific Extent: All of title
LAU-C6.1.455	Not applicable	Launceston	223-225 Charles Street	Not applicable	32658/1	Description: Shop with Residence over Specific Extent: All of title
LAU-C6.1.456	4029	Launceston	226 Charles Street	Not applicable	26820/1	Description: Conjoined Shop and House Specific Extent: All of title
LAU-C6.1.457	4030	Launceston	227-229 Charles Street	Not applicable	160896/1, 160896/2	Description: Conjoined Houses Specific Extent: All of titles
LAU-C6.1.458	9914	Launceston	228 Charles Street	Not applicable	35161/1	Description: Conjoined Shop and House Specific Extent: All of title
LAU-C6.1.459	9915	Launceston	230 Charles Street	Not applicable	33504/3	Description: Terrace House Specific Extent: All of title
LAU-C6.1.460	Not applicable	Launceston	232 Charles Street	Not applicable	38403/1	Description: Terrace House Specific Extent: All of title
LAU-C6.1.461	4032	Launceston	233 Charles Street	Not applicable	162796/1	Description: Teachers' Centre - Victorian Vernacular (former Charles Street School) Specific Extent: All of title
LAU-C6.1.462	4031	Launceston	233a Charles Street	Not applicable	54421/2	Description: Teachers' Centre - Victorian Vernacular (former Charles Street School) Specific Extent: All of title

LAU-C6.1.463	9917	Launceston	234 Charles Street	Not applicable	19121/1	Description: Terrace House Specific Extent: All of title
LAU-C6.1.464	4033	Launceston	235 Charles Street	Not applicable	54458/1	Description: House Specific Extent: All of title
LAU-C6.1.465	4034	Launceston	236 Charles Street	Red Door Gallery	35542/1	Description: Conjoined Cottage Specific Extent: All of title
LAU-C6.1.466	4035	Launceston	238-240 Charles Street	Not applicable	54032/1, 54032/2	Description: Shop with Residence over Specific Extent: All of titles
LAU-C6.1.467	4036	Launceston	239 Charles Street	Not applicable	48979/1	Description: House Specific Extent: All of title
LAU-C6.1.468	4038	Launceston	241 Charles Street	Not applicable	34848/1	Description: House Specific Extent: All of title
LAU-C6.1.469	4039	Launceston	242 Charles Street	Not applicable	24242/1	Description: Shop with Residence over Specific Extent: All of title
LAU-C6.1.470	4040	Launceston	243 Charles Street	Not applicable	197419/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.471	Not applicable	Launceston	244 Charles Street	Not applicable	16237/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.472	4042	Launceston	245 Charles Street	Not applicable	121021/1	Description: House Specific Extent: All of title
LAU-C6.1.473	Not applicable	Launceston	246 Charles Street	Not applicable	16059/1	Description: House Specific Extent: All of title

LAU-C6.1.474	Not applicable	Launceston	248 Charles Street	Not applicable	207042/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.475	4045	Launceston	251 Charles Street	Not applicable	7516/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.476	Not applicable	Launceston	252 Charles Street	Sportsmans Hall Hotel	39781/1, 39781/2	Description: Hotel Specific Extent: All of titles
LAU-C6.1.477	Not applicable	Launceston	252 Charles Street	Sportsmans Hall Hotel	91554/1	Description: Hotel Specific Extent: All of title
LAU-C6.1.478	4047	Launceston	253 Charles Street	Not applicable	7516/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.479	Not applicable	Launceston	254 Charles Street	Not applicable	29311/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.480	Not applicable	Launceston	255 Charles Street	Not applicable	128960/0, 128960/1, 128960/2	Description: Houses (Unit 1, 155 Charles Street and Unit 2, 155 Charles Street) Specific Extent: All of titles
LAU-C6.1.481	Not applicable	Launceston	257 Charles Street	Not applicable	13264/2	Description: Cottage Specific Extent: All of title
LAU-C6.1.482	4051	Launceston	259 Charles Street	Not applicable	143582/1	Description: House Specific Extent: All of title
LAU-C6.1.483	4052	Launceston	261 Charles Street	The Charles Wesley	132135/1	Description: Townhouse 'Garthowen' - Gothic Revival Specific Extent: All of title

LAU-C6.1.484	Not applicable	Launceston	263 Charles Street	Not applicable	46744/1	Description: Terrace House Specific Extent: All of title
LAU-C6.1.485	Not applicable	Launceston	265 Charles Street	Not applicable	46744/2	Description: Terrace House Specific Extent: All of title
LAU-C6.1.486	4055	Launceston	266 Charles Street	Not applicable	50255/2	Description: House – Victorian Specific Extent: All of title
LAU-C6.1.487	Not applicable	Launceston	266a Charles Street	Not applicable	50255/1	Description: Veterinary Hospital Specific Extent: All of title
LAU-C6.1.488	Not applicable	Launceston	267 Charles Street	Not applicable	114529/1	Description: House Specific Extent: All of title
LAU-C6.1.489	Not applicable	Launceston	269 Charles Street	Not applicable	124080/1	Description: House Specific Extent: All of title
LAU-C6.1.490	4058	Launceston	271-273 Charles Street	Not applicable	230647/1	Description: House Specific Extent: All of title
LAU-C6.1.491	Not applicable	Launceston	275 Charles Street	Not applicable	35439/1	Description: House Specific Extent: All of title
LAU-C6.1.492	Not applicable	Launceston	277 Charles Street	Not applicable	208817/1	Description: House Specific Extent: All of title
LAU-C6.1.493	Not applicable	Launceston	279 Charles Street	Not applicable	231091/1	Description: House Specific Extent: All of title
LAU-C6.1.494	4062	Launceston	281 Charles Street	Not applicable	233749/1	Description: House Specific Extent: All of title

LAU-C6.1.495	7942	South Launceston	4 Charles Street (South)	Not applicable	229618/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.496	7943	South Launceston	5 Charles Street (South)	Not applicable	142538/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.497	7944	South Launceston	14 Charles Street (South)	Not applicable	58328/0, 58328/3	Description: Cottage Specific Extent: All of titles
LAU-C6.1.498	Not applicable	South Launceston	15 Charles Street (South)	Not applicable	58328/1	Description: Former Scott and Griffiths Tamar Brewery – Georgian Specific Extent: All of title
LAU-C6.1.499	7945	South Launceston	15 Charles Street (South)	Not applicable	49294/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.500	7946	South Launceston	16 Charles Street (South)	Not applicable	58328/2	Description: Cottage Specific Extent: All of title

LAU-C6.1.501	Not applicable	Launceston	1 Cimitiere Street	Not applicable	220077/1	Description: House - Refer to attached *Datasheet LAU-C6.1.501*
LAU-C6.1.502	4065	Launceston	2 Cimitiere Street	Not applicable	62544/5	Description: Stone Cottage - Gothic revival Specific Extent: All of title
LAU-C6.1.503	4066	Launceston	7 Cimitiere Street	Not applicable	215585/5	Description: House – Victorian Specific Extent: All of title
LAU-C6.1.504	4067	Launceston	14 Cimitiere Street	Glebe Cottages	226200/1	Description: House Specific Extent: All of title
LAU-C6.1.505	Not applicable	Launceston	16 Cimitiere Street	Not applicable	30241/2	Description: House - Refer to attached *Datasheet LAU-C6.1.505*

LAU-C6.1.506	Not applicable	Launceston	17a Cimitiere Street	Formerly Part Of 17 Elphin Road	172979/2	Description: House on land adjoining Victorian townhouse Specific Extent: All of title
LAU-C6.1.507	Not applicable	Launceston	18 Cimitiere Street	Not applicable	145013/1	Description: House - Refer to attached *Datasheet LAU-C6.1.507*
LAU-C6.1.508	4063	Launceston	19 Cimitiere Street	Not applicable	25982/2	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.509	6280	Launceston	21 Cimitiere Street	Not applicable	55977/21	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.510	6281	Launceston	23 Cimitiere Street	Not applicable	55977/23	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.511	6281	Launceston	23 Cimitiere Street	Not applicable	55977/23	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.512	4070	Launceston	24 Cimitiere Street	Not applicable	114635/1	Description: Conjoined House - Victorian Boom Style Specific Extent: All of title
LAU-C6.1.513	4071	Launceston	25 Cimitiere Street	Not applicable	25982/4	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.514	4072	Launceston	26 Cimitiere Street	Not applicable	114635/2	Description: Conjoined House - Victorian Boom Style Specific Extent: All of title
LAU-C6.1.515	4072	Launceston	27 Cimitiere Street	Not applicable	25982/5	Description: Conjoined House – Victorian Specific Extent: All of title

LAU-C6.1.516	4073	Launceston	28 Cimitiere Street	Not applicable	27884/1	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.517	6283	Launceston	29 Cimitiere Street	Chapden Cottage	25982/6	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.518	6259	Launceston	30 Cimitiere Street	Not applicable	26740/1	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.519	6284	Launceston	31 Cimitiere Street	Thyme Cottage	25982/7	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.520	6292	Launceston	32 Cimitiere Street	Not applicable	20289/1	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.521	6285	Launceston	33 Cimitiere Street	Cottage On Cimitere	25982/8	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.522	6293	Launceston	34 Cimitiere Street	Not applicable	106555/1	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.523	Not applicable	Launceston	34a Cimitiere Street	Not applicable	144405/1	Description: House Specific Extent: All of title
LAU-C6.1.524	6286	Launceston	35 Cimitiere Street	Not applicable	25982/9	Description: Conjoined House – Victorian Specific Extent: All of title

LAU-C6.1.525	4074	Launceston	36 Cimitiere Street	Not applicable	139977/1	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.526	6287	Launceston	37 Cimitiere Street	Not applicable	25982/10	Description: Conjoined House – Victorian Specific Extent: All of title
LAU-C6.1.527	6288	Launceston	38 Cimitiere Street	Not applicable	139977/2	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.528	4075	Launceston	39 Cimitiere Street	Glebe Cottage	25982/30	Description: Conjoined Cottage – Victorian Specific Extent: All of title
LAU-C6.1.529	6289	Launceston	40 Cimitiere Street	Not applicable	37804/1	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.530	4076	Launceston	41 Cimitiere Street	Not applicable	25982/29	Description: Conjoined Cottage – Victorian Specific Extent: All of title
LAU-C6.1.531	5926	Launceston	42 Cimitiere Street	Not applicable	29359/1	Description: Conjoined Cottage – Georgian Specific Extent: All of title
LAU-C6.1.532	4078	Launceston	43 Cimitiere Street	Not applicable	25982/28	Description: Conjoined Cottage Specific Extent: All of title
LAU-C6.1.533	5925	Launceston	44 Cimitiere Street	Not applicable	29358/1	Description: Conjoined Cottage – Georgian Specific Extent: All of title
LAU-C6.1.534	Not applicable	Launceston	45 Cimitiere Street	Not applicable	25982/27	Description: House - Refer to attached *Datasheet LAU-C6.1.534*

LAU-C6.1.535	4077	Launceston	46 Cimitiere Street	Not applicable	130308/1	Description: Conjoined Cottage – Georgian Specific Extent: All of title
LAU-C6.1.536	4080	Launceston	47 Cimitiere Street	Not applicable	25982/26	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.537	6291	Launceston	48 Cimitiere Street	Not applicable	41163/1	Description: Conjoined Cottage – Georgian Specific Extent: All of title
LAU-C6.1.538	4081	Launceston	49 Cimitiere Street	Not applicable	25982/25	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.539	4082	Launceston	51 Cimitiere Street	Not applicable	25982/24	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.540	Not applicable	Launceston	52 Cimitiere Street	Not applicable	41057/1	Description: House - Refer to attached *Datasheet LAU-C6.1.540*
LAU-C6.1.541	4064	Launceston	53 Cimitiere Street	Not applicable	25982/23	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.542	4084	Launceston	81 Cimitiere Street	Not applicable	233548/1	Description: Shop - Victorian Italianate (formerly Baptist Tabernacle) Specific Extent: All of title
LAU-C6.1.543	Not applicable	Launceston	89-93 Cimitiere Street	Not applicable	112123/1	Description: Commercial building – Victorian - Refer to attached *Datasheet LAU-C6.1.543*

LAU-C6.1.544	4205	Launceston	90-110 Cimitiere Street	Not applicable	166920/2, 175929/1, 175929/2	Description: Launceston Gasworks (also known as 90-110 Willis Street, 90-110 Willis Street, 12-18 Willis Street) Specific Extent: All of titles
LAU-C6.1.545	4650	Launceston	116-128 Cimitiere Street	Not applicable	161986/1	Description: Hotel Specific Extent: All of title
LAU-C6.1.546	Not applicable	Launceston	119 Cimitiere Street	Not applicable	36328/3	Description: Commercial building - Post-war - Refer to attached *Datasheet LAU-C6.1.546*
LAU-C6.1.547	4086	Launceston	121 Cimitiere Street	Community History Museum	19923/1	Description: 1842 Gallery (formerly Johnstone and Wilmot Warehouse, Launceston Maritime Museum) Specific Extent: All of title
LAU-C6.1.548	Not applicable	Launceston	130 Cimitiere Street	Not applicable	40068/1	Description: Commercial building – Victorian - Refer to attached *Datasheet LAU-C6.1.548*
LAU-C6.1.549	11492	Launceston	136 Cimitiere Street	Not applicable	149875/1	Description: Rankin and Bond Foundry Specific Extent: All of title
LAU-C6.1.550	Not applicable	Launceston	160-162 Cimitiere Street	Not applicable	28766/1	Description: Two storey commercial building - Inter-war - Refer to attached *Datasheet LAU-C6.1.550*
LAU-C6.1.551	11040	Launceston	170-180 Cimitiere Street	Not applicable	163002/1	Description: Tasmanian Woolgrowers' Agency Headquarters Specific Extent: All of title
LAU-C6.1.552	4087	Launceston	194-196 Cimitiere Street	Not applicable	63383/2	Description: Grant Staples Specific Extent: All of title

LAU-C6.1.553	4088	Launceston	198 Cimitiere Street	Tasmanian Farmers and Graziers Association	145951/1	Description: Tasmanian Farmers and Graziers Association Specific Extent: All of title
LAU-C6.1.554	4091	East Launceston	5 Claremont Street	Not applicable	91494/5	Description: House – Victorian Specific Extent: All of title
LAU-C6.1.555	4092	East Launceston	6 Claremont Street	Claremont House	230226/1	Description: House 'Claremont House' (including Iron railings) Specific Extent: All of title
LAU-C6.1.556	4093	East Launceston	13 Claremont Street	Not applicable	163486/1	Description: House 'Claremont' (including gardens) Specific Extent: All of title
LAU-C6.1.557	Not applicable	East Launceston	20 Claremont Street	Not applicable	168592/1	Description: House – Victorian Refer to attached *Datasheet LAU-C6.1.557*
LAU-C6.1.558	7941	Launceston	35 Cleveland Street	Ockerby Gardens	114334/1	Description: Ockerby Gardens Specific Extent: All of title
LAU-C6.1.559	9190	Newstead	3 College Street	Not applicable	112661/18, 160441/2	Description: Houses Specific Extent: All of titles
LAU-C6.1.560	11976	Trevallyn	1-5 Corin Street	Cataract Gorge Reserve (Cliffgrounds)	149078/1	Description: Hydro Power Station comprising former Power Station and associated buildings, works, structures and suspension bridge pylons Specific Extent: All of title

LAU-C6.1.561	Not applicable	West Launceston	1-5 Corin Street	Cataract Gorge Reserve (Cliffgrounds)	149077/1	Description: Hydro Power Station comprising former Power Station and associated buildings, works, structures and suspension bridge pylons Specific Extent: All of title
LAU-C6.1.562	Not applicable	West Launceston	2 Corin Street	Not applicable	249671/1, 60647/7	Description: Land adjoining Duck Reach Cottages Specific Extent: All of titles
LAU-C6.1.563	11976	West Launceston	2 Corin Street	Not applicable	60647/6	Description: Duck Reach Cottage Specific Extent: All of title
LAU-C6.1.564	11976	West Launceston	4 Corin Street	Not applicable	60647/5	Description: Duck Reach Cottage Specific Extent: All of title
LAU-C6.1.565	11976	West Launceston	6 Corin Street	Duck Reach Cottage	60647/4	Description: Duck Reach Cottage Specific Extent: All of title
LAU-C6.1.566	11976	West Launceston	8 Corin Street	Not applicable	60647/3	Description: Duck Reach Cottage Specific Extent: All of title
LAU-C6.1.567	11976	West Launceston	10 Corin Street	Not applicable	60647/1, 60647/2	Description: Duck Reach Cottage Specific Extent: All of title
LAU-C6.1.568	4096	Launceston	2 Crown Street	Not applicable	49660/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.569	4097	Launceston	4 Crown Street	Not applicable	150431/3	Description: Cottage Specific Extent: All of title
LAU-C6.1.570	4098	Launceston	5 Crown Street	Not applicable	116672/1	Description: Cottage Specific Extent: All of title

LAU-C6.1.571	4099	Launceston	6 Crown Street	Not applicable	150431/1	Description: House Specific Extent: All of title
LAU-C6.1.572	4100	Launceston	7-7a Crown Street	Not applicable	229985/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.573	4101	Launceston	9 Crown Street	Not applicable	126698/1	Description: House Specific Extent: All of title
LAU-C6.1.574	4102	Launceston	10 Crown Street	Fortuna	22542/2	Description: Cottage Specific Extent: All of title
LAU-C6.1.575	4103	Launceston	Unit 1, 11 Crown Street	Not applicable	153326/1	Description: Conjoined House (Unit 1) Specific Extent: All of title
LAU-C6.1.576	Not applicable	Launceston	11a Crown Street	Not applicable	153326/2	Description: Conjoined House (formerly Unit 2) Specific Extent: All of title
LAU-C6.1.577	Not applicable	Launceston	12 Crown Street	Not applicable	21999/1	Description: House Refer to attached *Datasheet LAU-C6.1.577*
LAU-C6.1.578	Not applicable	Launceston	13 Crown Street	Not applicable	121953/1	Description: House Specific Extent: All of title
LAU-C6.1.579	4106	Launceston	16 Crown Street	Not applicable	108360/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.580	4107	Launceston	20 Crown Street	Not applicable	227283/1	Description: House Specific Extent: All of title
LAU-C6.1.581	4114	Dilston	30 Dilston Road	Not applicable	12713/22	Description: former Dilston Inn Specific Extent: All of title

LAU-C6.1.582	Not applicable	Invermay	3-11 Dry Street	Not applicable	206548/1	Description: Commercial Property Specific Extent: All of title
LAU-C6.1.583	Not applicable	Invermay	3-11 Dry Street	Not applicable	122987/1	Description: Commercial Property Specific Extent: All of title
LAU-C6.1.584	Not applicable	Invermay	6 Dry Street	Not applicable	199257/1, 199257/2, 36887/1, 36887/2	Description: Land associated with car yard Specific Extent: All of titles
LAU-C6.1.585	Not applicable	Invermay	13-19 Dry Street	Inveresk Hotel	108657/1, 126286/1, 35629/1, 63531/1	Description: Hotel Specific Extent: All of titles
LAU-C6.1.586	Not applicable	Invermay	18 Dry Street	Not applicable	202846/1	Description: House Specific Extent: All of title
LAU-C6.1.587	4111	Invermay	21-27 Dry Street	Not applicable	173590/1	Description: House Specific Extent: All of title
LAU-C6.1.588	Not applicable	Invermay	45 Dry Street	Not applicable	55300/14	Description: House Specific Extent: All of title
LAU-C6.1.589	7140	South Launceston	30-30a Eardley Street	Not applicable	20937/1	Description: House Specific Extent: All of title
LAU-C6.1.590	4116	Dilston	781 East Tamar Highway	Not applicable	146616/1, 158192/1, 164309/1, 169231/1, 169233/1, 17909/5, 32218/2, 32218/3	Description: Property 'Landfall' Specific Extent: All of titles
LAU-C6.1.591	4116	Dilston	781 East Tamar Highway	Not applicable	141733/1	Description: House and Property 'Landfall' and attached Cottage – Georgian Specific Extent: All of title

LAU-C6.1.592	4118	Launceston	1 Elizabeth Street	Not applicable	58910/1	Description: Terrace House – Victorian (also known as 1 Elizabeth Street) Specific Extent: All of title
LAU-C6.1.593	6107	Launceston	3 Elizabeth Street	Not applicable	58910/2	Description: Terrace House – Victorian (also known as 3 Elizabeth Street) Specific Extent: All of title
LAU-C6.1.594	6108	Launceston	5 Elizabeth Street	Not applicable	58910/3	Description: Terrace House – Victorian (also known as 5 Elizabeth Street) Specific Extent: All of title
LAU-C6.1.595	Not applicable	Launceston	7 Elizabeth Street	Not applicable	29985/1	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.596	4119	Launceston	9 Elizabeth Street	Not applicable	32349/1	Description: Conjoined House – brick Specific Extent: All of title
LAU-C6.1.597	6249	Launceston	11 Elizabeth Street	Not applicable	31187/1	Description: Conjoined House – brick Specific Extent: All of title
LAU-C6.1.598	Not applicable	Launceston	13 Elizabeth Street	Not applicable	50662/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.599	Not applicable	Launceston	15 Elizabeth Street	Not applicable	104311/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.600	6250	Launceston	17 Elizabeth Street	Green Gables	230901/1	Description: House Specific Extent: All of title
LAU-C6.1.601	Not applicable	Launceston	20 Elizabeth Street	Not applicable	131855/1	Description: House - Federation Victorian - Refer to attached *Datasheet LAU-C6.1.601*

LAU-C6.1.602	4122	Launceston	22 Elizabeth Street	Not applicable	136413/1	Description: Townhouse - Georgian Specific Extent: All of title
LAU-C6.1.603	4123	Launceston	23 Elizabeth Street	Ferring Inn	47305/1	Description: House Specific Extent: All of title
LAU-C6.1.604	Not applicable	Launceston	31 Elizabeth Street	Colonial On Elizabeth	197365/1, 205735/1, 222047/1	Description: Colonial Motor Inn (former 'Overton House', Launceston Grammar School) Specific Extent: All of titles
LAU-C6.1.605	4124	Launceston	31 Elizabeth Street	Colonial On Elizabeth	251573/1	Description: Colonial Motor Inn (former 'Overton House', Launceston Grammar School) Specific Extent: All of title
LAU-C6.1.606	4125	Launceston	39 Elizabeth Street	Not applicable	7008/1	Description: House and part of Colonial Motor Inn Specific Extent: All of title
LAU-C6.1.607	4126	Launceston	48 Elizabeth Street	Not applicable	60999/1	Description: House Specific Extent: All of title
LAU-C6.1.608	Not applicable	Launceston	50 Elizabeth Street	Not applicable	60999/2	Description: Two storey conjoined house - Victorian - Refer to attached *Datasheet LAU-C6.1.608*
LAU-C6.1.609	Not applicable	Launceston	52 Elizabeth Street	Not applicable	60999/3	Description: Two storey conjoined house - Victorian - Refer to attached *Datasheet LAU-C6.1.609*
LAU-C6.1.610	4127	Launceston	54 Elizabeth Street	Theosophical Society	148747/1	Description: House, Theosophical Society Specific Extent: All of title
LAU-C6.1.611	4128	Launceston	58 Elizabeth Street	Not applicable	35120/1	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.612	Not applicable	Launceston	60 Elizabeth Street	Not applicable	247662/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.613	Not applicable	Launceston	66 Elizabeth Street	Launceston Working Men's Club	35280/1, 35280/2, 76861/1	Description: Commercial Building - Refer to attached *Datasheet LAU-C6.1.613*
LAU-C6.1.614	4131	Launceston	66a Elizabeth Street	Launceston Gospel Hall	106840/1	Description: Gospel Hall Specific Extent: All of title
LAU-C6.1.615	4132	Launceston	68 Elizabeth Street	Not applicable	36695/1	Description: Terrace House – Victorian Specific Extent: All of title
LAU-C6.1.616	4133	Launceston	70 Elizabeth Street	Not applicable	20092/1	Description: Warehouse (City Mill Offices) Specific Extent: All of title
LAU-C6.1.617	6621	Launceston	74 Elizabeth Street	Not applicable	Land held under General Law deed 50/6815	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.618	4135	Launceston	80 Elizabeth Street	Not applicable	35798/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.619	4136	Launceston	82 Elizabeth Street	Culture To Culture	19605/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.620	6251, 6253	Launceston	84-86 Elizabeth Street	Not applicable	19605/2, 19605/3	Description: Terrace Shop – Victorian Specific Extent: All of titles
LAU-C6.1.621	4137	Launceston	88 Elizabeth Street	Not applicable	169408/0, 169408/1, 169408/2	Description: Terrace Shop – Victorian Specific Extent: All of titles

LAU-C6.1.622	4138	Launceston	90 Elizabeth Street	Not applicable	41295/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.623	Not applicable	Launceston	92 Elizabeth Street	Not applicable	157462/0, 157462/1, 157462/2	Description: Terrace Shop – Victorian (also known as Unit 1, 92 Elizabeth Street, Unit 2, 92 Elizabeth Street) Specific Extent: All of titles
LAU-C6.1.624	4140	Launceston	94 Elizabeth Street	Not applicable	101015/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.625	4141	Launceston	96 Elizabeth Street	Not applicable	39552/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.626	4142	Launceston	100 Elizabeth Street	Not applicable	37718/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.627	4143	Launceston	102 Elizabeth Street	Not applicable	30788/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.628	9933	Launceston	104 Elizabeth Street	Not applicable	117030/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.629	4145	Launceston	106 Elizabeth Street	Not applicable	105482/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.630	9934	Launceston	108 Elizabeth Street	Not applicable	133593/1	Description: Terrace Shop – Victorian Specific Extent: All of title

LAU-C6.1.631	4147	Launceston	110 Elizabeth Street	Not applicable	122879/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.632	9935	Launceston	112 Elizabeth Street	Not applicable	45979/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.633	Not applicable	Launceston	114 Elizabeth Street	Not applicable	43627/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.634	4151	Launceston	118 Elizabeth Street	Not applicable	53532/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.635	4152	Launceston	120 Elizabeth Street	Anglicare	140861/1	Description: Terrace Shop – Victorian Specific Extent: All of title
LAU-C6.1.636	Not applicable	Launceston	152-154 Elizabeth Street	Crown Hotel	51424/1	Description: Two storey hotel building - Refer to attached *Datasheet LAU-C6.1.636*
LAU-C6.1.637	4153	Launceston	1 Elphin Road	Not applicable	25982/18	Description: Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.638	4155	Launceston	3 Elphin Road	Not applicable	25982/17	Description: Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.639	4156	Launceston	5 Elphin Road	Not applicable	25982/16	Description: Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.640	4157	Launceston	7 Elphin Road	Not applicable	57548/1	Description: Townhouse – Victorian Specific Extent: All of title

LAU-C6.1.641	4157	Launceston	9-9a Elphin Road	Not applicable	57548/2	Description: Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.642	4158	Launceston	11-11a Elphin Road	Not applicable	25982/14	Description: Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.643	4159	Launceston	13 Elphin Road	Not applicable	158053/1	Description: Conjoined Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.644	4159	Launceston	13a Elphin Road	Not applicable	158053/2	Description: Land adjoining Victorian townhouse (formerly part of 13 Elphin Road) Specific Extent: All of title
LAU-C6.1.645	4160	Launceston	15 Elphin Road	Not applicable	49601/15	Description: Conjoined Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.646	4161	Launceston	17-17a Elphin Road	Not applicable	172979/1	Description: Conjoined Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.647	4162	Launceston	19 Elphin Road	Not applicable	208802/2	Description: House Specific Extent: All of title
LAU-C6.1.648	Not applicable	Launceston	21 Elphin Road	Not applicable	222040/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.649	Not applicable	Launceston	23 Elphin Road	Not applicable	223103/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.650	Not applicable	Launceston	25 Elphin Road	Not applicable	112787/0, 112787/1	Description: Conjoined House Specific Extent: All of titles

LAU-C6.1.651	Not applicable	Launceston	25a Elphin Road	Not applicable	112787/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.652	Not applicable	Launceston	27 Elphin Road	Not applicable	112787/3	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.653	4166	Launceston	29-29a Elphin Road	Vietnam Vets Counselling Service	111088/3	Description: House Specific Extent: All of title
LAU-C6.1.654	Not applicable	Launceston	31 Elphin Road	Not applicable	111088/4	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.655	Not applicable	Launceston	33 Elphin Road	Not applicable	60271/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.656	Not applicable	Launceston	35 Elphin Road	Not applicable	216659/16	Description: House Specific Extent: All of title
LAU-C6.1.657	Not applicable	Launceston	37 Elphin Road	Not applicable	204855/1	Description: House Specific Extent: All of title
LAU-C6.1.658	Not applicable	Launceston	39 Elphin Road	Not applicable	202413/1	Description: House Specific Extent: All of title
LAU-C6.1.659	Not applicable	Launceston	41 Elphin Road	Not applicable	201272/1	Description: House Specific Extent: All of title
LAU-C6.1.660	Not applicable	Launceston	43 Elphin Road	Not applicable	59165/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.661	7139	East Launceston	44 Elphin Road	Not applicable	103203/2, 103203/3, 199205/1, 233729/1	Description: Broadland School House Specific Extent: All of titles

LAU-C6.1.662	Not applicable	Launceston	45 Elphin Road	Roslyn	59165/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.663	4175	Launceston	47-49 Elphin Road	The Lido Boutique Apartments 'Elphin Gardens'	109479/0, 109479/1, 109479/2, 109479/3, 109479/4, 109479/5, 109479/6, 109479/7, 109479/8	Description: Lido Apartments Specific Extent: All of titles
LAU-C6.1.664	4176	Launceston	54 Elphin Road	Not applicable	137333/1	Description: House - Georgian with Victorian verandah Specific Extent: All of title
LAU-C6.1.665	4177	Launceston	56-56a Elphin Road	Not applicable	116489/1	Description: House – Federation Specific Extent: All of title
LAU-C6.1.666	4178	Launceston	66 Elphin Road	Kilmarnock Description House	89633/5	Description: Guest House 'Kilmarnock' (including fence and entrance gates) – Federation Specific Extent: All of title
LAU-C6.1.667	8276	Launceston	69 Elphin Road	Not applicable	202395/1	Description: House Specific Extent: All of title
LAU-C6.1.668	4179	Newstead	74-78 Elphin Road	Scotch Oakburn College - Elphin Campus	103209/1, 179531/2, 91494/1, 91494/2, 91494/3	Description: Scotch Oakburn College including 'Lemana' - (former M.L.C. building) Specific Extent: All of titles
LAU-C6.1.669	4093	Newstead	74-78 Elphin Road (6 Compton Avenue, East Launceston)	Not applicable	179531/1	Description: Land formerly part of Claremont Specific Extent: The part of that land that previously formed part of 117026/1
LAU-C6.1.670	4180	Newstead	109 Elphin Road	Not applicable	28899/1	Description: House Specific Extent: All of title

LAU-C6.1.671	4181	Newstead	117-119 Elphin Road	Launceston Preparatory School	139193/1	Description: House – Federation Specific Extent: All of title
LAU-C6.1.672	4182	Newstead	136-138 Elphin Road	Fairlawn	138389/5	Description: House 'Fairlawn' (including garden) Specific Extent: All of title
LAU-C6.1.673	4154	Launceston	Elphin Road	Road Reserve Adjacent To 2 Elphin Road	Not applicable	Description: Adye Douglas Fountain (Corner High Street) (also known as 2 Elphin Road - fountain adjacent) Specific Extent: Fountain only
LAU-C6.1.674	4183	East Launceston	4 Elsmere Street	Not applicable	235312/1	Description: House – Federation Specific Extent: All of title
LAU-C6.1.675	4184	East Launceston	30 Erina Street	Not applicable	109668/1	Description: Cottage – Victorian Specific Extent: All of title
LAU-C6.1.676	Not applicable	Invermay	3 Esk Street	Not applicable	60897/2	Description: House Specific Extent: All of title
LAU-C6.1.677	Not applicable	Invermay	5 Esk Street	Not applicable	60897/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.678	Not applicable	Invermay	7 Esk Street	Not applicable	224510/1	Description: House Specific Extent: All of title
LAU-C6.1.679	Not applicable	Invermay	9 Esk Street	Not applicable	222394/1	Description: House Specific Extent: All of title
LAU-C6.1.680	Not applicable	Invermay	13 Esk Street	Not applicable	91659/4	Description: House Specific Extent: All of title

LAU-C6.1.681	Not applicable	Invermay	15 Esk Street	Not applicable	50343/5	Description: House Specific Extent: All of title
LAU-C6.1.682	Not applicable	Invermay	17-19 Esk Street	Not applicable	50343/6	Description: House Specific Extent: All of title
LAU-C6.1.683	Not applicable	Invermay	23 Esk Street	Not applicable	63437/3	Description: House Specific Extent: All of title
LAU-C6.1.684	Not applicable	Invermay	27-29 Esk Street	Not applicable	217267/1, 50746/1	Description: Houses Specific Extent: All of titles
LAU-C6.1.685	Not applicable	Launceston	77 Esplanade	Not applicable	114457/1, 114458/1, 114522/1, 139996/1, 201664/1, 231289/1	Description: Monds and Affleck Mill Specific Extent: All of titles
LAU-C6.1.686	4201	Launceston	77 Esplanade	Not applicable	114459/1	Description: Monds and Affleck Mill Specific Extent: All of title
LAU-C6.1.687	4202	Launceston	89 Esplanade	Australian Customs Service	54427/3	Description: Customs House - Victorian Eclectic Specific Extent: All of title
LAU-C6.1.688	11302	Launceston	92 Esplanade	St John Street Pumping Station	Not applicable	Description: St John Street Pumping Station Specific Extent: PID 6675471
LAU-C6.1.689	6582	Launceston	1 Ethel Street	Not applicable	222156/1	Description: House Specific Extent: All of title
LAU-C6.1.690	4207	Invermay	17 Forster Street	Not applicable	131220/1	Description: Terrace Houses – Federation Specific Extent: All of title

LAU-C6.1.691	Not applicable	Invermay	18 Forster Street	Not applicable	59817/2	Description: Terrace House – Federation Specific Extent: All of title
LAU-C6.1.692	4207	Invermay	19 Forster Street	Not applicable	131220/2	Description: Terrace Houses – Federation Specific Extent: All of title
LAU-C6.1.693	4208	Invermay	Unit 1 and Unit 2, 21-23 Forster Street	Not applicable	127973/0, 127973/1, 127973/2	Description: Terrace Houses – Federation (also known as Unit 1, 21-23 Forster Street, Unit 2, 21-23 Forster Street) Specific Extent: All of title
LAU-C6.1.694	4209	Invermay	105 Forster Street	Not applicable	37467/2	Description: Pump Station Specific Extent: All of title
LAU-C6.1.695	Not applicable	Invermay	2 Frank Street	Not applicable	22162/1	Description: House Specific Extent: All of title
LAU-C6.1.696	Not applicable	Invermay	8 Frank Street	Not applicable	228400/1	Description: House Specific Extent: All of title
LAU-C6.1.697	Not applicable	Invermay	10 Frank Street	Not applicable	214764/1	Description: House Specific Extent: All of title
LAU-C6.1.698	Not applicable	Invermay	18 Frank Street	Not applicable	147513/2	Description: House Specific Extent: All of title
LAU-C6.1.699	Not applicable	Invermay	20 Frank Street	Not applicable	22963/1	Description: House Specific Extent: All of title
LAU-C6.1.700	4215	Launceston	27 Frankland Street	Not applicable	233612/1	Description: Townhouse Specific Extent: All of title

LAU-C6.1.701	Not applicable	Not applicable	31 Frankland Street	Not applicable	40956/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.702	Not applicable	Not applicable	33-33a Frankland Street	Not applicable	39314/1	Description: Conjoined Townhouse Specific Extent: All of title
LAU-C6.1.703	4219	Launceston	35 Frankland Street	Not applicable	52170/1	Description: House Specific Extent: All of title
LAU-C6.1.704	Not applicable	Launceston	37 Frankland Street	Not applicable	39314/2	Description: Conjoined Townhouse Specific Extent: All of title
LAU-C6.1.705	4220	Launceston	40 Frankland Street	Not applicable	101035/1	Description: House (former 'Watson House') Specific Extent: All of title
LAU-C6.1.706	4222	Launceston	46-48 Frankland Street	Not applicable	158539/1	Description: House Specific Extent: All of title
LAU-C6.1.707	Not applicable	Launceston	52 Frankland Street	Not applicable	118827/1	Description: Nurses' Home Specific Extent: All of title, includes PID 7204700
LAU-C6.1.708	Not applicable	Launceston	68 Frankland Street	Not applicable	230551/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.709	4227	Launceston	Unit 1, 77-81 Frankland Street	Not applicable	58798/1	Description: Conjoined Townhouse (also known as 1/81 Frankland Street) Specific Extent: All of title
LAU-C6.1.710	4226	Launceston	Unit 2, 77-81 Frankland Street	Not applicable	58798/2	Description: Conjoined Townhouse (also known as 2/79 Frankland Street) Specific Extent: All of title

LAU-C6.1.711	4225	Launceston	Unit 3, 77-81 Frankland Street	Not applicable	58798/3	Description: Conjoined Townhouse (also known as 3/77 Frankland Street) Specific Extent: All of title
LAU-C6.1.712	4228	Launceston	83 Frankland Street	Not applicable	164790/2	Description: Conjoined Townhouse Specific Extent: All of title
LAU-C6.1.713	4229	Launceston	98 Frankland Street	Not applicable	231470/1	Description: House Specific Extent: All of title
LAU-C6.1.714	6619	Launceston	Unit 2, 7 Frederick Street	Not applicable	58314/2	Description: Conjoined Houses Specific Extent: All of title
LAU-C6.1.715	6619	Launceston	7 Frederick Street	Not applicable	58314/0	Description: Conjoined Houses Specific Extent: All of title
LAU-C6.1.716	4231	Launceston	9 Frederick Street	Community Options Service	197663/1	Description: House Specific Extent: All of title
LAU-C6.1.717	4232	Launceston	11 Frederick Street	Not applicable	18905/3	Description: Christ Church Specific Extent: All of title
LAU-C6.1.718	4234	Launceston	27 Frederick Street	Not applicable	51391/2	Description: House (former 'Widdowson') Specific Extent: All of title
LAU-C6.1.719	4499	Launceston	28a Frederick Street	Princes Square	205694/1	Description: Princes Square Specific Extent: All of title
LAU-C6.1.720	4235	Launceston	33-35 Frederick Street	Not applicable	111736/1	Description: House (now Commercial) Specific Extent: All of title

LAU-C6.1.721	Not applicable	Launceston	37 Frederick Street	Not applicable	102745/2	Description: Warehouse, New Glass Pty Ltd - Federation, Specific Extent: All of title
LAU-C6.1.722	4236	Launceston	37 Frederick Street	Not applicable	231414/1	Description: Warehouse, New Glass Pty Ltd – Federation Specific Extent: All of title
LAU-C6.1.723	4237	Launceston	40 Frederick Street	Not applicable	133781/1	Description: Townhouse – Georgian Specific Extent: All of title
LAU-C6.1.724	4238	Launceston	46 Frederick Street	Launceston City Mission	50998/1	Description: City Mission Chapel - Victorian (former Primitive Methodist Church) Specific Extent: All of title
LAU-C6.1.725	4239	Launceston	56 Frederick Street	Frederick Street Kindergarten	216133/1	Description: Frederick Street Kindergarten – Georgian Specific Extent: All of title
LAU-C6.1.726	4240	Launceston	59-61 Frederick Street	Not applicable	152142/1	Description: Conjoined Houses Specific Extent: All of title
LAU-C6.1.727	Not applicable	Launceston	75 Frederick Street	Not applicable	12992/1	Description: House Specific Extent: All of title
LAU-C6.1.728	4242	Launceston	102 Frederick Street	Not applicable	247361/3	Description: House 'Braeside' including outbuilding Specific Extent: All of title
LAU-C6.1.729	4243	Launceston	114 Frederick Street	Not applicable	248596/1	Description: House Specific Extent: All of title

LAU-C6.1.730	4244	South Launceston	2 Garfield Street	Not applicable	101067/1	Description: House and corner shop - Victorian - excludes weatherboard additions Specific Extent: All of title
LAU-C6.1.731	4245	Kings Meadows	22 Gascoyne Street	Not applicable	225418/1	Description: House Specific Extent: All of title
LAU-C6.1.732	4246	Kings Meadows	24 Gascoyne Street	Not applicable	69688/52	Description: House and garden Specific Extent: All of title
LAU-C6.1.733	4247	Launceston	3-7 George Street	Not applicable	169239/1	Description: Commercial Building 'Tulloch's' (former Irvine and McEachern, Reliance Worsted Mills Specific Extent: All of title
LAU-C6.1.734	4314	Launceston	6 George Street	Not applicable	197443/1	Description: Offices - Georgian (remnants of Penitentiary, former Telecom Depot) Specific Extent: All of title
LAU-C6.1.735	Not applicable	Launceston	9-13 George Street	Not applicable	247686/1	Description: Two storey commercial building - Post-war - Refer to attached *Datasheet LAU-C6.1.735*
LAU-C6.1.736	4311	Launceston	17-25 George Street	Lloyds Hotel	44701/1, 44701/2	Description: Lloyds Hotel - Victorian Italianate Specific Extent: All of titles
LAU-C6.1.737	Not applicable	Launceston	17-25 George Street	Lloyds Hotel	198252/1	Description: Two storey commercial building - Refer to attached *Datasheet LAU-C6.1.737*
LAU-C6.1.738	4312	Launceston	27 George Street	Commercial Hotel	43783/4	Description: Commercial Hotel (eastern wing, northern facade) Specific Extent: All of title

LAU-C6.1.739	4248	Launceston	34 George Street	Not applicable	34661/1	Description: Masonic Club (former townhouse) Specific Extent: All of title
LAU-C6.1.740	4249	Launceston	37-39 George Street	Not applicable	15125/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.741	4250	Launceston	41 George Street	Not applicable	25215/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.742	4251	Launceston	43 George Street	Not applicable	25215/3	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.743	4252	Launceston	45 George Street	Not applicable	25215/4	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.744	Not applicable	Launceston	47 George Street	Not applicable	127781/0, 127781/4	Description: Part of two storey commercial building - Refer to attached *Datasheet LAU-C6.1.744*
LAU-C6.1.745	Not applicable	Launceston	49-53 George Street	Not applicable	127781/3	Description: Part of two storey commercial building - Refer to attached *Datasheet LAU-C6.1.745*
LAU-C6.1.746	Not applicable	Launceston	55 George Street	Not applicable	127781/1	Description: Part of two storey commercial building - Refer to attached *Datasheet LAU-C6.1.746*
LAU-C6.1.747	4255	Launceston	57 George Street	Not applicable	49383/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.748	4256	Launceston	58 George Street	Not applicable	109813/2	Description: Commercial Building Specific Extent: All of titles

LAU-C6.1.749	4257	Launceston	60 George Street	Not applicable	109813/1	Description: Commercial Building 'Shott's Umbrella Shop' (National Trust shop) Specific Extent: All of title
LAU-C6.1.750	4258	Launceston	64 George Street	Not applicable	132160/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.751	4259	Launceston	66 George Street	Not applicable	124430/1	Description: Commercial Building Specific Extent: All of titles
LAU-C6.1.752	4260	Launceston	67 George Street	Not applicable	49219/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.753	4261	Launceston	68 George Street	Not applicable	161449/0, 161449/1, 161449/2	Description: Commercial Building Specific Extent: All of titles
LAU-C6.1.754	4262	Launceston	69-71 George Street	Not applicable	49334/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.755	4313	Launceston	72 George Street	Not applicable	7025/1	Description: Commercial Building (former 'Shrimps') Specific Extent: All of title
LAU-C6.1.756	4264	Launceston	73 George Street	Not applicable	23829/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.757	4267	Launceston	75 George Street	Not applicable	54574/34, 54574/35	Description: Shops Specific Extent: All of titles
LAU-C6.1.758	4265	Launceston	76 George Street	Not applicable	7025/2	Description: Commercial Building (terrace shop) Specific Extent: All of title

LAU-C6.1.759	4266	Launceston	78 George Street	Not applicable	7025/3	Description: Commercial Building (terrace shop) Specific Extent: All of title
LAU-C6.1.760	Not applicable	Launceston	79a-81 George Street	Not applicable	15168/4, 15168/5	Description: Shops Specific Extent: All of titles
LAU-C6.1.761	4268	Launceston	80 George Street	Not applicable	7025/4	Description: Commercial Building (terrace shop) Specific Extent: All of title
LAU-C6.1.762	Not applicable	Launceston	81a George Street	Not applicable	15168/3	Description: Part of two storey commercial building - Refer to attached *Datasheet LAU-C6.1.762*
LAU-C6.1.763	4270	Launceston	82 George Street	Not applicable	7025/5	Description: Commercial Building (terrace shop) Specific Extent: All of title
LAU-C6.1.764	Not applicable	Launceston	83 George Street	Not applicable	15168/2	Description: Part of two storey commercial building - Refer to attached *Datasheet LAU-C6.1.764*
LAU-C6.1.765	4272	Launceston	84 George Street	Not applicable	7025/6	Description: Commercial Building (terrace shop) Specific Extent: All of title
LAU-C6.1.766	Not applicable	Launceston	85 George Street	Not applicable	15168/1	Description: Part of two storey commercial building - Refer to attached *Datasheet LAU-C6.1.766*
LAU-C6.1.767	4274, 4275	Launceston	86 and 88 George Street	Not applicable	158366/0, 158366/1, 231705/1	Description: Commercial Building - Victorian (terrace shops) (also known as 88 George Street an 86 George Street respectively) Specific Extent: All of titles

LAU-C6.1.768	4276	Launceston	88a George Street	Not applicable	158366/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.769	4277	Launceston	88b-88c George Street	Royal On George	119604/3	Description: Commercial Building (also known as 88c George Street) Specific Extent: All of title
LAU-C6.1.770	4278	Launceston	90 George Street	Royal On George	224721/1	Description: Hotel Specific Extent: All of title
LAU-C6.1.771	Not applicable	Launceston	91 George Street	Not applicable	247973/1	Description: Lane associated with Kinross House Specific Extent: All of title
LAU-C6.1.772	4279	Launceston	91 George Street	Kinross House	69250/1	Description: Kinross House - Georgian Specific Extent: All of title
LAU-C6.1.773	4280	Launceston	94 George Street	Alberto's	39090/3	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.774	Not applicable	Launceston	104 George Street	Not applicable	198203/1	Description: Two storey building - Federation - Refer to attached *Datasheet LAU-C6.1.774*
LAU-C6.1.775	Not applicable	Launceston	Unit 1 Ground Floor and Unit 2 Level 1 105 George Street	Not applicable	150928/1, 150928/2	Description: Two storey building - Victorian - Refer to attached *Datasheet LAU-C6.1.775* (also known as Unit 1, Ground Floor 105 George Street, Unit 2, Level 1 105 George Street)
LAU-C6.1.776	Not applicable	Launceston	106 George Street	Not applicable	129780/1	Description: Two storey building - Late Victorian Federation - Refer to attached *Datasheet LAU-C6.1.776*

LAU-C6.1.777	Not applicable	Launceston	107 George Street	Not applicable	112669/2	Description: Two storey conjoined building - Victorian - Refer to attached *Datasheet LAU-C6.1.777*
LAU-C6.1.778	Not applicable	Launceston	108-110 George Street	Not applicable	129780/2	Description: Two storey building - Federation - Refer to attached *Datasheet LAU-C6.1.778*
LAU-C6.1.779	Not applicable	Launceston	109 George Street	Cocoon Living	138148/1	Description: Two storey conjoined building - Federation - Refer to attached *Datasheet LAU-C6.1.779*
LAU-C6.1.780	Not applicable	Launceston	111 George Street	Not applicable	52195/1	Description: Two storey conjoined building - Federation - Refer to attached *Datasheet LAU-C6.1.780*
LAU-C6.1.781	Not applicable	Launceston	112-114 George Street	Not applicable	49275/1	Description: Two storey commercial building - Federation - Refer to attached *Datasheet LAU-C6.1.781*
LAU-C6.1.782	Not applicable	Launceston	113 George Street	Not applicable	35190/4	Description: Two storey conjoined building - Federation - Refer to attached *Datasheet LAU-C6.1.782*
LAU-C6.1.783	Not applicable	Launceston	115 George Street	Not applicable	42016/1	Description: Two storey conjoined building - Federation - Refer to attached *Datasheet LAU-C6.1.783*
LAU-C6.1.784	Not applicable	Launceston	124 George Street	O'Keefe's Hotel	52165/1	Description: Two storey hotel - Refer to attached *Datasheet LAU-C6.1.784*
LAU-C6.1.785	Not applicable	Launceston	136-138 George Street	Not applicable	20666/1	Description: Two storey commercial building - Refer to attached *Datasheet LAU-C6.1.785*
LAU-C6.1.786	Not applicable	Launceston	139 George Street	Not applicable	59750/2	Description: Conjoined house - Federation - Refer to attached *Datasheet LAU-C6.1.786*

LAU-C6.1.787	Not applicable	Launceston	140 George Street	Not applicable	124325/1	Description: House - Victorian - Refer to attached *Datasheet LAU-C6.1.787*
LAU-C6.1.788	Not applicable	Launceston	141 George Street	Not applicable	59750/1	Description: Conjoined house - Federation - Refer to attached *Datasheet LAU-C6.1.788*
LAU-C6.1.789	Not applicable	Launceston	143 George Street	Not applicable	112170/1	Description: Two storey conjoined house - Federation - Refer to attached *Datasheet LAU-C6.1.789*
LAU-C6.1.790	Not applicable	Launceston	145 George Street	Not applicable	112170/2	Description: Two storey conjoined house - Federation - Refer to attached *Datasheet LAU-C6.1.790*
LAU-C6.1.791	4281	Launceston	147 George Street	Not applicable	109300/1	Description: Cottage – Georgian Specific Extent: All of title
LAU-C6.1.792	Not applicable	Launceston	148 George Street	Not applicable	170979/1	Description: Two storey detached house - Refer to attached *Datasheet LAU-C6.1.792*
LAU-C6.1.793	4282	Launceston	149 George Street	Not applicable	237102/1	Description: Townhouse – Victorian Specific Extent: All of title
LAU-C6.1.794	4283	Launceston	150 George Street	Not applicable	34724/1	Description: 3 Steps on George' - Georgian (former chapel, Bailey's Tavern) Specific Extent: All of title
LAU-C6.1.795	4284	Launceston	151 George Street	Not applicable	46587/1	Description: House Specific Extent: All of title
LAU-C6.1.796	4285	Launceston	153-155 George Street	Albion House	111203/1	Description: Albion House Specific Extent: All of title

LAU-C6.1.797	4286	Launceston	157 George Street	Not applicable	38562/1	Description: House Specific Extent: All of title
LAU-C6.1.798	Not applicable	Launceston	159 George Street	Not applicable	38215/1	Description: House Specific Extent: All of title
LAU-C6.1.799	4288	Launceston	161 George Street	Not applicable	47572/1	Description: House Specific Extent: All of title
LAU-C6.1.800	4289	Launceston	163 George Street	Not applicable	203955/1	Description: House Specific Extent: All of title
LAU-C6.1.801	4290	Launceston	165 George Street	Not applicable	205509/1	Description: House Specific Extent: All of title
LAU-C6.1.802	4291	Launceston	167 George Street	Not applicable	51427/1	Description: House Specific Extent: All of title
LAU-C6.1.803	Not applicable	Launceston	169 George Street	Not applicable	24406/2	Description: Cottage Specific Extent: All of title
LAU-C6.1.804	Not applicable	Launceston	171 George Street	Not applicable	127419/2	Description: Cottage Specific Extent: All of title
LAU-C6.1.805	Not applicable	Launceston	173 George Street	Not applicable	134585/0, 134585/1, 134585/2	Description: Houses (also known as Unit 1, 173 George Street Unit 2, 173 George Street) Specific Extent: All of titles
LAU-C6.1.806	Not applicable	Launceston	173a George Street	Not applicable	178272/1	Description: Land associated with House Specific Extent: All of title - formerly part of FR 63837/2

LAU-C6.1.807	Not applicable	Launceston	175 George Street	Not applicable	178272/2	Description: House Specific Extent: All of title - formerly part of FR 63837/2
LAU-C6.1.808	4296	Launceston	177 George Street	Not applicable	172818/1	Description: House Specific Extent: All of title - formerly part of FR 19019/1
LAU-C6.1.809	4296	Launceston	179 George Street	Not applicable	172819/0, 172819/1	Description: House (also Known As 179 George Street, 179a George Street) Specific Extent: All of titles - formerly part of FR 132345/1
LAU-C6.1.810	4297	Launceston	179 George Street	Not applicable	172819/2	Description: House (also Known As 179b) Specific Extent: All of title All of title - formerly part of FR 63837/2 and FR 19019/1
LAU-C6.1.811	Not applicable	Launceston	181 George Street	Not applicable	56374/0, 56374/1, 56374/2, 56374/3, 56374/4	Description: Common Lot - Townhouses (also known as 181-185 George Street - Common Lot, Unit 1, 181-185 George Street, Unit 2, 181-185 George Street,Unit 3, 181-185 George Street, Unit 4, 181-185 George Street) Specific Extent: All of titles
LAU-C6.1.812	Not applicable	Launceston	181 George Street	Not applicable	56374/5	Description: Townhouse (also known as Unit 5, 181-185 George Street) Specific Extent: All of title
LAU-C6.1.813	4299	Launceston	188 George Street	Not applicable	16588/1	Description: House, Specific Extent: All of title

LAU-C6.1.814	4300	Launceston	189 George Street	Not applicable	48458/1	Description: House Specific Extent: All of title
LAU-C6.1.815	4301	Launceston	191 George Street	Not applicable	15468/1	Description: House 'Hargate' – Federation Specific Extent: All of title
LAU-C6.1.816	4302	Launceston	193-195 George Street	Hillview House	16887/1	Description: House Specific Extent: All of title
LAU-C6.1.817	Not applicable	Launceston	197 George Street	Not applicable	113257/1	Description: Cottage - Refer to attached *Datasheet LAU-C6.1.817*
LAU-C6.1.818	Not applicable	Launceston	199 George Street	Not applicable	44566/1	Description: House Specific Extent: All of title
LAU-C6.1.819	4305	Launceston	Units 1-6 201-211 (201, 203, 205, 207, 209 and 211) George Street	Not applicable	59421/0, 59421/1, 59421/2, 59421/3, 59421/4, 59421/5, 59421/6	Description: Terrace Houses (also known as 201-211 George Street, Unit 1, 201-211 (201) George Street, Unit 2, 201-211 (203) George Street, Unit 3, 201-211 (205) George Street, Unit 4, 201-211 (207) George Street, Unit 5, 201-211 (209) George Street, Unit 6, 201-211 (211) George Street) Specific Extent: All of titles
LAU-C6.1.820	Not applicable	Launceston	202 George Street	Not applicable	175794/1	Description: House (also known as 202a George Street) Specific Extent: All of title – formerly FR 69385/1
LAU-C6.1.821	Not applicable	Launceston	204 George Street	Not applicable	126283/0, 126283/1, 126283/2, 126283/3, 126283/4	Description: Apartments Specific Extent: All of titles
LAU-C6.1.822	4308	Launceston	225 George Street	Not applicable	218254/1	Description: House Specific Extent: All of title

LAU-C6.1.823	4309	Launceston	227 George Street	Not applicable	131979/1	Description: House – Italianate Specific Extent: All of title
LAU-C6.1.824	Not applicable	Newnham	44 George Town Road	The Cedars	19159/1	Description: House 'The Cedars' Specific Extent: All of title
LAU-C6.1.825	Not applicable	Newnham	128-132 George Town Road	Not applicable	142907/1	Description: Newnham Uniting Church Specific Extent: All of title
LAU-C6.1.826	4316	Newnham	158 George Town Road	Treherne	229593/1	Description: Treherne' - Victorian Italianate (formerly Belmont) including the garden Specific Extent: All of title
LAU-C6.1.827	4440	Kings Meadows	82 Gibson Street	Not applicable	138816/2	Description: Mount Pleasant (also 9 Luxmore Place) Specific Extent: All of title
LAU-C6.1.828	Not applicable	Invermay	5 Gleadow Street	Not applicable	60035/3	Description: House Specific Extent: All of title
LAU-C6.1.829	Not applicable	Invermay	7-9 Gleadow Street	Not applicable	60035/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.830	Not applicable	Invermay	11 Gleadow Street	Not applicable	60035/1	Description: House Specific Extent: All of title
LAU-C6.1.831	Not applicable	Invermay	13 Gleadow Street	Not applicable	229414/1	Description: Commercial Property Specific Extent: All of title
LAU-C6.1.832	Not applicable	Invermay	15-19 Gleadow Street	Not applicable	60549/1	Description: Commercial Property Specific Extent: All of title

LAU-C6.1.833	Not applicable	Invermay	21 Gleadow Street	Not applicable	166258/2	Description: House Specific Extent: All of title
LAU-C6.1.834	Not applicable	Invermay	25 Gleadow Street	Not applicable	166258/1	Description: House Specific Extent: All of title
LAU-C6.1.835	Not applicable	Invermay	29 Gleadow Street	Not applicable	225068/1	Description: House Specific Extent: All of title
LAU-C6.1.836	Not applicable	Invermay	31 Gleadow Street	Not applicable	227091/1	Description: House - Refer to attached *Datasheet LAU-C6.1.836*
LAU-C6.1.837	4325	Invermay	86-96 Gleadow Street	Not applicable	78781/1	Description: Industrial Complex (former Rapson Rubber Company) Specific Extent: All of title
LAU-C6.1.838	Not applicable	Invermay	98-100 Gleadow Street	Not applicable	61499/3	Description: Industrial Complex (former Rapson Rubber Company) - Refer to attached *Datasheet LAU-C6.1.838*
LAU-C6.1.839	Not applicable	Invermay	110 Gleadow Street	Not applicable	113340/2	Description: Industrial Complex (former Rapson Rubber Company) Specific Extent: All of title
LAU-C6.1.840	4326	South Launceston	82 Glen Dhu Street	Not applicable	63888/2	Description: Cottage - Arts and Crafts /Garden City Movement Specific Extent: All of title
LAU-C6.1.841	7076	South Launceston	84 Glen Dhu Street	Not applicable	63888/1	Description: Cottage - Arts and Crafts /Garden City Movement Specific Extent: All of title
LAU-C6.1.842	4327	Invermay	1 Goodwin Street	Not applicable	134226/1	Description: Conjoined House Specific Extent: All of title

LAU-C6.1.843	Not applicable	Invermay	2 Goodwin Street	Not applicable	136844/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.844	4329	Invermay	3 Goodwin Street	Not applicable	135297/1	Description: Conjoined House Specific Extent: All of titles
LAU-C6.1.845	Not applicable	Invermay	3 Goodwin Street	Not applicable	135297/2, 135297/3	Description: Conjoined House Specific Extent: All of titles
LAU-C6.1.846	Not applicable	Invermay	6 Goodwin Street	Not applicable	121983/1	Description: House Specific Extent: All of title
LAU-C6.1.847	4331	Invermay	8 Goodwin Street	Not applicable	224820/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.848	4332	Invermay	9 Goodwin Street	Not applicable	246905/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.849	Not applicable	Invermay	11 Goodwin Street	Not applicable	231125/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.850	Not applicable	Invermay	12 Goodwin Street	Not applicable	36972/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.851	Not applicable	Invermay	13 Goodwin Street	Not applicable	218017/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.852	Not applicable	Invermay	14 Goodwin Street	Not applicable	42023/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.853	Not applicable	Invermay	15 Goodwin Street	Not applicable	32551/1	Description: Cottage Specific Extent: All of title

LAU-C6.1.854	Not applicable	Invermay	17 Goodwin Street	Not applicable	12306/2, 80050/2	Description: House Specific Extent: All of titles
LAU-C6.1.855	Not applicable	Invermay	18 Goodwin Street	Not applicable	131325/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.856	Not applicable	Invermay	19 Goodwin Street	Not applicable	147513/1	Description: House Specific Extent: All of title
LAU-C6.1.857	Not applicable	Invermay	20 Goodwin Street	Not applicable	233733/1	Description: Cottage - Refer to attached *Datasheet LAU-C6.1.857*
LAU-C6.1.858	Not applicable	Invermay	21 Goodwin Street	Not applicable	240506/1	Description: House Specific Extent: All of title
LAU-C6.1.859	Not applicable	Trevallyn	64 Gorge Road	Cataract Gorge Reserve (Cliffgrounds)	234180/1, 7682/1	Description: Cataract Gorge Reserve (Cliffgrounds) (also known as 64 Gorge Road) Specific Extent: All of titles
LAU-C6.1.860	11817	Trevallyn	64 Gorge Road	Cataract Gorge Reserve (Cliffgrounds)	130297/2, 120827/1, 120905/1, 120905/2, 138467/1, 235401/1	Description: Cataract Gorge Reserve (Cliffgrounds) (also known as 64 Gorge Road) and Caretaker's Cottage - King's Bridge Specific Extent: As shown on CPR
LAU-C6.1.861	Not applicable	Invermay	2-4 Grant Street	Not applicable	122083/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.862	Not applicable	Invermay	3 Grant Street	Not applicable	233856/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.863	Not applicable	South Launceston	12 Hampden Street	Not applicable	220308/1	Description: House Specific Extent: All of title

LAU-C6.1.864	9463	South Launceston	16 Hampden Street	Bienfells	233103/1	Description: House - Refer to attached *Datasheet LAU-C6.1.864*
LAU-C6.1.865	4344	South Launceston	1 Heather Street	Not applicable	63888/3	Description: Cottage - Arts and Crafts/ Garden City Movement Specific Extent: All of title
LAU-C6.1.866	4345	South Launceston	3 Heather Street	Not applicable	63888/4	Description: Cottage - Arts and Crafts/ Garden City Movement Specific Extent: All of title
LAU-C6.1.867	4346	South Launceston	5 Heather Street	Not applicable	63888/5	Description: Cottage - Arts and Crafts/ Garden City Movement Specific Extent: All of title
LAU-C6.1.868	4347	South Launceston	7 Heather Street	Not applicable	63888/6	Description: Cottage - Arts and Crafts/ Garden City Movement Specific Extent: All of title
LAU-C6.1.869	4348	South Launceston	9 Heather Street	Not applicable	63888/7	Description: Cottage - Arts and Crafts/ Garden City Movement Specific Extent: All of title
LAU-C6.1.870	4349	South Launceston	11 Heather Street	Not applicable	63888/8	Description: Cottage - Arts and Crafts/ Garden City Movement Specific Extent: All of title
LAU-C6.1.871	4350	South Launceston	13 Heather Street	Not applicable	63888/9	Description: Cottage - Arts and Crafts/ Garden City Movement Specific Extent: All of title
LAU-C6.1.872	7176	Launceston	170 Henry Street	Not applicable	172767/1	Description: North Esk Powder Magazine Specific Extent: All of title

LAU-C6.1.873	4352	East Launceston	1 High Street	Bifrons House	17260/19	Description: House Specific Extent: All of title
LAU-C6.1.874	Not applicable	East Launceston	4 High Street	Annsbrae	60120/3	Description: Annsbrae' - Italianate Victorian Specific Extent: All of title
LAU-C6.1.875	4353	East Launceston	4 High Street	Annsbrae	60120/5	Description: Annsbrae' - Italianate Victorian Specific Extent: All of title
LAU-C6.1.876	4354	East Launceston	13 High Street	Not applicable	117016/1	Description: House Specific Extent: All of title
LAU-C6.1.877	4355	East Launceston	14 High Street	Not applicable	50569/1	Description: House Specific Extent: All of title
LAU-C6.1.878	4356	East Launceston	17 High Street	Bexley	78395/3	Description: House 'Bexley' Specific Extent: All of title
LAU-C6.1.879	Not applicable	East Launceston	18a High Street	Not applicable	246404/2	Description: Windmill Hill Parkland and Launceston Aquatic Specific Extent: All of title
LAU-C6.1.880	4357	East Launceston	18a High Street	Not applicable	246404/1	Description: Windmill Hill Reserve Specific Extent: All of title
LAU-C6.1.881	4358	East Launceston	21 High Street	Beulah	70486/9	Description: Townhouse 'Beulah' – Georgian Specific Extent: All of title
LAU-C6.1.882	Not applicable	East Launceston	21a High Street	Not applicable	70486/10	Description: Townhouse 'Beulah' – Georgian Specific Extent: All of title

LAU-C6.1.883	4359	East Launceston	22 High Street	Windmill Hill Tourist Lodge	33253/1	Description: House Specific Extent: All of title
LAU-C6.1.884	4360	East Launceston	23 High Street	Eversley	44760/13	Description: House 'Eversley' Specific Extent: All of title
LAU-C6.1.885	4361	East Launceston	25 High Street	Not applicable	91559/1	Description: House – Federation Specific Extent: All of title
LAU-C6.1.886	4362	East Launceston	27 High Street	Rosemount	35958/1	Description: Townhouse 'Rosemount' Specific Extent: All of title
LAU-C6.1.887	Not applicable	East Launceston	29 High Street	Hillcrest	63699/1	Description: Townhouse 'Hillcrest' – Federation Specific Extent: All of title
LAU-C6.1.888	4363	East Launceston	29 High Street	Hillcrest	221910/1	Description: Townhouse 'Hillcrest' – Federation Specific Extent: All of title
LAU-C6.1.889	4364	East Launceston	32 High Street	Ashton Gate Guesthouse	175155/1	Description: Guest House 'Ashton Gate' Specific Extent: All of title
LAU-C6.1.890	4365	East Launceston	32a High Street	Not applicable	29693/1	Description: Corner Shop, Residence over – Federation Specific Extent: All of title
LAU-C6.1.891	4366	East Launceston	35 High Street	Not applicable	51176/1	Description: House Specific Extent: All of title
LAU-C6.1.892	Not applicable	East Launceston	36 High Street	Not applicable	221709/2	Description: House Specific Extent: All of title

LAU-C6.1.893	4367	East Launceston	36 High Street	Not applicable	25540/3	Description: House Specific Extent: All of title
LAU-C6.1.894	4368	East Launceston	37 High Street	Not applicable	105814/1	Description: House Specific Extent: All of title
LAU-C6.1.895	4369	East Launceston	39 High Street	Not applicable	15975/1	Description: House Specific Extent: All of title
LAU-C6.1.896	4370	East Launceston	41 High Street	Not applicable	28149/1	Description: House - Gothic Revival Specific Extent: All of title
LAU-C6.1.897	4371	East Launceston	43 High Street	Hatherley House	231347/1	Description: House 'Hatherley' – Italianate Specific Extent: All of title
LAU-C6.1.898	4372	East Launceston	45 High Street	Not applicable	21377/8	Description: House Specific Extent: All of title
LAU-C6.1.899	Not applicable	East Launceston	47 High Street	Not applicable	58390/0, 58390/1, 58390/2, 58390/3, 58390/4, 58390/5, 58390/6	Description Houses Specific Extent All of titles
LAU-C6.1.900	4374	East Launceston	48 High Street	Not applicable	153340/1	Description: House 'Eurella' Specific Extent: All of title
LAU-C6.1.901	4375	East Launceston	49 High Street	Not applicable	100314/2	Description: Cottage - Victorian Italianate Specific Extent: All of title
LAU-C6.1.902	Not applicable	East Launceston	49a High Street	Not applicable	21377/5	Description: House Specific Extent: All of title

LAU-C6.1.903	Not applicable	East Launceston	49b High Street	Not applicable	100314/1	Description: House Specific Extent: All of title
LAU-C6.1.904	4377	East Launceston	51 High Street	Not applicable	59707/1	Description: Cottage - Late Georgian Specific Extent: All of title
LAU-C6.1.905	4378	East Launceston	52 High Street	The Gables	233522/1	Description: Townhouse 'The Gables' - Late Victorian Gothic Revival Specific Extent: All of title
LAU-C6.1.906	4379	East Launceston	53 High Street	Not applicable	232452/1	Description: House – Federation Specific Extent: All of title
LAU-C6.1.907	4380	East Launceston	54 High Street	Not applicable	144775/1	Description: House Specific Extent: All of title
LAU-C6.1.908	4381	East Launceston	95 High Street	Not applicable	44092/1	Description: House – Federation Specific Extent: All of title
LAU-C6.1.909	4382	East Launceston	97 High Street	Not applicable	124734/1	Description: House Specific Extent: All of title
LAU-C6.1.910	Not applicable	Newstead	102 High Street	Not applicable	107546/1	Description: Cottage – Georgian Specific Extent: All of title
LAU-C6.1.911	4384	East Launceston	115 High Street	Not applicable	Land held under General Law deed 43/2016	Description: House Specific Extent: All of title
LAU-C6.1.912	4386	West Launceston	7 Hill Street	Toxeth	223154/1, 67884/2	Description: House 'Toxteth' – Victorian Specific Extent: All of titles
LAU-C6.1.913	8895	West Launceston	30 Hill Street	Not applicable	31984/1	Description: House 'Lock Ley' Specific Extent: All of title

LAU-C6.1.914	8896	West Launceston	32 Hill Street	Not applicable	46053/1	Description: House Specific Extent: All of title
LAU-C6.1.915	8897	West Launceston	34 Hill Street	Not applicable	45356/1	Description: House Specific Extent: All of title
LAU-C6.1.916	8899	West Launceston	38 Hill Street	Hillcrest	120402/2	Description: House 'Hillcrest' Specific Extent: All of title
LAU-C6.1.917	8901	West Launceston	44 Hill Street	Not applicable	82876/2	Description: House Specific Extent: All of title
LAU-C6.1.918	8902	West Launceston	50 Hill Street	Victoria On Hill	229136/1	Description: House 'Victoria on Hill' Specific Extent: All of title
LAU-C6.1.919	9542	West Launceston	5 Hillside Crescent	Not applicable	20986/1, 251301/1	Description: House Specific Extent: All of titles
LAU-C6.1.920	Not applicable	West Launceston	6 Hillside Crescent	Not applicable	226465/1	Description: House 'Bryronya' Specific Extent: All of title
LAU-C6.1.921	9543	West Launceston	6 Hillside Crescent	Not applicable	227124/6	Description: House 'Bryronya' Specific Extent: All of title
LAU-C6.1.922	3871	Launceston	Hillside Crescent	Not applicable	159104/1	Description: Land adjoining Powder Magazine and former Electricity Distributing Station (also known as 34 Bourke Street) Specific Extent: All of title, and includes PID 1985446 and part of Hillside Crescent
LAU-C6.1.923	4389	Youngtown	418 Hobart Road	St James Anglican Church	125414/1	Description: Church 'St James' Anglican Church – Georgian Specific Extent: All of title

LAU-C6.1.924	11063	Launceston	483 Hobart Road	Roscrea	26973/1	Description: Part of Evandale to Launceston Water Scheme - Refer to attached *Datasheet LAU-C6.1.924*
LAU-C6.1.925	4390	Youngtown	513 Hobart Road	Not applicable	198704/1	Description: House "Greycliffe" - Gothic Style (former 'Lyndhurst') Specific Extent: All of title
LAU-C6.1.926	4388	Youngtown	413-419 Hobart Road	Franklin House	138099/1, 138099/3, 138100/2	Description: House and School 'Franklin House' - Georgian (National Trust Headquarters) Specific Extent: All of titles
LAU-C6.1.927	Not applicable	Invermay	28 Holbrook Street	Not applicable	228910/1	Description: Commercial Property Specific Extent: All of title
LAU-C6.1.928	Not applicable	Invermay	30-32 Holbrook Street	Holy Family Anglican Church	231413/2, 56574/3	Description: Commercial Property - Former church site Specific Extent: All of titles
LAU-C6.1.929	Not applicable	Invermay	34 Holbrook Street	Not applicable	56574/1	Description: House Specific Extent: All of title
LAU-C6.1.930	Not applicable	Invermay	36 Holbrook Street	Not applicable	35910/1	Description: House Specific Extent: All of title
LAU-C6.1.931	Not applicable	Invermay	38 Holbrook Street	Not applicable	205061/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.932	4472	South Launceston	33-39 Howick Street	Not applicable	147820/1	Description: Former Infectious Diseases Ward of LGH - including garden area between building and street frontage to Howick and Mulgrave Streets – Federation Specific Extent: All of title

LAU-C6.1.933	11965	South Launceston	34-40 Howick Street	Not applicable	Not applicable	Description: Nurses' Home No. 1, Launceston General Hospital - Refer to attached *Datasheet LAU-C6.1.933*
LAU-C6.1.934	Not applicable	South Launceston	55 Howick Street	Not applicable	154955/0, 154955/1, 154955/2, 154955/3, 154955/4, 154955/5	Description: Houses (also known as Unit 1, 55 Howick Street, Unit 2, 55 Howick Street, Unit 3, 55 Howick Street, Unit 4, 55 Howick Street, Unit 5, 55 Howick Street) Specific Extent: All of titles
LAU-C6.1.935	4396	South Launceston	57 Howick Street	Not applicable	156220/1	Description: Conjoined House – Georgian (also known as 57-59 Howick Street) Specific Extent: All of title
LAU-C6.1.936	4396	South Launceston	57 and 59 Howick Street	Not applicable	156220/0	Description: Conjoined House – Georgian (also known as 57-59 Howick Street) Specific Extent: All of title
LAU-C6.1.937	4396	South Launceston	59 Howick Street	Not applicable	156220/2	Description: Conjoined House – Georgian (also known as 57-59 Howick Street) Specific Extent: All of title
LAU-C6.1.938	Not applicable	Launceston	5 Innes Street	Not applicable	247276/1	Description: House - Refer to attached *Datasheet LAU-C6.1.938*
LAU-C6.1.939	Not applicable	Launceston	7 Innes Street	Not applicable	81430/1	Description: Conjoined house - Refer to attached *Datasheet LAU-C6.1.939*
LAU-C6.1.940	Not applicable	Launceston	9 Innes Street	Not applicable	81430/2	Description: Conjoined house - Refer to attached *Datasheet LAU-C6.1.940*
LAU-C6.1.941	4400	Invermay	2 Invermay Road	Not applicable	169278/3	Description: Inveresk Precinct (former Launceston Railyards site) Specific Extent: All of title

LAU-C6.1.942	4400	Invermay	2 Invermay Road	Not applicable	41309/1	Description: Inveresk Precinct (former Launceston Railyards site) Specific Extent: All of title
LAU-C6.1.943	4400	Invermay	2 Invermay Road	Not applicable	41309/2	Description: Inveresk Precinct (former Launceston Railyards site) Specific Extent: All of title
LAU-C6.1.944	4399	Invermay	2 Invermay Road	Not applicable	174633/2	Description: Inveresk Precinct (former Launceston Railyards site) Specific Extent: All of title
LAU-C6.1.945	4400	Invermay	4 Invermay Road	Not applicable	156282/1	Description: Inveresk Precinct (former Launceston Railyards site) Specific Extent: All of title
LAU-C6.1.946	Not applicable	Invermay	39-41 Invermay Road	Not applicable	101746/1	Description: Commercial Building 'Me Wah' Restaurant Specific Extent: All of title
LAU-C6.1.947	4402	Invermay	39-41 Invermay Road	Not applicable	101759/1	Description: Commercial Building 'Me Wah' Restaurant Specific Extent: All of title
LAU-C6.1.948	Not applicable	Invermay	43-45 Invermay Road	Park Hotel	101685/1	Description: Park Hotel - Art Deco (former Railway Inn) Specific Extent: All of title
LAU-C6.1.949	4402	Invermay	43-45 Invermay Road	Park Hotel	45072/1	Description: Park Hotel - Art Deco (former Railway Inn) Specific Extent: All of title
LAU-C6.1.950	Not applicable	Invermay	61 Invermay Road	Not applicable	91505/1	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.951	Not applicable	Invermay	63-65a Invermay Road	Not applicable	46137/1, 46137/2	Description: Commercial Building Specific Extent: All of titles
LAU-C6.1.952	Not applicable	Invermay	67-71 Invermay Road	Bizzy-Bee	100480/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.953	Not applicable	Invermay	73 Invermay Road	Not applicable	100082/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.954	Not applicable	Invermay	75-77 Invermay Road	Not applicable	197636/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.955	Not applicable	Invermay	79 Invermay Road	Not applicable	20687/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.956	4410	Invermay	81 Invermay Road	Not applicable	60023/1	Description: Townhouse Specific Extent: All of title
LAU-C6.1.957	Not applicable	Invermay	83-87 Invermay Road	Not applicable	214558/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.958	7974	Invermay	100 Invermay Road	St Georges Anglican Church	100878/3	Description: St George's Church Specific Extent: All of title
LAU-C6.1.959	10869	Invermay	124 Invermay Road	Not applicable	151657/2	Description: Hose 'Malunna' Specific Extent: All of title
LAU-C6.1.960	4412	Invermay	217b Invermay Road	St Vincent De Paul	52349/1	Description: Former 'Star' Theatre (now St Vincent De Paul) Specific Extent: All of title
LAU-C6.1.961	Not applicable	Invermay	247-255 Invermay Road	St Finn Barr's Catholic School	36354/1	Description: St Finn Barr's School Specific Extent: All of title

LAU-C6.1.962	4413	Invermay	247-255 Invermay Road	St Finn Barr's Catholic School	149676/1	Description: St Finn Barr's School Specific Extent: All of title
LAU-C6.1.963	4115	Dilston	408 John Lees Drive	Dilston Lodge	8688/1	Description: Dilston Lodge' Specific Extent: All of title
LAU-C6.1.964	4117	Dilston	728 John Lees Drive	Not applicable	158188/1	Description: Burnside Granary' Specific Extent: All of title
LAU-C6.1.965	Not applicable	Launceston	2 King Street	Not applicable	13944/1	Description: House Specific Extent: All of title
LAU-C6.1.966	4415	Launceston	4 King Street	Not applicable	42191/1	Description: House Specific Extent: All of title
LAU-C6.1.967	4416	Launceston	6 King Street	Not applicable	33408/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.968	4417	Launceston	8 King Street	Not applicable	31928/2	Description: House Specific Extent: All of title
LAU-C6.1.969	4418	Launceston	10 King Street	Not applicable	31928/1	Description: House Specific Extent: All of title
LAU-C6.1.970	Not applicable	Launceston	12 King Street	Not applicable	27775/1	Description: House Specific Extent: All of title
LAU-C6.1.971	4420	Launceston	16 King Street	Not applicable	31184/1	Description: House Specific Extent: All of title
LAU-C6.1.972	Not applicable	Launceston	2 Kingsway	Not applicable	56062/3	Description: Commercial building - Refer to attached *Datasheet LAU-C6.1.972*

LAU-C6.1.973	Not applicable	Launceston	4 Kingsway	Not applicable	89638/4	Description: Commercial building - Refer to attached *Datasheet LAU-C6.1.973*
LAU-C6.1.974	Not applicable	Launceston	18-20 Kingsway	Not applicable	89638/626	Description: Commercial building - Refer to attached *Datasheet LAU-C6.1.974*
LAU-C6.1.975	Not applicable	Launceston	22-28 Kingsway	Not applicable	211914/7	Description: Commercial building - Refer to attached *Datasheet LAU-C6.1.975*
LAU-C6.1.976	Not applicable	Launceston	30-36 Kingsway	Not applicable	118174/1, 118501/1	Description: Commercial building - Refer to attached *Datasheet LAU-C6.1.976*
LAU-C6.1.977	Not applicable	Trevallyn	19-21 Kootara Place	Not applicable	63874/67	Description: House and Land Specific Extent: All of title
LAU-C6.1.978	Not applicable	Trevallyn	19-21 Kootara Place	Not applicable	63874/68	Description: House and Land Specific Extent: All of title
LAU-C6.1.979	Not applicable	Lalla	247 Lalla Road	Wag Walker Rhododendron Res	198595/1	Description: WAG Walker Rhododendron Reserve Specific Extent: All of title
LAU-C6.1.980	4422	Newnham	13-15 Laver Grove	Not applicable	55329/7, 8116/5	Description: House 'The Cedars' – Georgian Specific Extent: All of titles
LAU-C6.1.981	Not applicable	Launceston	14 Law Street	Not applicable	28941/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.982	Not applicable	Launceston	20 Law Street	Not applicable	Land held under General Law deed 48/2217	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.983	Not applicable	Launceston	22 Law Street	Not applicable	143564/1	Description: Conjoined House Specific Extent: All of title

LAU-C6.1.984	4424	Launceston	7 Lawrence Street	Not applicable	126683/1	Description: House Specific Extent: All of title
LAU-C6.1.985	Not applicable	Launceston	Unit 1 and Unit 2, 11-13 Lawrence Street	Not applicable	163038/1, 163038/2	Description: Conjoined house - Refer to attached *Datasheet LAU-C6.1.985*
LAU-C6.1.986	Not applicable	Launceston	15 Lawrence Street	Not applicable	122067/1	Description: House - Refer to attached *Datasheet LAU-C6.1.986*
LAU-C6.1.987	4425	Launceston	23 Lawrence Street	Gunners Arms Tavern	100831/2	Description: Gunners Arms Hotel (formerly Lawrence Hotel) Specific Extent: All of title
LAU-C6.1.988	Not applicable	Launceston	23 Lawrence Street	Gunners Arms Tavern	100832/1	Description: Gunners Arms Hotel (formerly Lawrence Hotel) Specific Extent: All of title
LAU-C6.1.989	Not applicable	Launceston	25 Lawrence Street	Not applicable	25982/22	Description: Detached house - Victorian - Refer to attached *Datasheet LAU-C6.1.989*
LAU-C6.1.990	Not applicable	Launceston	27 Lawrence Street	Not applicable	25982/34	Description: Two storey conjoined house - Victorian - Refer to attached *Datasheet LAU-C6.1.990*
LAU-C6.1.991	Not applicable	Launceston	29 Lawrence Street	Not applicable	25982/33	Description: Conjoined house - Victorian - Refer to attached *Datasheet LAU-C6.1.991*
LAU-C6.1.992	4428	Launceston	31 Lawrence Street	Not applicable	25982/32	Description: House Specific Extent: All of title
LAU-C6.1.993	4429	Launceston	33 Lawrence Street	Not applicable	25982/21	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.994	9613	Launceston	35 Lawrence Street	Not applicable	25982/20	Description: Detached residence - Refer to attached *Datasheet LAU-C6.1.994*

LAU-C6.1.995	Not applicable	Launceston	37 Lawrence Street	Not applicable	25982/19	Description: Detached house - Victorian - Refer to attached *Datasheet LAU-C6.1.995*
LAU-C6.1.996	11932	Lilydale	1925 Lilydale Road	Not applicable	163587/1	Description: Former Lilydale Bush Nursing Centre - Refer to attached *Datasheet LAU-C6.1.996*
LAU-C6.1.997	4432	Newstead	2 Lime Avenue	Not applicable	208768/1	Description: House 'Westerhall' – Federation Specific Extent: All of title
LAU-C6.1.998	4433	Newstead	3 Lime Avenue	Not applicable	222256/1	Description: House - Federation - including fence Specific Extent: All of title
LAU-C6.1.999	Not applicable	Invermay	10 Lindsay Street	Not applicable	104362/1	Description: House Specific Extent: All of title
LAU-C6.1.1000	Not applicable	Invermay	14-16 Lindsay Street	Not applicable	130167/1	Description: House (also known as 1 Esk Street) Specific Extent: All of title
LAU-C6.1.1001	8163	Invermay	14-16 Lindsay Street	Not applicable	60897/3	Description: House (also known as 1 Esk Street) Specific Extent: All of title
LAU-C6.1.1002	Not applicable	Invermay	18 Lindsay Street	Not applicable	41153/1	Description: House Specific Extent: All of title
LAU-C6.1.1003	4437	Invermay	20 Lindsay Street	Not applicable	107229/1, 107229/2	Description: Commercial Building Specific Extent: All of titles
LAU-C6.1.1004	Not applicable	Invermay	22 Lindsay Street	Not applicable	134226/2	Description: House Specific Extent: All of title

LAU-C6.1.1005	Not applicable	Invermay	26 Lindsay Street	Not applicable	18161/1	Description: House Specific Extent: All of title
LAU-C6.1.1006	4440, 10505	Prospect	9 Luxmore Place	Not applicable	173898/1	Description: House 'Mount Pleasant' (including outbuildings, entrance gates, lodge and grave of Henry Reed - Victorian Italianate Specific Extent: All of title
LAU-C6.1.1007	4442	East Launceston	9 Lyttleton Street	Not applicable	40633/3	Description: House – Georgian Specific Extent: All of title
LAU-C6.1.1008	Not applicable	East Launceston	8-14 Lyttleton Street	Not applicable	103204/1, 199205/2	Description: Broadland School House Specific Extent: All of title
LAU-C6.1.1009	4443	East Launceston	15 Lyttleton Street	Magnolia Cottage	60434/2	Description: House 'Magnolia Cottage' Specific Extent: All of title
LAU-C6.1.1010	4444	East Launceston	30 Lyttleton Street	Not applicable	144788/1	Description: House - Victorian (including fence and gate) Specific Extent: All of title
LAU-C6.1.1011	4445	East Launceston	36 Lyttleton Street	Not applicable	208153/1	Description: House – Federation Specific Extent: All of title
LAU-C6.1.1012	4446	East Launceston	38 Lyttleton Street	Not applicable	Land held under General Law deed 39/7045	Description: House – Federation Specific Extent: All of title
LAU-C6.1.1013	4447	East Launceston	43 Lyttleton Street	Lauderdale	54939/1	Description: House 'Lauderdale' - Georgian section Specific Extent: All of title

LAU-C6.1.1014	4448	East Launceston	71 Lyttleton Street	Not applicable	233118/1	Description: House Specific Extent: All of title
LAU-C6.1.1015	Not applicable	Newnham	1-3 Maiden Place	Not applicable	146558/2	Description: Land associated with 'Tamarleigh' (Refer: 19 Mount Stuart Drive) Specific Extent: All of title
LAU-C6.1.1016	Not applicable	Newnham	5 Maiden Place	Not applicable	163210/2	Description: Land associated with 'Tamarleigh' (Refer: 19 Mount Stuart Drive) Specific Extent: All of title
LAU-C6.1.1017	4430	Lilydale	1953 Main Road	Lilydale Uniting Church	41578/1	Description: Lilydale Uniting Church and Hall Specific Extent: All of title
LAU-C6.1.1018	Not applicable	Lilydale	1963 Main Road	Not applicable	152721/2	Description: Bardenhagens' Store Specific Extent: All of title
LAU-C6.1.1019	4431	Lilydale	1965 Main Road	Not applicable	152721/1	Description: Bardenhagens' Store Specific Extent: All of title
LAU-C6.1.1020	Not applicable	Launceston	15 Maitland Street	Not applicable	100418/2	Description: House - Gothic Revival Specific Extent: All of title
LAU-C6.1.1021	4449	Launceston	15 Maitland Street	Not applicable	100418/1	Description: House - Gothic Revival Specific Extent: All of title
LAU-C6.1.1022	Not applicable	Launceston	32 Margaret Street	Not applicable	104368/1	Description: House Specific Extent: All of title
LAU-C6.1.1023	Not applicable	Launceston	34 Margaret Street	Not applicable	96379/24	Description: House Specific Extent: All of title

LAU-C6.1.1024	4206	Launceston	44 Margaret Street	Not applicable	83622/2, 83622/3	Description: Roman Catholic Church of the Apostles - Gothic Revival Specific Extent: All of titles
LAU-C6.1.1025	4206	Launceston	46 Margaret Street	St Ailbes Church Hall	226322/1	Description: Two storey building - Refer to attached *Datasheet LAU-C6.1.1025*
LAU-C6.1.1026	4206	Launceston	48 Margaret Street	Not applicable	36140/1	Description: Church of the Apostles Complex - Refer to attached *Datasheet LAU-C6.1.1026*
LAU-C6.1.1027	7966	Launceston	60 Margaret Street	Not applicable	51385/1	Description: Shop and Flat Specific Extent: All of title
LAU-C6.1.1028	7967	Launceston	64 Margaret Street	Not applicable	43611/1	Description: House Specific Extent: All of title
LAU-C6.1.1029	7968	Launceston	66 Margaret Street	Not applicable	21974/1	Description: House Specific Extent: All of title
LAU-C6.1.1030	Not applicable	Launceston	68 Margaret Street	Not applicable	23193/68	Description: House Specific Extent: All of title
LAU-C6.1.1031	4451	Launceston	69 Margaret Street	Not applicable	124079/1	Description: Cottage – Georgian Specific Extent: All of title
LAU-C6.1.1032	Not applicable	Launceston	70 Margaret Street	Not applicable	59329/0, 59329/1	Description: House Specific Extent: All of titles
LAU-C6.1.1033	7971	Launceston	72 Margaret Street	Not applicable	59329/2	Description: House Specific Extent: All of title

LAU-C6.1.1034	Not applicable	Launceston	86 Margaret Street	Not applicable	204352/1	Description: Cottage – Georgian Refer to attached *Datasheet LAU-C6.1.1034*
LAU-C6.1.1035	4453, 4455, 4456	Launceston	Unit 1, Unit 2, and Unit 3 88-92 Margaret Street	Not applicable	59957/1, 59957/2, 59957/3	Description: Conjoined Cottages – Georgian Specific Extent: All of titles
LAU-C6.1.1036	4454	Launceston	89 Margaret Street	Mews Motel	146281/2	Description: House, Specific Extent: All of title
LAU-C6.1.1037	Not applicable	Launceston	95 Margaret Street	Not applicable	220874/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1038	4458	Launceston	96 Margaret Street	St Stephens Uniting Church	176479/1	Description: Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street) Specific Extent: All of title
LAU-C6.1.1039	Not applicable	Launceston	97 Margaret Street	Not applicable	220655/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1040	4459	Launceston	98 Margaret Street	St Stephens Uniting Church	176479/2	Description: Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street) Specific Extent: All of title
LAU-C6.1.1041	Not applicable	Launceston	99 Margaret Street	Not applicable	231490/5	Description: Cottage Specific Extent: All of title

LAU-C6.1.1042	3820	Launceston	100 Margaret Street	Not applicable	174608/1	Description: Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street) Specific Extent: All of title
LAU-C6.1.1043	3820	Launceston	100A Margaret Street	Not applicable	174608/2	Description: Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street) Specific Extent: All of title
LAU-C6.1.1044	Not applicable	Launceston	101 Margaret Street	Not applicable	223272/5	Description: House Specific Extent: All of title
LAU-C6.1.1045	Not applicable	Launceston	102 Margaret Street	Not applicable	Land held under General Law deed 48/4018	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1046	Not applicable	Launceston	107 Margaret Street	Not applicable	49690/1	Description: Cottage - Old Colonial Georgian Specific Extent: All of title
LAU-C6.1.1047	Not applicable	Launceston	111 Margaret Street	Not applicable	152360/1	Description: Cottage - Victorian Georgian Specific Extent: All of title
LAU-C6.1.1048	Not applicable	Invermay	35-43 Mayne Street	Invermay Primary School	151660/1	Description: Invermay State School Specific Extent: All of title
LAU-C6.1.1049	4465	Invermay	35-43 Mayne Street	Invermay Primary School	146740/1 146740/2 150206/1 150206/2 150206/3 151660/1 208186/1	Description: Invermay State School Specific Extent: All of titles and main school land parcel under PID 7414943 located to the east of FR 208186/1

LAU-C6.1.1050	Not applicable	Launceston	2-4 Middle Street	Not applicable	197621/1	Description: House Specific Extent: All of title
LAU-C6.1.1051	Not applicable	Launceston	6 Middle Street	Not applicable	28416/6	Description: House Specific Extent: All of title
LAU-C6.1.1052	Not applicable	Launceston	8 Middle Street	Not applicable	218722/1	Description: House Specific Extent: All of title
LAU-C6.1.1053	Not applicable	Launceston	8a Middle Street	Not applicable	202407/1	Description: House Specific Extent: All of title
LAU-C6.1.1054	Not applicable	Launceston	10 Middle Street	Not applicable	45567/1	Description: House Specific Extent: All of title
LAU-C6.1.1055	Not applicable	Launceston	12 Middle Street	Not applicable	114317/1	Description: House Specific Extent: All of title
LAU-C6.1.1056	Not applicable	Nunamara	491 Mount Barrow Road	Not applicable	Not applicable	Description: Mount Barrow Falls State Reserve and Mount Barrow State Reserve Specific Extent: All of land parcel
LAU-C6.1.1057	Not applicable	Nunamara	1045 Mount Barrow Road	Mt Barrow State Reserve	Not applicable	Description: Mt Barrow State Reserve Specific Extent: All of land parcel
LAU-C6.1.1058	Not applicable	Nunamara	1406 Mount Barrow Road	Mt Barrow State Reserve	Not applicable	Description: Mt Barrow State Reserve Specific Extent: All of that part of PID 6933768 east of Mount Barrow Road
LAU-C6.1.1059	3718	Newnham	19 Mount Stuart Drive	Not applicable	163210/1	Description: Tamarleigh' (formerly 43 Alanvale Road) Specific Extent: All of title

LAU-C6.1.1060	4469	Newnham	33-35 Mount Stuart Drive	Not applicable	143180/1, 143180/2	Description: Mount Stuart' - including gardens Specific Extent: All of title
LAU-C6.1.1061	4470	South Launceston	50 Mulgrave Street	Not applicable	219488/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1062	4471	South Launceston	55 Mulgrave Street	Not applicable	122050/1	Description: House - Georgian with Victorian extensions Specific Extent: All of title
LAU-C6.1.1063	Not applicable	West Launceston	7 Neika Avenue	Not applicable	12625/45	Description: House 'Myrora' – Federation Specific Extent: All of title
LAU-C6.1.1064	4474	West Launceston	7 Neika Avenue	Not applicable	12625/46	Description: House 'Myrora' – Federation Specific Extent: All of title
LAU-C6.1.1065	4475	Newnham	100 Newnham Drive	Maritime College	166044/1	Description: Newnham Hall' (including stables and outbuildings) and 'Riverside Cottage' – Georgian Specific Extent: All of title
LAU-C6.1.1066	4477	Newstead	10 Newstead Crescent	Not applicable	115831/1	Description: Newstead House' – Georgian Specific Extent: All of title
LAU-C6.1.1067	8349	Karoola	14 Nicholls Road	Turners Marsh Catholic Chapel	242417/1	Description: Karoola Catholic Church Specific Extent: All of title
LAU-C6.1.1068	Not applicable	South Launceston	7 North Street	Not applicable	231859/1	Description: Cottage Specific Extent: All of title

LAU-C6.1.1069	Not applicable	South Launceston	13 North Street	Not applicable	53290/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1070	7950	South Launceston	14 North Street	Not applicable	125202/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1071	Not applicable	South Launceston	15 North Street	Not applicable	35543/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1072	Not applicable	South Launceston	16 North Street	Not applicable	22567/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1073	Not applicable	Invermay	1 Old Bike Track Lane	Not applicable	174633/1	Description: Inveresk Precinct (former Launceston Railyards site) (also known as 2 Invermay Road) Specific Extent: All of title, formerly part of 2 Invermay Road
LAU-C6.1.1074	4479	Newstead	3 Olive Street	Elphin House	60609/3	Description: Elphin House' - Early Gothic Revival Specific Extent: All of title
LAU-C6.1.1075	Not applicable	Bangor	5 Paling Track	Not applicable	103525/2	Description: Property associated with Anglican All Saints Church Cemetery Specific Extent: All of title
LAU-C6.1.1076	Not applicable	Bangor	7 Paling Track	Bangor Cemetery	103525/1	Description: Anglican All Saints Church Cemetery Specific Extent: All of title
LAU-C6.1.1077	4651	Bangor	11 Paling Track	Clarach	103525/5	Description: former Anglican All Saints Church Specific Extent: All of title

LAU-C6.1.1078	4481	Launceston	3 Park Street	Not applicable	140122/2	Description: House - 'Margaret McIntyre House' Specific Extent: All of title
LAU-C6.1.1079	4263	Launceston	Flat1, Flat 2 and Shop 3 2 Paterson Street	Luck's Corner	147398/0, 147398/1, 147398/2, 147398/3	Description: Commercial Building 'Luck's Corner' (also known as 2 Paterson Street, Flat 1 2 Paterson Street, Flat 2 2 Paterson Street, Shop 3 2 Paterson Street) Specific Extent: All of titles
LAU-C6.1.1080	Not applicable	Launceston	4 Paterson Street	Not applicable	35505/1	Description: Two storey detached building - Victorian - Refer to attached *Datasheet LAU-C6.1.1080*
LAU-C6.1.1081	Not applicable	Launceston	6-8 Paterson Street	Not applicable	157318/1	Description: Part of two storey commercial building - Inter-war - Refer to attached *Datasheet LAU-C6.1.1081*
LAU-C6.1.1082	Not applicable	Launceston	Unit 1, Unit 2, and Unit 5 14 Paterson Street	Not applicable	171947/1, 171947/2, 171947/5	Description: Part of two storey commercial building - Inter-war - Refer to attached *Datasheet LAU-C6.1.1082* (also known as Unit 1, 14 Paterson Street, Unit 2, 14 Paterson Street, Unit 5, 14 Paterson Street)
LAU-C6.1.1083	Not applicable	Launceston	16 Paterson Street	Not applicable	162450/0, 162450/103, 162450/203, 162450/303, 162450/504	Description: Six level commercial building - Federation - Refer to attached *Datasheet LAU-C6.1.1083* (also known as Apartment 102 16 Paterson Street, Apartment 203 16 Paterson Street, Apartment 303 16 Paterson Street, Apartment 504 16 Paterson Street)
LAU-C6.1.1084	8350	Launceston	18-20 Paterson Street	Not applicable	24187/1	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.1085	4483	Launceston	21-23 Paterson Street	Not applicable	47479/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1086	8182	Launceston	22-24 Paterson Street	Not applicable	24187/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1087	Not applicable	Launceston	34 Paterson Street	Pilgrim Uniting Church	134290/1	Description: Land associated with the former Methodist Church Specific Extent: All of title
LAU-C6.1.1088	4484, 4485, 4486	Launceston	34 Paterson Street	Pilgrim Uniting Church	134198/1, 134292/1, 136691/1, 149096/3	Description: Former Methodist Church and Chapel and Wesley Chambers (former Methodist Manse) Specific Extent: All of titles
LAU-C6.1.1089	Not applicable	Launceston	59-61 Paterson Street	Not applicable	63897/1	Description: Two storey commercial building - Victorian - Refer to attached *Datasheet LAU-C6.1.1089*
LAU-C6.1.1090	4488	Launceston	62-66 Paterson Street	Not applicable	141250/1	Description: Former F Paine Carriage Building Specific Extent: All of title
LAU-C6.1.1091	7141	Launceston	67-75 Paterson Street	Not applicable	175786/0	Description: The Examiner building Specific Extent: All of title
LAU-C6.1.1092	4490	Launceston	68 Paterson Street	Not applicable	243101/1	Description: Craigowen Specific Extent: All of title
LAU-C6.1.1093	Not applicable	Launceston	78 Paterson Street	Royal Park	138979/10	Description: Royal Park South, Military Sites and Monuments Specific Extent: All of title
LAU-C6.1.1094	10734	Launceston	78 Paterson Street	Royal Park	156045/1	Description: Royal Park South, Military Sites and Monuments Specific Extent:

LAU-C6.1.1095	4480	Launceston	80 Paterson Street	Not applicable	28774/3	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1096	11011	Launceston	85-89 Paterson Street	Launceston Fire Station	232911/1 and land held under General Law deed 2/1433	Description: Launceston Fire Station Specific Extent: All of titles
LAU-C6.1.1097	10735	Launceston	88-96 Paterson Street	Kings Park	242909/1	Description: Kings Park and part of Tamar River - Refer to attached *Datasheet LAU-C6.1.1097*
LAU-C6.1.1098	10735	Launceston	88-96 Paterson Street	Kings Park	159106/1, 159107/1, 159519/2, 159519/3, 223677/1, 49746/1	Description: Kings Park and part of Tamar River Specific Extent: All of titles
LAU-C6.1.1099	4494	Launceston	91 Paterson Street	Not applicable	48294/1	Description: Courthouse Hotel – Victorian Specific Extent: All of title
LAU-C6.1.1100	10735	Launceston	92 Paterson Street	Not applicable	159519/1	Description: Kings Park and part of Tamar River Specific Extent: As shown on CPR
LAU-C6.1.1101	4491	Launceston	93 Paterson Street	Not applicable	137633/0, 137633/1, 137633/2, 137633/3	Description: Launceston Polytechnic southern campus and former Treadmill, Male House of Correction, Wellington Square School at 93 Paterson Street and part of Barrow Street (also known as Unit 1, 93 Paterson Street, Unit 2, 93 Paterson Street, Unit 3, 93 Paterson Street) Specific Extent: All of titles

LAU-C6.1.1102	11010	Launceston	105-119 Paterson Street	Launceston College	150204/1, 150341/1, 150341/2, 150341/3	Description: Launceston College and former Female Factory and Gaol, 107-119 Paterson Street, and part of Paterson Street, Launceston Specific Extent: All of title and all of PID 7463649 (6 land parcels)
LAU-C6.1.1103	4492	Launceston	145-151 Paterson Street	Penny Royal World	250739/2	Description: Penny Royal Motel (formerly Barton Mill) Specific Extent: All of title
LAU-C6.1.1104	Not applicable	Launceston	145-151 Paterson Street	Penny Royal World	240112/1, 243810/1, 35759/1	Description: Penny Royal Motel (formerly Barton Mill) Specific Extent: All of titles
LAU-C6.1.1105	4496	Norwood	316 Penquite Road	Kombacy	129464/1	Description: Kombacy Specific Extent: All of title
LAU-C6.1.1106	4497	Newstead	5 Pen-Y-Bryn Place	Pen-Y-Bryn	135310/1	Description: House - 'Peny-Y-Bryn House' - Including gate and fence Specific Extent: All of title
LAU-C6.1.1107	4500	Launceston	20 Princes Street	Not applicable	131524/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1108	Not applicable	Punchbowl	102-134 Punchbowl Road	Punchbowl Reserve	37866/17, 45599/1, 45600/1	Description: Punchbowl Reserve Specific Extent: All of title
LAU-C6.1.1109	4501	Launceston	4-12 Quadrant Mall	Not applicable	123919/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1110	4502	Launceston	5-5b Quadrant Mall	Not applicable	67539/1	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.1111	4504, 4505	Launceston	7 Quadrant Mall and Floor 1 7-11 Quadrant Mall	Not applicable	167191/1, 167191/4	Description: Commercial Building Specific Extent: All of titles
LAU-C6.1.1112	4504, 4505	Launceston	9 Quadrant Mall and Floor 1 7-11 Quadrant Mall	Not applicable	167191/2, 167191/4	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1113	4504, 4505	Launceston	9-11 Quadrant Mall and Floor 1 7-11 Quadrant Mall	Not applicable	167191/3, 167191/4	Description: Commercial Building (also known as 4/7-11 Quadrant) Specific Extent: All of title
LAU-C6.1.1114	4506	Launceston	13 Quadrant Mall	Not applicable	109405/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1115	4507	Launceston	14-16 Quadrant Mall	Not applicable	46958/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1116	4508	Launceston	15 Quadrant Mall	Not applicable	112084/14	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1117	4509	Launceston	17 Quadrant Mall	St Luke's Health	146029/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1118	Not applicable	Launceston	18 Quadrant Mall	Not applicable	Land held under General Law deed 58/6162	Description: Two storey commercial building - Inter-war - Refer to attached *Datasheet LAU-C6.1.1118*
LAU-C6.1.1119	4511	Launceston	23 Quadrant Mall	Not applicable	12413/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1120	4512	Launceston	27 Quadrant Mall	Not applicable	109818/1	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.1121	Not applicable	Launceston	8 Racecourse Crescent	Not applicable	91125/2	Description: Conjoined house - Victorian - Refer to attached *Datasheet LAU-C6.1.1121*
LAU-C6.1.1122	Not applicable	Launceston	10 Racecourse Crescent	Not applicable	214866/1	Description: Conjoined house - Victorian - Refer to attached *Datasheet LAU-C6.1.1122*
LAU-C6.1.1123	Not applicable	Launceston	20 Racecourse Crescent	Not applicable	91632/1	Description: Detached house - Federation - Refer to attached *Datasheet LAU-C6.1.1123*
LAU-C6.1.1124	4513	Launceston	28 Racecourse Crescent	Not applicable	60674/2	Description: House Victorian Specific Extent: All of title
LAU-C6.1.1125	4514	Ravenswood	157-159 Ravenswood Road	Not applicable	16333/2, 16333/3	Description: Old Distillery Complex Specific Extent: All of titles
LAU-C6.1.1126	4515	Ravenswood	177 Ravenswood Road	Old Waverley	199135/1	Description: Old Waverley (Woolen Mills) Specific Extent: All of title
LAU-C6.1.1127	11063	Relbia	22, 94, 200, 228, 234 and 236 Relbia Road	Not applicable	126290/1, 130686/1, 130808/2, 197183/1, 32517/1, 35943/1	Description: Part of Evandale to Launceston Water Scheme - Refer to attached *Datasheet LAU-C6.1.1127*
LAU-C6.1.1128	7972	South Launceston	5 Rose Lane	Not applicable	213227/1	Description: Rose Lane Park - Refer to attached *Datasheet LAU-C6.1.1128*
LAU-C6.1.1129	4516	Dilston	135 Rostella Road	Rostella	38796/1	Description: Rostella Specific Extent: All of title
LAU-C6.1.1130	4517	Newstead	8 Rupert Street	Rathgael	55009/1, 55009/2	Description: Rathgael Specific Extent: All of title

LAU-C6.1.1131	Not applicable	Invermay	3 Russell Street	Not applicable	121969/1	Description: Cottage - semi-detached Specific Extent: All of title
LAU-C6.1.1132	Not applicable	Invermay	4 Russell Street	Not applicable	33426/1	Description: House Specific Extent: All of title
LAU-C6.1.1133	Not applicable	Invermay	5 Russell Street	Not applicable	126505/1	Description: House Specific Extent: All of title
LAU-C6.1.1134	Not applicable	Invermay	6 Russell Street	Not applicable	232405/1	Description: House Specific Extent: All of title
LAU-C6.1.1135	Not applicable	Invermay	7 Russell Street	Not applicable	202405/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1136	Not applicable	Invermay	8 Russell Street	Not applicable	101864/2	Description: Cottage Specific Extent: All of title
LAU-C6.1.1137	Not applicable	Invermay	9 Russell Street	Not applicable	82371/2	Description: House Specific Extent: All of title
LAU-C6.1.1138	Not applicable	Invermay	10 Russell Street	Not applicable	154767/0, 154767/1, 154767/2	Description: Cottage Specific Extent: All of titles
LAU-C6.1.1139	Not applicable	Invermay	11 Russell Street	Not applicable	82371/1	Description: House Specific Extent: All of title
LAU-C6.1.1140	4526	Invermay	12 Russell Street	Not applicable	108542/5	Description: Cottage - semi-detached Specific Extent: All of title

LAU-C6.1.1141	Not applicable	Invermay	13-15 Russell Street	Not applicable	237111/1	Description: Shed Specific Extent: All of title
LAU-C6.1.1142	4528	Invermay	14 Russell Street	Not applicable	69592/4	Description: Cottage – attached Specific Extent: All of title
LAU-C6.1.1143	4529	Invermay	16 Russell Street	Not applicable	69592/3	Description: Cottage – attached Specific Extent: All of title
LAU-C6.1.1144	Not applicable	Invermay	17-31 Russell Street	Not applicable	5272/3	Description: Park Specific Extent: All of title
LAU-C6.1.1145	4531	Invermay	18 Russell Street	Not applicable	69592/2	Description: Cottage - attached Specific Extent: All of title
LAU-C6.1.1146	4532	Invermay	20 Russell Street	Not applicable	246213/1	Description: Cottage – attached Specific Extent: All of title
LAU-C6.1.1147	4533	Invermay	22 Russell Street	Not applicable	226496/1	Description: Cottage – attached Specific Extent: All of title
LAU-C6.1.1148	4534	Invermay	24 Russell Street	Not applicable	235104/9	Description: House - former church Specific Extent: All of title
LAU-C6.1.1149	Not applicable	Invermay	26 Russell Street	Not applicable	56573/8	Description: House Specific Extent: All of title
LAU-C6.1.1150	10789	Rocherlea	43 Russells Plains Road	Not applicable	121823/2	Description: House Specific Extent: All of title

LAU-C6.1.1151	4536	Launceston	8 Sheppy Street	Not applicable	58922/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1152	4537	Launceston	10 Sheppy Street	Not applicable	58922/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1153	4538	Launceston	12 Sheppy Street	Not applicable	58922/3	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1154	4539	Launceston	14 Sheppy Street	Not applicable	58922/4	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1155	3820	Launceston	3 Sherwins Avenue	Not applicable	178461/2	Description: Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street) Specific Extent: All of title
LAU-C6.1.1156	3820	Launceston	3a Sherwins Avenue	Not applicable	178461/1	Description: Land associated with Trinity Uniting Church (former Margaret Street Methodist Church and Church Hall) (also known as 96-98 Margaret Street) Specific Extent: All of title
LAU-C6.1.1157	4197	Launceston	21 Shields Street	J. Boag and Son Brewery	146686/1	Description: J. Boag and Son Esk Brewery Specific Extent: All of title
LAU-C6.1.1158	4541	East Launceston	2 Short Street	Not applicable	77054/2	Description: House Specific Extent: All of title
LAU-C6.1.1159	Not applicable	Trevallyn	25 South Esk Road	Cataract Gorge Reserve (Cliffgrounds)	167409/1	Description: Path associated with the Cataract Gorge Reserve Specific Extent:

LAU-C6.1.1160	4542	West Launceston	14 St Andrews Street	Edenholme Grange	248021/1	Description: House - Victorian - 'Edenholme Grange' Specific Extent: All of title
LAU-C6.1.1161	4543	East Launceston	8 St Georges Square	Not applicable	229366/1	Description: House Specific Extent: All of title
LAU-C6.1.1162	Not applicable	Launceston	14-16 St Georges Square	Not applicable	176422/1, 176422/2	Description: Brick fence - Refer to attached *Datasheet LAU-C6.1.1162*
LAU-C6.1.1163	Not applicable	Launceston	18 St Georges Square	Not applicable	139647/1	Description: Brick fence - Refer to attached *Datasheet LAU-C6.1.1163*
LAU-C6.1.1164	Not applicable	Launceston	20 St Georges Square	Not applicable	139647/2	Description: Brick fence - Refer to attached *Datasheet LAU-C6.1.1164*
LAU-C6.1.1165	4545	Launceston	1-15 St John Street	Not applicable	52624/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1166	4546	Launceston	2 St John Street	Paterson Barracks	54427/2	Description: Paterson Military Barracks (former Commissariat Store) Specific Extent: All of title
LAU-C6.1.1167	4547	Launceston	18-28 St John Street	Launceston Town Hall	204339/1, 233336/1, 233437/1, 48952/1, 49208/1	Description: Launceston Town Hall complex including Launceston Town Hall and Annexe (former Mail Exchange) Specific Extent: All of titles
LAU-C6.1.1168	Not applicable	Launceston	18-28 St John Street	Launceston Town Hall	48950/1	Description: Civic Square adjoining Launceston Town Hall complex Specific Extent: All of title
LAU-C6.1.1169	Not applicable	Launceston	25 St John Street	Not applicable	20942/3	Description: Conjoined commercial building - Post-war - Refer to attached *Datasheet LAU-C6.1.1169*

LAU-C6.1.1170	4548	Launceston	27 St John Street	Not applicable	20942/2	Description: Ritchie's Mill Town Warehouse Specific Extent: All of title
LAU-C6.1.1171	6618	Launceston	29 St John Street	Not applicable	19273/1	Description: Warehouse Specific Extent: All of title
LAU-C6.1.1172	11576	Launceston	31-35 St John Street	Not applicable	131686/1	Description: Tasmanian Woolgrowers' Agency Headquarters Specific Extent: All of title
LAU-C6.1.1173	4614	Launceston	36 St John Street	St Andrews Presbyterian Church	150307/1, 150307/3	Description: St Andrew's Church Specific Extent: All of titles
LAU-C6.1.1174	4618	Launceston	38 St John Street	Bendigo Bank	46368/1	Description: Former Union Bank Specific Extent: All of title
LAU-C6.1.1175	4549	Launceston	50-54 St John Street	Not applicable	34143/1	Description: Bank Specific Extent: All of title
LAU-C6.1.1176	4550	Launceston	55 St John Street	Not applicable	Not applicable	Description: Government Building (also known as 53-59 St John Street) Specific Extent: All of PID 6681054
LAU-C6.1.1177	4615	Launceston	63 St John Street	Not applicable	91555/1	Description: former ANZ Bank Specific Extent: All of title
LAU-C6.1.1178	4551	Launceston	68 St John Street	Not applicable	51197/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1179	6278	Launceston	74-82 St John Street	Not applicable	17477/1, 17477/2, 17477/3	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.1180	4553	Launceston	77-81 St John Street	Not applicable	42042/5	Description: Bank Specific Extent: All of title
LAU-C6.1.1181	4554	Launceston	84 St John Street	Medicare Office	197091/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1182	Not applicable	Launceston	86a St John Street	Not applicable	149987/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1183	Not applicable	Launceston	88 St John Street	Not applicable	32939/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1184	4557	Launceston	90 St John Street	Not applicable	51137/1	Description: Commercial Building (also known as 88 St John Street) Specific Extent: All of title
LAU-C6.1.1185	Not applicable	Launceston	92 St John Street	Not applicable	249495/1	Description: Conjoined commercial building - Inter-war - Refer to attached *Datasheet LAU-C6.1.1185*
LAU-C6.1.1186	4559	Launceston	93 St John Street	Not applicable	135625/1	Description: Former City Hotel Specific Extent: All of title
LAU-C6.1.1187	4560	Launceston	95 St John Street	Not applicable	247146/1	Description: Former Theatre Specific Extent: All of title
LAU-C6.1.1188	4561	Launceston	96-102 St John Street	Not applicable	196798/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1189	7142	Launceston	99a-101 St John Street	Not applicable	113998/1	Description: Shepherd's Corner Specific Extent: All of title

LAU-C6.1.1190	Not applicable	Launceston	103 St John Street	Not applicable	117154/1	Description: Conjoined commercial building - Inter-war - Refer to attached *Datasheet LAU-C6.1.1190*
LAU-C6.1.1191	4563	Launceston	116 St John Street	Not applicable	122594/1	Description: Commercial Building - Georgian (former Lawyer's office) Specific Extent: All of title
LAU-C6.1.1192	Not applicable	Launceston	119 St John Street	Metz Cafe Bar	125735/1	Description: Two storey conjoined commercial building – Federation - Refer to attached *Datasheet LAU-C6.1.1192*
LAU-C6.1.1193	4565	Launceston	120 St John Street	Not applicable	197008/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1194	Not applicable	Launceston	Unit 1, Unit 2, and Unit 3 123 St John Street	Not applicable	174528/0, 174528/1, 174528/2, 174528/3	Description: Commercial Building (also known as 123 St John Street, Unit 1, 123 St John Street, Unit 2, 123 St John Street, Unit 3, 123 St John Street) Specific Extent: All of titles
LAU-C6.1.1195	4567	Launceston	126 St John Street	Launceston Hebrew Synagogue	Land held under General Law deed 3/375	Description: Synagogue Specific Extent: All of title
LAU-C6.1.1196	4568	Launceston	127 St John Street	Not applicable	26431/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1197	4569	Launceston	128 St John Street	Not applicable	12537/1, 12537/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1198	4570	Launceston	129 St John Street	Country Women's Association	117430/1	Description: Commercial Retail Specific Extent: All of title

LAU-C6.1.1199	4571	Launceston	131-133 St John Street	Not applicable	146293/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1200	4619	Launceston	134 St John Street	Not applicable	162540/2	Description: Chalmers Church including iron railings Specific Extent: All of title
LAU-C6.1.1201	4572	Launceston	135-137 St John Street	Not applicable	140848/1	Description: Commercial Building (Kaw Building) Specific Extent: All of title
LAU-C6.1.1202	4573	Launceston	136 St John Street	Not applicable	28901/1	Description: Dorset Terrace Specific Extent: All of title
LAU-C6.1.1203	4574	Launceston	138 St John Street	Airlie Dorset Terrace	40626/1	Description: Dorset Terrace Specific Extent: All of title
LAU-C6.1.1204	4575	Launceston	139 St John Street	Not applicable	54741/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1205	4576	Launceston	140 St John Street	Not applicable	40005/1	Description: Dorset Terrace Specific Extent: All of title
LAU-C6.1.1206	4577	Launceston	142 St John Street	Not applicable	19268/1	Description: Dorset Terrace Specific Extent: All of title
LAU-C6.1.1207	4578	Launceston	143-149 St John Street	Not applicable	165372/0	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1208	4579	Launceston	144 St John Street	Not applicable	51759/1	Description: Dorset Terrace Specific Extent: All of title

LAU-C6.1.1209	4580	Launceston	146, 148 and 148b St John Street	Not applicable	130523/0, 130523/1, 130523/2, 130523/3	Description: House (former residence of CJ Weedon) (also known as 146-148b St John Street, 146 St John Street, 148 St John Street, 148b St John Street) Specific Extent: All of titles
LAU-C6.1.1210	4612	Launceston	155 St John Street	St Johns Church-Carpark	236606/1	Description: St John's Church and Rectory Specific Extent: All of title
LAU-C6.1.1211	4582	Launceston	159 St John Street	Not applicable	159968/2	Description: Nelumie Specific Extent: All of title
LAU-C6.1.1212	4582	Launceston	161 St John Street	Not applicable	159968/1	Description: Nelumie (title including stables adjoining house) Specific Extent: All of title
LAU-C6.1.1213	4583	Launceston	163 St John Street	Chalmers Hall	136965/1	Description: Chalmers Hall Specific Extent: All of title
LAU-C6.1.1214	4584	Launceston	165 St John Street	Not applicable	168125/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1215	4585	Launceston	167 St John Street	Not applicable	47322/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1216	4586	Launceston	169 St John Street	Not applicable	91553/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1217	4587	Launceston	171 St John Street	Not applicable	247954/1	Description: Conjoined House Specific Extent: All of title

LAU-C6.1.1218	4588	Launceston	173 St John Street	Not applicable	115059/2	Description: House Specific Extent: All of title
LAU-C6.1.1219	4589	Launceston	175 St John Street	Not applicable	115059/1	Description: House Specific Extent: All of title
LAU-C6.1.1220	4590	Launceston	177 St John Street	Not applicable	39896/2	Description: House Specific Extent: All of title
LAU-C6.1.1221	4591	Launceston	179 St John Street	Not applicable	125038/1	Description: House Specific Extent: All of title
LAU-C6.1.1222	Not applicable	Launceston	179a St John Street	Not applicable	146111/1	Description: Apartments Specific Extent: All of title
LAU-C6.1.1223	4592	Launceston	181 St John Street	Not applicable	128124/1	Description: House - Dowling House Specific Extent: All of title
LAU-C6.1.1224	4593	Launceston	183 St John Street	Not applicable	128124/2	Description: House Specific Extent: All of title
LAU-C6.1.1225	Not applicable	Launceston	183a St John Street	Not applicable	119342/1	Description: Apartments Specific Extent: All of title
LAU-C6.1.1226	Not applicable	Launceston	184 St John Street	Not applicable	112125/2	Description: House Specific Extent: All of title
LAU-C6.1.1227	4595	Launceston	185 St John Street	Not applicable	170083/1	Description: Townhouse Specific Extent: All of title

LAU-C6.1.1228	4596	Launceston	187 St John Street	Not applicable	170083/2	Description: Townhouse Specific Extent: All of title
LAU-C6.1.1229	Not applicable	Launceston	187a St John Street	Not applicable	198990/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1230	4597	Launceston	189 St John Street	Not applicable	144961/1	Description: House Specific Extent: All of title
LAU-C6.1.1231	Not applicable	Launceston	190 St John Street	Not applicable	226595/1	Description: House Specific Extent: All of title
LAU-C6.1.1232	4599	Launceston	191 St John Street	Ferraville	Land held under General Law deed 36/8922	Description: House Specific Extent: All of title
LAU-C6.1.1233	Not applicable	Launceston	192 St John Street	Not applicable	208877/1	Description: House Specific Extent: All of title
LAU-C6.1.1234	4601	Launceston	193 St John Street	Not applicable	40767/1	Description: House Specific Extent: All of title
LAU-C6.1.1235	4602	Launceston	195 St John Street	Hillcrest	138675/3	Description: Former Queen Victoria Hospital Specific Extent: All of title
LAU-C6.1.1236	4603	Launceston	197 St John Street	Not applicable	146460/1	Description: House Specific Extent: All of title
LAU-C6.1.1237	Not applicable	Launceston	199 St John Street	Not applicable	113813/1	Description: House Specific Extent: All of title

LAU-C6.1.1238	Not applicable	Launceston	203 St John Street	Not applicable	226119/1	Description: House Specific Extent: All of title
LAU-C6.1.1239	Not applicable	Launceston	207 St John Street	Not applicable	9743/1	Description: House Specific Extent: All of title
LAU-C6.1.1240	4607	Launceston	209 St John Street	Not applicable	58809/1	Description: Alpha Terrace Specific Extent: All of title
LAU-C6.1.1241	4608	Launceston	211 St John Street	Not applicable	58809/2	Description: Alpha Terrace Specific Extent: All of title
LAU-C6.1.1242	4609	Launceston	213 St John Street	Not applicable	58810/1	Description: Alpha Terrace Specific Extent: All of title
LAU-C6.1.1243	4610	Launceston	215 St John Street	Not applicable	58810/2	Description: Alpha Terrace Specific Extent: All of title
LAU-C6.1.1244	Not applicable	Launceston	219 St John Street	Not applicable	19336/1	Description: House Specific Extent: All of title
LAU-C6.1.1245	Not applicable	St Leonards	315-317 St Leonards Road	St Peters Anglican Church	233022/1	Description: St Peter's Anglican Church and Cemetery Specific Extent: All of title
LAU-C6.1.1246	4621	St Leonards	315-317 St Leonards Road	St Peters Anglican Church	178706/1	Description: St Peter's Anglican Church and Cemetery Specific Extent: All of title
LAU-C6.1.1247	4622	St Leonards	15 Station Road	St Leonards Uniting Church	134171/1	Description: St Leonards Methodist Chapel and Burial Ground Specific Extent: All of title

LAU-C6.1.1248	4623	St Leonards	22 Station Road	The Old Rectory	132484/1	Description: House Specific Extent: All of title
LAU-C6.1.1249	Not applicable	St Leonards	23 Station Road	Ketteringham Lodge	20673/2	Description: Ketteringham (title adjoining house) Specific Extent: All of title
LAU-C6.1.1250	4624	St Leonards	23 Station Road	Ketteringham Lodge	20673/1	Description: Ketteringham Specific Extent: All of title
LAU-C6.1.1251	4625	St Leonards	1/38 Station Road	Mount Esk	146430/1	Description: Mount Esk Specific Extent: All of title
LAU-C6.1.1252	4625	St Leonards	38 and 38A Station Road	Not applicable	146430/0	Description: Mount Esk (also known as 38-40 Station Road) Specific Extent: All of title
LAU-C6.1.1253	4625	St Leonards	38A Station Road	Larmenier School	146430/2	Description: Mount Esk (also known as 40 Station Road) Specific Extent: All of title
LAU-C6.1.1254	Not applicable	St Leonards	41 Station Road	Not applicable	53559/7	Description: Missionary College - 'Tolarno' - Late Victorian Specific Extent: All of title
LAU-C6.1.1255	4627	St Leonards	43 Station Road	Chegworth	246895/1	Description: Chegworth Specific Extent: All of title
LAU-C6.1.1256	4628	St Leonards	43a Station Road	Not applicable	230849/1	Description: House Specific Extent: All of title
LAU-C6.1.1257	Not applicable	St Leonards	67 Station Road	Not applicable	28083/13	Description: House Specific Extent: All of title

LAU-C6.1.1258	Not applicable	St Leonards	69 Station Road	Not applicable	28083/14	Description: House Specific Extent: All of title
LAU-C6.1.1259	4629	East Launceston	2 Stewart Street	Not applicable	133112/1	Description: House Specific Extent: All of title
LAU-C6.1.1260	4630	East Launceston	4 Stewart Street	Not applicable	51484/1	Description: House Specific Extent: All of title
LAU-C6.1.1261	11450	West Launceston	2 Stone Street	Not applicable	9431/1	Description: House Specific Extent: All of title
LAU-C6.1.1262	9736	West Launceston	7 Stone Street	Not applicable	144251/1	Description: House Specific Extent: All of title
LAU-C6.1.1263	Not applicable	West Launceston	9 Stone Street	Not applicable	199486/1	Description: Crabtree' (title adjoining house) Specific Extent: All of title
LAU-C6.1.1264	11447	West Launceston	9 Stone Street	Not applicable	143744/1	Description: House - 'Crabtree' Specific Extent: All of title
LAU-C6.1.1265	Not applicable	South Launceston	100 Talbot Road	Not applicable	123936/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1266	4649	Launceston	1-5 Tamar Street	Launceston Show Girls	33711/1	Description: Hotel (former Bridge Hotel) Specific Extent: All of title
LAU-C6.1.1267	Not applicable	Launceston	2-10 Tamar Street	Not applicable	41377/1	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.1268	Not applicable	Launceston	7-11 Tamar Street	Not applicable	33711/2	Description: Two storey conjoined commercial building - Federation - Refer to attached *Datasheet LAU-C6.1.1268*
LAU-C6.1.1269	4634	Launceston	13 Tamar Street	Not applicable	124939/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1270	4634	Launceston	13a Tamar Street	Not applicable	124938/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1271	Not applicable	Launceston	15-21 Tamar Street	Not applicable	124937/2	Description: Conjoined commercial building - Victorian - Refer to attached *Datasheet LAU-C6.1.1271*
LAU-C6.1.1272	Not applicable	Launceston	35 Tamar Street	Not applicable	206574/1	Description: Conjoined commercial building - inter-war - Refer to attached *Datasheet LAU-C6.1.1272*
LAU-C6.1.1273	Not applicable	Launceston	37-39 (Includes Property Known As 41-41a) Tamar Street	Not applicable	206477/1	Description: Conjoined commercial buildings - Refer to attached *Datasheet LAU-C6.1.1273*
LAU-C6.1.1274	11799	Launceston	45-55 Tamar Street	Albert Hall	50902/1	Description: City Park Complex Specific Extent: All of title
LAU-C6.1.1275	4639	Launceston	52 Tamar Street	Not applicable	167746/1	Description: Terrace House Specific Extent: All of title
LAU-C6.1.1276	4640	Launceston	54 Tamar Street	Not applicable	167746/2	Description: Terrace House Specific Extent: All of title
LAU-C6.1.1277	4642	Launceston	Unit 1, 56-58 Tamar Street	Not applicable	172483/2	Description: Terrace House Specific Extent: All of title

LAU-C6.1.1278	4641, 4642	Launceston	56-58 Tamar Street	Not applicable	172483/0, 172483/1	Description: Terrace House (also known as Unit 1, 56-58 Tamar Street) Specific Extent: All of title
LAU-C6.1.1279	4643	Launceston	61-63 Tamar Street	Launceston Club	226748/1	Description: Launceston Club, Garden and Trees Specific Extent: All of title
LAU-C6.1.1280	Not applicable	Launceston	61-63 Tamar Street	Launceston Club	108685/1	Description: Launceston Club House, Garden and Trees (title adjoining Club House) Specific Extent: All of title
LAU-C6.1.1281	Not applicable	Launceston	62 Tamar Street	Not applicable	13505/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1281*
LAU-C6.1.1282	Not applicable	Launceston	62a Tamar Street	Not applicable	13505/2	Description: Conjoined two storey commercial building - Refer to attached *Datasheet LAU-C6.1.1282*
LAU-C6.1.1283	Not applicable	Launceston	64-66 Tamar Street	Not applicable	233757/1	Description: Two storey commercial building - Federation Victorian - Refer to attached *Datasheet LAU-C6.1.1283*
LAU-C6.1.1284	Not applicable	Launceston	66a Tamar Street	Not applicable	207926/1	Description: Two storey commercial building - Georgian - Refer to attached *Datasheet LAU-C6.1.1284*
LAU-C6.1.1285	Not applicable	Launceston	68 Tamar Street	Not applicable	31819/1	Description: Two storey commercial building - Late Victorian - Refer to attached *Datasheet LAU-C6.1.1285*
LAU-C6.1.1286	Not applicable	Launceston	72-72a Tamar Street	Not applicable	31819/3	Description: Commercial building - Inter-war - Refer to attached *Datasheet LAU-C6.1.1286*
LAU-C6.1.1287	Not applicable	Launceston	100 Tamar Street	Not applicable	249271/1	Description: Townhouse (now office building) Specific Extent: All of title

LAU-C6.1.1288	4645	Launceston	102 Tamar Street	Not applicable	234420/1	Description: House Specific Extent: All of title
LAU-C6.1.1289	4646	Launceston	104 Tamar Street	Not applicable	227460/1	Description: House Specific Extent: All of title
LAU-C6.1.1290	4647	Launceston	Units 1-5 106-108 Tamar Street	Not applicable	160572/0, 160572/1, 160572/2, 160572/3, 160572/4, 160572/5	Description: Office and apartment complex (also known as 106-108 Tamar Street, Unit 1, 106-108 Tamar Street, Unit 2, 106-108 Tamar Street, Unit 3, 106-108 Tamar Street, Unit 4, 106-108 Tamar Street, Unit 5, 106-108 Tamar Street) Specific Extent: All of title
LAU-C6.1.1291	4648	Launceston	110 Tamar Street	Not applicable	113540/1	Description: House Specific Extent: All of title
LAU-C6.1.1292	11824	South Launceston	31-34 Thistle Street (West)	Not applicable	161512/0, 161512/1, 161512/2	Description: Patons and Baldwins Mill - Refer to attached *Datasheet LAU-C6.1.1292*
LAU-C6.1.1293	11824	South Launceston	36 Thistle Street (West)	Not applicable	158522/1	Description: Patons and Baldwins /Coats Patons Office and Recreation Building - Refer to attached *Datasheet LAU-C6.1.1293*
LAU-C6.1.1294	11824	South Launceston	45-51 Thistle Street (West)	Not applicable	142453/1	Description: Patons and Baldwins Mill water tank and boiler - Refer to attached *Datasheet LAU-C6.1.1294* (also known as 45-47 Thistle Street)
LAU-C6.1.1295	Not applicable	Newstead	10a Treffos Place	Not applicable	178145/0, 178145/1, 178145/2	Description: Land associated with House 'Norwood House' (also known as 57 Penquite Road) Specific Extent: All of title

LAU-C6.1.1296	4495	Newstead	12 Treffos Place	Not applicable	175226/2	Description: House - 'Norwood House' (also known as 57 Penquite Road) Specific Extent: All of title
LAU-C6.1.1297	4652	Trevallyn	3 Trevallyn Road	Not applicable	93099/3	Description: House Specific Extent: All of title
LAU-C6.1.1298	4653	Trevallyn	33 Trevallyn Road	Not applicable	88357/39	Description: House Specific Extent: All of title
LAU-C6.1.1299	3874	Launceston	Trevallyn Road	Not applicable	Not applicable	Description: Kings Bridge Specific Extent: Structure over South Esk River adjacent to and between FR 120905/1 and FR 144179/1
LAU-C6.1.1300	11052	Newstead	11 Trotsford Crescent	Gezaincourt	60677/14, 60677/15	Description: Dwelling and studio - Inter-war - Refer to attached *Datasheet LAU-C6.1.1300*
LAU-C6.1.1301	4654	Newstead	4 Tulloch Street	Not applicable	216402/1	Description: House Specific Extent: All of title
LAU-C6.1.1302	4655	Launceston	1 Twining Street	Not applicable	57899/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1303	4655	Launceston	3 Twining Street	Not applicable	57899/2	Description: Conjoined House - Refer to attached *Datasheet LAU-C6.1.1303*
LAU-C6.1.1304	6361	Launceston	5 Twining Street	Not applicable	57899/3	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1305	Not applicable	Launceston	7 Twining Street	Not applicable	108360/2	Description: Cottage Specific Extent: All of title

LAU-C6.1.1306	Not applicable	Launceston	11 Union Street	Not applicable	130863/2	Description: House Specific Extent: All of title
LAU-C6.1.1307	4739	West Launceston	304 Upper York Street	Not applicable	233416/1	Description: Peppiatt House Specific Extent: All of title
LAU-C6.1.1308	4740	West Launceston	306 Upper York Street	Not applicable	199711/1	Description: House Specific Extent: All of title
LAU-C6.1.1309	9827	West Launceston	308 Upper York Street	Not applicable	91619/1	Description: House Specific Extent: All of title
LAU-C6.1.1310	4398	Mowbray	27 Vermont Road	Mowbray Racecourse	164061/1	Description: Mowbray Racecourse, including granstand Specific Extent: All of title
LAU-C6.1.1311	4658	Youngtown	5 Victoria Street	Not applicable	134311/1, 135717/1	Description: Former Methodist Chapel and Hall Specific Extent: All of titles
LAU-C6.1.1312	11007	Launceston	3-5 Wellington Street	Not applicable	243031/1	Description: Barrett Terrace Specific Extent: All of title
LAU-C6.1.1313	4659	Launceston	2-8 Wellington Street	Queen Victoria Museum and Art Gallery	156044/1	Description: Queen Victoria Museum and Art Gallery - Royal Park Specific Extent: All of title
LAU-C6.1.1314	4660	Launceston	7 Wellington Street	Not applicable	128518/1	Description: Terrace House Specific Extent: All of title
LAU-C6.1.1315	4661	Launceston	Unit 1, 9-15 (9) Wellington Street	Not applicable	56753/0, 56753/1	Description: Conjoined House Specific Extent: All of title

LAU-C6.1.1316	6305	Launceston	Unit 2, 9-15 (11) Wellington Street	Not applicable	56753/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1317	6306	Launceston	Unit 3, 9-15 (13) Wellington Street	Not applicable	56753/3	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1318	6307	Launceston	Unit 4, 9-15 (15) Wellington Street	Not applicable	56753/4	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1319	11008	Launceston	10-16 Wellington Street	Tafe Launceston City Campus	133230/1	Description: Launceston Polytechnic and former Military Barracks and Invalid Depot site Specific Extent: All of title
LAU-C6.1.1320	4663	Launceston	15a Wellington Street	Not applicable	235183/1	Description: Kangaroo Inn Specific Extent: All of title
LAU-C6.1.1321	4662	Launceston	18 Wellington Street	Not applicable	170522/0	Description: Common Lot - Conjoined Houses Specific Extent: All of title
LAU-C6.1.1322	4664	Launceston	22 Wellington Street	Fusion Launceston	214583/1, 148566/1, 148566/2, 148566/3	Description: Henry Reed Memorial Church including titles to rear of Church Specific Extent: All of title, includes PID 7204700
LAU-C6.1.1323	4666	Launceston	24 Wellington Street	Not applicable	157709/1	Description: Commercial Property Specific Extent: All of title
LAU-C6.1.1324	4669	Launceston	25-31 Wellington Street	Not applicable	175413/1	Description: House Specific Extent: All of title

LAU-C6.1.1325	4667	Launceston	30 Wellington Street	Not applicable	18583/1	Description: Warehouse (former House) Specific Extent: All of title
LAU-C6.1.1326	4668	Launceston	32 Wellington Street	Gaolhouse Grill	37013/1	Description: Hotel Specific Extent: All of title
LAU-C6.1.1327	Not applicable	Launceston	95-97 Wellington Street	Not applicable	196959/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1328	4671	Launceston	99 Wellington Street	Not applicable	109573/2	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1329	Not applicable	Launceston	101 Wellington Street	Not applicable	109573/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1330	4672	Launceston	101 Wellington Street	Not applicable	124438/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1331	4673	Launceston	102 Wellington Street	Not applicable	39794/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1332	4675	Launceston	103-109 Wellington Street	Not applicable	60906/1, 60906/2, 60906/3	Description: Commercial Building (City Mission) Specific Extent: All of titles
LAU-C6.1.1333	4676	Launceston	111 Wellington Street	Pizza Pub Hotel	102745/1, 227759/1	Description: Former Orient Hotel Specific Extent: All of titles
LAU-C6.1.1334	Not applicable	Launceston	116-134 Wellington Street	Coles Wellington Street	116710/1, 69210/1, 69210/2, 91317/1	Description: Commercial Building Specific Extent: All of title

LAU-C6.1.1335	4678	Launceston	Shop 1 127-129 Wellington Street	Not applicable	141863/1	Description: Shop - Former CTA Club - Georgian with Victorian Italianate wing Specific Extent: All of title
LAU-C6.1.1336	Not applicable	Launceston	Shop 2 127-129 Wellington Street	Not applicable	141863/2	Description: Shop - Former CTA Club - Georgian with Victorian Italianate wing Specific Extent: All of title
LAU-C6.1.1337	Not applicable	Launceston	Shop 3 127-129 Wellington Street	Not applicable	141863/3	Description: Shop - Former CTA Club - Georgian with Victorian Italianate wing, Specific Extent: All of title
LAU-C6.1.1338	Not applicable	Launceston	136 Wellington Street	Not applicable	37657/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1339	4680	Launceston	149 Wellington Street	Not applicable	135606/14	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1340	4680	Launceston	149-175 Wellington Street	Not applicable	135606/0	Description: Common Lot - Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1341	4680	Launceston	151 Wellington Street	Not applicable	135606/13	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1342	4680	Launceston	153 Wellington Street	Not applicable	135606/12	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1343	4680	Launceston	155 Wellington Street	Not applicable	135606/11	Description: Dunorlan Terrace Specific Extent: All of title

LAU-C6.1.1344	4680	Launceston	157 Wellington Street	Not applicable	135606/10	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1345	4680	Launceston	159 Wellington Street	Not applicable	135606/9	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1346	4680	Launceston	161 Wellington Street	Not applicable	135606/8	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1347	4680	Launceston	163 Wellington Street	Not applicable	135606/7	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1348	4680	Launceston	165 Wellington Street	Dunorlan Terrace	135606/6	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1349	11587	Launceston	166-180 Wellington Street	Metro Depot	216954/1, 219414/1, 252021/1, 34243/1, 34243/4, 34243/7, 60991/8, 60992/6	Description: Former Launceston Municipal Council Tramway Depot - Refer to attached *Datasheet LAU-C6.1.1349*
LAU-C6.1.1350	4680	Launceston	167 Wellington Street	Not applicable	135606/5	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1351	4680	Launceston	169 Wellington Street	Not applicable	135606/4	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1352	4680	Launceston	171 Wellington Street	Dunorlan Terrace	135606/3	Description: Dunorlan Terrace Specific Extent: All of title

LAU-C6.1.1353	4680	Launceston	173 Wellington Street	Dunorlan Terrace	135606/2	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1354	4680	Launceston	175 Wellington Street	Not applicable	135606/1	Description: Dunorlan Terrace Specific Extent: All of title
LAU-C6.1.1355	4681	Launceston	189-191 Wellington Street	Not applicable	121028/3	Description: Conjoined Cottages Specific Extent: All of title
LAU-C6.1.1356	4682	Launceston	197-199 Wellington Street	Not applicable	225947/1	Description: Tas Dance Studio - Former House Specific Extent: All of title
LAU-C6.1.1357	4683	Launceston	203a-205 Wellington Street	Not applicable	229154/1	Description: Shop and Residence Specific Extent: All of title
LAU-C6.1.1358	Not applicable	South Launceston	253 Wellington Street	Not applicable	133842/0	Description: Common Lot - Commercial Buildings Specific Extent: All of title
LAU-C6.1.1359	6953	South Launceston	253 Wellington Street	Not applicable	133842/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1360	6953	South Launceston	255 Wellington Street	Not applicable	133842/2	Description: Shop and Residence Specific Extent: All of title
LAU-C6.1.1361	6955	South Launceston	257 Wellington Street	Not applicable	132746/2	Description: Commercial Retail Building Specific Extent: All of title

LAU-C6.1.1362	4684	South Launceston	270 Wellington Street	Glen Dhu Primary School	Not applicable	Description: Glen Dhu Primary School (also known as 1 Pottery Court) Specific Extent: All of that part of PID 7534013 as shown on the overlay maps.
LAU-C6.1.1363	4685	South Launceston	309-311 Wellington Street	All The Year Round Hotel	219682/1	Description: The All Year Round Hotel Specific Extent: All of title
LAU-C6.1.1364	Not applicable	Launceston	1 Welman Street	Not applicable	30372/2	Description: My Street title to rear of Townhouse Specific Extent: All of title
LAU-C6.1.1365	4687	Launceston	1 Welman Street	Not applicable	30372/9	Description: Townhouse Specific Extent: All of title
LAU-C6.1.1366	Not applicable	Launceston	3 Welman Street	Not applicable	43497/2	Description: My Street title to rear of Townhouse Specific Extent: All of title
LAU-C6.1.1367	4688	Launceston	3 Welman Street	Not applicable	43497/1	Description: Townhouse Specific Extent: All of title
LAU-C6.1.1368	Not applicable	Launceston	5 Welman Street	Not applicable	100075/2	Description: My Street title to rear of Townhouse Specific Extent: All of title
LAU-C6.1.1369	4689	Launceston	5 Welman Street	Not applicable	100075/1	Description: House Specific Extent: All of title
LAU-C6.1.1370	4690	Launceston	7 Welman Street	Not applicable	145934/1	Description: Conjoined House Specific Extent: All of title

LAU-C6.1.1371	Not applicable	Launceston	9 Welman Street	Not applicable	25359/2	Description: My Street title to rear of Townhouse Specific Extent: All of title
LAU-C6.1.1372	4691	Launceston	9 Welman Street	Not applicable	25359/1	Description: Conjoined Townhouse Specific Extent: All of title
LAU-C6.1.1373	Not applicable	Launceston	11 Welman Street	Not applicable	124217/2	Description: My Street title to rear of Townhouse Specific Extent: All of title
LAU-C6.1.1374	4692	Launceston	11 Welman Street	Not applicable	124217/1	Description: Townhouse Specific Extent: All of title
LAU-C6.1.1375	Not applicable	Launceston	13 Welman Street	Not applicable	45749/2	Description: My Street title to rear of Townhouse Specific Extent: All of title
LAU-C6.1.1376	4693	Launceston	13 Welman Street	Not applicable	45749/1	Description: Townhouse Specific Extent: All of title
LAU-C6.1.1377	4694	Launceston	15 Welman Street	Not applicable	113085/1	Description: House Specific Extent: All of title
LAU-C6.1.1378	4695	Launceston	16 Welman Street	Not applicable	60489/3	Description: House Specific Extent: All of title
LAU-C6.1.1379	Not applicable	Launceston	18 Welman Street	Not applicable	149967/1	Description: House Specific Extent: All of title
LAU-C6.1.1380	4696	Launceston	20 Welman Street	Not applicable	149967/2	Description: Egremont Specific Extent: All of title

LAU-C6.1.1381	8277	Launceston	21 Welman Street	Not applicable	134068/2	Description: Cottage Specific Extent: All of title
LAU-C6.1.1382	4697	Launceston	23 Welman Street	Highfield House	229462/1	Description: Cliveden Specific Extent: All of title
LAU-C6.1.1383	4698	Launceston	40 Welman Street	Not applicable	16946/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1384	Not applicable	South Launceston	4 West Street	Not applicable	206968/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1385	7954	South Launceston	16 West Street	Not applicable	46112/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1386	Not applicable	South Launceston	22 West Street	Not applicable	63616/1	Description: Cottage Specific Extent: All of title
LAU-C6.1.1387	11590	Trevallyn	7 West Tamar Road	Not applicable	222174/1	Description: Two storey timber building - Refer to attached *Datasheet LAU-C6.1.1387*
LAU-C6.1.1388	7975	White Hills	191 White Hills Road	White Hills Road	125621/1	Description: St John's Church Specific Extent: All of title
LAU-C6.1.1389	4700	Launceston	29-45 William Street	Not applicable	37769/1	Description: Townhouse Specific Extent: All of title
LAU-C6.1.1390	4699	Launceston	29-45 William Street	Not applicable	63811/1	Description: Tamar Hotel Specific Extent: All of title

LAU-C6.1.1391	4703	Launceston	59 William Street	Not applicable	147785/0	Description: Former Launceston Penitentiary Specific Extent: All of title
LAU-C6.1.1392	4702	Launceston	60 William Street	Not applicable	131568/2	Description: Glasgow Engineering Company building Specific Extent: All of title
LAU-C6.1.1393	Not applicable	Launceston	69 William Street	Not applicable	52624/2	Description: Former warehouse - Refer to attached *Datasheet LAU-C6.1.1393*
LAU-C6.1.1394	4205	Launceston	2 Willis Street	Not applicable	156397/1102	Description: Launceston Gasworks Specific Extent: All of title
LAU-C6.1.1395	4205	Launceston	6 Willis Street	Not applicable	156397/1106	Description: Launceston Gasworks Specific Extent: All of title
LAU-C6.1.1396	4205	Launceston	6 Willis Street	Not applicable	156397/1203	Description: Launceston Gasworks Specific Extent: All of title
LAU-C6.1.1397	4205	Launceston	8 Willis Street	Not applicable	156397/1104	Description: Launceston Gasworks Specific Extent: All of title
LAU-C6.1.1398	Not applicable	Launceston	10 Willis Street	Not applicable	156397/1201	Description: Land associated with the former Launceston Gasworks site (also known as Floor 1, 8 Boland Street and 1A/10 Willis Street) Specific Extent: All of title
LAU-C6.1.1399	4205	Launceston	10 Willis Street	Not applicable	156397/1, 156397/1103	Description: Launceston Gasworks Specific Extent: All of titles
LAU-C6.1.1400	4704	Windermere	431 Windermere Road	St Matthias Church	125413/1	Description: St Matthias Church and Graveyard Specific Extent: All of title

LAU-C6.1.1401	Not applicable	Swan Bay	9 Woodlawn Road	Native Point Nature Res	7615/1	Description: Native Point Nature Reserve Specific Extent: All of title
LAU-C6.1.1402	Not applicable	Underwood	67 Wulfs Road	Not applicable	128564/3	Description: Rhododendron Reserve Specific Extent: All of title
LAU-C6.1.1403	4705	Launceston	1 York Street	Not applicable	228145/1	Description: Conjoined Townhouse Specific Extent: All of title
LAU-C6.1.1404	4706	Launceston	3 York Street	Not applicable	61016/1	Description: Conjoined Townhouse Specific Extent: All of title
LAU-C6.1.1405	4707	Launceston	5-7 York Street	Not applicable	249976/1	Description: Conjoined Townhouse Specific Extent: All of title
LAU-C6.1.1406	4708	Launceston	6 York Street	Not applicable	148901/1, 148901/2	Description: House Specific Extent: All of title
LAU-C6.1.1407	4709	Launceston	8 York Street	Not applicable	70698/1	Description: House Specific Extent: All of title
LAU-C6.1.1408	4710	Launceston	9-11 York Street	York Mansions	228802/1	Description: Townhouses - York Mansions Specific Extent: All of title
LAU-C6.1.1409	Not applicable	Launceston	10 York Street	Coach House Motor Inn	122791/1, 122791/2	Description: Motel (formerly house) Specific Extent: All of title
LAU-C6.1.1410	4712	Launceston	12 York Street	Waratah On York	60996/1	Description: Waratah House Specific Extent: All of title

LAU-C6.1.1411	4713	Launceston	13 York Street	Not applicable	16674/1	Description: Townhouse Specific Extent: All of title
LAU-C6.1.1412	Not applicable	Launceston	14 York Street	Not applicable	121311/1	Description: House Specific Extent: All of title
LAU-C6.1.1413	Not applicable	Launceston	15 York Street	Not applicable	69295/1	Description: Land adjoining House Specific Extent: All of title
LAU-C6.1.1414	4715	Launceston	15 York Street	Not applicable	250937/1	Description: House Specific Extent: All of title
LAU-C6.1.1415	4716	Launceston	16 York Street	Not applicable	63614/7	Description: House Specific Extent: All of title
LAU-C6.1.1416	4717	Launceston	17 York Street	Acorn Cottages	16674/2	Description: Cottage Specific Extent: All of title
LAU-C6.1.1417	4718	Launceston	18 York Street	Strathesk House	63614/6	Description: House – Strathesk Specific Extent: All of title
LAU-C6.1.1418	4719	Launceston	20 York Street	Hiawatha	198273/1	Description: House – Hiawatha Specific Extent: All of title
LAU-C6.1.1419	Not applicable	Launceston	22 York Street	Not applicable	229161/1, 61000/1	Description: House and Gardens Specific Extent: All of title
LAU-C6.1.1420	Not applicable	Launceston	Unit 1, 41 York Street	Not applicable	123620/0, 123620/1	Description: Commercial Building - Post-war - Refer to attached *Datasheet LAU-C6.1.1420*

LAU-C6.1.1421	4721	Launceston	49 York Street	Not applicable	150060/1	Description: House Specific Extent: All of title
LAU-C6.1.1422	Not applicable	Launceston	49 York Street	Not applicable	150060/2	Description: Land adjoining significant House Specific Extent: All of title
LAU-C6.1.1423	Not applicable	Launceston	50 York Street	Not applicable	153342/0	Description: Motel Specific Extent: All of title
LAU-C6.1.1424	4723	Launceston	52 York Street	Not applicable	61000/4	Description: House Specific Extent: All of title
LAU-C6.1.1425	4724	Launceston	58 York Street	Not applicable	29202/1	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1426	Not applicable	Launceston	59 York Street	Legacy Description House	204509/1	Description: Two storey commercial building - Inter-war - Refer to attached *Datasheet LAU-C6.1.1426*
LAU-C6.1.1427	4725	Launceston	60 York Street	Not applicable	29202/2	Description: Conjoined House Specific Extent: All of title
LAU-C6.1.1428	Not applicable	Launceston	62 York Street	Rural Youth Club	121226/1	Description: House Specific Extent: All of title
LAU-C6.1.1429	Not applicable	Launceston	63 York Street	Not applicable	121721/1	Description: Two storey commercial building - Victorian - Refer to attached *Datasheet LAU-C6.1.1429*
LAU-C6.1.1430	4727	Launceston	64 York Street	Hi George	121226/2	Description: House Specific Extent: All of title

LAU-C6.1.1431	4728	Launceston	66 York Street	Not applicable	109925/1	Description: House Specific Extent: All of title
LAU-C6.1.1432	Not applicable	Launceston	67 York Street	Not applicable	102987/1	Description: Commercial Building Specific Extent: All of title
LAU-C6.1.1433	Not applicable	Launceston	68 and 70 York Street	Not applicable	164764/0, 164764/1, 164764/2	Description: House Specific Extent: All of title
LAU-C6.1.1434	Not applicable	Launceston	71-79 York Street	Not applicable	145937/1	Description: Two storey commercial building - Victorian - Refer to attached *Datasheet LAU-C6.1.1434* (also known as 79 York Street)
LAU-C6.1.1435	Not applicable	Launceston	71-79 York Street	Not applicable	145937/1, 149897/1	Description: Two storey commercial building - Victorian - Refer to attached *Datasheet LAU-C6.1.1435* (also known as 77 York Street)
LAU-C6.1.1436	4731	Launceston	72 York Street	Trade Union Centre	Land held under General Law deed 29/3758	Description: House Specific Extent: All of title
LAU-C6.1.1437	Not applicable	Launceston	105 York Street	Not applicable	134032/1	Description: Two storey commercial building - Victorian - Refer to attached *Datasheet LAU-C6.1.1437*
LAU-C6.1.1438	4732	Launceston	113 York Street	Not applicable	14927/2	Description: Former Baptist Chapel Specific Extent: All of title
LAU-C6.1.1439	Not applicable	Launceston	122 York Street	Not applicable	33765/1, 33766/1	Description: Hotel Specific Extent: All of title
LAU-C6.1.1440	Not applicable	Launceston	123 York Street	Not applicable	109677/1	Description: Two storey commercial building - Post-war - Refer to attached *Datasheet LAU-C6.1.1440*

LAU-C6.1.1441	4734	Launceston	167 York Street	Not applicable	55136/2	Description: Former corner shop Specific Extent: All of title
LAU-C6.1.1442	Not applicable	Launceston	189-225 York Street	Sacred Heart	83622/1	Description: Sacred Heart School Specific Extent: All of title
LAU-C6.1.1443	Not applicable	Launceston	192 York Street	Not applicable	142531/4	Description: Part of two storey conjoined commercial building - Refer to attached *Datasheet LAU-C6.1.1443*
LAU-C6.1.1444	Not applicable	Launceston	196 York Street	Not applicable	168696/2	Description: Part of two storey conjoined commercial building - Refer to attached *Datasheet LAU-C6.1.1444*
LAU-C6.1.1445	Not applicable	Launceston	198-200 York Street	Not applicable	168696/1	Description: Part of two storey conjoined commercial building - Refer to attached *Datasheet LAU-C6.1.1445*
LAU-C6.1.1446	4735	Launceston	214-216 York Street	Thyne House	163476/1, 163476/2	Description: Thyne's Mill Tower (formerly Union Brewery) Specific Extent: All of titles
LAU-C6.1.1447	Not applicable	Launceston	270-280 York Street	Old Bakery Inn	50235/2, 50235/3	Description: Coach House to rear of former Jubilee Bakery Specific Extent: All of titles
LAU-C6.1.1448	4736	Launceston	270-280 York Street	Old Bakery Inn	50235/1	Description: Former Jubilee Bakery Specific Extent: All of title
LAU-C6.1.1449	Not applicable	Launceston	270-280 York Street	Old Bakery Inn	101069/1	Description: Land adjoining Terrace Houses Specific Extent: All of title
LAU-C6.1.1450	4737, 4738	Launceston	270-280 York Street	Old Bakery Inn	58623/0, 58623/1, 58623/2	Description: Terrace Houses Specific Extent: All of titles

LAU-C6.1.1451	Not applicable	Newstead	64 Robin Street	Lodge Heather	55051/1	Description: Masonic Lodge - Refer to attached *Datasheet LAU-C6.1.1451*
LAU-C6.1.1452	Not applicable	East Launceston	21 Abbott Street	Not applicable	146229/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1452*
LAU-C6.1.1453	Not applicable	East Launceston	8 Berean Street	Not applicable	55015/10	Description: House - Refer to attached *Datasheet LAU-C6.1.1453*
LAU-C6.1.1454	Not applicable	East Launceston	3 Beulah Gardens	Not applicable	70486/2	Description: House - Refer to attached *Datasheet LAU-C6.1.1454*
LAU-C6.1.1455	Not applicable	East Launceston	7 Bifrons Court	Not applicable	17260/6	Description: House - Refer to attached *Datasheet LAU-C6.1.1455*
LAU-C6.1.1456	Not applicable	East Launceston	6 Lanoma Street	Not applicable	55013/3	Description: House - Refer to attached *Datasheet LAU-C6.1.1456*
LAU-C6.1.1457	Not applicable	East Launceston	20 Lanoma Street	Not applicable	144507/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1457*
LAU-C6.1.1458	Not applicable	East Launceston	4 Lyttleton Street	Not applicable	221464/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1458*
LAU-C6.1.1459	Not applicable	Invermay	10 Forster Street	Not applicable	59817/6	Description: House - Refer to attached *Datasheet LAU-C6.1.1459*
LAU-C6.1.1460	Not applicable	Invermay	20 Forster Street	Not applicable	240030/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1460*
LAU-C6.1.1461	Not applicable	Invermay	58 Holbrook Street	Not applicable	17680/2	Description: House - Refer to attached *Datasheet LAU-C6.1.1461*
LAU-C6.1.1462	Not applicable	Invermay	52 Invermay Road	Not applicable	150129/1	Description: Former bank and dwelling building - Refer to attached *Datasheet LAU-C6.1.1462*
LAU-C6.1.1463	Not applicable	Invermay	98 Invermay Road	Not applicable	231807/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1463*
LAU-C6.1.1464	Not applicable	Invermay	4 Irvine Street	Not applicable	55300/15	Description: House - Refer to attached *Datasheet LAU-C6.1.1464*
LAU-C6.1.1465	Not applicable	Launceston	268 Charles Street	Not applicable	41546/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1465*
LAU-C6.1.1466	Not applicable	Launceston	94 Margaret Street	Not applicable	121082/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1466*
LAU-C6.1.1467	Not applicable	Launceston	2 Sherwins Avenue	Not applicable	60715/2	Description: House - Refer to attached *Datasheet LAU-C6.1.1467*

LAU-C6.1.1468	Not applicable	Launceston	145-147A Wellington Street	Not applicable	172763/1	Description: Two storey detached building - Refer to attached *Datasheet LAU-C6.1.1468*
LAU-C6.1.1469	Not applicable	Launceston	19 Welman Street	Not applicable	134068/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1469*
LAU-C6.1.1470	Not applicable	Mowbray	13 Birdwood Street	Not applicable	55255/134	Description: House - Refer to attached *Datasheet LAU-C6.1.1470*
LAU-C6.1.1471	Not applicable	Mowbray	148 Vermont Road	Lamont House	50354/1	Description: Homestead - Refer to attached *Datasheet LAU-C6.1.1471*
LAU-C6.1.1472	Not applicable	Newstead	9 David Street	Not applicable	200246/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1472*
LAU-C6.1.1473	Not applicable	Newstead	11 David Street	Not applicable	226497/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1473*
LAU-C6.1.1474	Not applicable	Newstead	13 David Street	Not applicable	69009/22	Description: House - Refer to attached *Datasheet LAU-C6.1.1474*
LAU-C6.1.1475	Not applicable	Newstead	103 Elphin Road	Not applicable	202612/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1475*
LAU-C6.1.1476	Not applicable	Newstead	43 Penquite Road	Not applicable	160841/1	Description: Terminus building - Refer to attached *Datasheet LAU-C6.1.1476*
LAU-C6.1.1477	Not applicable	Norwood	4 Norwood Avenue	Not applicable	198882/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1477*
LAU-C6.1.1478	Not applicable	South Launceston	25 Glen Dhu Street	Not applicable	138159/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1478*
LAU-C6.1.1479	Not applicable	St Leonards	300 St Leonards Road	Not applicable	5510/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1479*
LAU-C6.1.1480	Not applicable	Trevallyn	25 Bain Terrace	Not applicable	60959/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1480*
LAU-C6.1.1481	Not applicable	Trevallyn	79 Bain Terrace	Not applicable	81807/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1481*
LAU-C6.1.1482	Not applicable	Trevallyn	7 Gorge Road	Not applicable	22856/3	Description: House - Refer to attached *Datasheet LAU-C6.1.1482*
LAU-C6.1.1483	Not applicable	West Launceston	10 Connaught Crescent	Not applicable	91768/9	Description: House - Refer to attached *Datasheet LAU-C6.1.1483*
LAU-C6.1.1484	Not applicable	West Launceston	22 Duke Street	Not applicable	29237/21	Description: House - Refer to attached *Datasheet LAU-C6.1.1484*

LAU-C6.1.1485	Not applicable	West Launceston	2 Gloucester Street	Not applicable	17261/28	Description: House - Refer to attached *Datasheet LAU-C6.1.1485*
LAU-C6.1.1486	Not applicable	West Launceston	78 Hill Street	Not applicable	201778/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1486*
LAU-C6.1.1487	Not applicable	West Launceston	18 Laura Street	Not applicable	114041/1	Description: House - Refer to attached *Datasheet LAU-C6.1.1487*
LAU-C6.1.1488	Not applicable	West Launceston	15 Wyett Street	Not applicable	56558/23	Description: House - Refer to attached *Datasheet LAU-C6.1.1488*

LAU-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
LAU-C6.2.1	Launceston	Cimitiere Street Precinct	Refer to attached *Datasheet LAU-C6.2.1*

LAU-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.			

LAU-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
This table is not used in this Local Provisions Schedule.				

LAU-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
This table is not used in this Local Provisions Schedule.							

LAU-C8.0 Scenic Protection Code

LAU-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area	Description	Scenic Value	Management Objectives
LAU-C8.1.1	Tamar River	The Tamar River Scenic Protection Area encompasses low lying land to the north of the city limits that adjoins the Tamar Estuary. Covering approximately 6,850ha, the area extends 22km from north to south and includes Dilston, Windermere and Swan Bay. The area is predominately viewed by boat from the Tamar River. Locals use the area for commercial and recreational activities, and there are several tourist cruises daily. The foreground includes the river itself and the shoreline. The riparian vegetation is largely low-lying native species such as the great bindweed, sea club rush and common rush. This provides nursery habitat for several species of fish, as well as significant habitat for waterfowl, migratory wading species and land birds. Along the banks of the river, the vegetated cover shifts from large sections of mature trees, to smaller pockets of scattered native and exotic trees.	The Scenic Protection Area is composed of a series of natural and manmade elements. Together these create a distinct landscape with clearly defined foreground, middle ground and background sections. The Tamar River is a key landscape feature of regional significance, visible from scenic road corridors and supporting a number of tourism ventures. It contributes to the landscape character of the broader Tamar Valley. The area has a high visual presence of waterfowl and native birds all year round, including ducks, swans, egrets, pelicans and the occasional white-bellied sea eagle. Key scenic points include the Windermere Church and the Native Point Nature Reserve. The church is a major landmark that brings pride to the village of Windermere. Its location at the river edge provides visual prominence. Surrounding dwellings reflect the local and historic rural character.	The management objectives for the Tamar River Scenic Protection Area are: (a) that development is designed to be consistent with the existing character of the precinct as defined in the area description; (b) to avoid intrusive development or landscape alterations that would adversely impact on the high scenic quality of the landscape character; (c) to limit destruction of vegetation which would adversely impact on the scenic integrity of the landscape character; (d) to maintain views of the Tamar River from public roads and places; and (e) to avoid development that will negatively impact on the nursery and feeding grounds of native fauna.

		Occasionally there are groups of small dwellings that cluster around the river's edge. The middle ground when visible is largely composed of undulating plains used for small farming activities such as grazing, orchards and forestry. The background is composed of sparsely vegetated hillsides Gaunts Hill and Landfall Hill. In the distance, the heavily vegetated hills of the Rural Hills Scenic Protection Area are visible. The Tamar River is also clearly visible from the East and West Tamar Highways, as well as surrounding rural and residential hillsides. In these instances the river becomes a visually dominant feature in the background, contrasting against its vegetated surrounds.		

LAU-C8.1.2	North Esk	The North Esk Scenic Protection Area covers approximately 1,700ha. Beginning at the southern side of Victoria Bridge, the area follows the North Esk River's flood plain southwards for approximately 25km. The river itself is used for many recreational activities, such as fishing, rowing and swimming. Patches of wet sclerophyll, dry sclerophyll and riverine vegetation cluster in the foreground around the river edge. The middle ground when visible is largely composed of low lying pastures used for grazing or farming, or public facilities such as the QVMAG, UTAS Stadium, Launceston Show Grounds, Northern Suburbs Athletics Centre and St Leonards Park. In the northern section, the background is composed of distant views to the residential hills and city. The flood plains also form a major part of the vistas from the outer eastern suburbs such as Ravenswood, Waverley and St Leonards. To a lesser extent it can be seen from inner city suburbs such as Newstead and East Launceston. In these instances, the land slopes down to the flood plains, with the river and low lying pastures creating a clear visual divide between the city centre and the eastern suburbs.	The Scenic Protection Area is natural, with limited visual impact resulting from manmade interventions. The North Esk River supports a number of recreational activities both in the water and along the banks. The flood plains are clearly visible from the surrounding residential areas. It provides a clear point of separation between the inner suburbs of the city and the outer eastern suburbs, preventing urban sprawl and allowing for distinct areas to emerge. The area has a high visual presence of native birds all year round, including swans, ducks and herons. Farm animals such as cows and horses are regular features in the landscape. The flood plains provide a scenic backdrop to the eastern suburbs, with key vistas from Vermont Road, Henry Street and High Street. It also incorporates local historic sites such as Northcote and Corra Lynn set within the rural landscape.	The management objectives for the North Esk Scenic Protection Area are: (a) that development is designed to be consistent with the existing character of the precinct as defined in the area description; (b) to maintain the cleared rural character; (c) to maintain views of the North Esk Flood Plains from public roads and places; (d) to protect views from the North Esk River from intrusive development; and (e) to discourage the removal of native vegetation, unless it is unavoidable and is replaced with a mix of species that can support native wildlife.

LAU-C8.1.3	Rural Hills	The Rural Hills Scenic Protection Area covers approximately 28,600ha. It is composed of key hillsides and ridgelines that frame the northern approaches into Launceston and rural townships in the municipality. The area covers a number of forest reserves, and provides opportunities for hiking and mountain bike riding. The area is primarily viewed from the Tamar Valley Tourist Route and the North East Tourist Route, which are regularly used by locals and tourists. The hillsides are also largely visible from major rural roads and the northern outer suburbs. The area provides a backdrop, with Mt Arthur, Mt Barrow, and Mt Direction dominating the landscape. Mt Barrow in particular is composed of steep cliff sides and rock faces, creating a visually distinct form against the surrounding vegetated hills. The Dismal Range, Fingerpost Hills and Boomer Hills are less dominating, comprised of undulating hills of heavily vegetated native forest interspersed with areas of cleared pasture. Lilydale Falls, Hollybank Reserve, Nunamara Intake Dam, and Scamps Reserve make up the middle ground and are heavily vegetated.	The Scenic Protection Area is natural, with no significant impact resulting from manmade interventions. Mt Arthur, Mt Barrow, and Mt Direction are all well-defined and visually distinct landforms that are elevated above their surrounds. The remaining hillsides and ridgelines are less prominent, but are visually evident in the landscape. The hillsides are composed of heavily vegetated areas of public and private land that is both historically and ecologically significant. They are visible from major tourist routes and provide a scenic backdrop to the rural surrounds and inner residential areas to the north and east of the city. It is important to protect the vegetated character of the hillsides and prevent the development of dominant structures that can be seen from a distance.	The management objectives for the Rural Hills Scenic Protection Area are: (a) that development is designed to be consistent with the existing character of the precinct as defined in the area description; (b) to maintain the cleared rural character on the lower slopes and plains; (c) to limit destruction of existing vegetation cover, and enhance native forest coverage in hilltop locations; (d) to minimise the visual impact of development on the hillsides, particularly when viewed from public roads and places; and (e) to encourage significant community infrastructure to co-locate in existing areas, or be designed to minimise their visual intrusion in the landscape.

LAU-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives

LAU-C8.2.1	The Scenic Road Corridor follows the East Tamar Highway approximately 20km from the intersection with University Way to the municipality boundary. The corridor varies from 200m wide to 1.5km wide, and covers approximately 2,000ha. The East Tamar Highway is one of two major entryways from the north into Launceston city and is classified as the Tamar Valley Tourist Route. It provides links to Windermere, Swan Bay, Mount Direction and Boomer Hills. The southern section of the precinct is largely undeveloped, providing the opportunity for long distance views to the Tamar River. Further north, the foreground alternates between large swaths of cleared agricultural land and steep slopes that are heavily vegetated with native flora. Development is largely shielded from view by mature vegetation. When visible, the middle ground to the east provides a sloping transition from the open pastures in the foreground to the vegetated hillsides covered by the Rural Hills Scenic Protection Area. To the west, the middle ground is composed of residential development covered by the Tamar River Scenic Protection Area. Where the undulating hills dip into valleys, the Tamar River and West Tamar can be viewed in the background.	The Scenic Road Corridor is composed of a series of natural and manmade elements. It focuses on the foreground and middle ground surrounding the Tamar Valley Tourist Route. Together with the Tamar River and Rural Hills Scenic Protection Areas, the corridor provides a distinct landscape with clearly defined foreground, middle ground and background sections. Classified as a state highway, the route is heavily trafficked by locals and tourists. Limited development in the foreground of the corridor has protected views to the Tamar River and surrounding hillsides. Together with the undulating hillsides, the highway has a series of key vistas, where the land falls away and the middle ground and background are visible. This landscape character contributes to the arrival experience into and from Launceston to the north. It is important to maintain the scenic character of the highway. To do this, the foreground needs to remain clear of large structures or bold additions.	The management objectives for the Scenic Road Corridor are: (a) that development is designed to be consistent with the existing character of the area as defined in the corridor description; (b) to avoid intrusive development or landscape alterations that would adversely impact on the high scenic quality of the landscape character; (c) to limit destruction of vegetation which would adversely impact on the scenic integrity of the landscape character; (d) to prevent development from obstructing long range views from the highway of the Tamar River, West Tamar municipality and surrounding hillsides; (e) to maintain the scenic qualities associated with the arrival experience into and from Launceston City.

LAU-C8.2.2	The Scenic Road Corridor covers 35km of the North East Trail Tourist Route. The first section starts along Lilydale Road, just past the intersection with Russell Plains Road. It continues until it reaches the urban edges of Lilydale. The second section starts along Golconda Road at the edge of Lilydale. After the intersection between Golconda Road and Pipers Brook Road, the corridor continues on Pipers Brook Road to the edge of the municipality. The corridor varies from 150m wide to 700m wide, and covers approximately 1,600ha. The route is one of two major entryways from the north into the city. Lilydale Road is often used by tourists to visit attractions and activities such as Hollybank Forest Reserve, Lilydale Falls, Mt Arthur, mountain bike trails and vineyards. The route also provides entry into Launceston from the Dorset municipality. As such, for a rural highway it is heavily trafficked by both locals and tourists. The majority of the precinct consists of mature trees that provide vegetative screening to agricultural and industrial uses. When visible, the middle ground provides a sloping transition from the rural farmland and dwellings in the foreground to the vegetated hillsides covered by the Rural Hills Scenic Protection Area.	The Scenic Road Corridor is composed of a series of natural and manmade elements. It focuses on the foreground and middle ground surrounding the North East Trail Tourist Route. The vegetated hillsides of the Rural Hills Scenic Protection Area provides the backdrop to the corridor. The route is regularly trafficked by tourists to visit attractions, and is also advertised as a wine route. Development has largely been hidden from view by mature trees in the foreground. This has also provided the opportunity for key vistas, where the land falls away and the middle ground and background are visible. It is important to maintain the scenic character of the highway. In particular, the vegetative screening along the road side is important to allow for agricultural and industrial uses to continue without negatively affecting tourist ventures.	The management objectives for the Scenic Road Corridor are: (a) that development is designed to be consistent with the existing character of the area as defined in the corridor description; (b) to avoid intrusive development or landscape alterations that would adversely impact on views from the North East Trail Tourist Route; (c) to discourage the removal of vegetative screening, unless it is unavoidable and is replaced with a mix of species that can support native wildlife; and (d) to maintain the scenic qualities associated with the North East Trail Tourist Route.

LAU-C11.0 Coastal Inundation Hazard Code

LAU-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
Dilston	1.7	2.6	3.2	2.9
Invermay	1.8	2.6	3.2	2.9
Launceston	1.8	2.6	3.2	2.9
Mount Direction	1.8	2.6	3.2	2.9
Mowbray	1.8	2.6	3.2	2.9
Newnham	1.8	2.6	3.2	2.9
Newstead	1.8	2.6	3.2	2.9
Norwood	1.8	2.6	3.2	2.9
Ravenswood	1.8	2.6	3.2	2.9
Relbia	1.8	2.6	3.2	2.9
St Leonards	1.8	2.6	3.2	2.9
Swan Bay	1.8	2.6	3.2	2.9
Trevallyn	1.4	2.6	3.2	2.9
West Launceston	1.8	2.6	3.2	2.9
Windermere	1.6	2.6	3.2	2.9
All other locations	1.8	2.6	3.2	2.9

LAU-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in this Local Provisions Schedule.		

Appendix A: Local Historic Heritage Code Datasheets

Local Heritage Places Datasheet LAU-C6.1.38

Town/Locality: Invermay
Address: 7 Balaclava Street
Folio of the Register: 33333/1
Description: Dwelling as shown in Figure 1 - Victorian era, Victorian style, c1876
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 7 Balaclava Street was built for James Goodger in c1876, who purchased the land in 1873. The property was sold to John Goodger in 1879. Early residents included John Lamb (occupier 1879-1881) and James Rodgers (occupier 1893-1894). The place is highly significant as an early dwelling demonstrating a period of development in Launceston and its townscape associations are regarded as important to the community's sense of place.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Victorian cottage comprising weatherboard cladding and simple verandah.
	(iii)	a class of building or place - A good representative example of a Victorian workers cottage
	(iii)	aesthetic characteristics - Aesthetically significance as a single storey detached Victorian cottage with simple verandah. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. Key characteristic features include weatherboard cladding, galvanised iron roof, double hung sash windows, and simple verandah featuring decorative ironwork. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.50

Town/Locality: Invermay
Address: 20 Balaclava Street
Folio of the Register: 28938/1
Description: Dwelling as shown in Figure 1 – Federation era, Federation style, c1908
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history – 20 Balaclava Street was built by and for Daniel Cahill in 1908 (Morris-Nunn, p55). An original house and stables were built in the 1880s, which was owned by Michael Cahill until 1903. Early residents include Thomas Coghlan (occupier, 1910-1933). The place is highly significant as an early dwelling demonstrating a period of development in Launceston and its townscape associations are regarded as important to the community's sense of place
	(ii)	creative or technical achievements – Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation cottage.
	(iii)	a class of building or place – A good representative example of a Federation workers cottage. One of a large group of small workers cottages that demonstrate the form of working-class housing that characterised Launceston around the 1900s on small lot sub-divisions on the flood plain and which contrasts dramatically with the substantial houses built on hills and rises overlooking the area.
	(iv)	aesthetic characteristics – Aesthetically significant as a single storey weatherboard Federation cottage style building. Typical of its type, the structure is homely and honest in character. Key characteristic features include weatherboard cladding, galvanised iron hipped rood, simple verandah, and double hung sash window. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.59

Town/Locality: Launceston
Address: 6 Balfour Street
Folio of the Register: 130881/0, 130881/1, 130881/2
Description: Conjoined two storey dwelling as shown in Figure 1 - Federation Queen Anne, 1904
Specific Extent: The whole of the site and the street facing facades are significant along with the pathway entrance

Figures 1 and 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Not applicable
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Building is of heritage significance as it demonstrates key characteristics of the Federation Queen Anne style for domestic buildings. Features of the double storey building include face brick walls, gabled roof forms clad in tiles, and double hung multi-paned windows.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - It presents features that demonstrate the association with its townscape, which plays an important role in the community's sense of place.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.148

Town/Locality: Launceston
Address: 140 Balfour Street
Folio of the Register: 224034/1
Description: Dwelling as shown in Figure 1 - Late Victorian era, Victorian style, 1890
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 140 Balfour Street was built for Andrew William Clephane and Jessie Clephane in 1890 on land originally granted to Issac Sherwin in 1831. Early residents include the Clephane family, John Stranger (occupier, 1894) and Mary O'Farrell (occupier, 1895). The place is highly significant as one of a collection of residential buildings built during a major phase of development of Launceston. The buildings are distinctive and add to the collective value of the streetscape as well as having high individual significance.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed picturesque Victorian cottage comprising simple verandah.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a very fine late Victorian domestic building form, complete with street fencing, hedge and gate archway.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached late Victorian cottage with verandah. The symmetry and appropriateness in design is remnant of Georgian architectural styling. Typical of its type, the place is timeless, orderly and honestly expressed with use of natural materials and colouring. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.157

Town/Locality: Launceston
Address: 33 Bathurst Street
Folio of the Register: 115658/1
Description: Two storey detached building as shown in Figure 1 - Launceston City Band Hall Federation era, 1905 and 1922
Specific Extent: The whole of the site and building with brick structure behind street facade being of high significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Owner originally J. W Boatright. Built c1905 by C Adams with other works (additions - second level - clothing factory) c1922 by A B Taylor. A good example of a relatively modest but historically interesting commercial building accommodating a band rehearsal room on the ground level and commercial use (former clothing factory on the upper floor) as a later addition. The building has a small gable roof form, tall brick chimneys, enclosed upper verandah and timber entry bay. Highly significant as a single building in a pattern of early business, manufacturing and commercial development. The place is a historically interesting example of: mixed use with a band rehearsal room and commercial use, Launceston's history of built form, and, the Launceston streetscape.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the rare characteristics of a Federation mixed use building with additions early in its usage. Elements to be excluded from significance include: Later period cladding and windows and glazed doors at street level; air conditioning units; and, large signage on facade and at roof level.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.221

Town/Locality: Launceston
Address: 24 Bourke Street
Folio of the Register: 203307/1
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, c1907
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 24 Bourke Street was built for William Crabtree in 1907 on land originally granted to Chares Galvin and Henry Reading. The property was purchased by David Crabtree in 1914 and was sold to James Robert Lyall in 1920. The property remained in the Lyall family into the early 1940s. The place is highly significant as one of a large group of dwellings built during the major phase of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed residence comprising timber cladding, and fine curved verandah with stained glass.
	(iii)	a class of building or place - A good representative example of a Federation residence. Also significant as a 19th century building form contributing to the character of Launceston suburbs.
	(iv)	aesthetic characteristics - The place is aesthetically significant, achieving picturesque asymmetry expressed in high quality materials and finishes. Typical of the Federation style, key characteristic features include weatherboard cladding, galvanised iron roof, predominant chimneys, double hung sash windows, projecting bay with coloured leadlight windows, predominant front staircase and wrap around verandah with decorative wooden posts and fretwork. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.233

Town/Locality: Launceston
Address: 14 Brisbane Street
Folio of the Register: 53673/1
Description: Detached two storey hotel as shown in Figure 1 - Royal Oak Hotel, Victorian, c1850
Specific Extent: The whole of the site and building with facades to streets being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - There are references as early as c1850 to the Royal Oak Hotel being at the corner of Brisbane and Tamar Streets *(Cornwall Chronicle 3/9/1851, p.556)* when the licensee was William Hedger. It appears in the Tasmania Post Office Directories in 1890/91 when John Thompson was licensee and then again from 1898 onwards *(PO Directories)*. It is possible that major works were done in the intervening period when it was not listed, i.e. 1892-1898. In 1954 extensions to the hotel were approved *(Examiner 2/10/1954, p.9)*. One of a group of Victorian period hotels found throughout Launceston, in this case altered with later windows and rendered finish but still discernible as an early building with its typical form and fine surviving joinery details. A good representative example of the Victorian Hotel form that despite alterations retains and important streetscape presence with much of the facade remaining intact. Highly significant as a single building presenting to the street corner which contributes significantly to the streetscape, but, also highly significant as one of a group of similar buildings in a pattern of early commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Victorian hotel and significant in that it has continued in this function. Elements to be excluded from significance include: large signage on roof; main entry awning; modern doors and windows; facility addition on Tamar St side rear; and, canvas awning over doorway.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Significant in that it has a strong meaning for the community because of its social associations and as part of a group of similar corner hotels throughout Launceston.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.235

Town/Locality: Launceston
Address: 15A Brisbane Street (Also known as 15A-15B Brisbane Street)
Folio of the Register: 248536/2
Description: Sotherton Two storey dwelling as shown in Figure 1 Inter-War Old English Style, 1931
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Sotherton is important in the demonstration of the developmental growth of the fringes of the central business district, positioned above City Park with views to match the social and cultural aspirations of its original residents. It is also demonstrative of an early phase of the movement to conserve and re-use features of Tasmania's built heritage, culminating in the formation of the National Trust in the state in 1960.
	(ii)	creative or technical achievements - Sotherton demonstrates the creative achievements of architect HS East, by adaptively re-using materials salvaged by his client, and incorporating them within a modern residence and surgery designed to suit a family and professional practice. East's design also incorporated an x-ray machine, although no longer extant, was one of the first in Tasmania outside of the public hospital system.
	(iii)	a class of building or place - Sotherton is a fine example of an Inter-War Old English residence, erected using recycled materials in 1931. It incorporates imitation half-timbering and shingled cladding treatments, face brickwork and mullioned windows, which in concert with some of the internal and external decorative treatments are indicative of the Inter-War Old English style.
	(iv)	aesthetic characteristics - The building possesses a number of features which are unique in Launceston. It is also part of a suite of historic residences on the fringes of the city centre that have meaning to the Tasmanian community for their visual and aesthetic qualities.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Sotherton is a key component of fine and highly intact late nineteenth and early twentieth residences, and is valued by the community for the visual contribution to the setting of the Launceston city centre.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Sotherton was associated with surgeon, radiologist, author and inveterate collector, Dr Clifford Craig (1896-1986) and architect HS East (1868-1947) both of whom made valuable contributions to Tasmania in their respective fields of endeavour.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.237

Town/Locality: Launceston
Address: 18 Brisbane Street
Folio of the Register: 129601/2
Description: Two storey conjoined former residential building as shown in Figure 1 (to right of image) Federation Victorian, 1897
Specific Extent: Folio of the Register 129601/2 and part of 129601/0 as shown on the overlay maps. Brisbane Street frontage including chimney and brick side wall to east of site

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - These town houses appear in the Tasmania Post Office Directories from the 1890s *(PO Directories)*. Over the years, No. 18 has been occupied as a boarding house run by the Misses Hopkins in the 1910s, and again in the 1930s by Mrs Cross *(PO Directories)*. No. 20 has been occupied by Miss Orpwood, music teacher c1915 to the 1920s, and as a YWCA accommodation house in the early 1940s *(PO Directories)*. A pair within an impressive terrace group built by J and T Gunn, builders, that have had the verandahs removed and modern infill glazing installed but retain a strong contribution to the streetscape indicating the former residential nature of the area. They feature well-detailed face brickwork, rendered string courses, dentil courses, projecting bays with gabled and multi-faceted roofs. The terraces demonstrate key attributes of the late Victorian style and generally a high quality of design and execution. The modern infill glazing is an intrusive addition which compromises significance. Highly significant as a good representative example of Federation period Victorian style terraces (although alterations to verandahs made) built in this prominent area of the city and significant as part of a group of former residential buildings.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey Victorian style terrace form including detailed brickwork, projecting bays, coursing details and high quality design and execution. The modern alterations to the verandahs compromise the significance of the building.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian style terraces and their location on the edge of the central business area. Elements to be excluded from significance include: modern structures and infill glazing to both levels of former verandah locations on the street facade.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.238

Town/Locality: Launceston
Address: 20 Brisbane Street
Folio of the Register: 129601/1
Description: Two storey conjoined former residential building as shown in Figure 1 (to centre of image) Federation Victorian, 1897
Specific Extent: Folio of the Register 129601/1 and part of 129601/0 as shown on the overlay maps. Brisbane Street frontage including chimney

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - These town houses appear in the Tasmania Post Office Directories from the 1890s *(PO Directories)*. Over the years, No. 18 has been occupied as a boarding house run by the Misses Hopkins in the 1910s, and again in the 1930s by Mrs Cross *(PO Directories)*. No. 20 has been occupied by Miss Orpwood, music teacher c1915 to the 1920s, and as a YWCA accommodation house in the early 1940s *(PO Directories)*. A pair within an impressive terrace group built by J and T Gunn, builders, that have had the verandahs removed and modern infill glazing installed but retain a strong contribution to the streetscape indicating the former residential nature of the area. They feature well-detailed face brickwork, rendered string courses, dentil courses, projecting bays with gabled and multi-faceted roofs. The terraces demonstrate key attributes of the late Victorian style and generally a high quality of design and execution. The modern infill glazing is an intrusive addition which compromises significance. Highly significant as a good representative example of Federation period Victorian style terraces (although alterations to verandahs made) built in this prominent area of the city and significant as part of a group of former residential buildings.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey Victorian style terrace form including detailed brickwork, projecting bays, coursing details and high quality design and execution. The modern alterations to the verandahs compromise the significance of the building.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian style terraces and their location on the edge of the central business area. Elements to be excluded from significance include: modern structures and infill glazing to both levels of former verandah locations on the street facade.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.239

Town/Locality: Launceston
Address: 22 Brisbane Street
Folio of the Register: 42169/2
Description: Two storey conjoined former residential buildings as shown in Figure 1 Federation Victorian Filigree, 1897
Specific Extent: The whole of the site and buildings with street facades of high significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - These appear in the Tasmania Post Office Directories by c1900. No. 22 was occupied by Arthur Lucadou-Wells, a dentist in the 1910s, and as a boarding house in the 1920s to the early 1940s *(PO Directories)*. No. 24 was occupied by a medical practitioner in the early 1900s *(PO Directories)*. A pair within an impressive terrace group built by J and T Gunn, builders that retain a strong contribution to the streetscape indicating the former residential nature of the area. They remain substantially intact and feature well-detailed timber fretwork, face brickwork, rendered string courses, dentil courses, and projecting bays with gabled and multi-faceted roofs. The terraces demonstrate key attributes of the late Victorian period and generally a high quality of design and execution. Highly significant as a fine example of Federation period Victorian style terraces built in this prominent area of the city and significant as part of a group of former residential buildings.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey Federation Victorian style terrace form including detailed brickwork, projecting bays, coursing details and high quality design and execution.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of two storey brick Federation Victorian style terraces and their location on the edge of the central business area.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.240

Town/Locality: Launceston
Address: 26 Brisbane Street
Folio of the Register: 13215/7
Description: Single level detached commercial building as shown in Figure 1 Federation Victorian, c1900
Specific Extent: The whole of the site and building with facades to street and lane being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - First appears in the Tasmania Post Office Directories c1900 when it was occupied by Mrs Edwards. In the 1920s to early 1940s it was occupied by a number of dentists *(PO Directories)*. The building features face brickwork, rendered bracketed eaves, brick bay window with faceted roof, timber fretwork to gable and fine timberwork to verandah. It is located within an important streetscape of former residential buildings within the city indicating the expansion of the city over the inner residential areas. Highly significant as an example of a Federation Victorian style residential building and significant as part of a group of former residential buildings in a prominent street in the city area.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Federation period Victorian style residence built amongst a number of other similar period residential buildings. Elements excluded from significance include: low garden plantings. Larger plantings (shrubs) of later period but complimentary to building. Rendered fence with pipe rail and gate of later period but complimentary - any replacement should reflect similar detail and height.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.241

Town/Locality: Launceston
Address: 28 Brisbane Street
Folio of the Register: 63122/5
Description: Conjoined two storey former residential buildings as shown in Figure 1 Federation Filigree, c1910
Specific Extent: The whole of the site and buildings with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - First appear in the Tasmania Post Office Directories c1910 when No. 28 was occupied by Mrs Woodman and No. 30 by Stephen Spurling. There were a variety of subsequent occupiers of the buildings *(PO Directories)*. A fine example of Victorian attached housing featuring simple brickwork, restrained detailing and small upper floor decorative iron verandahs. The building forms part of a cohesive group of former residential buildings. Highly significant as a fine example of Victorian terraces built in this prominent area of the city and significant as part of a group of former residential buildings.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian terraces and their location on the edge of the central business area. Elements to be excluded from significance include: modern entry door; and, general garden plantings.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.244

Town/Locality: Launceston
Address: 35 Brisbane Street
Folio of the Register: 150067/2
Description: Part of a commercial two storey detached terrace as shown in Figure 1. Title to rear. Federation and 20thC Modern, 1904 with a later 20thC addition.
Specific Extent: The specific extent of the historic heritage place is the original building with all facades visible from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 *(PO Directories)*. It has since been demolished. From c1910 medical practitioner Gustave Hogg occupied a building at this address until c1940, and also W. McIntyre, medical practitioner, from c1925 to 1940 *(PO Directories)*. The building at 35-37A Brisbane Street seems to be first recorded in the Post Office Directories of c1940/41. At that time J. Carter and S Peters, both medical practitioners, were in occupation. The building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 *(PO Directories)*. It has since been demolished. A large house that has been extended to provide a commercial frontage. The addition while more modern relates to the house in detail and materials. The house remains largely intact with some changes to windows but features typical early Federation details such as bay windows, decorative render work and strong massing and form. Built for Dr Hogg as substantial 12 room dwelling. It forms an important element in this section of the streetscape where the major building forms are recessed from the street frontage reflecting the residential nature of the street. Highly significant Early Federation style residence with original detailing and reasonably intact period features. Some modern but period style additions.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the significant characteristics of an Early Federation style in keeping with the residential nature of the street. Later additions, reflecting the Georgian and Federation styles of the streetscape, respecting the general detailing and using simple detailing and massing keep the newer additions as discrete as possible.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Originally built for Dr Hogg as a substantial 12 room residence.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.245

Town/Locality: Launceston
Address: 36 Brisbane Street
Folio of the Register: 91667/1
Description: Two storey conjoined commercial building as shown in Figure 1 Federation + Inter-war Art Deco, c1895 + 1930
Specific Extent: The whole of the site and building with facade to street being of most significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - There was a building on this site from at least the 1890s *(PO Directories)*. It was occupied by the YMCA in 1894/95 and by Sutton and Mattingley, dentists, in the 1910s. The building has '1930' on the facade suggesting major works were done at that time. From 1930 L. Sutton, dentist, was in occupation until at least the late 1940s *(PO Directories)*. A modest and restrained example of the Art Deco style that features stucco wall finish, pilasters, limited decorative motifs and very simple parapet. Street awning compliments the facade and appears to be original in form. The building forms part of a small precinct of similarly scaled commercial buildings from the period. Highly significant as an example of an Art Deco Inter-war shop and residence building of modest scale and significant as part of a group buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of an Art Deco style shop, with residence over, built during the Inter-war period. Elements to be excluded from significance include: modern aluminium framed shopfronts and glazed doors.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.246

Town/Locality: Launceston
Address: 37 Brisbane Street
Folio of the Register: 150067/3
Description: Part of a commercial two storey detached terrace as shown in Figure 1. Title to frontage. Federation and 20thC Modern, 1904 with a later 20thC addition
Specific Extent: The specific extent of the historic heritage place is the original building with all facades visible from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 *(PO Directories)*. It has since been demolished. From c1910 medical practitioner Gustave Hogg occupied a building at this address until c1940, and also W. McIntyre, medical practitioner, from c1925 to 1940 *(PO Directories)*. The building at 35-37A Brisbane Street seems to be first recorded in the Post Office Directories of c1940/41. At that time J. Carter and S Peters, both medical practitioners, were in occupation. The building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 *(PO Directories)*. It has since been demolished. A large house that has been extended to provide a commercial frontage. The addition while more modern relates to the house in detail and materials. The house remains largely intact with some changes to windows but features typical early Federation details such as bay windows, decorative render work and strong massing and form. Built for Dr Hogg as substantial 12 room dwelling. It forms an important element in this section of the streetscape where the major building forms are recessed from the street frontage reflecting the residential nature of the street. Highly significant Early Federation style residence with original detailing and reasonably intact period features. Some modern but period style additions.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the significant characteristics of an Early Federation style in keeping with the residential nature of the street. Later additions, reflecting the Georgian and Federation styles of the streetscape, respecting the general detailing and using simple detailing and massing keep the newer additions as discrete as possible.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Originally built for Dr Hogg as a substantial 12 room residence.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.247

Town/Locality: Launceston
Address: 37A Brisbane Street
Folio of the Register: 150067/1
Description: Part of a commercial two storey detached terrace as shown in Figure 1. Title including upper level visible from street. Federation and 20thC Modern,1904 with a later 20thC addition
Specific Extent: The specific extent of the historic heritage place is the original building with all facades visible from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 *(PO Directories)*. It has since been demolished. From c1910 medical practitioner Gustave Hogg occupied a building at this address until c1940, and also W. McIntyre, medical practitioner, from c1925 to 1940 *(PO Directories)*. The building at 35-37A Brisbane Street seems to be first recorded in the Post Office Directories of c1940/41. At that time J. Carter and S Peters, both medical practitioners, were in occupation. The building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 *(PO Directories)*. It has since been demolished. A large house that has been extended to provide a commercial frontage. The addition while more modern relates to the house in detail and materials. The house remains largely intact with some changes to windows but features typical early Federation details such as bay windows, decorative render work and strong massing and form. Built for Dr Hogg as substantial 12 room dwelling. It forms an important element in this section of the streetscape where the major building forms are recessed from the street frontage reflecting the residential nature of the street. Highly significant Early Federation style residence with original detailing and reasonably intact period features. Some modern but period style additions.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the significant characteristics of an Early Federation style in keeping with the residential nature of the street. Later additions, reflecting the Georgian and Federation styles of the streetscape, respecting the general detailing and using simple detailing and massing keep the newer additions as discrete as possible.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Originally built for Dr Hogg as a substantial 12 room residence.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.248

Town/Locality: Launceston
Address: 37B Brisbane Street
Folio of the Register: 150067/4
Description: Part of a commercial two storey detached terrace as shown in Figure 1. Title to rear. Federation and 20thC Modern, 1904 with a later 20thC addition.
Specific Extent: The specific extent of the historic heritage place is the original building with all facades visible from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 *(PO Directories)*. It has since been demolished. From c1910 medical practitioner Gustave Hogg occupied a building at this address until c1940, and also W. McIntyre, medical practitioner, from c1925 to 1940 *(PO Directories)*. The building at 35-37A Brisbane Street seems to be first recorded in the Post Office Directories of c1940/41. At that time J. Carter and S Peters, both medical practitioners, were in occupation. The building at No. 37 Brisbane Street was occupied by James Barnard, Collector of Customs in 1894/95 *(PO Directories)*. It has since been demolished. A large house that has been extended to provide a commercial frontage. The addition while more modern relates to the house in detail and materials. The house remains largely intact with some changes to windows but features typical early Federation details such as bay windows, decorative render work and strong massing and form. Built for Dr Hogg as substantial 12 room dwelling. It forms an important element in this section of the streetscape where the major building forms are recessed from the street frontage reflecting the residential nature of the street. Highly significant Early Federation style residence with original detailing and reasonably intact period features. Some modern but period style additions.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the significant characteristics of an Early Federation style in keeping with the residential nature of the street. Later additions, reflecting the Georgian and Federation styles of the streetscape, respecting the general detailing and using simple detailing and massing keep the newer additions as discrete as possible.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Originally built for Dr Hogg as a substantial 12 room residence.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.252

Town/Locality: Launceston
Address: 48 Brisbane Street
Folio of the Register: 23968/2
Description: Two storey conjoined commercial building as shown in Figure 1 Inter-war Arts and Crafts, c1920
Specific Extent: The whole of the site. Brisbane Street and lane facades only being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history- This first appears in the Tasmania Post Office Directories c1930 when it was occupied by J Stannix, a confectioner until the 1940s *(PO Directories)*. A very unusual small commercial building with a distinctive facade treatment that features now painted brickwork, inlaid tiles, simple window hoods and good massing all fronting a narrow sawtooth roofed structure. A unique commercial building within the city that demonstrates graphically the combination of commercial and manufacturing activities in small commercial premises. Its corner location allows the building form to be seen clearly. The building is finely detailed and proportioned. Highly significant as a single building but also significant as one of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the easily visible characteristics of an Inter-war shopfront to a workshop/manufacturing business. Elements to be excluded from significance include: Later period shopfront glazing at street level; infill of doorway to create single smaller shopfront window; and, awnings including soffit lining.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.265

Town/Locality: Launceston
Address: 75 Brisbane Street
Folio of the Register: 43773/1
Description: Commercial two storey conjoined building as shown in Figure 1 Late 20thC Modern, 1978
Specific Extent: The whole of the site with street facade being of importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The site of the c1890s Launceston Coffee Palace established by Samuel Sutton (MHA). By 1915 it was operating as the Metropole Hotel under the license of W. Hurst (*Tasmania Post Office Directories*). In 1953 the hotel was owned by Ansett who reconstructed and re-opened it as a tourist hotel (Advocate 25/11/1953, p.5). In 1976 the Commercial Bank proposed to buy the property and demolish the hotel to build a new bank. This was opposed by conservationists and the Council at first agreed to the demolition as long as the historic facade was retained. This proved unfeasible for the bank proponents and the council approved demolition on the grounds that the design for the new facade was in sympathetic design to the Brisbane St streetscape. The hotel was demolished in total in early 1977. The new bank building was designed by architects Philp, Lighton, Floyd and Beattie and completed in 1978. Sketch plans are held on file at TAHO (LCC17/1/332). The building was described as being a two storey building with masonry finish, an open-plan interior and large opening on the upper floor to allow bank clients to look down on the ground floor. Significant as part of the streetscape by infilling so that no gaps are left in the continuity of structures. A late 20th C infill building simply designed and respectful of adjoining early more significant buildings, but, at two storey is consistent with the scale of the remaining streetscape at two storey and by using restraint or modern simplicity in detailing and finishes. The building is conspicuous as an infill in this simplicity.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.272

Town/Locality: Launceston
Address: 86 Brisbane Street
Folio of the Register: 111828/2
Description: Two storey conjoined commercial building as shown in Figure 1 Art Deco, 1932
Specific Extent: The whole of the site including early 20th C excluding 20th C street level shopfronts

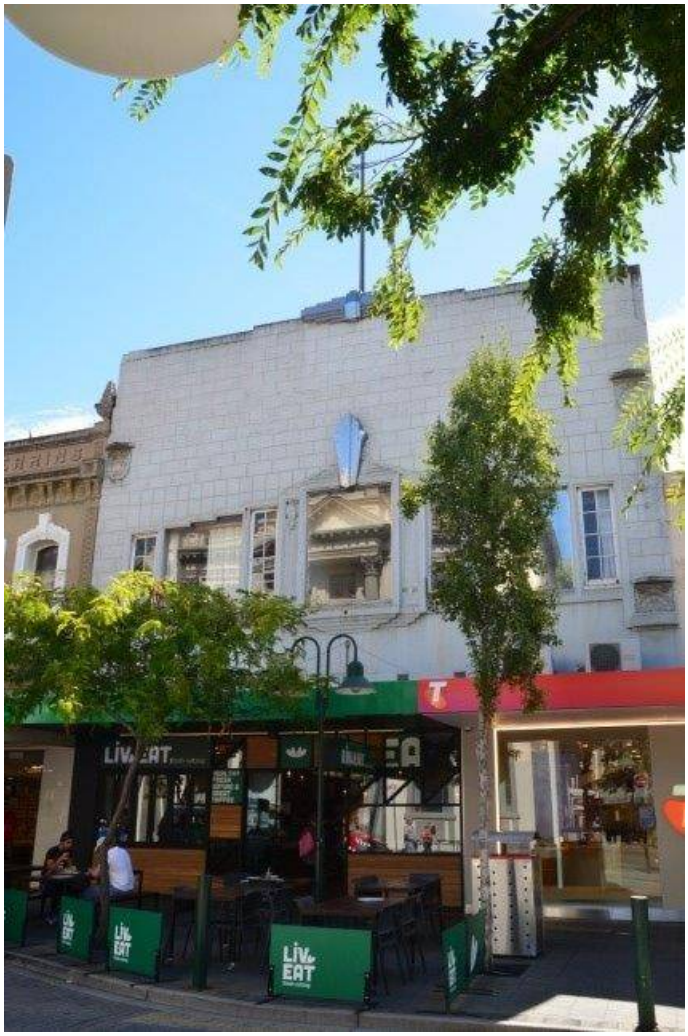


Figure 1

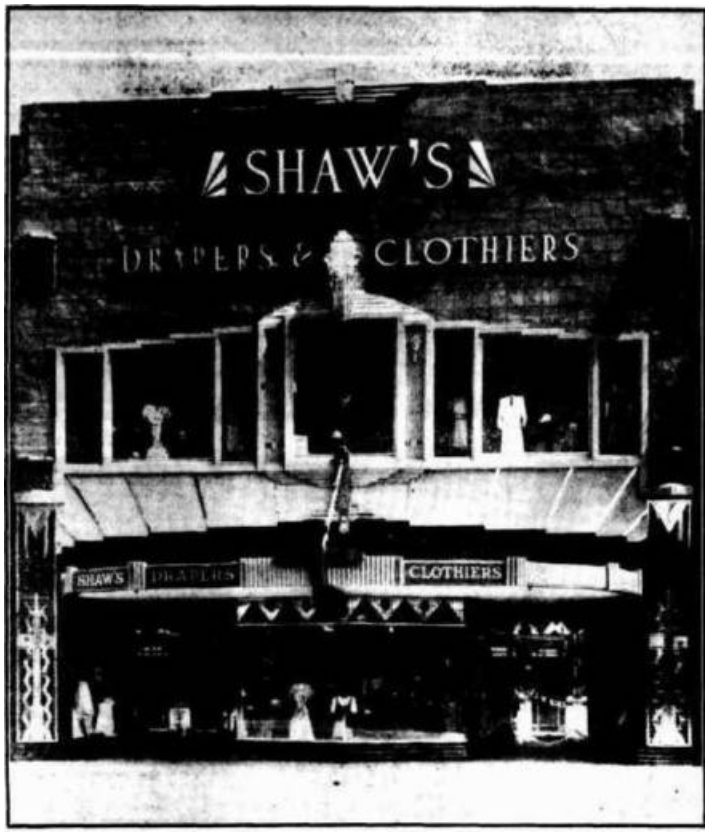


Figure 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1905 Mr Shaw and Mr Geo. D. Illingworth purchased a business from the late Mr J. H. Room. Both had worked for Mr Room for a number of years. Mr Illingworth passed away in February, 1914 and Mr Shaw took over his interests. In Feb 1923, Mr Shaw purchased the premises occupied by him and the adjoining The Strand Shoe Store. The old premises were then demolished and replaced with the new building designed by Mr Colin E. Philp and constructed by Hinman, Wright and Manser Pty Ltd (original appearance shown in Figure 2). The frontage being 40ft and a depth of 76ft. Architecturally the shop had several unique features quite new to Tasmania. "Staybrite" a stainless steel manufactured by Thos. Firth and Sons Ltd, Sheffield, England was used extensively in the shopfronts and facade of the building. The shopfront windows were different and much larger than usual. The windows to the sides being 17ft 6in long with an octagonal window set out to a 20ft square in the middle. This octagon contained a revolving 18ft diam. floor. These shopfronts have now been totally replaced. The front facade above the awning line still remains and is reinforced concrete, covered with blocked "cementoned" cement, with Travertine finish (*The Examiner* 17 Dec 1932, p.12). Highly significant as a fine example of an Inter-war Art Deco retail building remnants above awning line and significant as part of a group of commercial retail buildings.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement with the considered design of the two storey retail building with the second level display windows and the "Staybright" feature elements intact.
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Inter-war Art Deco facade with a Late 20th Century alteration to the street level.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.279

Town/Locality: Launceston
Address: 102-106 Brisbane Street
Folio of the Register: 116524/1, 116524A/1
Description: Three storey conjoined commercial building as shown in Figure 1 Victorian Modernised, c1880 with c1930 and c1970 alterations
Specific Extent: The whole of the site including early 20th C shopfronts but excluding 20th C street facade

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - These shops date to at least the 1890s in the Tasmania Post Office Directories. An image from the 1880s demonstrates an even earlier construction. No. 102 was occupied by Ed Teague, a tobacconist, from the 1910s to the 1940s, when the business was changed to a hairdresser. No. 104 was occupied by a jewellery business in the 1920s to the 1940s at least. No. 106 was Hatton and Laws, chemists, from at least the early 1900s to 1940s (*PO Directories*). Further works then done over a number of periods including the 1970s. A well-designed and complimentary facade treatment that demonstrates skill and respect for the earlier buildings behind, and, respects the more modest conjoining early period buildings of two and three storeys. Significant as an example of a modern facade application to Victorian and later period shopfronts and commercial buildings and significant to the streetscape in the corner location facing to the Mall.
	(ii)	creative or technical achievements - This place is significant in demonstrating the principal characteristics of late 20thC interpretation of a facade which unifies several buildings of varying date of construction (Victorian and later periods) into one complex.
	(iii)	a class of building or place - Important shopfront includes Inter war period detailed shopfront at north western end facing St John Street. Elements to be excluded from significance include: facade above street level; aluminium framed shopfronts and 20th century detailing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.281

Town/Locality: Launceston
Address: 108-116 Brisbane Street
Folio of the Register: 147031/4
Description: Commercial retail building as shown in Figure 1 (building to the left of the photograph) Inter-war Art Deco, c1935
Specific Extent: The whole of the title, with the facade to the Brisbane Street Mall being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Buildings occupied this site from at least the 1890s. They included James Barclay, ironmonger at No. 108, and the long-running business of Coogan and Co furniture makers and sellers at 114-118 Brisbane Street from at least the 1890s to the 1940s+. An advertisement in 1910 shows the building then on the site (*PO Directory* 1910, p.164). At No. 112 Browne and Co, homeopathic chemists, were in occupation from at least the 1890s to the 1940s. In the 1960s a new department store (now Myer) was constructed on the site. Part of the Myer Complex is a very good Art Deco commercial building of 4 storeys height, one of the large buildings in Launceston. It is well designed with classically framed bays containing banks of windows reducing in scale on the upper level. The lower windows are blanked out for retail use. The building now painted has lost some of its visual impressiveness that could be recovered with alternate colour or return to face brickwork. The building enhances the range of excellent commercial buildings in this city centre. It demonstrates the transitional period of design seen around the war period as design moved from classical traditional facade treatments to modern simpler built forms. Highly significant as an example of an Art Deco Inter-war/Post War commercial building complex of substantial scale and significant as part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the four storey form including classically framed bays containing banks of windows reducing in scale on the upper level in the Inter-war section and demonstrating the development of high-rise department stores.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of an Art Deco commercial retail building from the transitional period through the Inter-war period.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.290

Town/Locality: Launceston
Address: 148 Brisbane Street
Folio of the Register: 73743/2
Description: Two storey commercial terrace as shown in Figure 1 (building with gable to right of photo) Victorian, c1895
Specific Extent: The whole of the site and building with facade to street being important

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The late 1890s building was occupied by grocer, Peter Nelson in the early 1900s to 1920. In the 1930s and 1940s it was occupied as a butchery by GA Morley, then CF Targett (*Tasmania Post Office Directories*). A good example of a Victorian commercial terrace in the Classical style with strong parapet features and cappings. One of few remaining terraces in this area that contribute to the streetscape by retaining a good proportion of their original features. An unusual but good example of early development that makes a strong contribution to the character of this section of Brisbane Street. Being linked by colour and a plain wall to the Georgian terrace nearby gives the two facades greater emphasis.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant as an important element of the streetscape with the building in the Classical Victorian style in keeping with the commercial nature of the developing street. Elements excluded from significance include: modern awning soffit lining; aluminium framed windows, shopfront and glazed doors.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.291

Town/Locality: Launceston
Address: 151-155 Brisbane Street
Folio of the Register: 56062/1
Description: Part of a single level corner building as shown in Figure 1 and Figure 2 - John King Building Inter-war Neoclassical, 1923
Specific Extent: The whole of the site with Kingsway and Brisbane Street facades being of importance

Figure 1

Figure 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 151-155 Brisbane Street was constructed in c1923 for King and Sons Pty Ltd, builder of motors and cycles and agents for Indian, Douglas and Rudge motor cycles (*PO Directories*). It occupied the site until at least 1950. In 1951 the site was sold to Bruce Small Pty Ltd for £35,200 (*Advocate* 22 May 1951, p.3). Constructed by Hinman, Wright and Manser. A fine 20thC commercial building (Bicycle and motor cycle factory) retaining most of its integrity and featuring face brickwork, rendered corner and junction raised parapets with signs, highlight windows and a strong design of bays providing entry, display and vehicular entry. The building makes a very positive contribution to the streetscape of Brisbane Street and Kingsway. Highly significant as a single building but also significant as one of a group of motor trade buildings in a pattern of early business and commercial development. The place is a significant example of: a bicycle and motor cycle trade and servicing building, Tasmania's built form heritage, and, the Launceston streetscape.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of bays for entry and exit, shopfront display and signage. The full detail of the facade design is evident on the adjoining title known as 2 Kingsway as shown in Figure 3 (over page).
	(iii)	a class of building or place - Significant because of its ability to demonstrate the rare characteristics of a Federation retail and servicing building for bicycles and motor cycles. Elements to be excluded from significance include: Modern cladding covering part of the facade; inappropriate colours; later period shopfront glazing at street level; and modern services and signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:

Figure 3 - Intact facades on adjoining title - No.2 Kingsway

Local Heritage Places Datasheet LAU-C6.1.292

Town/Locality: Launceston
Address: 152 Brisbane Street
Folio of the Register: 73743/1
Description: Two storey conjoined commercial building as shown in Figure 1 (building to left of photo) Victorian Georgian, c1860
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This place dates back to at least the 1890s in the *Tasmania Post Office Directories*. In 1894/95 it was occupied by Alfred William, hairdresser. The shop was later occupied by a variety of businesses including a hairdresser, Mountain Ices company and a confectionary and milk bar (*PO Directories*). An unusual early Georgian style building with asymmetrical facade, pilasters and unbalanced roof. This suggests that the roof has been rebuilt. It also features string course and appears to have been two separate shops. It is a remnant structure from the early development of the street. An unusual but good example of early development that makes a strong contribution to the character of this section of Brisbane Street. Refer also to 148 Brisbane Street for additional building connected by link building and colour to this building.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Important element of the streetscape with the building in the early Georgian style in keeping with the commercial nature of the developing street. Elements excluded from significance include: aluminium framed glazed shopfront and door; and, large signage on the street awning.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.293

Town/Locality: Launceston
Address: 157 Brisbane Street
Folio of the Register: 56062/2
Description: Part of a single level corner building as shown in Figure 1 - John King Building Inter-war Neoclassical, 1923
Specific Extent: The whole of the site with the Brisbane Street facade above awning being of importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 151-155 Brisbane Street was constructed in c1923 for King and Sons Pty Ltd, builder of motors and cycles and agents for Indian, Douglas and Rudge motor cycles (*PO Directories*). It occupied the site until at least1950. In 1951 the site was sold to Bruce Small Pty Ltd for £35,200 (*Advocate* 22 May 1951, p.3). Constructed by Hinman, Wright and Manser. A fine 20thC commercial building (Bicycle and motor cycle factory) retaining most of its integrity and featuring face brickwork, rendered corner and junction raised parapets with signs, highlight windows and a strong design of bays providing entry, display and vehicular entry. The building makes a very positive contribution to the streetscape of Brisbane Street and Kingsway. Highly significant as a single building but also significant as one of a group of motor trade buildings in a pattern of early business and commercial development. The place is a significant example of: a bicycle and motor cycle trade and servicing building, Tasmania's built form heritage, and, the Launceston streetscape.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of bays and incorporated signage. The full detail of the facade design is evident on the adjoining title known as 2 Kingsway as shown in Figure 2 (over page).
	(iii)	a class of building or place - Significant because of its ability to demonstrate the rare characteristics of a Federation retail and servicing building for bicycles and motor cycles. Elements to be excluded from significance include: Modern cladding covering part of the facade; inappropriate colours; later period shopfront glazing at street level; and modern services and signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:

Figure 2 - Intact facades on adjoining title - No.2 Kingsway

Local Heritage Places Datasheet LAU-C6.1.296

Town/Locality: Launceston
Address: 168 Brisbane Street
Folio of the Register: 42254/1
Description: Two storey conjoined commercial building as shown in Figure 1 Inter-war Art Deco, c1920
Specific Extent: The whole of the site and building with facade to street being of significance

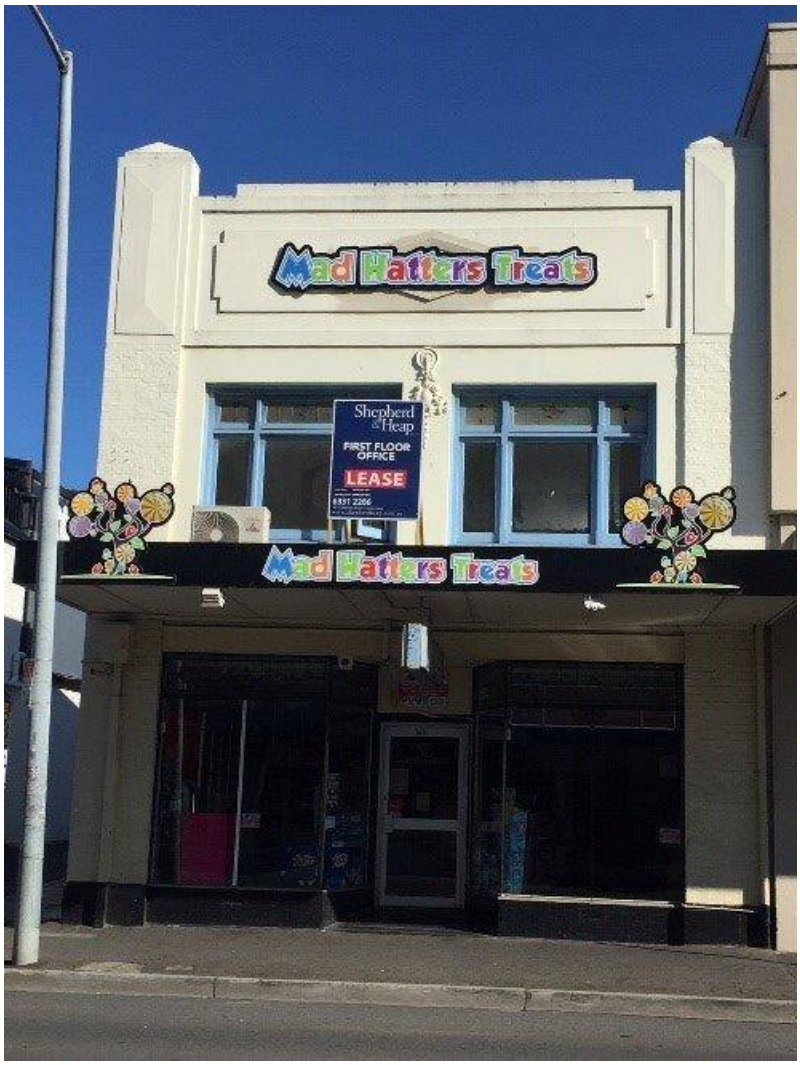


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This building appears in the Tasmania Post Office Directories in the early 1920s when it was occupied by monumental mason, E. Shields. It was later occupied by the Imperial Cash Store and Tasmanian Wholesale Grocers, and in the early 1940s by Howard's Radio and Co. and then a motor service company (*PO Directories*). A modest and restrained example of the Art Deco style that features stucco wall finish, pilasters, limited decorative motifs and very simple parapet. It retains its shopfront, leaded windows but now has an uncharacteristic colour scheme. Highly significant as an example of an Art Deco Inter-war shop and residence building of modest scale and significant as part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapet capping and window framing, strong fenestration and asymmetrical design elements. Elements to be excluded from significance include: modern aluminium framed glazed door; inappropriate colours; and large signage obscuring the central facade motif.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.299

Town/Locality: Launceston
Address: 191 Brisbane Street
Folio of the Register: 176023/2
Description: Two storey conjoined commercial building as shown in Figure 1 Federation Classical, c1900
Specific Extent: The whole of the site including building with street facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The building first appears in the *Tasmania Post Office Directories* c1900 when it was occupied by Mrs Dyson. It was later occupied by a variety of businesses including a confectioner, grocer, bookseller and bakery (*PO Directories*). A good example of a Victorian large residential building which has evolved into a commercial (shop tenancies) building with residence over. Significance compromised by the Federation verandah infill, modern shopfronts and canvas awning. Further additions to the rear of the property conceal the original rear walls. The building remains a good example of an evolution of a single residence into a residence over tenancies, with the original design intent discernible. Significant as a good example of a larger Victorian residence built in this prominent area of the city and significant as part of a group of former residential buildings.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the principal characteristics of two storey brick Federation house (and shop) (discernible with alterations clearly identified) and its location on the edge of the central business area. Elements to be excluded from significance include: 20th C glazed shopfronts and doors; and, canvas awning.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.328

Town/Locality: Launceston
Address: 69A Cameron Street
Folio of the Register: 203726/1, 150307/2, 40/175
Description: Open public space as shown in Figure 1 1982, Redeveloped 2018
Specific Extent: The whole of the title with artworks being of high importance

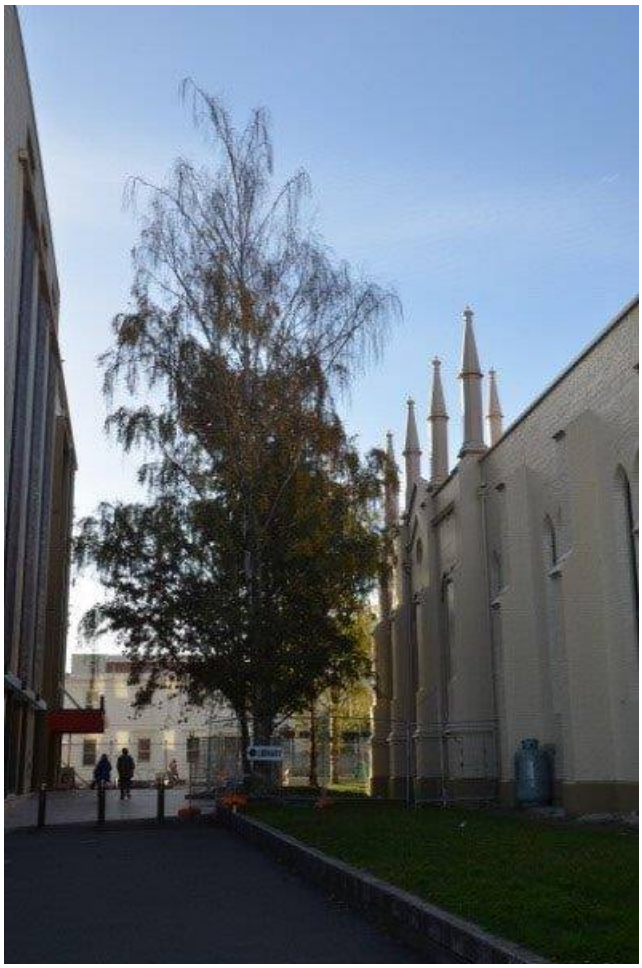


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Civic Square was first declared "a place for people" in 1982 and is significant as a central civic precinct open space. Significant as a Late 20th century urban open space that links several public buildings important to the city of Launceston.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Civic Square is of historic heritage significance because of its ability to demonstrate the principal of publicly accessible modern urban space which connects significant and core public buildings via pedestrian only access, is a place for gathering, and, is a place for resting and contemplation.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The place is significant in that it has a strong meaning for the community because of its social associations and as the centre focal point of the State and Local Government services area in Launceston.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.329

Town/Locality: Launceston
Address: LINC Library Building, 71 Cameron Street
Folio of the Register: 150223/1
Description: Purpose built library building as shown in Figure 1 and Figure 2 1971; Refurbished 2015
Specific Extent: The whole of the site and building being of high importance

Figure 1

Figure 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Significant role as a civic building in social, political and architectural history of Launceston. Constructed in 1971 with a major refurbishment in 2015. Significant as a single building demonstrating Late 20th C purpose built civic buildings that respect the adjoining highly significant buildings by using restraint or modern simplicity in detailing and finishes. The building is conspicuous as an infill due to its large scale.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - The library building is of historic heritage significance as a Late 20th C multi-level building purpose built as a library to service the city's population.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The place is significant as a substantial modern building reflecting the importance of library services to the population of the city of Launceston. One of a number of State Government and Local Council buildings framing the perimeter of Civic Square.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.377

Town/Locality: Launceston
Address: 62 Charles Street
Folio of the Register: 91903/3
Description: Commercial two storey terrace as shown in Figure 1 Victorian and Art Deco, c1880 with 1930 alterations
Specific Extent: The whole of the site and building with facades to front and side (alley) being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Occupied by Mrs Blane in the 1880s, Millinery; Clem Ritchie, Hairdresser and Tobacconist, in 1900/1910s; then Coleman and Ritchie in 1920s - *Launceston Examiner* 15 Mar 1881, *Tasmanian News* 12 Jul 1909 and *World* 21 May 1924. Various works and changes from construction in the 1880s until the 1930s. Highly significant as an example of a Victorian commercial terrace of modest scale with Art Deco shopfront and significant as part of a group buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the significant characteristics of a Victorian commercial terrace that has been adapted to Art Deco form on the street level whilst retaining the Victorian style on the upper level. Elements to be excluded from significance include: air conditioning unit; balustrading and panels at street kerb edge; and, canvas shade devices to awning and side courtyard.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.380

Town/Locality: Launceston
Address: 80A-88 Charles Street
Folio of the Register: 177068/1
Description: Two storey conjoined commercial building as shown in Figure 1 Inter-war Art Deco, 1939
Specific Extent: The whole of the site and building with facades to streets being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A building occupied this site from c1825 before being demolished in 1927. It was occupied by Hatton and Laws (chemists) from at least the 1890s. By 1939 a new building was constructed and it was advertised as having modern offices to let (*Examiner* 6/3/1939, p.1). It was known as Holmes Building. In 1940/41 No. 84 was occupied by a typewriter company, Graham Industries, Eastburn and son (watchmakers), an accountant, an engineer and G. Anderson (architect); no. 82 was occupied by Sanitarium Health Food Company, no. 80 by W. Deavin (mercer) and no. 80A by W. Gough (hairdresser) (*PO Directories*). A good example of the curved front commercial style applied to a prominent corner. The building features Art Deco elements with the stepped vertical rendered elements that project above the parapet, the corner detail above the windows and the curved glazed corner. The strong pattern of first windows gives the building a strong rhythm in the street and strengthen the corner composition. The building demonstrates the fine range of commercial styles seen in the city that extend to the second half of the twentieth century. It is a very good example of later twentieth century design with stripped down forms, eclectic detailing and a well resolved form all contributing to the important corner location. Significant building demonstrating the fine range of commercial styles seen in the city that extend to the second half of the twentieth century. Building is one of the few good examples of Art Deco/Inter-war architecture in the city of Launceston located on a prominent corner.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Important element of the streetscape with the building reflecting an Inter-war Art Deco style in keeping with the commercial nature of the street. Elements excluded from significance include: modern convex awning and aluminium framed glazed shopfront and door to secondary entry to upstairs and tenancy both levels on Brisbane St, and, Charles St second tenancy; and, large signage across prominent and significant corner shopfront areas.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.382

Town/Locality: Launceston
Address: 94 Charles Street
Folio of the Register: 95801/8
Description: Two storey conjoined building as shown in Figure 1 Inter-war Art Deco/Brutalist, c1895 and c1939
Specific Extent: The whole of the site with building and facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This address was listed from at least c1894/95 in the *Tasmania Post Office Directories*. It was occupied by a milliner in the early 1900s and a baby linen shop in the 1930s (*PO Directories*). The A.B.C drapers remained as occupants when the building sold to Mr C Ritchie tobacconist (*Mercury* 29 July 1932. p.5). An extensive police search is related in paper (*Mercury* 16 January 1935, p.5) after three men were disturbed breaking into 'The A.B.C' fancy and babies' wear store, conducted by Misses Smedley, at 8pm on the 15th January. The building has 'AD 1939' on the upper facade demonstrating that some major works were done at that time or denotes the establishment of the 1940s business. In the 1940s it was occupied by 'The Fashion House' a major clothing retailer (*PO Directories*). Significant as a single conjoined building demonstrating an unusual Art Deco/Brutalist style that respects the adjoining highly significant building by using exact height lines, clean lines and simplicity in detailing and finishes. A strong restrained detail parapet conceals a low pitched roof sloped to front and rear. The facade features modern corrugated and stylised screens that shade the windows.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a two storey Inter-war Art Deco/Brutalist commercial retail building. It is unusual in style with strong heavy clean lines but with a typical Art Deco flourish with the dating lettering and numbers. Elements to be excluded from significance include: aluminium framed shopfront glazing and doors at street level; and, the shade screens.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.385

Town/Locality: Launceston
Address: 99-101 Charles Street
Folio of the Register: 149096/2, 102602/2
Description: 149096/2 - Conjoined single level commercial building known as 99 Charles Street as shown in Figure 1 c1881 and c1920s 102602/2 - Conjoined two storey commercial building also known as 101 Charles Street as shown in Figure 2 c1920s and c1980s
Specific Extent: The whole of the site and buildings being of high importance with exclusions as noted below

Figure 1

Figure 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - FR 149096/2 - Coach builder's premises in Late Victorian period - Anderson and Lahey, Crocker and Sons (97 and 99 Charles Street). Now Foot and Playsted Printers. Modified in the Inter-war period (1920s). Highly significant as an Inter-war modern remodelling of a Victorian single former coach building premises but also highly significant as one of a group of Victorian and Inter-war buildings in a pattern of early business and commercial development and alterations over several decades to remain functional. FR 102602/2 - Former modest 1920s shop and tenancy over, with c1980s second storey alterations to the original upper level. Two entries are evident suggesting two tenants/levels. Appears to have been a motor sales premises (National Motors 103 Charles) in late 1920s but this is not confirmed by other information to date. A dealer, Neal McMahon, at No 103 in the 1940s. Ralph and Guy Estate Agents at 101 Charles in the 1950s. Now Foot and Playsted Printers. Street level shopfront appears to retain its 1920/30s character with timber framed medium sized shopfront panes and tiling. Significant as an example of a modern facade application and/or addition to an Inter-war commercial retail building and significant as complimenting to the streetscape and respecting the significant buildings on either side.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - 149096/2 - Demonstrates the principal characteristics of an Inter-war modernist alteration addition to a Victorian building with sawtooth roof and skylights, steel framed windows in regularly spaced bays and simple massing. 102602/2 - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Inter-war modernist street level shopfront with a Late 20th Century alteration to the upper level. Elements to be excluded from significance include: render and windows to the upper level of the Charles Street facade (Late 20th C).
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.406

Town/Locality: Launceston
Address: 123 Charles Street
Folio of the Register: 147031/2
Description: Single level conjoined commercial building as shown in Figure 1 Federation + Inter-war Art Nouveau, 1912 and 1933
Specific Extent: The whole of the site and building with street facade being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - King's Chambers c1912 designed by T. Tandy and used as a bicycle makers premises. Mr D J Barratt established his business, Modern Art Furnishers, at 123 Charles Street in 1933 as detailed in an article in *The Examiner* 6 Apr 1935, p. 12. A very good Federation + Inter-war Art Nouveau style commercial building with intricate neoclassical parapet fascia detail under a central arched capping and pilaster detail. The street level shopfronts have been replaced at a later period. The building has simple massing and form characterising the period. Highly significant as an example of an Art Nouveau style decorated Federation commercial building of modest scale and significant as part of a group buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Highly significant because of its ability to demonstrate the significant characteristics of a Federation commercial building that has been also decorated in the Inter-war Art Nouveau style. Elements to be excluded from significance include: Aluminium framed shopfront glazing and doors.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.407

Town/Locality: Launceston
Address: 124 Charles Street
Folio of the Register: 207989/1
Description: Corner two storey shop and former residence as shown in Figure 1 Inter-war, c1890 + c1930
Specific Extent: The whole of the site and building with street facade being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This address is listed in the *Post Office Directories* from at least the 1890s. It was a grocery store until at least the 1950s. In the 1890s and early 1900s it was known as Bain's grocer. From the 1920s the grocer's shop was operated by P. Wilson who retired in 1946, after which it was known as Good's grocer (*PO Directories*) (*Launceston Examiner* 28/2/1946, p. 7). J (P) E J Wilson noted as grocery shop owner (*Examiner* 12/10/1933, p. 10), having bought the prize winning bacon displayed on Hutton's stand. Later in the 1930s he was approved by the Egg Marketing Board to receive and sell eggs from producers. The building style suggests major works undertaken by Wilson in the 1920s/30s. Highly significant as an example of an Art Deco/Modern Inter-war commercial building and significant as a strong corner feature and as part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the significant characteristics of characteristics of an Art Deco/Modern commercial retail building from the transitional period through the Inter-war period. Elements to be excluded from significance include: Aluminium framed shopfront glazing and doors; air conditioning units; aluminium awning soffit sheeting; and, signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.409

Town/Locality: Launceston
Address: 127 Charles Street (including upper level over 136-140A Brisbane Street)
Folio of the Register: 131355/0, 131355/7
Description: Two storey conjoined commercial building as shown in Figure 1 Post War, c1950
Specific Extent: The whole of the upper level with facades to streets being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This building was occupied by various businesses from at least the early 1900s. No. 136 was occupied by Chung Brother's fancy goods shop from c1925 to 1930 and then 134-136 was occupied by 'Ezywalkin' shoes. No. 138-140 was occupied by the Golden Fleece in the 1920s and later by Coles Pty Ltd. No. 140 and 140a were occupied as restaurants from at least the 1920s to the 1940s (*PO Directories*). These shops were replaced/updated in the c1950s when the current building was constructed. A very fine modern building designed in the International style featuring a strong corner splay with decorative wall treatment, a simple rectangular form with modular square tiled facade finish, windows set in careful patterns, and bays surrounded by projecting frames and comprising steel framed elements. The building is minimally composed with a strong street presence that contrasts with earlier building forms seen in the city. One of an excellent group of later twentieth century buildings found across Launceston that demonstrate modern design approaches set within the context of the older city fabric. This example as maintained an appropriate scale, modulation and use of modern elements with finesse on a prominent corner. Highly significant as an example of a later twentieth century (Post War) commercial building of large scale presenting to a corner. Significant as part of a group of excellent similar period buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement with the considered design, addressing the corner, of the later 20thC two storey commercial building form including tiling, window bay treatment, steel framed elements and high quality design and execution.
	(iii)	a class of building or place - The place has the ability to demonstrate the significant characteristics of a later 20thC commercial retail building which maintains appropriate scale, modulation and use of modern elements within a precinct with numerous buildings from many different periods.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.430

Town/Locality: Launceston
Address: 159 Charles Street
Folio of the Register: 40420/5
Description: Commercial three storey conjoined building as shown in Figure 1 Inter-war, c1920
Specific Extent: The whole of the site with street facade being of importance

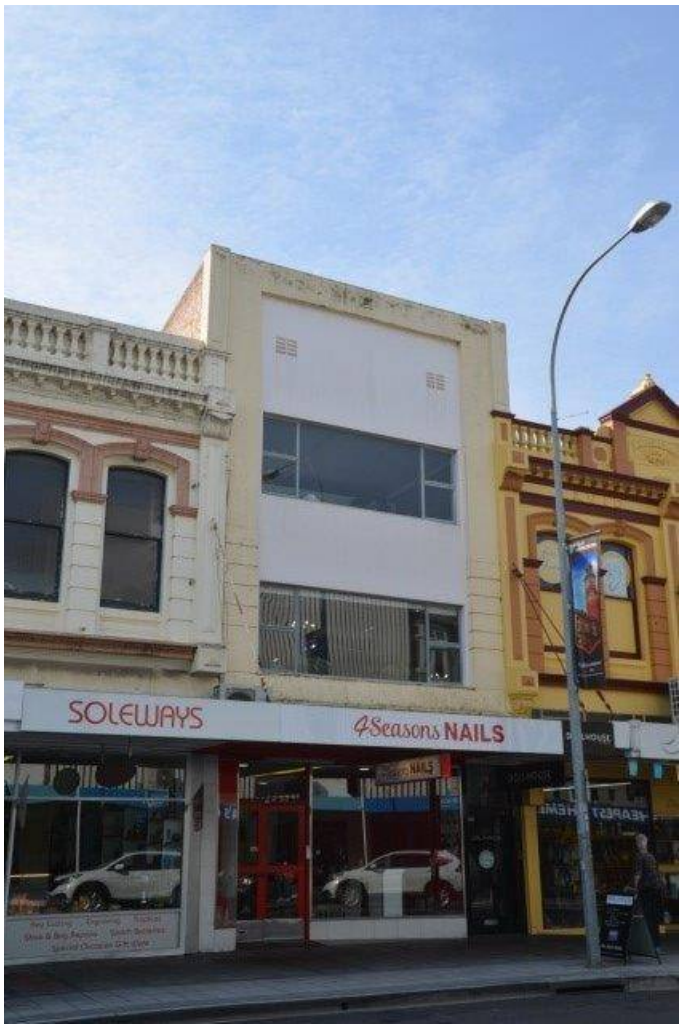


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1895 the firm Craw and Creed which had drapery and clothing businesses on the west coast opened an up-to-date store at 155 Charles Street, Launceston (*Tasmanian Democrat* 14/6/1895, p.2). By 1904 the firm had extended to include 153-157 Charles Street (*Daily Telegraph* 15/4/1904, p.3). No. 159 Charles Street first appears in the Tasmania Post Office Directories c1920s suggesting that it was added about this time and then used by Craw Pty Ltd. By 1948 Craw Pty Ltd had extended to include No. 151-161 Charles Street (*PO Directories*). In 1950 147-159 Charles Street was purchased by Mr Richardson for Craw Pty Ltd who were the occupiers of the building, for £40,000. It was described as a two storey building of brick with a frontage of 118ft on Charles Street (*Launceston Examiner* 22/11/1950, p.28). Significant as a single infill building demonstrating modern style Inter-war infill buildings at three levels that respect the adjoining highly significant buildings by using restraint or modern simplicity in detailing and finishes. However, the building is conspicuous as an infill due to that higher profile.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.501

Town/Locality: Launceston
Address: 1 Cimitiere Street
Folio of the Register: 220077/1
Description: Detached single storey weatherboard house as shown in Figure 1 Federation era, c1900
Specific Extent: The whole of the site with the corner section facades visible directly from the streets of significance; corner section location on street boundaries being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In late 1884 the land noted the first block in Cimitiere Street (traced as being No. 1) on Rates Assessment Rolls went from being land owned by Richard Newey Jnr (Snr resided at No. 3) to a nursery owned by John Ferguson. A Richard Newey still next door. John Ferguson owned the nursery until about 1890 when James Scott purchased it and also resided at No. 7. Further research required to confirm. Part of the evolution of residential development in this area and the requirement for local shops to service the occupants of the residences. The current street facades to both Cimitiere and Racecourse are more typical of 1920s period. This building, as a remnant of an earlier shop with an attached dwelling, is a significant element in the urban streetscape. LINC Photo Corner Cimitiere and Racecourse NS3484-1-55 shows different a structure entirely, but intent of use with door to corner and shopfronts either side similar. Also, important for defining the corner of Racecourse and Cimitiere and the 'entry' into the 'Square' of Cimitiere Street.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant as one of few shops built in this area of the precinct as the area developed and resident numbers increased. Some evidence of shopfronts still visible. Exclusions from significance include the garage addition and later period windows.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Originally one of few shops in this precinct servicing the residential area and being the central 'hub' of community life.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.505

Town/Locality: Launceston
Address: 16 Cimitiere Street
Folio of the Register: 30241/2
Description: Detached single storey weatherboard house with shop as shown in Figure 1 Inter-war Bungalow, 1925
Specific Extent: The whole of the site with the facades visible directly from the street and setbacks being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Residence built in 1925 as one of a number in that period. Part converted to a shop around 1938 when William Phillips purchased the property. The shop being one of few servicing this developed area. Later becoming a shop servicing the area after other shops had been closed or redeveloped. Highly significant as one of a small number of dwellings built during the same period, in this area of the precinct, when vacant land was developed into smaller blocks.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the principal characteristics of a single storey weatherboard Federation Bungalow building. Also significant as one of a small number built adjoining one another as development during the same period. Elements to be excluded from significance include: garden plantings other than pines to Innes St raised garden bed, side and rear timber paling fences, signage, aluminium framed windows and canvas awning.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Highly significant as being one of few shops in this precinct servicing the residential area and being part of the central 'hub' of community life.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.507

Town/Locality: Launceston
Address: 18 Cimitiere Street
Folio of the Register: 145013/1
Description: Detached single storey weatherboard house as shown in Figure 1 Inter-war Federation/Bungalow, 1929
Specific Extent: The whole of the site with the building elements visible directly from the street, setbacks and front fence including gates being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - January 1881 Rate Assessment for land only. 1882 Rate Assessment notes Edward Carr Dinham was owner and occupant was Mrs Wilkinson. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode. Highly significant as one of a small number of dwellings built during the 1920s period, in this area of the precinct, when large areas of vacant land was developed into smaller blocks, and highly significant as part of the streetscape and contributing to the Cimitiere Street 'Square'.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Federation Bungalow building. Also significant as one of a small number built adjoining one another as a same period development. Building integrity as a Federation Bungalow very good including all building elements, dwelling footprint and front fence including gates.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.534

Town/Locality: Launceston
Address: 45 Cimitiere Street
Folio of the Register: 25982/27
Description: Detached single storey rendered brick house as shown in Figure 1 Victorian Georgian/Filigree, 1872
Specific Extent: The whole of the site with the original facades visible directly from the street (including 'Ashlar') and lane with setbacks and location of access from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Earliest owner was the Trustee Church of England (later Trinity Church Trustee) from prior to the 1860s. C of E Trustee owned approx. Seven (7) blocks in a row (from the corner with Lawrence St) which were built on over a period of time from prior to 1860s. Occupant in 1879-1881 was a Thomas McKenzie who later occupied No. 2 Cimitiere Street, Trinity Church House, in 1882. McKenzie then purchased No 45 from the Trustee (1883) and occupied it until 1888. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period forming part of a 'square' on Cimitiere Street.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey 'Ashlar' rendered brick Victorian domestic building. Exclusions to significance include: the rear addition; modern steps to front.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.540

Town/Locality: Launceston
Address: 52 Cimitiere Street
Folio of the Register: 41057/1
Description: Detached single storey weatherboard house as shown in Figure 1 Inter-war Federation/Bungalow, 1922
Specific Extent: The whole of the site with the facades visible directly from the street and lane with setbacks from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 1889/90 - land owned by Martin Boland, 1905-1920 - land owned Annie O'Brien, 1921 - Land owned by Richards and Nicholls, 1922 - House and land owned and occupied by Alfred T Walters. Building forms part of the evolution of residential development in this area - the 1920s period of 'infill' housing on previously vacant land part of larger holdings (J and T Gunn Pty Ltd). Street and lane facades typical of 1920s period. Highly significant as one of a small number of dwellings remaining that were built during the same period, in this area of the precinct, when vacant land was developed into smaller blocks. Also, important for further infilling the streetscape to the Cimitiere Street 'Square'.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Federation Bungalow building. Elements to be excluded from significance include: any garden plantings (except hedge) and fencing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.543

Town/Locality: Launceston
Address: 89-93 Cimitiere Street
Folio of the Register: 112123/1
Description: Single level conjoined commercial building as shown in Figure 1 Victorian, c1885
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The firm of Lindsay Tulloch and Co (merchants) was formed in 1878. By 1880s a store belonging to Lindsay Tulloch is listed in the assessment rolls for Cimitiere Street (*Assessment Roll* 1880). In the Launceston Examiner it was reported on 18/9/1885 that a new, commodious store had been erected for Messrs Lindsay Tulloch and Co in Cimitiere Street. It was built of brick with an iron roof (*Launceston Examiner* 18/9/1885, p.3). By 1900 the company is listed in the Tasmania Post Office Directories as Tulloch and Co, merchants occupying 93 Cimitiere Street. In 1932 the brick offices and stores of Lindsay Tulloch were put up for auction but passed in (*Launceston Examiner* 14/9/1932, p.6). In 1932 the firm was taken over by Johnstone and Wilmot. By 1935 the building was occupied by Meredith Pty Ltd and in the 1940s by Genders Pty Ltd (bulk stores) (*Tasmania Post Office Directories*). Another date of c1905 has been noted which may relate to possible modifications. Built by J and T Gunn. A small industrial/commercial building with a driveway bay addition to the east end that features an elaborate central entry with name in decorative render work and curved hood surround. The building is constructed of banded brickwork and stonework and was designed as a symmetrical structure. This building is one of a group of modest but well detailed industrial buildings found around the edges of the city that demonstrates patterns of development and use near the waterfront and on the lower ground near the river below the city edge. Even though a modest building the facade detail and design demonstrates the relative importance of the undertaking. Significant as a single building with a well-designed and detailed Victorian style but greater significance as one of a group of shops, factories and warehouses in a pattern of retail and commercial development. The building is an uncommon example of an industrial commercial building as part of Tasmania's built form heritage and of the Launceston streetscape.
	(ii)	creative or technical achievements - Significant Victorian detailing and features demonstrating the relative importance of the construction of this building to the original owner.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a Federation industrial commercial and warehouse building. Addition to the east has been carefully considered and constructed. Elements excluded from significance include: modern shopfront glazing and glazed entry doors.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.546

Town/Locality: Launceston
Address: 119 Cimitiere Street
Folio of the Register: 36328/3
Description: Single level detached commercial building as shown in Figure 1 Post War, c1950
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This site was occupied by a number of businesses from at least the 1890s, including Coogan and Co, furniture manufacturers in the 1910s and Goldsbrough Mart and Co and Macarthur Shipping agency in the 1920s and Clements and Marshall in the 1930s and 1940s (*Tasmania Post Office Directories*). By 1948 Johnstone and Wilmot, who owned the business premises on the corner of Cimitiere and St John Streets, took over the property at 119 and applied to the Council to erect a new brick store at a cost of £16,000 (*Examiner* 2/9/1948, p.2). It was completed in the 1950s. A rare brick modernist industrial building in Launceston featuring an austere but well detailed facade of brick and render with simple stepped parapet constructed on the front of a concrete structure with simple industrial detailing. The building demonstrates that even after the second world war attempts were being made to hide industrial and manufacturing works behind facades that belied the buildings use. A rare brick modernist industrial building in Launceston featuring an austere but well detailed facade of brick and render with simple stepped parapet constructed on the front of a concrete structure with simple industrial detailing.
	(ii)	creative or technical achievements - The building demonstrates that even after the second world war attempts were being made to hide industrial and manufacturing works behind facades that belied the buildings use.
	(iii)	a class of building or place - Important element of the streetscape with the building reflecting a Post War style in keeping with the commercial nature of the street. Elements excluded from significance include: aluminium framed window inserted into facade.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.548

Town/Locality: Launceston
Address: 130 Cimitiere Street
Folio of the Register: 40068/1
Description: Single level conjoined commercial building - City Park Grand Conference Centre Victorian, 1908
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Originally a plumbing factory - Wilson Bros 1908; Rosevear and Burn 1926. Built by Hinman and Wright. An unusual building (plumbing factory) featuring early shopfront details and surrounding lined render work in conjunction with c1908 parapet in brick suggesting that the building has been altered. The shopfront elements remain good examples of Federation detailing and form. The original workshop, entered from the side lane, is set to the rear in a more modest style to the shopfront building. A very fine and intact example of and early Federation manufacturing and commercial building that demonstrates key characteristics of modest building construction from the period which once typified the edges of Launceston city. Occupied by several of the larger and leading plumbing contractors in Launceston. Highly significant as a single building but also significant as one of a group of shops in a pattern of early retail and commercial development. Significant as an uncommon example of: a plumbing factory, Tasmania's built form heritage, and, the Launceston streetscape.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a Federation single storey workshop and shop.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The place is significant as it has a special association with the prominent Launceston plumbing businesses of Wilson Bros and Rosevear and Burn.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.550

Town/Locality: Launceston
Address: 160-162 Cimitiere Street
Folio of the Register: 28766/1
Description: Commercial two storey former warehouse as shown in Figure 1 Inter-war Modern, c1943
Specific Extent: The specific extent of the historic heritage place is the whole of the site and building with facades to front and side (alley) being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Land at 160-162 Cimitiere Street was advertised for sale in 1932 and described as fronting Cimitiere Street and having upon it a part open shed store of galvanised iron that had been used for stabling and a fertiliser mixing plant. In the Launceston Assessment Roll 1940 it is listed as stores and land to a value of £35 and in 1942 as stores and land occupied by the Launceston Fertiliser Co. to a value of £60. By 1944 the new building had been constructed - it is then listed as stores, office and land owned by Gordon W. Dawson to a value of £250. Dawson, a wool and skin merchant, is listed as the occupier in the Tasmania Post Office Directories from 1943/1944. In 1950 the building was occupied by Neale Edwards who was advertising for ten million rabbit skins wanted to fill large American orders. Significant as a single building but greater significance as one of a group of shops, factories and warehouses in a pattern of retail and commercial development. The building is an uncommon example of Tasmania's built form heritage and of the Launceston streetscape.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the significant characteristics of principal characteristics of an Inter-war warehouse with offices to the street frontage. The remnants of windows on the upper level reflect the simpler original glazing design. Elements excluded from significance include: modern shopfronts and doors at street level.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.557

Town/Locality: East Launceston
Address: 20 Claremont Street
Folio of the Register: 168592/1
Description: Dwelling as shown in Figure 1 - Victorian era, Victorian style, c1888
Specific Extent: The entire site including setting and setback with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 20 Claremont Street was built for Henry Crocker in 1888 on land originally granted to Edward Dickens and George Borradaile. Other residents included Samuel A. Campbell and family who rented the property Frederick J. Gunn from 1925 until at least 1950. Campbell's daughter, Estelle Kathleen Campbell, purchased the property in 1959. Estelle was a journalist for *The Examiner, Women's Weekly* and The Mercury up to 1978. Samuel A. Campbell's son, Alec Campbell, was the last surviving Australian soldier to serve at Gallipoli. Whilst further documentary evidence is required to confirm whether Alec Campbell resided at the property during his parents or sister's occupation, he is likely linked to the property. The place is highly significant as an early dwelling demonstrating a period of development in Launceston and its townscape associations are regarded as important to the community's sense of place.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed late Victorian cottage.
	(iii)	a class of building or place - A good representative example of a late Victorian domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey weatherboard Victorian cottage displaying a large bay with pyramidal roof and a verandah with cast iron brackets and frieze. Typical of its type, the place is timeless, homely, and honestly expressed with use of natural materials and colouring. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The residence is associated with several notable occupants, most notably, the Campbell family. Alexander (Alec) William Campbell (b. 1899, d. 2002), the final surviving participant of the Gallipoli campaign during the First World War. Campbell had joined the Australian Army aged 16 in June 1915. He arrived at Gallipoli in October 1915 with the 15th Battalion and was there through to the evacuation.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Alec Campbell, aged 16 (Source: 'Gallipoli 100 years, the last ANZAC: Alec Campbell', *Sydney Morning Herald*, 2 April 2015)

Local Heritage Places Datasheet LAU-C6.1.577

Town/Locality: Launceston
Address: 12 Crown Street
Folio of the Register: 21999/1
Description: Dwelling as shown in Figure 1 - Late Victorian era, Victorian style, c1891
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 12 Crown Street (originally Victoria Street) was built in 1891 for Archibald Martin on land originally owned by James Dally. The property was bought by William Bain in 1899. Early residents include, William Ayres (occupier, 1900), Issac Bain (occupier, 1901) and Edward Phillips (occupier, 1902). The place is highly significant as one of a large group of dwellings built during the major phase of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed picturesque Late Victorian cottage style comprising timber cladding and a simple verandah.
	(iii)	a class of building or place - A good representative example of a single storey timber late Victorian cottage.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Victorian cottage with verandah. The symmetry and appropriateness in design is remnant of Georgian architectural styling. Typical of its type, the place is timeless and honestly expressed with use of natural materials and colouring. Key characteristic features include weatherboard cladding, galvanised iron roof, predominant chimneys, bracketed eaves, concaved verandah with decorative iron work and leadlight glass (which may be a Federation era addition). It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(i)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Corner of Crown and Twinning Streets, Launceston, 1992 (QVM: 1993: P: 1229)

Figure 3 - View of 12 Crown Street, Launceston, 1992 (QVM: 1997: P: 3441)

Local Heritage Places Datasheet LAU-C6.1.601

Town/Locality: Launceston
Address: 20 Elizabeth Street
Folio of the Register: 131855/1
Description: Single level detached residence as shown in Figure 1 Federation Victorian Italianate, 1906
Specific Extent: The whole of the site and building with facades to streets being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - House named "Stonehenge" built by J Batten as his own home. This address for J Batten is noted in advertisements in the Examiner in December 1906. However, this address only first appears in the *Tasmania Post Office Directories* c1915 when it was occupied by Frank Shann. In 1920 it was occupied by Charles Thompson, medical practitioner. In the 1930s and 1940s it was occupied by Charles Hutchinson (*PO Directories*). An elaborate corner house featuring a range of key features of the late Victorian period including projecting bays, cast iron decoration, timber fretwork, conservatory, coloured glazing, dentils and brackets all within a strong design turning the corner. Built by J Batten as his own residence. Now located on a busy corner with some alteration, the building demonstrates the finesse and complexity of design of the period and is an excellent and prominent example of this period of housing. Significant building demonstrating the finesse and complexity of design of the period and is an excellent and prominent example of this period of housing.
	(ii)	creative or technical achievements - Significant Victorian Italianate and Federation detailing and features reflecting a transitional period.
	(iii)	a class of building or place - Significant as an important corner building that makes a strong streetscape addition to the area. Elements excluded from significance include: small garden plantings.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.608

Town/Locality: Launceston
Address: 50 Elizabeth Street
Folio of the Register: 60999/2
Description: Two storey commercial terrace as shown in Figure 1 (building to the right of photo) Victorian, c1890
Specific Extent: The whole of the site and building with facade to street being important

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1894/95 No. 50 was occupied by Mrs Pridmore (*Tasmania Post Office Directories*). A good example of one of a pair of Victorian terraces in the Georgian style with original features in the main body of the building with doors, windows, chimneys and set at the street boundary, but, varying period changes to the verandahs. A good representative and intact example of Victorian terraces in a prominent location in the city. Significant as an example of a Victorian residential terrace and significant as part of a group of former residential buildings in a prominent street in the city area opposite Princes Park
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian terraces and their location on the edge of the central business area. Elements excluded from significance include: Verandah balustrading on both levels; and infill glazing to upper verandah.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.609

Town/Locality: Launceston
Address: 52 Elizabeth Street
Folio of the Register: 60999/3
Description: Two storey commercial terrace as shown in Figure 1 (building to the left of photo) Victorian, c1890
Specific Extent: The whole of the site and building with facade to street being important (building to left of photo)

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1894/95 No. 52 was occupied by Mrs Jane Anderson (*Tasmania Post Office* Directories). A good example of one of a pair of Victorian terraces in the Georgian style with original features in the main body of the building with doors, windows, chimneys and set at the street boundary, but, varying period changes to the verandahs. A good representative and intact example of Victorian terraces in a prominent location in the city. Significant as an example of a Victorian residential terrace and significant as part of a group of former residential buildings in a prominent street in the city area opposite Princes Park.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian terraces and their location on the edge of the central business area. Elements excluded from significance include: Brickwork columns and balustrading on upper level; fencing on lower level; and, infill glazing to upper verandah.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	creative or technical achievements - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.613

Town/Locality: Launceston
Address: 66 Elizabeth Street
Folio of the Register: 35280/1, 35280/2, 76861/1
Description: Two storey conjoined building as shown in Figure 1 (to rear of image) Victorian, c1870
Specific Extent: The whole of the site and building with the facade visible from the street being of high importance

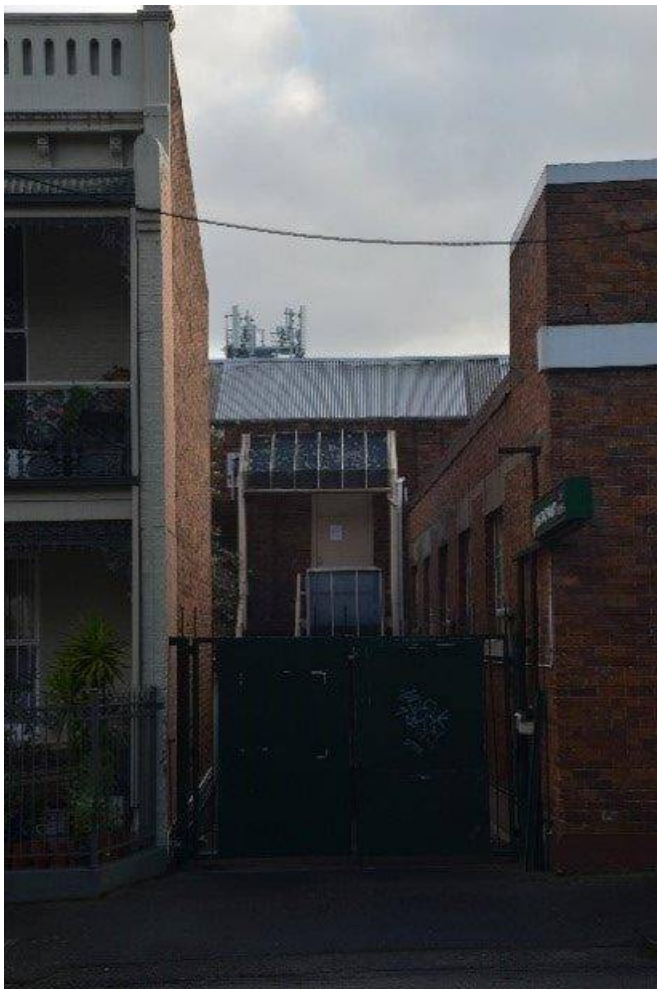


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1865 the Launceston Working Men's Club was founded by the Rev Francis Hales, who marvelled at the 'moral and intellectual improvement' among members. He thought that the club bridged class division. The Hobart and Launceston clubs benefited from the generosity of WA Guesdon, who donated funds for clubrooms. But both clubs teetered on the brink of dissolution because membership was low. Working men disliked the condescending tone of the founders and preferred the atmosphere of the pub, where they could get a drink or other counter-attractions. Sometime in the twentieth century drinking and gambling became entrenched in club life, and the recent change of name to workers' clubs was an attempt to broaden the membership base. (*UTas Centre for Tasmanian Historical Studies* - Stefan Petrow). Launceston Worker's Club Building on same number as the Gospel Hall opened in 1939 (*Examiner* 10/4/1939, p.6). Was part of the Worker's Club land sold for the Gospel Hall Central sub-division in city block bounded by Charles, Elizabeth, Wellington and York Streets. Set amongst a number of quality storehouses and warehouses built on a sub-division behind earlier and similar period buildings. The building demonstrates the key features of conjoining buildings being interconnected in an unusual setting and show how infill buildings were constructed from the earliest periods of sub-division and development in the core area of the city. Highly significant as a rare example of working men's club rooms amongst warehouses and stores built on an infill development in this prominent area of the city.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The place is significant in that it has a strong meaning for the community because of its social associations and as part of a group of licenced premises throughout Launceston and highly significant as club rooms established for working men.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.636

Town/Locality: Launceston
Address: 152-154 Elizabeth Street
Folio of the Register: 51424/1
Description: Two storey hotel building as shown in Figure 1 - Crown Hotel Victorian and Post War, c1880 and c1940
Specific Extent: The whole of the site and building with street facades being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Originally built c1880 with further works carried out in the 1940s. A very interesting example of an early hotel, set back from the street frontages that it was extensively added to c1940 with a fine two storey wing to the north west that extended around the building to now present the building as principally a Post war modern structure. Both sections of the building demonstrate their form and detail and the integration of styles. A rare example of additions that in their own right make a significant contribution to the streetscape. Highly significant as a single building presenting to the street corner through Post war extensions which contribute significantly to the streetscape, but, also highly significant as one of a group of buildings in a pattern of early commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of an early hotel which has flourished and extended to substantially increase the building's footprint and range of services (accommodation). Elements to be excluded from significance include: infill panels to windows and doors; large modern signage on the roof and parapets; canvas awning over corner doorway; and satellite dish.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The place is significant in that it has a strong meaning for the community because of its social associations and as part of a group of similar corner hotels throughout Launceston.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.735

Town/Locality: Launceston
Address: 9-13 George Street
Folio of the Register: 247686/1
Description: Commercial two storey former store/ warehouse as shown in Figure 1 Post War, c1954
Specific Extent: The specific extent of the historic heritage place is the original building with all facades visible from the street being of importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Built between 1950 and 1954. This building does not appear in the Launceston Assessment Roll of 1950 (the last available roll). In December 1954 and advertisement in the Examiner calling for a store boy to be employed at 9-13 George Street suggests that the building was erected sometime between 1950 and 1954 (*Examiner* 24-12-1954, p. 25). Important as part of the streetscape by infilling so that no gaps are left in the continuity of structures. A modern building simply designed abutting an early more significant building and consistent with the scale of the remaining streetscape at two storey. Significant as a single building demonstrating a modern style Post War building that respects the adjoining highly significant buildings by using restraint in detailing and finishes. It is conspicuous as a complete contrast to the adjoining Cascade House but does not detract from that building.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - The place is significant because of its ability to demonstrate the principal characteristics of a two storey brick Post War building. Also significant as one of a number built at the in this period of time as development in the city increased. Elements for exclusion from significance include: aluminium framed doors, and, colours.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.737

Town/Locality: Launceston
Address: 17-25 George Street
Folio of the Register: 198252/1
Description: Commercial two storey accommodation as shown in Figure 1 Late 20thC, c1995
Specific Extent: The specific extent of the historic heritage place is the original building with all facades visible from the street being of importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Accommodation addition to the THR listed Lloyds Hotel. Built in the 1990s – exact date to be confirmed. Building footprints on both Scott (1832) and Smythe (1835) maps. Lloyd's Hotel was originally named the Globe Hotel. John Edwards was granted the licence for the 'newly erected' Globe Hotel, George and Cimitiere streets, in 1883 (*Launceston Examiner*, 3 December 1883, p.3). In 1894 James Palmer Sharpe changed the name to Sharpe's Family Hotel (*Launceston Examiner*, 3 December 1894, p.5), but in 1898 licensee John William Holloway changed the name back to the Globe (*Launceston Examiner*, 2 December 1898, p.5). The name had reverted to the Globe earlier in the same year, because John's daughter, Hilda Alice Edwards, aged 20, died at the Globe Hotel on 13 August 1898 (*Launceston Examiner*, 15 August 1898). Significant as a single building demonstrating Late 20thC infill buildings that respect the adjoining highly significant buildings by using restraint or modern simplicity in connection and finishes. The building is however conspicuous as an infill.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.744

Town/Locality: Launceston
Address: 47 George Street
Folio of the Register: 127781/0, 127781/4
Description: Two storey conjoined commercial building as shown in Figure 1 (to left of image) Federation, c1895
Specific Extent: The whole of the title with street facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - *Tasmania Post Office Directories* show occupation from at least the 1890s. 1910 Assessment Rolls include house and land at No. 47; house, offices and land at Nos 49-51; a bakehouse and land at No. 53; and, warehouse, office and land at No 55. This remains constant until 1915 apart from addition of a shop at No. 47. The building has '1912" over the parapet indicating some major works were done at that time. Some of the tenants were long-term including the occupation of No. 53 by Bushby and Co real estate agents from c1915 to 1948, a butcher at No. 49 from the 1930s to 1940s and Croft and Son (Tailors) at No. 55 from c1915 to c1940 (*PO Directories*). A fine example of a large Federation building with an unusual combination single storey street level retail section and two storey rear section behind. The entrances to each retail tenancy are clearly defined along with the centrally placed entry to the rear upper floor with rounded parapet detail located above. Modern signage obscures the symmetry of parapet detailing. The No. 47 tenancy original shopfront has been replaced with a modern shopfront, the rest remain intact. Highly significant as a combination retail and warehouse building in this area of the city but also highly significant as one of a group of warehouse buildings in the city area.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement with the considered design of the single storey street level form with parapet concealing the two storey form, and, including rounded parapet feature, parapet detailing and wall render variation.
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of a Federation warehouse building with retail tenancies at street level. Elements to be excluded from significance include: 20th C alterations including glazed shopfronts and windows; awning replacement elements (possibly whole awning - requires verification via old photos); and, large intrusive signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.745

Town/Locality: Launceston
Address: 49-53 George Street
Folio of the Register: 127781/3
Description: Two storey conjoined commercial building as shown in Figure 1 (to centre of image) Federation, c1895
Specific Extent: Not applicable

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Tasmania Post Office Directories show occupation from at least the 1890s. 1910 Assessment Rolls include house and land at No. 47; house, offices and land at Nos 49-51; a bakehouse and land at No. 53; and, warehouse, office and land at No. 55. This remains constant until 1915 apart from addition of a shop at No 47. The building has '1912'' over the parapet indicating some major works were done at that time. Some of the tenants were long-term including the occupation of No. 53 by Bushby and Co real estate agents from c1915 to 1948, a butcher at No. 49 from the 1930s to 1940s and Croft and Son (Tailors) at No. 55 from c1915 to c1940 (*PO Directories*). A fine example of a large Federation building with an unusual combination single storey street level retail section and two storey rear section behind. The entrances to each retail tenancy are clearly defined along with the centrally placed entry to the rear upper floor with rounded parapet detail located above. Modern signage obscures the symmetry of parapet detailing. The No. 47 tenancy original shopfront has been replaced with a modern shopfront, the rest remain intact. Highly significant as a combination retail and warehouse building in this area of the city but also highly significant as one of a group of warehouse buildings in the city area.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement with the considered design of the single storey street level form with parapet concealing the two storey form, and, including rounded parapet feature, parapet detailing and wall render variation.
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of a Federation warehouse building with retail tenancies at street level. Elements to be excluded from significance include: 20th C alterations including glazed shopfronts and windows; awning replacement elements (possibly whole awning - requires verification via old photos); and, large intrusive signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.746

Town/Locality: Launceston
Address: 55 George Street
Folio of the Register: 127781/1
Description: Two storey conjoined commercial building as shown in Figure 1 (to right of image) Federation, c1895
Specific Extent: The whole of the site including building with street facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Tasmania Post Office Directories show occupation from at least the 1890s. 1910 Assessment Rolls include house and land at No. 47; house, offices and land at Nos 49-51; a bakehouse and land at No. 53; and, warehouse, office and land at No. 55. This remains constant until 1915 apart from addition of a shop at No. 47. The building has '1912" over the parapet indicating some major works were done at that time. Some of the tenants were long-term including the occupation of No. 53 by Bushby and Co real estate agents from c1915 to 1948, a butcher at No. 49 from the 1930s to 1940s and Croft and Son (Tailors) at No. 55 from c1915 to c1940 (*PO Directories*). A fine example of a large Federation building with an unusual combination single storey street level retail section and two storey rear section behind. The entrances to each retail tenancy are clearly defined along with the centrally placed entry to the rear upper floor with rounded parapet detail located above. Modern signage obscures the symmetry of parapet detailing. The No. 47 tenancy original shopfront has been replaced with a modern shopfront, the rest remain intact. Highly significant as a combination retail and warehouse building in this area of the city but also highly significant as one of a group of warehouse buildings in the city area.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement with the considered design of the single storey street level form with parapet concealing the two storey form, and, including rounded parapet feature, parapet detailing and wall render variation.
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of a Federation warehouse building with retail tenancies at street level. Elements to be excluded from significance include: 20th C alterations including glazed shopfronts and windows; awning replacement elements (possibly whole awning - requires verification via old photos); and, large intrusive signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.762

Town/Locality: Launceston
Address: 81A George Street
Folio of the Register: 15168/3
Description: Two storey conjoined commercial building as shown in Figure 1 Inter-war Modern, c1925
Specific Extent: The whole of the site including building with street facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - First appear in Launceston Assessment Rolls in c1925. *Daily Telegraph* 4 April 1925, p.4 - Estate of Mrs Whittingham to be auctioned including shops at 81 to 85 George Street indicating construction prior to that date. No. 81 was occupied by Freemans (bookseller/library) from c1936 to c1940s (*Post Office Directories*). A fine example of one of three conjoined commercial terraces featuring simple massing, original steel framed windows in Art Deco/Modern style, brick coursing framing the building edges, parapet and window head and sill lines. A modest building with original shopfronts that contributes to the streetscape by indicating the Inter-war period of development as part of several periods of the business and commercial areas. It demonstrates the end of the transitional period of design seen around the war period as design moved to modern simpler built forms. Highly significant as an example of an Art Deco/Modern Inter-war commercial terrace and significant as one of three and part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Art Deco commercial retail building from the transitional period through the Inter-war period. Elements to be excluded from significance include: 20th C aluminium framed glazed windows to the upper level and street level shopfronts and doors; and, roll out canvas awning and box.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.764

Town/Locality: Launceston
Address: 83 George Street
Folio of the Register: 15168/2
Description: Two storey conjoined commercial building as shown in Figure 1 Inter-war Modern, c1925
Specific Extent: The whole of the site including building with street facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - First appear in Launceston Assessment Rolls in c1925. *Daily Telegraph* 4 April 1925, p.4 - Estate of Mrs Whittingham to be auctioned including shops at 81 to 85 George Street indicating construction prior to that date. A fine example of one of three conjoined commercial terraces featuring simple massing, original steel framed windows in Art Deco/Modern style, brick coursing framing the building edges, parapet and window head and sill lines. A modest building with original shopfronts that contributes to the streetscape by indicating the Inter-war period of development as part of several periods of the business and commercial areas. It demonstrates the end of the transitional period of design seen around the war period as design moved to modern simpler built forms. Highly significant as an example of an Art Deco/Modern Inter-war commercial terrace and significant as one of three and part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Art Deco commercial retail building from the transitional period through the Inter-war period. Elements to be excluded from significance include: 20th C aluminium framed glazed shopfronts and doors; and, large intrusive signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.766

Town/Locality: Launceston
Address: 85 George Street
Folio of the Register: 15168/1
Description: Two storey conjoined commercial building as shown in Figure 1 Inter-war Modern, c1925
Specific Extent: The whole of the site including building with street facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - First appear in Launceston Assessment Rolls in c1925. *Daily Telegraph* 4 April 1925, p.4 - Estate of Mrs Whittingham to be auctioned including shops at 81 to 85 George Street indicating construction prior to that date. A fine example of one of three conjoined commercial terraces featuring simple massing, original steel framed windows in Art Deco/Modern style, brick coursing framing the building edges, parapet and window head and sill lines. A modest building with original shopfronts that contributes to the streetscape by indicating the Inter-war period of development as part of several periods of the business and commercial areas. It demonstrates the end of the transitional period of design seen around the war period as design moved to modern simpler built forms. Highly significant as an example of an Art Deco/Modern Inter-war commercial terrace and significant as one of three and part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Art Deco commercial retail building from the transitional period through the Inter-war period. Elements to be excluded from significance include: 20th C aluminium framed glazed shopfronts and doors; and, large intrusive signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.774

Town/Locality: Launceston
Address: 104 George Street
Folio of the Register: 198203/1
Description: Detached (formerly conjoined) two storey commercial building as shown in Figure 1 - Barratts Music House Federation Classical, c1915
Specific Extent: The whole of the site and building with street and lane facades being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This site was occupied from at least the 1890s, including a laundry belonging to Lue Kee in 1910 (*PO Directory*). In 1910 the *Daily Telegraph* reported a dilapidated house at No 104 George Street (*Daily Telegraph* 5/4/1910, p.4). This appears to have been demolished soon afterwards and was replaced by a new two-storey building at 102-104 George St, which was owned by George McLean, a plumber who specialised in heating and ventilating products, and also sold gas appliances and refrigerators. The building was described in 1915 as a 'new commodious two-storeyed brick and concrete structure, embracing handsome office appointments, ample floor space and a thoroughly up-to-date workshop' (*Launceston Examiner* 26/1/1915, p.6). By the 1940s 104 George Street had become home to the long-running music business of Barratt's Pty Ltd. A good example of a transitional Victorian to Federation style commercial building, now with altered shopfront, that retains a fine first storey facade and parapet with columns and art nouveau features. Windows have curved heads and the parapet features four capped piers with shaped brick infill. The building is a transitional design in the detailing and forms. A good example of a freestanding retail building from the early 20th C that demonstrates the transitional period of design where features of several periods are found in the same building. It is a dominant form on the streetscape. Highly significant as a single building but also highly significant as one of a group of Federation buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a transitional Victorian to Federation commercial retail building. Elements to be excluded from significance include: air conditioning units; large signage fixed to facade; inappropriate paint colours; modern aluminium framed shopfront glazing and doors; and, modern awning soffit lining.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.775

Town/Locality: Launceston
Address: Unit 1, 105 George Street, Unit 2, 105 George Street
Folio of the Register: 150928/1, 150928/2
Description: Two storey commercial terrace as shown in Figure 1 Victorian Classical, c1890
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This address appears in the Tasmania Post Office Directories from at least the 1890s. In 1903 105 George Street was advertised for let as a shop and 6 rooms (*Launceston Examiner* 9/2/1903, p.1). In 1907 balcony rooms were advertised to let at 105 George St (*Launceston Examiner* 4/5/1907). From the 1920s to 1940s 105 was occupied by boot maker H. Larter (*PO Directories*). In 1950 the premises 105-107 George Street sold for £4,600 (Launceston *Examiner* 28/10/1950, p.12). A good example of a Victorian commercial terrace in the Classical style with strong parapet features and cappings. One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features. Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct. Elements to be excluded from significance include: large signage fixed to facade; and, later period shopfront glazing at street level.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.776

Town/Locality: Launceston
Address: 106 George Street
Folio of the Register: 129780/1
Description: Two storey conjoined terrace as shown in Figure 1 Late Victorian Federation, c1890
Specific Extent: The whole of the site and building with facades to street and lane being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This address appears in the *Tasmania Post Office Directories* from at least the 1890s. In 1893 it was occupied by a baker (James Docking) (*Launceston Examiner* 4/6/1893). It was then variously occupied by a draper, masseuse and confectioner. At one period in the 1910s it was the Missionary Industries Depot (*The Mercury* 13/5/1911, p.2) It was taken over by Holyman's Airways as an office while new premises were being erected for the company on the corner of George and Brisbane Streets in 1934 (*Launceston Examiner* 4/7/1934, p.3). The office at 106 George Street underwent some alterations at that time. With the completion of the new Holyman's building in 1937, the company office at 106 George St was relocated to the new building. In the 1940s 106 George St was occupied by Vaughan Ratcliffe, a furniture polisher. A good representative example of a restrained and modest Federation commercial building with its distinctive parapet line and simple detailing. This building contrasts with the more elaborate forms often seen in Victorian buildings. Of interest is the very simple skillion roof form behind the parapet that indicates a modest upper floor of one room depth. This is the simplest form of commercial building. Federation building retaining much of the fabric retaining its streetscape form and detailing. Highly significant example modest commercial federation building retaining much of its original fabric and retaining its streetscape form and detailing.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant example of federation building with distinctive parapet, simple detailing and interesting simple skillion roof behind parapet. Elements excluded from significance include: modern aluminium framed shopfront and glazed door; and, street bollards with infill panels.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.777

Town/Locality: Launceston
Address: 107 George Street
Folio of the Register: 112669/2
Description: Two storey commercial terrace as shown in Figure 1 Victorian Classical, c1890
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This address appears in the *Tasmania Post Office Directories* from at least the 1890s. 107 George St was occupied by Naseef Kareemi, a draper from the mid-1890s to c1925. Later it was occupied by L. C. Bailey, dyer and cleaner, from the late 1920s to 1940s (*PO Directories*). In 1950 the premises 105-107 George Street sold for £4,600 (*Launceston Examiner* 28/10/1950, p.12). A good example of a Victorian commercial terrace in the Classical style with strong parapet features with curved head windows. One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features. Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct. Elements to be excluded from significance include: modern awning; air conditioning units; signboard framing on top of awning; and, later period shopfront glazing at street level.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.778

Town/Locality: Launceston
Address: 108-110 George Street
Folio of the Register: 129780/2
Description: Two storey conjoined commercial building as shown in Figure 1 Federation Arts and Crafts, 1909
Specific Extent: The whole of the site and building with street facade being of high significance

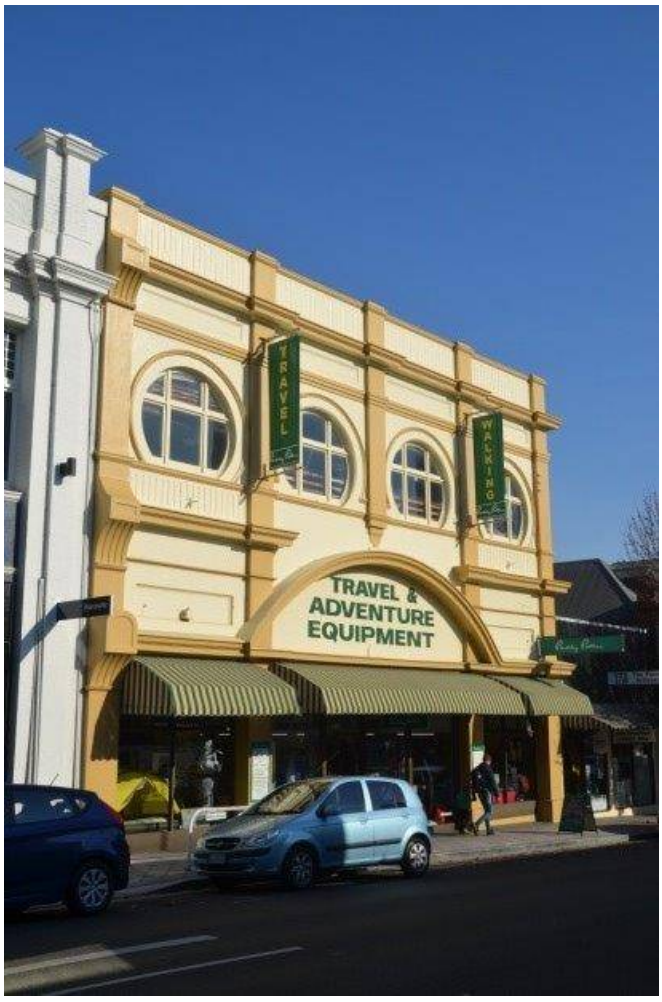


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Purpose built for the motor trade by builders J and T Gunn. A very fine Federation commercial building purpose built for cars but no longer in that use. It features an imposing street presence with its large curved arched opening surmounted with four truncated round windows set in bays. Shopfronts now occupy the vehicle openings but the building form and use can still be understood in the fabric. The building demonstrates the importance of car technology and coach building in a very well designed and conceived building facade applied to an industrial use. Built early in the development of car transport the building displays confidence in the industry. One of an adjoining pair of motor garage buildings that are rare and demonstrate a period of building design that quickly altered to more severe forms reflecting the industrial nature of the use. They form an important streetscape element in the city area. Highly significant as a single building but also significant as one of a pair of motor garages in a pattern of early business and commercial development. The place is an uncommon example of: a motor garage, Tasmania's built form heritage, and, the Launceston streetscape.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the rare characteristics of a Federation Arts and Crafts double storey motor garage building. Elements to be excluded from significance include: Aluminium framed shopfront glazing and doors at street level; canvas awnings; and, large signage lettering fixed to facade.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.779

Town/Locality: Launceston
Address: 109 George Street
Folio of the Register: 138148/1
Description: Two storey commercial terrace as shown in Figure 1 Federation Classical, c1905
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This address appears in the *Tasmania Post Office Directories* from c1905. It was occupied by M Den (draper) from then until c 1925. It was occupied in the 1930s by H. Austen, a grocer and confectioner, up until the late 1940s (*PO Directories*). A good example of a Federation commercial terrace in the Classical style with strong parapet features with intricate detailing to frame the curved head windows. One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features. Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct. Elements to be excluded from significance include: modern awning and soffit lining; and, later period shopfront glazing at street level.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.780

Town/Locality: Launceston
Address: 111 George Street
Folio of the Register: 52195/1
Description: Two storey commercial terrace as shown in Figure 1 Federation Classical, c1905 and c1930
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Originally built 1905 by builder Humphrey (Architect Walter Conway) with further works carried out in the 1930s. Owner originally Charles Stuart and at one time was a venetian blind and bedding factory. A fair example of a Federation commercial terrace in the Classical style with strong parapet features with verandah enclosed at a later period (nominally Inter-war). One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features. Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct. Elements to be excluded from significance include: awning soffit lining; air conditioning unit; later period street front window to upper floor, and shopfront glazing at street level.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.781

Town/Locality: Launceston
Address: 112-114 George Street
Folio of the Register: 49275/1
Description: Two storey conjoined commercial building as shown in Figure 1 - former GM Jackson's Garage - Federation, 1911
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This property is listed as being part of Jackson's garage in c1915, and by 1925 as belonging to the Tasmanian Motor Company. It was later occupied by Northern Motors Pty Ltd, Tasmanian Body Works, and Autocars (Hire and Drive) (*PO Directories*). Designed by Harold Masters and built by James French. A very fine Federation commercial building purpose built for cars but no longer in that use. It features strong design with decorative rendered parapet, strong courses, original and new to match original windows on the upper level, and, shopfronts at street level which have replaced the original centre shopfront and vehicle entry and exit openings (which remain distinct by the increased head height). The building contrasts with the adjacent motor garage. Even though built only a few years later its design reflects the industrial use the need for utilitarian openings to the street and provides a more restrained approach commensurate with the use of the building. One of a pair of motor garage buildings that are rare and demonstrate a period of building design that quickly altered to more severe forms reflecting the industrial nature of the use. They form an important element in the city area. Highly significant as a single building but also significant as one of a pair of motor garages in a pattern of early business and commercial development. The place is an uncommon example of: a motor garage, Tasmania's built form heritage, and, the Launceston streetscape.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the highly detailed facade featuring wide glazing sections with brick and masonry construction over the windows and former large openings for vehicles.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the rare characteristics of a Federation industrial style double storey motor garage building. Elements excluded from significance include: modern screen covering glazing on facade; umbrellas; street barriers and infill panels; tiling to shopfronts; modern shopfront glazing; and, glazed timber entry doors.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.782

Town/Locality: Launceston
Address: 113 George Street
Folio of the Register: 35190/4
Description: Two storey commercial terrace as shown in Figure 1 Federation Classical, c1910
Specific Extent: The whole of the site and building with street facade being of significance

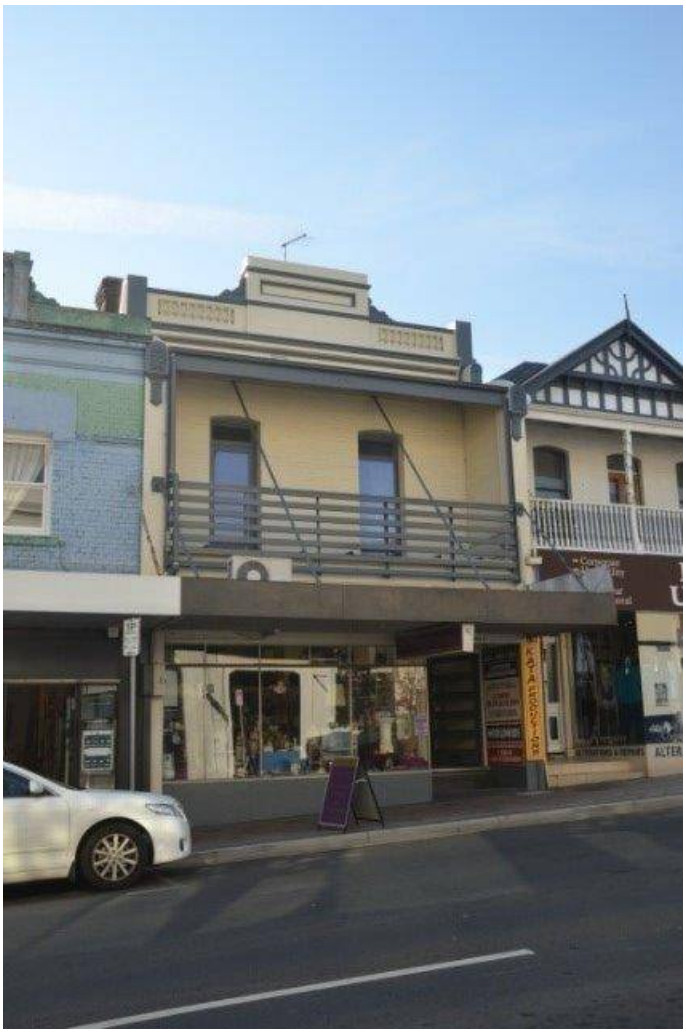


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 113 George Street first appears in the *Tasmania Post Office Directories* in c1910. From 1925 until the late 1940s No 113 was occupied by Mrs A. Kaiser's woollen knitting mill. In 1949 the company was taken over and moved to St John Street (*Daily Telegraph* 30/4/1925). A good example of a Federation commercial terrace in the Classical style with strong parapet features and retained verandah setback to the upper level. One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features. Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey brick Federation building and its location on the edge of the central business area. Elements to be excluded from significance include: modern balustrading; air conditioning unit; and, later period shopfront glazing at street level.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.783

Town/Locality: Launceston
Address: 115 George Street
Folio of the Register: 42016/1
Description: Two storey commercial terrace as shown in Figure 1 Federation Arts and Crafts, c1910
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 115 George Street first appears in the *Tasmania Post Office Directories* in c1910. The address was occupied by Alex Heron from c1910s to late 1940s at least. A good example of a Federation commercial terrace in the Classical style with strong parapet features and verandah recessed on the upper level. Addition of an Arts and Crafts style gable to the verandah roof differentiates the building from its neighbours. One in a group of terraces that contribute to the streetscape by retaining a high proportion of their original features. Significant as one of a small number of former commercial and residential terraces built during the same period, in this area of the precinct. Elements to be excluded from significance include: large signage fixed to facade; and, later period shopfront glazing at street level.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.784

Town/Locality: Launceston
Address: 124 George Street
Folio of the Register: 52165/1
Description: Two storey hotel building as shown in Figure 1 - O'Keefe's Hotel - Victorian, c1850
Specific Extent: The whole of the site and building with street facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A hotel at this location on the corner of George and York Streets dates back to the 1850s at least, when George Smith operated the Caledonian Vines Vaults (*Launceston Examiner* 8/9/1852. p.5). In 1862 his widow, Mary Ann Smith took over the license (*Cornwall Chronicle* 3/12/1864, p.4; *Launceston Examiner* 5/11/1862). By 1864 it was licensed to John Mason who named it the Caledonian Inn (*Launceston Examiner* 17/6/1869, p.3). In 1880 the licensee was William Maltmann and the hotel accommodation was reported to be in a bad state and repairs were about to be effected (*Launceston Examiner* 2/12/1880, p.3). By 1889 it was renamed the Caledonian Hotel (*Launceston Examiner* 31/8/1889). The Hotel was later licensed to Mrs Mullane, before a name change to the Belfast Hotel c1915 under the license of John Casey. It remained the Belfast Hotel until the 1930s when it became known as the Union Club Hotel (*PO Directories*). Although altered the building demonstrates the form and detail of a corner hotel with most alterations readily reversible. The building is a key corner building of diminutive scale in comparison to the later commercial buildings surrounding it. It is a good representative example and one of a significant group of corner hotels found throughout Launceston which continue to provide key character and form. These buildings define corners around the city and are important streetscape features. Highly significant as a single building presenting to the street corner which contributes significantly to the streetscape, but, also highly significant as one of a group of similar buildings in a pattern of early commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of an early hotel and significant in that it has continued in this function. Elements to be excluded from significance include: additions on the York Street side; large signage on roof; curved awning at entry (further research on dating of construction required); and, infill wall and door to former coach entry.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The place is significant in that it has a strong meaning for the community because of its social associations and as part of a group of similar corner hotels throughout Launceston.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.785

Town/Locality: Launceston
Address: 136-138 George Street
Folio of the Register: 20666/1
Description: Two storey detached commercial terrace as shown in Figure 1 Late Victorian Classical, 1892
Specific Extent: The whole of the title excluding the concrete extensions to the rear of the original brick building

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The building has '1892' on the parapet. No 136-138 first appears in the *Tasmania Post Office Directories* c1894, when it was occupied by John Ballard. No 136 was a grocery from this time to the late 1940s at least. From c1925 to 1948 at least it was occupied by Mrs E Robertson (grocer). A very good example of Late Victorian design featuring a simple symmetrical facade treatment to the upper level with a shop to one side and separate entry to the residence alongside at street level. A good representative and intact example of a typical Victorian commercial terrace with residential in a prominent location in the city. Highly significant as an example of a Late Victorian commercial terrace of modest scale with classical detailing and significant as part of a group of buildings in a pattern of early residential and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Late Victorian commercial terrace as part of a small group of similar buildings on the fringe of the city centre. Elements of lesser significance include the recently added glazed shopfront, entry door and awning. Elements excluded from significance include: the c1940s additions to the rear of the building.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.786

Town/Locality: Launceston
Address: 139 George Street
Folio of the Register: 59750/2
Description: Attached single level house as shown in Figure 1 (to left of photo) Federation, 1910
Specific Extent: The whole of the title with front facades being of highest significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - At this address in 1894 was a house owned by Anne Davies and occupied by Walter Lapthorne. By 1896 the occupant was Catherine Bryan (also noted as Catherine Ryam) and the house noted as being dilapidated. No house was shown at this address from 1898 to at least 1904. In 1905 there was nothing listed, then in 1906, 139 is noted as land at rear then in 1907 as Land at rear plus 7 more areas of land which indicates the period of the sub-division. By 1909 Percy hart owns the land and then in 1911 141 appears with 139 being noted as “at rear” with Ernest Ford in 141 and Louis Page in 139. In the *PO Directories* the occupants appeared by 1911 with address being noted as “off” George St. A pair of well detailed attached houses built on a later sub-division behind earlier buildings. Highly significant as a rare example of Federation cottages built on an infill development in this prominent area of the city and significant as part of a small number of residential buildings built over a short period of time.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of their ability to demonstrate the principal characteristics of single level brick Federation terraces and their location the central business area. Elements to be excluded from significance include: inappropriate paint colours.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.787

Town/Locality: Launceston
Address: 140 George Street
Folio of the Register: 124325/1
Description: Single level detached former residential building as shown in Figure 1 c1890
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 140 George Street first appears in the Tasmania Post Office Directories c1894 and was occupied by Mrs Ballard from c1900 to c1915. It was occupied by Eric Stewart from c1925 to 1948 (*PO Directories*). A very good example of mid-Victorian design featuring a simple symmetrical facade treatment with separate hipped verandah roof on simple posts with timber brackets. A good representative and intact example of a typical Victorian cottage residence in a prominent location in the city. Highly significant as one of a small number of dwellings built during the same period, in this area of the precinct.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey brick Victorian domestic building and its location on the edge of the central business area. Elements to be excluded from significance include: modern chinoiserie balustrading; and, inappropriate painting of foundation stonework.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.788

Town/Locality: Launceston
Address: 141 George Street
Folio of the Register: 59750/1
Description: Attached single level house as shown in Figure 1 (to right of photo) Federation, 1910
Specific Extent: The whole of the title with front facades being of highest significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - At this address in 1894 was a house owned by Anne Davies and occupied by Walter Lapthorne. By 1896 the occupant was Catherine Bryan (also noted as Catherine Ryam) and the house noted as being dilapidated. No house was shown at this address from 1898 to at least 1904. In 1905 there was nothing listed, then in 1906, 139 is noted as land at rear then in 1907 as Land at rear plus 7 more areas of land which indicates the period of the sub-division. By 1909 Percy hart owns the land and then in 1911 141 appears with 139 being noted as “at rear” with Ernest Ford in 141 and Louis Page in 139. In the Tasmania Post Office Directories the occupants appeared by 1911 with address being noted as “off” George St. A pair of well detailed attached houses built on a later sub-division behind earlier buildings. Highly significant as a rare example of Federation cottages built on an infill development in this prominent area of the city and significant as part of a small number of residential buildings built over a short period of time.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of their ability to demonstrate the principal characteristics of single level brick Federation terraces and their location the central business area. Elements to be excluded from significance include: inappropriate paint colours.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.789

Town/Locality: Launceston
Address: 143 George Street
Folio of the Register: 112170/1
Description: Two storey conjoined residential terraces as shown in Figure 1 (to left of image) Federation Arts and Crafts, c1910
Specific Extent: The whole of the title with street facades being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - An early owner was James Davies and the James Davies Estate was noted as owner from 1870-1884 at least. In 1888 to at least 1900 the places were owned by Anne Davies with occupants at No. 143 in 1896 being the Assyrians. These addresses were only noted in the Tasmania Post Office Directories intermittently between 1900 and 1908 depending on occupancy and were noted in the assessment rolls as being vacant in 1909 and 1910 when owned by Percy Hart. It appears that the original buildings were replaced around this time when he also owned 141 George St and built those residences in c1910. By 1911 occupants Herbert Bone (145) and William Stevenson (143) are noted in the Tasmania Post Office Directories and occupancy remained constant. A noted occupant of 143 from about 1911 to 1928, when she married Max Learoyd, was Miss Nora Webster (Kathleen Leonora Webster). An ATCL Gold Medallist (Theory), tutor pianoforte, piano and singing (*Examiner* 13 Apr 1943, p.4) and a clever musician (*Advocate* 23 Sept 1932, p.6). Later 143 occupants included J and Flora Caldwell, son James and Mary Louisa Barkway (daughter of Rev A Barkway). A very good example of Federation residential terrace design featuring two storey bay windows with timber detailed gables with finials protruding from a main hipped roof, chimney brickwork detailing and recessed entry porches. Highly significant as a rare example of Federation terraces built in this prominent area of the city and significant as part of a small number of residential buildings built over a short period of time.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of their ability to demonstrate the principal characteristics of two storey brick Federation terraces and their location the central business area. Elements to be excluded from significance include: inappropriate paint colours.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.790

Town/Locality: Launceston
Address: 145 George Street
Folio of the Register: 112170/2
Description: Two storey conjoined residential terraces as shown in Figure 1 (to right of image) Federation Arts and Crafts, c1910
Specific Extent: The whole of the title with street facades being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - An early owner was James Davies and the James Davies Estate was noted as owner from 1870-1884 at least. In 1888 to at least 1900 the places were owned by Anne Davies with occupants at No. 143 in 1896 being the Assyrians. These addresses were only noted in Post Office Directories intermittently between 1900 and 1908 depending on occupancy and were noted in the assessment rolls as being vacant in 1909 and 1910 when owned by Percy Hart. It appears that the original buildings were replaced around this time when he also owned 141 George St and built those residences in c1910. By 1911 occupants Herbert Bone (145) and William Stevenson (143) are noted in the Tasmania Post Office Directories and occupancy remained constant. A noted occupant of 143 from about 1911 to 1928, when she married Max Learoyd, was Miss Nora Webster (Kathleen Leonora Webster). An ATCL Gold Medallist (Theory), tutor pianoforte, piano and singing (*Examiner* 13 Apr 1943, p.4) and a clever musician (*Advocate* 23 Sept 1932, p.6). Later 143 occupants included J and Flora Caldwell, son James and Mary Louisa Barkway (daughter of Rev A Barkway). A very good example of Federation residential terrace design featuring two storey bay windows with timber detailed gables with finials protruding from a main hipped roof, chimney brickwork detailing and recessed entry porches. Highly significant as a rare example of Federation terraces built in this prominent area of the city and significant as part of a small number of residential buildings built over a short period of time
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of their ability to demonstrate the principal characteristics of two storey brick Federation terraces and their location the central business area. Elements to be excluded from significance include: inappropriate paint colours.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.792

Town/Locality: Launceston
Address: 148 George Street
Folio of the Register: 170979/1
Description: Two storey detached residential building as shown in Figure 1 Federation + Post War, c1894 + c1940
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This property has been traced back to at least the 1860s in the post office directories and assessment rolls when it was a house and then a house and shop occupied by Thomas King (from c1865-c1895). In the 1930s and 1940s it was occupied by W. Trinder, a bootmaker (*PO Directories*). In 1983 it was proposed to convert the premises for furniture storage (LCC property file 17/1/1409). A good example of Post War aesthetic with restrained use of a small number materials and simple detailing on a two storey narrow frontage dwelling. The timber Federation Arts and Crafts style garage contrasts significantly with the residence. A good representative and intact example of a Post War aesthetic in a prominent location in the city, but, may have been an infill, major alteration or replacement building for an earlier structure.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a two storey narrow frontage detached domestic building and its location on the edge of the central business area. Elements to be excluded from significance include: canvas awning over entry door.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.817

Town/Locality: Launceston
Address: 197 George Street
Folio of the Register: 113257/1
Description: Dwelling as shown in Figure 1 - Victorian era, Victorian style with Federation detailing, c1882
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high significance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 197 George Street was designed by architect Walter Conway and built in c1882. Early residents include, Edward West (owner, 1881-1887), Frank Styant Browne (owner, 1888-1893) and George Darling Gould (owner, 1896-1900). The place is highly significant as one of a large group of dwellings built during the major phase of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, picturesque Victorian cottage.
	(iii)	a class of building or place - A good representative example of a late Victorian domestic building with Federation style timber detailing. It is also significant as a late 19th century building form contributing to the character of Launceston suburbs and streetscape.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey weatherboard Victorian building with Federation detailing. Typical of its type, the structure is homely and honest in character. Key characteristic features include weatherboard cladding, galvanised iron roof, predominant chimneys, projecting bay, verandah with decorative wooden fretwork, brackets eaves, bargeboard and finial. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.836

Town/Locality: Invermay
Address: 31 Gleadow Street
Folio of the Register: 227091/1
Description: Dwelling as shown in Figure 1 – Federation era, Federation style, 1901
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 31 Gleadow Street was built in 1901 for John William Richardson on land originally granted to Adye Douglas. Early residents include James Duff (occupier 1901-c1913). The place is highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the working-class housing that characterised Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation residence. The structure is modest, constructed from timber with steep pitched iron roof.
	(iii)	a class of building or place - A good representative example of a Federation domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Federation cottage with simple verandah. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. Key characteristic features include weatherboard cladding, predominant chimneys, squared bay window, bracketed eaves and decorative iron fretwork in Italianate style. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.838

Town/Locality: Invermay
Address: 98-100 Gleadow Street
Folio of the Register: 61499/3
Description: Industrial building as shown in Figures 1-4 - Inter-war era, Inter-war style, c1925
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 98-100 Gleadow Street is the former L. W. Smith Pty Ltd building. Highly significant as a good example of an industrial building built during the major phase of industrial development of Launceston around the wharfs. The building adds to the collective value of the streetscape as well as having individual significance. English tyre manufacturer, Rapson Tyre Co. selected 98-100 Gleadow Street from the establishment of their first Australian factory in 1926. The factory was constructed from this time, with the foundation stone laid for the factory by Tasmanian Governor, Sir James O'Grady, in March 1928 (The Mercury, 13 March 1928, p.7). In 1929, portions of Launceston, including the newly established factory was devasted by flooding. Flood damage, coupled with the economic effects of the Great Depression saw the Rapson factory fall into administration by 1930. The factory was substantially damaged in one of Launceston's largest fires in 1942. Despite this, the company flourished as the largest wool carbonising and scouring works in the southern hemisphere. As the business grew, Smith extended works to St Leonards. L. W. Smith Pty Ltd operated at Gleadow Street until the c1960s (Examiner, 6 November 1950, p.4).
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, utilitarian Inter-war industrial factory.
	(iii)	a class of building or place - A good and rare representative example of a large Inter-war industrial building form complete with chimney stack.
	(iv)	aesthetic characteristics - Aesthetically significant as a multi-storey detached Inter-war industrial building with brick chimney stack featuring the 'L. W. Smith Pty Ltd' logo. Typical of its type, the place is utilitarian and functional, utilising concrete, brick and glass. The place maintains landmark qualities and is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The 30-metre-high red brick chimney is thought to have been constructed by prominent building firm Gunns Ltd (formerly J&T Gunn), founded by brothers John and Thomas Gunn in 1875. Significant as the main building for the industrial business of L. W. Smith Pty Ltd, a highly important Launceston business, and connection to Leslie William Smith.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Rapson Tyre Factory, Invermay, 1991 (QVM: 1991: P: 1177)

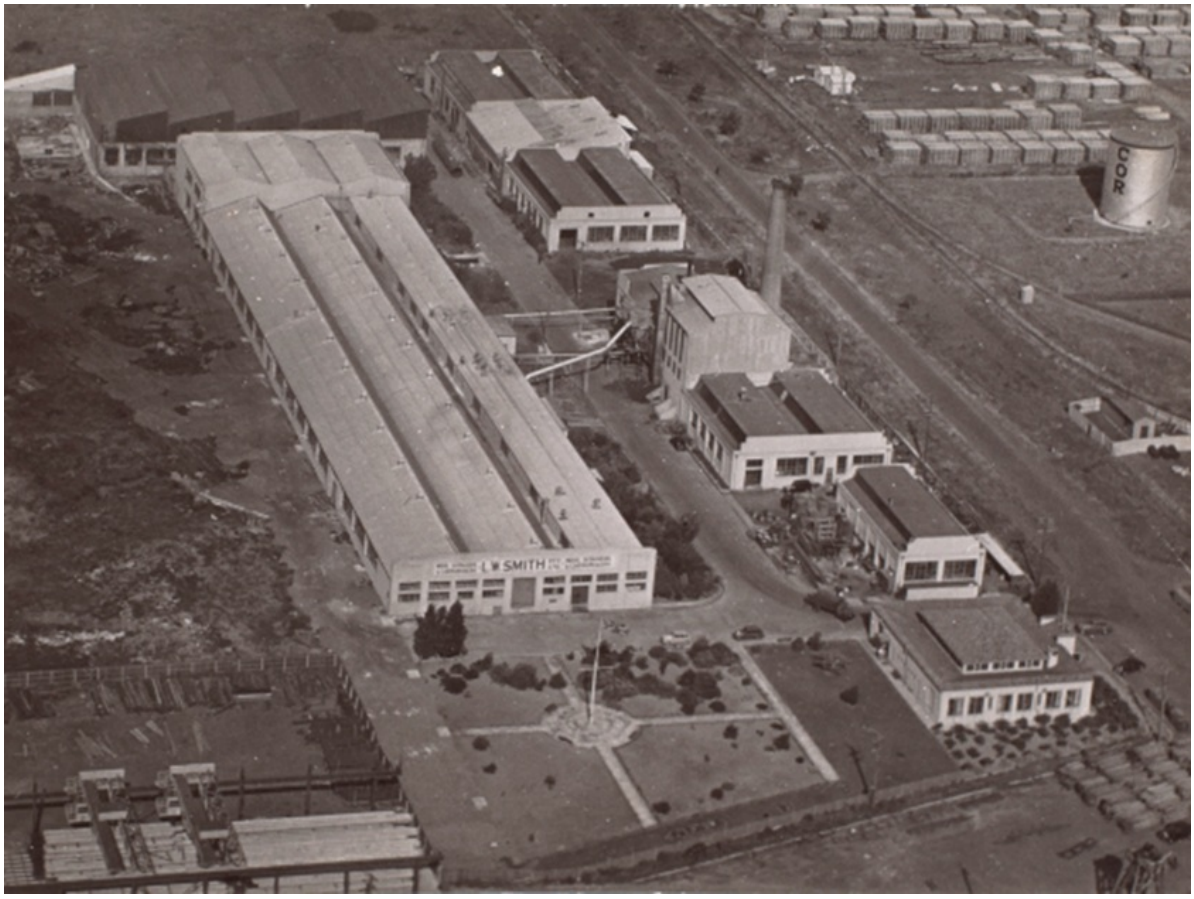


Figure 3 - L. W. Smith Pty Ltd Skin Stores, Gleadow Street, 1960 (SLTAS AA193/1/572)

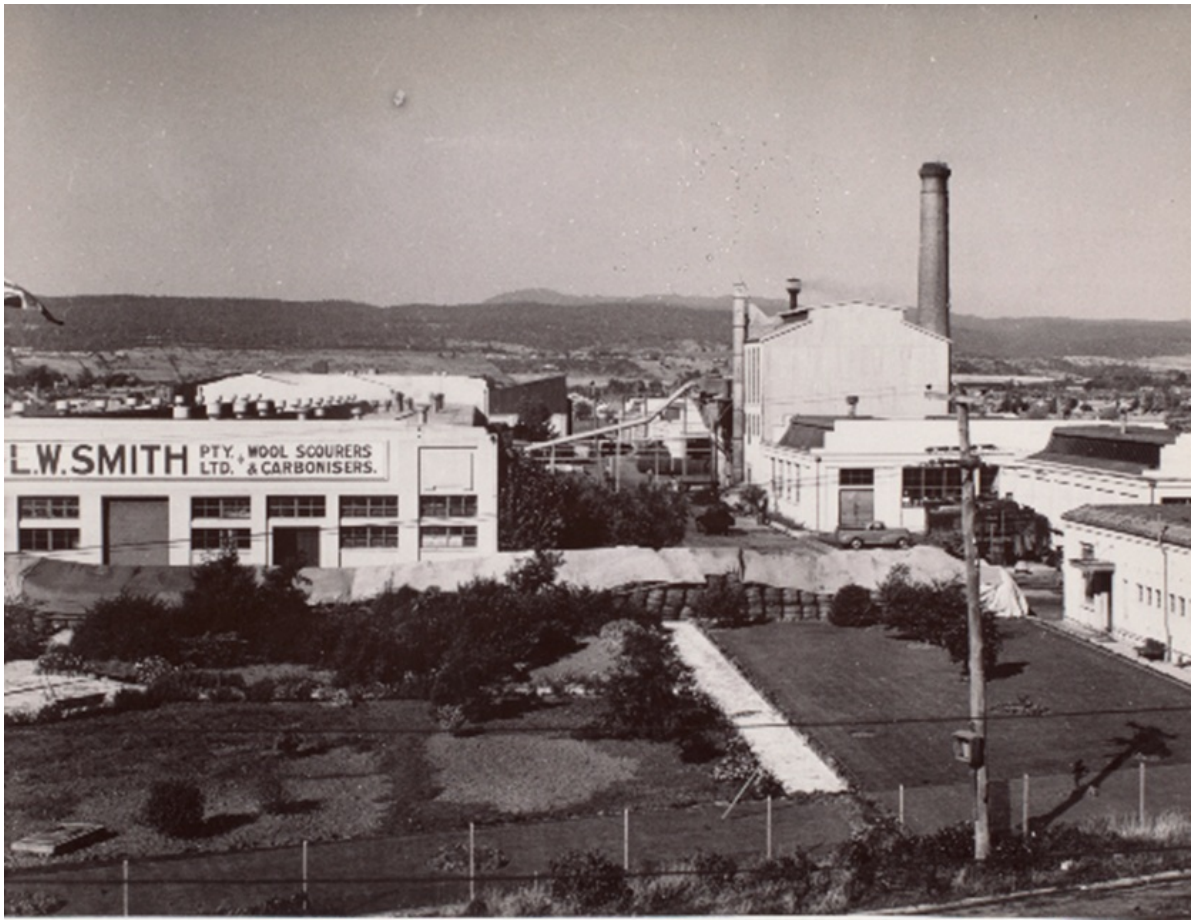


Figure 4 - L. W. Smith Pty Ltd Skin Stores, Gleadow Street, 1960 (SLTAS AA193/1/572)

Local Heritage Places Datasheet LAU-C6.1.857

Town/Locality: Invermay
Address: 20 Goodwin Street
Folio of the Register: 233733/1
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, 1903
Specific Extent: The entire site including setting and setback, with facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 20 Goodwin Street was built by Charles Adams & Sons for John Henry Dandy in 1903 on land originally granted to Alexander Thompson. Highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, demi-detached Federation cottage.
	(iii)	a class of building or place - A good representative example of a Federation working class domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey semi-detached Federation cottage with decorative verandah. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. Key characteristic features include timber cladding, galvanised iron roof, predominant double hung sash windows and simple verandah with decorative timber fretwork. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The residence was constructed by prominent building firm Charles Adams & Sons.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.864

Town/Locality: South Launceston
Address: 16 Hampden Street
Folio of the Register: 233103/1
Description: Single storey residence as shown in Figure 1 Inter-War, 1920
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Bienfells at 16 Hampden Street, is the only example of a childhood residence of a Deputy Prime Minister in Tasmania, erected not long after Lance Barnard's birth. Bienfells played a role in the formative years a Lance Barnard's life, as a meeting place for the Australian Labor Party faithful whom in concert with his family influenced his chosen career in life.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - A single storey, symmetrical, weatherboard residence with medium pitched hipped roof clad in corrugated iron. The facade features a central entrance porch with its own roof and a central front door. The street appearance remains substantial unchanged since the dwelling was occupied by the Barnard family in the early twentieth century.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Bienfells is of historic cultural heritage significance as it demonstrates the ability of people from any background, to rise to positions of power and influence such as the Prime Minister or Deputy Prime Minister by means of the Australian democratic system. This is exemplified in the modest weatherboard design of the house and its setting in a working class area, which became a well-known residence for its occupants' political trajectory on both the state and national stage and acted as both incubator and refuge from political life.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Bienfells has a special association with the lives of two of Tasmania's most well-known politicians, Herbert (Claude) Barnard (1890-1957), member of the Parliament of Australia (1934-1949) and member of the Parliament of Tasmania (1950-1957), and his son, Lance Herbert Barnard (1919-1997), World War Two soldier, member of the Parliament of Australia (1954-1975) who served as a Minister and Deputy Prime Minister under Gough Whitlam, and later as Ambassador to Norway, Finland and Sweden. Together they had a profound role in Tasmanian and Australian political life, spanning over 40 years between them.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.924

Town/Locality: Youngtown
Address: 483 Hobart Road
Folio of the Register: 26973/1
Description: Part of Evandale to Launceston Water Scheme Rural residential farmland as shown in Figure 1 1830s
Specific Extent: Whole of site or as shown on CPR, if available

Figure 1 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The Evandale to Launceston Water Scheme (ELWS) is of heritage significance in a national context in demonstrating the engineered design and construction of a major public utility during the 1830s. Of specific relevance is the scale and complexity of the design, a 22km network of tunnels and open aqueducts to bring water to a major township (Launceston) for both domestic use and to power mills, the use of tunnels to transfer water from one catchment into another, and the use of convict labour which played a major and essential role in the construction of public infrastructure across Australia during the early nineteenth century. It comprises a range of engineering features and the broader infrastructure of workers camps, roads, bridge, wells and brickworks. It demonstrates wider aspects of undertaking major capital works in the early nineteenth century, and aspects of convict management including penal philosophies of work programs that isolated and separated convicts from the established communities. Construction of the Scheme demonstrates the growth, and growing service needs, of Launceston as the major centre in northern Tasmania at this time, whilst the process of the Schemes inception, development and abandonment reflects aspects of the political and administrative environment within colonial Tasmania and early steps toward Launceston becoming self-administered.
	(ii)	creative or technical achievements - The remnants of the ELWS demonstrate a high degree of technical design by its engineers, being a gravity-powered system that was to utilise brick-lined tunnels with vents/surge shafts to transfer water from its source in one catchment to another catchment, thence cost effective open aqueducts to convey water a substantial distance to the Launceston, and well-situated reservoirs atop Windmill Hill were to serve as the final distribution point with the drop from the Hill generating a reasonable mains pressure. The design also allowed for 7 water-powered mills to be serviced by the Scheme.
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The ELWS has a strong and special meaning for two key community groups. The first is the community of professional engineers across Australia evidenced by Engineers Australia involvement in investigation of the Scheme during the late twentieth century and placing of a marker recognising the importance of the Scheme in 2002. It also has special meaning for the regional community evidenced in the activities of the Evandale Historical Society and Northern Midlands Council to promote awareness of the Scheme through publications and to actively conserve the site through research, surveying and conservation works such as were undertaken in 1988, 2002 and continues today.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The ELWS is of historic heritage significance for its association with the convict engineer and architect, James Blackburn, who assisted with surveys of the area, and oversaw convict labour. Blackburn designed many of Tasmania's early buildings such as Holy Trinity Church in Hobart. Blackburn's engineering and architectural achievements establish him as Tasmania's leading proponent of design for the colonial period (1833-49). The scheme is also associated with Alexander Cheyne who built the Glasgow Edinburgh canal, and who became a controversial figure in Tasmania's early history; and William Dawson, who was a convict overseer for the Scheme and subsequently became a well-known surveyor of Tasmania's remote areas and roads.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.933

Town/Locality: Launceston
Address: 34-40 Howick Street
Folio of the Register: N/A
Description: Nurses' Home No. 1 Multi-storey residential building with extension c1915 as shown in Figures 1 and 2 Victorian Gothic, 1898 Nurses' Home No. 2 Multi-storey residential building as shown in Figure 3 Inter-War Functionalist, 1937 Nurses' Home No.3 Multi-storey residential building as shown in Figure 4 Inter-War Functionalist, 1945
Specific Extent: The whole of the site (PID 3413548) with buildings with street facades being of most significance

Figure 1: Nurses' Home No.1

Figure 2: Nurses' Home No.1 (1915 Extension) (from Google Street View)

Figure 3: Nurses' Home No.2

Figure 4: Nurses' Home No.3 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Nurses' Home No.1 at the Launceston General Hospital (LGH) demonstrates the evolution of nursing as a profession in Tasmania from the late 19th century and throughout the 20th century, following the establishment of the Nightingale system in the 1880s. This, in combination with more advanced medical diagnosis and treatments, led to an ever increasing number of patients who now preferred treatment at the hospital rather than at home. As a result, the number of nurses at the LGH increased significantly and Nurses' Home No. 1 was built to provide them with comfortable accommodation on site which ensured security for nurses working shifts and maximised their availability at the hospital. The ongoing expansion of the Nurses' Home throughout the 1930s to the 1950s demonstrates the continually increasing demand for quality nursing staff, and the evolution of the LGH as a nurse training institution and primary health care facility. Nurses' Home No.1 at the Launceston General Hospital is one of two purpose built Nurses' Homes on the Tasmanian Heritage Register (THR), the other is at Willow Court. This is of a different style, period and use to Nurses Home 1 at the LGH. Later examples of purpose built Nurses' Homes exist in Launceston, Burnie, Latrobe and Queenstown which are not on the THR.

	(ii)	creative or technical achievements - Nurses' Home No.1 demonstrates a high degree of creative achievement. The detailed leadlighting on the verandahs and around the doors, the timber carving and fretwork, the terracotta tile panelling, the corbelled brickwork and the polychrome patterned brickwork were all carried out to a very high standard by the contractors, J and T Gunn, in accordance with the creative designs by architects Taylor and North.
	(iii)	a class of building or place - Nurses' Home No.1 is representative of the many buildings once used as nurses' accommodation at hospitals around the state from the late 1890s onwards, particularly those which focussed on accommodating single women under the supervision of several matrons, but which have since been substantially altered or demolished as a result of changes to nursing and nurse demographics.
	(iv)	aesthetic characteristics - Nurses' Home No.1 is a representative example of Victorian Gothic architecture in Tasmania. It exhibits the key characteristic features of the style, including; steeply pitched roofs of various forms, prominent gables, lead lighting, excellent stone and brick masonry and polychrome brick-work. The Nurses' Home continues to make a substantial contribution to the historic streetscape of Launceston.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Nurses' Home No.1 has special meaning to the nursing community as a place of accommodation for all who trained and worked at the LGH from 1897 onwards. The Nurses' Home also has special meaning to the wider community as a place with which many still have personal or family connections. The Home was built to provide comfortable and modern accommodation (according to contemporary standards) for the nurses, and is an expression of community appreciation for nurses and their vital work in caring for the patients of the LGH. Nurses' Home No.1 is also valued for its representation of a way of life which has since disappeared, and for its substantial contribution to the historic streetscape of Launceston.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Nurses' Home No.1 has a particular association with the LGH, an organisation which has been at the forefront of medical developments and is one of the few regional hospitals to provide a standard of care not usually available outside of capital cities. The LGH is one of the oldest hospitals in Australia and continues to be the primary health facility for Launceston and surrounding northern Tasmanian communities. Nurses' Home No.1 also has a special association with well-known architects Alexander North and Harry Norton Taylor. North was involved with both the initial plans for the site in 1891 and the revised plans in 1896 in collaboration with Taylor. North was particularly known as an outstanding church architect who designed many churches and buildings around the state, and incorporated native flora and fauna motifs into his work. Taylor was the Director of the Public Works Department in the 1880s and 1890s and was especially noted for his skill in designing the Cataract Cliff Grounds. Nurses' Home No.1 is a particularly fine example of Taylor and North's use of creative and decorative elements in an institutional building.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.938

Town/Locality: Launceston
Address: 5 Innes Street
Folio of the Register: 247276/1
Description: Detached single storey weatherboard house as shown in Figure 1 Federation Victorian, c1900
Specific Extent: The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Dwelling was built c1900 and occupied by Thomas McKenzie and later other members of the McKenzie family until the 1930s. In the 1940s it was occupied by Cecil Richardson, a train examiner (*Examiner* 26/12/1944, p.4) (*Tasmania Post Office Directories*). Building forms part of the evolution of residential development in this area - the 1800s period of development as demand for housing increased. Highly significant as part of the streetscape. Building integrity as a Victorian dwelling good generally, retaining basic construction type, roof form and chimney. Unusual as timber weatherboard clad dwelling for period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic detached building in the Georgian style. Elements to be excluded from significance include: replacement windows with shutters and addition of modern front door with lights either side, any minor garden plantings, external light fittings and timber paling side boundary and rear fencing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.939

Town/Locality: Launceston
Address: 7 Innes Street
Folio of the Register: 81430/1
Description: Conjoined single storey weatherboard house - one of pair as shown in Figure 1 (northern end, left of photo) Federation Bungalow, 1903
Specific Extent: The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - It was occupied by Benjamin Keats in the 1920s and 1930s and then by Claude Bagley in the 1940s (*Tasmania Post Office Directories*). Building forms part of the evolution of residential development in this area - the early 1900s as demand for housing continued. Therefore, highly significant as part of the streetscape. Highly significant as one of a number of conjoined and detached dwellings built during the Federation period and extending the development that occurred in Cimitiere Street St in the early period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a conjoined single storey weatherboard Federation building. Elements to be excluded from significance include: modern infill to verandah and extra decorative brackets under frieze, modern tile roof, any minor garden plantings and timber paling side boundary and rear fencing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.940

Town/Locality: Launceston
Address: 9 Innes Street
Folio of the Register: 81430/2
Description: Conjoined single storey weatherboard house - one of pair as shown in Figure 1 (southern end, right of photo) Federation Bungalow, 1903
Specific Extent: The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance.

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - First occupied by Herbert Webb. In 1931 it was advertised for let as having five rooms (*Examiner* 17/10/1931, p.9). Building forms part of the evolution of residential development in this area - the early 1900s as demand for housing continued. Therefore, highly significant as part of the streetscape. Highly significant as one of a number of conjoined and detached dwellings built during the Federation period and extending the development that occurred in Cimitiere Street in the early period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a conjoined single storey weatherboard Federation building. Elements to be excluded from significance include: decorative brackets under shade hood to front windows, any minor garden plantings, and timber paling side boundary and rear fencing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.972

Town/Locality: Launceston
Address: 2 Kingsway
Folio of the Register: 56062/3
Description: Part of a single level corner building as shown in Figure 1 - John King Building Inter-war Neoclassical, 1923
Specific Extent: The whole of the site and building with street facades being of high significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 151-155 Brisbane Street was constructed in c1923 for King and Sons Pty Ltd, builder of motors and cycles and agents for Indian, Douglas and Rudge motor cycles (*PO Directories*). It occupied the site until at least 1950. In 1951 the site was sold to Bruce Small Pty Ltd for £35,200 (*Advocate* 22 May 1951, p.3). Constructed by Hinman, Wright and Manser. A fine 20thC commercial building (Bicycle and motor cycle factory) retaining most of its integrity and featuring face brickwork, rendered corner and junction raised parapets with signs, highlight windows and a strong design of bays providing entry, display and vehicular entry. The building makes a very positive contribution to the streetscape of Brisbane Street and Kingsway. Highly significant as a single building but also significant as one of a group of motor trade buildings in a pattern of early business and commercial development. The place is a significant example of: a bicycle and motor cycle trade and servicing building, Tasmania's built form heritage, and, the Launceston streetscape.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of bays for entry and exit, shopfront display and signage.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the rare characteristics of a Federation retail and servicing building for bicycles and motor cycles. Elements to be excluded from significance include corporate colours and, large modern signage.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.973

Town/Locality: Launceston
Address: 4 Kingsway
Folio of the Register: 89638/4
Description: Two storey conjoined commercial building as shown in Figure 1 Federation, 1910
Specific Extent: The whole of the site and building with facade to street being significant

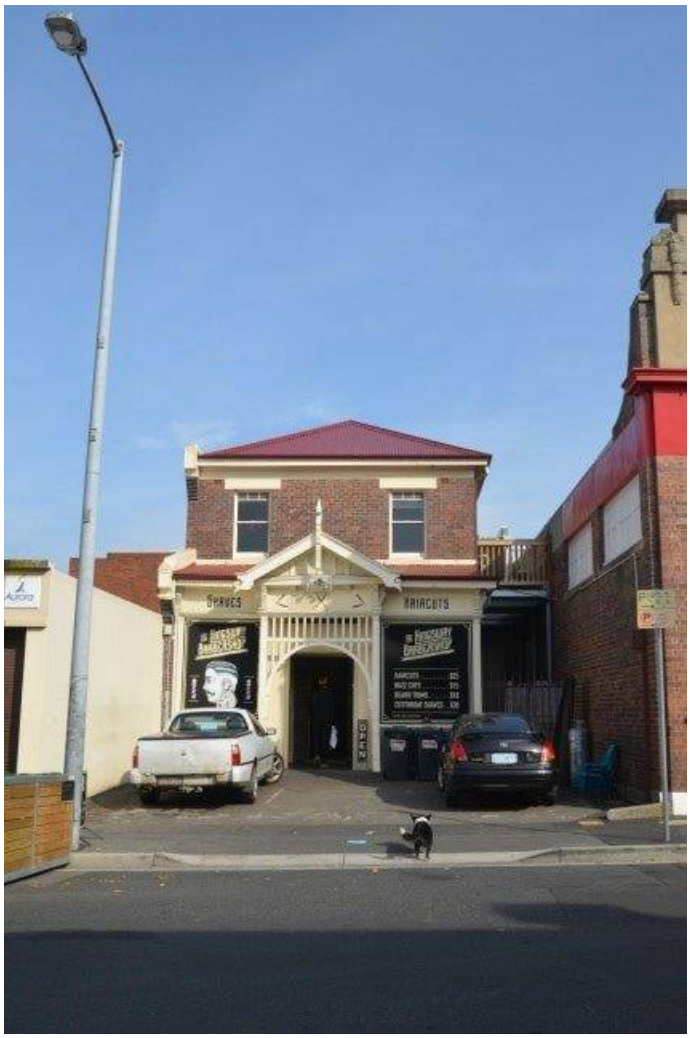


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Appears to have been built for the Benevolent Society in 1910. An unusual small brick building with infilled front addition. The front features a striking small entry portico with timber fretwork that belies the modesty of the building behind. Setting back of the building may have been to accommodate the Benevolent Society as first occupants. An idiosyncratic Federation building set well back from the street that makes an interesting addition to an otherwise commercial and warehousing street. The building demonstrates the changing character of the city as the commercial area expanded incorporating former residential precincts. Highly significant as a single building but also highly significant as one of a group of Federation buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the small scale two storey form including the striking small entry portico with timber fretwork which belies the modesty of the building behind.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Federation commercial small scale building. Elements excluded from significance include: modern glazed infill shopfront; and, addition with deck to side.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The place is significant in being the built specifically for the Benevolent Society.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.974

Town/Locality: Launceston
Address: 18-20 Kingsway
Folio of the Register: 89638/626
Description: Single level commercial building as shown in Figure 1 and Figure 2 Federation, 1916
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figure 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This building has '1916' on the parapet. It was originally a shirt manufacturing business owned by Frank Boatwright and operated as such until c1930s. By 1935 it was occupied by Kingswear manufacturing company (*Tasmania Post Office Directories*). By c1960s it was occupied by MTC Jessup. An interesting variation on the commercial warehouse theme that is seen in its various forms in this small street. The building is simple except for its elaborate facade with arched central opening with quoining and the round parapet feature set above it. The building is now converted for retailing but maintains its overall form and detail. One of a group of fine Federation warehouses that form a continuous group on the western side of the street and which are the best example of this form of development in Launceston. It makes a very important contribution to this largely intact Federation streetscape. Highly significant as a single warehouse building but also highly significant as one of a group of Federation buildings in this short street.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the single storey form including the arched entry with rounded parapet feature, parapet detailing and wall decoration.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Federation warehouse building. Elements excluded from significance include: inappropriate colours; and, later period shopfront glazing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.975

Town/Locality: Launceston
Address: 22-28 Kingsway
Folio of the Register: 211914/7
Description: Single level conjoined commercial buildings as shown in Figure 1 and Figure 2 Inter-war Federation and Post War Modern, c1920 and c1950
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figure 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The building to the right (formerly 22-24) was constructed c1920 and occupied by Green JR (bulk stores) from then until at least c1950s (*Tasmania Post Office Directories*). It is a well detailed warehouse building featuring a fine parapet and pediment design with use of stucco and decorative plasterwork in a triangular pediment set above a circular window over central former entry. The strong and simple massing makes a very strong contribution to the fine streetscape of Federation commercial buildings. One of the group of fine Federation warehouses that forms a continuous group on the western side of the street and which are the best example of this form of development in Launceston. It makes a very important contribution to this largely intact Federation streetscape. Possible archaeological evidence of pre-1915 occupation may be found on this site. Highly significant as a single warehouse building but also highly significant as one of a group of Federation buildings in this short street. The building to the left (formerly 26-28) appears to date from c1950s. The Examiner reported in 1954 that tenders had been called for the construction of a new shop in Kingsway. It is possible that this is referring to 26-28 Kingsway (*Examiner* 13/8/1954, p.3). An interesting example of restrained design for a warehouse building featuring a simple parapet design with lineal brickwork detailing. Steel framed glazed windows set centrally with a portal detailed in brickwork surrounding them and indications of truck access openings evident. The strong and simple massing makes a good contribution to the fine streetscape of Federation commercial buildings. Significant warehouse building reflecting the development of Launceston during the Post War period and contributing to the streetscape of the area.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the single storey form including the gabled pediment over entry with round centre window feature and parapet detailing (former 22-24) as shown in Figure 3 over page).
	(iii)	a class of building or place - Significant because of the ability to demonstrate the significant characteristics of: 1. Former No. 22-24 - A Federation warehouse building. Elements excluded from significance include: pennants on front facade; infill of windows on higher level; and, aluminium framed glazed shopfronts and doors 2. Former No. 26-28 - A Post War warehouse building. Elements excluded from significance include: aluminium framed glazed shopfronts and doors.
	(iv)	aesthetic characteristics – Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region – Not applicable

Figures for statements of local heritage significance and heritage values:

Figure 3 - Early streetscape image showing brickwork and detailing to facade (to left of photo)

Local Heritage Places Datasheet LAU-C6.1.976

Town/Locality: Launceston
Address: 30-36 Kingsway
Folio of the Register: 118501/1, 118174/1
Description: Single level conjoined corner buildings as shown in Figure 1 and Figure 2 Federation Warehouse, c1910
Specific Extent: The whole of the site and building with street facade being of high significance

Figure 1

Figure 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Situated at the corner of York St and Kingsway. In the 1920s it was occupied by Heritage and Co general merchants, who sold bacon, butter, cheese, eggs and other produce. By 1940 the building was occupied by Nettlefolds who sold farm machinery (*Tasmania Post Office Directories*). It is pictured here c1960s as 'the old butter factory' in LPIC33-4-33. A fine Federation warehouse building on a corner location with a striking parapet form reminiscent of the Anglo-Dutch style. Now painted the building has lost some brick and render design finesse but still demonstrates good streetscape presence and forms part of a very coherent Federation streetscape. It features rendered parapet, symmetrical design elements and single storey form. A good example of the Federation warehouse in the centre of the city forming part of an excellent streetscape of similar buildings. The building contrasts with the larger warehouse buildings on the northern edge of the city near the wharfs and relates more to the retail and light industry than bulk goods storage. Highly significant as a single building but also highly significant as one of a group of Federation buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the single storey form including detailed parapets and symmetrical design elements.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Federation warehouse. Elements to be excluded from significance include: inappropriate colours; and, later period shopfront glazing at street level.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.985

Town/Locality: Launceston
Address: Unit 1, 11-13 Lawrence Street, Unit 2, 11-13 Lawrence Street
Folio of the Register: 163038/1, 163038/2
Description: Pair of conjoined two storey weatherboard houses as shown in Figure 1 Victorian Filigree, c1880
Specific Extent: The whole of the site with facades visible directly from the street, outbuildings and setback from boundaries being important

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - First Rates Assessment record (1880) shows owner as George Reid. One address only shown. Building forms part of the evolution of residential development in this area - the 1880s period. Therefore, highly significant as part of the streetscape. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period and extending the development that occurred in Cimitiere Street in the early period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a two storey weatherboard conjoined Victorian domestic building. Building is a rare example of the type. It retains all the features of the period including fencing. Elements to be excluded from significance include: minor garden plantings and timber paling side fencing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.986

Town/Locality: Launceston
Address: 15 Lawrence Street
Folio of the Register: 122067/1
Description: Detached single level weatherboard house as shown in Figure 1 Victorian, 1882
Specific Extent: The whole of the site with facades visible directly from the street and setback from boundaries being important

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - House in Rates Assessment post 1882 and Workshop built c1886 on the block. Owner and occupant John Howard. Building forms part of the evolution of residential development in this area - the 1880s period. Therefore, highly significant as part of the streetscape. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period and extending the development that occurred in Cimitiere Street in the early period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a detached single level weatherboard Victorian Filigree domestic building. Building is a rare example of the type. It retains all the features of the period. Elements to be excluded from significance include: minor garden plantings, front steel mesh and pipe fencing and timber paling side fencing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.989

Town/Locality: Launceston
Address: 25 Lawrence Street
Folio of the Register: 25982/22
Description: Detached single storey weatherboard house as shown in Figure 1 Victorian Filigree, 1882
Specific Extent: The whole of the site with the building elements visible directly from the streets/lanes and setbacks being of high importance, but, excluding the 'fire wall' on the Cimitiere Street side

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Jan 1881 Rate Assessment for land only. 1882 Rate Assessment notes Edward Carr Dinham was owner and occupant was Mrs Wilkinson. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period and is included in the AHD listing as forming part of a 'square' on Cimitiere Street.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building, and inclusive of large tree in garden area. Elements excluded from significance - 'fire' wall on Cimitiere St side, general plantings and shrubs in garden area.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.990

Town/Locality: Launceston
Address: 27 Lawrence Street
Folio of the Register: 25982/34
Description: Conjoined two storey weatherboard house as shown in Figure 1 Victorian Filigree, 1883
Specific Extent: The whole of the site with the building elements visible directly from the street and setbacks being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Residence built in 1883 as one of a number in that period along this section of Lawrence Street. Land and house owned by H E Boucher (or Bowcher) who resided at No. 31. The first occupant being Lawrence Molly. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode. Significant as one of a number of conjoined and detached dwellings built during the Victorian period and extending the development that occurred in Cimitiere Street in the early period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Demonstrates the principal characteristics of a two storey weatherboard Victorian Filigree style building. Also significant as one of a small number built adjoining one another as a development during the same period. Elements to be excluded from significance include: any garden trees and shrubs.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.991

Town/Locality: Launceston
Address: 29 Lawrence Street
Folio of the Register: 25982/33
Description: Conjoined single storey weatherboard house as shown in Figure 1 Victorian Georgian, 1885
Specific Extent: The whole of the site with facade visible directly from the streets, fence and setback from boundary being important

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Land and house owned by H E Boucher with first occupant being Thomas Clements. No house in Jan or Dec 1884. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode. Building forms part of the evolution of residential development in this area - the late 1800s period of development as demand for housing increased. Therefore, highly significant as part of the streetscape. The dwelling is a rare example of a conjoined dwelling which does not match the other in number of storeys. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period and extending the development that occurred in Cimitiere Street in the early period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic building and is a rare example of a conjoined dwelling which does not match the other in number of storeys. Retains setback, verandahs, original windows and features to street facade in period style. Exclusions to significance include garden plantings.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.994

Town/Locality: Launceston
Address: 35 Lawrence Street
Folio of the Register: 25982/20
Description: Single storey residence with renovation in c1980 as shown in Figure 1 Federation Queen Anne, 1893
Specific Extent: The whole of the site and building with facade visible from the street being of most significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The property at 35 Lawrence Street is a tangible example of the practice of philanthropy and in particular female philanthropy in 19th century Tasmania. It was largely funded by Irish-born Launceston resident Letitia Fisher, who sponsored other buildings and families in need across northern Tasmania. Without her large donation, it is unlikely this building may have been built, especially after the recession in Tasmania of the early 1890s. A wealthy widow of independent means, Letitia's deeds were indicative of growing female philanthropy in Tasmania that developed throughout the 20th century.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - The building demonstrates the principal characteristics of a Federation Queen Anne timber residence. These characteristics are found in the gabled and hipped roof, wrap around verandah, timber gable screen and internal features such as the art nouveau hall screen in the main hallway.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The former Holy Trinity Parsonage also has an association with Letitia Fisher (nee Taylor, c1819-1900) who largely funded the erection of this building and others, including those of religions other than her own. 35 Lawrence Street also has a special association with its architect, Alexander North (1858-1945). North is recognised as an outstanding church architect who designed many churches and buildings around the state, incorporating native fauna and flora in his design work. 35 Lawrence Street was the start of a long relationship between architect and parish, which spanned four decades.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.995

Town/Locality: Launceston
Address: 37 Lawrence Street
Folio of the Register: 25982/19
Description: Detached one storey weatherboard house as shown in Figure 1 Victorian Filigree, 1883
Specific Extent: The whole of the site with facade visible directly from the streets, major trees and setback from boundary being important

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Owner and occupant shown as Charles Kent from 1884 in Rates Assessment Roll. Smythe Map 1835 land noted as Parsonage Grounds. 1839 Map shows grant to Thomas Reibey, W S Sharland and R Q Kermode. Building forms part of the evolution of residential development in this area - the late 1800s period of development as demand for housing increased. Therefore, highly significant as part of the streetscape. Highly significant as one of a number of conjoined and detached dwellings built during the 1890s period and extending the development that occurred in Cimitiere Street in the early 1800s.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a large single storey weatherboard Victorian domestic building. Street facade includes a one storey verandah with cast iron post brackets and balustrading wrapping around the main house down the side. Concave verandah roof shape, roof separate to main hipped roof with exposed rafter detailing under eaves. Exclusions to significance include timber lattice infill under verandah and to fence (unpainted), minor garden plantings, and, later period additions and alterations.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.996

Town/Locality: Lilydale
Address: 1925 Lilydale Road
Folio of the Register: 163587/1
Description: Single storey nursing centre with renovation c1980 as shown in Figure 1 Post-war Art Deco, c1948
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The Lilydale Bush Nursing Centre demonstrates the commitment and the pioneering efforts of the Tasmanian Bush Nursing Association to deliver health care, especially maternal and child health services, to the Lilydale region of northern Tasmania. The property demonstrates many aspects of the employment of women as often sole health practitioner, illustrating their independence and resourcefulness and the evolving nature of their work with advances in medical science and improvements in communication and transport.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Its scale, character and garden blend well with adjacent institutional buildings, the old Schoolhouse (now a private home) to the south and the Police Station just around the corner in Lalla Road. A rural landscape of paddocks and distant hills provides the backdrop to the centre.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The Lilydale Bush Nursing Centre has special meaning for the community of the north-east, demonstrating a major chapter in the delivery of health care in this rural region. Many older citizens helped raise funds towards the building of the centre and remember receiving treatment there.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The centre was renamed in 2002 after Sister Mary Walsh as the Mary Walsh Centre. Walsh served the Lilydale community for 34 years, from 1940-1956 in the Bush Nursing Service and after 1956 as a district nurse. Her dedication was recognised with the honour of an MBE in 1966 and in 2005 she was entered posthumously on the Tasmanian Honour Roll of Women. Long term residents of the area still recall Sister Walsh delivering their children and caring for their families: she is synonymous with the Centre. Ethel Lanser was another influential Bush Nurse associated with the centre and she later became the Head of the Melbourne Centre of the Women's League of Health. The Lilydale Bush Nursing Centre has strong association with the Tasmanian Bush Nursing Association and its affiliated organisations and with the Tasmanian nursing community.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1025

Town/Locality: Launceston
Address: 46 Margaret Street
Folio of the Register: 226322/1
Description: St Ailbes Hall Two storey multipurpose building as shown in Figure 1. The building overlaps a title containing a carpark to the south. Inter-war Free Classical, c1932
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - St Ailbes Hall demonstrates the provision of recreational facilities by churches in Tasmania from the early twentieth century to the present and the role these places play in a community's well-being. The building continues to be used as a function centre used for a variety of public and private events to the present day (2021).
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - St Ailbes Hall is a particularly fine example of the Inter-War Free Classical movement, considered by Apperly, Irving and Reynolds as a national example of the style, displaying 'a symmetrical composition of gently distorted classical components'.
	(iv)	aesthetic characteristics - In 1989 St Ailbes was used in the Pictorial Guide to Identifying Australian Architecture, as a fine national example of the Inter-War Free Classical period of architecture.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - St Ailbes Hall has a special association with architect HS East, who practised in Britain and South Africa, and designed a number of buildings across several decades in northern Tasmania. A mural around the central stage appears to have been executed after World War Two, by artist Alex Szolomiak whose work is represented across the state.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1026

Town/Locality: Launceston
Address: 48 Margaret Street
Folio of the Register: 36140/1
Description: Land used for car park and part of St Ailbe's Hall (46 Margaret Street) as shown to left of Figure 1 Hall is Inter-War Free Classical, 1932
Specific Extent: Building and vegetation on site are of significance

Figure 1: Building to the right is St Ailbe's Hall (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - St Ailbe's Hall demonstrates the provision of recreational facilities by churches in Tasmania from the early twentieth century to the present and the role these places play in a community's well-being. To the south, the Hall overlaps the title containing the carpark. The building continues to be used as a function centre used for a variety of public and private events to the present day (2021).
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - St Ailbe's Hall is a particularly fine example of the Inter-War Free Classical movement, considered by Apperly, Irving and Reynolds as a national example of the style, displaying 'a symmetrical composition of gently distorted classical components'.
	(iv)	aesthetic characteristics - In 1989 St Ailbe's was used in the Pictorial Guide to Identifying Australian Architecture, as a fine national example of the Inter-War Free Classical period of architecture.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - St Ailbe's Hall has a special association with architect HS East, who practised in Britain and South Africa, and designed a number of buildings across several decades in northern Tasmania.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1034

Town/Locality: Launceston
Address: 86 Margaret Street
Folio of the Register: 204352/1
Description: Dwelling as shown in Figure 1 - Mid Victorian era, Georgian style, c1875
Specific Extent: The entire site including setting and setback, with the facades visible directly from the streetscape being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 86 Margaret Street was built c1875 on land owned by Henry Reading, which was originally granted to Catherine Sandford. Eva Florence Doolan bought the property in 1895. Early residents include Ann Tipper (occupier, 1895-1902). The place is highly significant as one of a group of dwellings built during the ongoing phases of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed, picturesque Victorian cottage with Georgian style elements.
	(iii)	a class of building or place - A good representative example of a modest Victorian era Georgian style cottage set on the street frontages. It is also significant as a 19th century building form contributing to the character of inner Launceston suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Victorian era cottage. The symmetry and appropriateness in design is remnant of Georgian Regency architectural styling. Typical of its type, the place is timeless, orderly and honestly expressed with use of natural materials and colouring. Key characteristic features include hipped roof, predominant chimneys and double hung sash windows. It occupies a prominent corner position and is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1080

Town/Locality: Launceston
Address: 4 Paterson Street
Folio of the Register: 35505/1
Description: Two storey detached commercial terrace as shown in Figure 1 Victorian, c1870
Specific Extent: The whole of the site and building with facade to street being highly significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This address has been traced back to at least 1870 in the assessment rolls when it was listed as a house and workshop occupied by Christopher Spotswood. It may be even older than this. In the 1875 and 1880 assessment rolls it was occupied by Ebenezer Brown. Brown was a native of Scotland and a coachbuilder who had travelled extensively in the USA and was known to have been on friendly terms with President Lincoln. He died in 1893 (*Tasmanian News* 28 July 1893, p.3). From 1894 to the 1910s the property was occupied by Miss Sarah Devall, and then by the Potter family from c1920 to late 1940s (*Tasmania Post Office Directories*). A good example of early remnant housing in at commercial precinct. The building is painted brick, once face brick and has had considerable alteration, however the main form and detail of brickwork and joinery remains. The building is of particular interest as a rare surviving example of early residential development in the city centre that has not had a new facade or parapeted form added to the front or street elevation. The building has historic significance for its place in the major phase of development of Launceston, aesthetic value for its fine form and detail, some social value as part of the collective housing that makes Launceston a desirable place to live and for its streetscape value. Each building in this large group of houses is distinctive and adds to the collective value as well as having individual significance. The building has historic significance for its place in the major phase of development of Launceston, aesthetic value for its fine form and detail, some social value as part of the collective housing that makes Launceston a desirable place to live and for its streetscape value. The building is of particular interest as a rare surviving example of early residential development in the city centre that has not had a new facade or parapeted form added to the front or street elevation.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Important element of the streetscape with the building reflecting a set amongst a generally commercial centre of the city. Elements excluded from significance include: modern additions at rear; canvas awning over entry door; aluminium fencing; and, later period windows to ground floor.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1081

Town/Locality: Launceston
Address: 6-8 Paterson Street
Folio of the Register: 157318/1
Description: Part of a two storey detached commercial building as shown in Figure 1 (part of building to right of image) Inter-war, c1920
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1920 numbers 8-12 Paterson Street were occupied by Beasley's Motor Garage. By 1925 AH Blundell and Co, wholesale agents and fruit merchants, were located at 12-14 Paterson Street, and the building appears to date from this time. By the 1940s No. 12-14 Paterson Street was occupied by Blundell's as well as the Phoenix Biscuit Company (*Tasmania Post Office Directories*). The building of two storeys features a face brick façade (partially painted) with vertical brick piers in pairs except for the central pier separating bands of timber windows and topped with a simple parapet with a gable at each end featuring patterned brickwork. The building behind has sawtooth roofing. It forms part of a very strong commercial streetscape. A good example of Interwar commercial warehousing. Significant warehouse building reflecting the development of Launceston during the Inter-war period and contributing to the streetscape of the area. Has potential to yield information and understanding of the early history of Launceston. Archaeological material could exist under current building and yard space due to its location in the central business district.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - A significant example of Inter-war commercial warehousing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1082

Town/Locality: Launceston
Address: Unit 1, 14 Paterson Street, Unit 2, 14 Paterson Street, Unit 5, 14 Paterson Street
Folio of the Register: 171947/1, 171947/2, 171947/5
Description: Part of a two storey detached commercial building as shown in Figure 1 (parts of building to left of image) Inter-war, c1920
Specific Extent: The whole of the listed titles with facades to street and lane being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1920 numbers 8-12 Paterson Street were occupied by Beasley's Motor Garage. By 1925 AH Blundell and Co, wholesale agents and fruit merchants, were located at 12-14 Paterson Street, and the building appears to date from this time. By the 1940s No. 12-14 Paterson Street was occupied by Blundell's as well as the Phoenix Biscuit Company (*Tasmania Post Office Directories*). The building of two storeys features a face brick facade (partially painted) with vertical brick piers in pairs except for the central pier separating bands of timber windows and topped with a simple parapet with a gable at each end featuring patterned brickwork. The building behind has sawtooth roofing. It forms part of a very strong commercial streetscape. A good example of Interwar commercial warehousing. Significant warehouse building reflecting the development of Launceston during the Inter-war period and contributing to the streetscape of the area. Has potential to yield information and understanding of the early history of Launceston. Archaeological material could exist under current building and yard space due to its location in the central business district.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - A significant example of Inter-war commercial warehousing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1083

Town/Locality: Launceston
Address: 16 Paterson Street
Folio of the Register: 162450/0, 162450/103, 162450/203, 162450/303, 162450/504
Description: Six level conjoined commercial building as shown in Figure 1 - Federation, c1910
Specific Extent: The whole of the site and building with facade to street being highly significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The D and W Murray Ltd building was built in two stages. Originally a three storey building and basement erected as a warehouse for Lark, Herbert and Co. in 1883, it was acquired by D and W Murray in 1899 who added the top storeys early in the new century (LCC17/1/2548). It was known as Launceston's first skyscraper. The architects were English and Soward of Adelaide, and the builders were Hinman, Wright and Manser of Cimitiere Street (see full article in *Daily Telegraph* 30 June 1914, p.5). The main facade is topped with a strong pediment of simple design on large brackets and the building is divided into four divisions linking the windows on the upper four levels into two panels. While the design is complex and not as well resolved as many buildings in the locality it is impressive and incorporates most of the key features of the period in an interesting arrangement. The remainder of the building is utilitarian with side mounted steel fire escape, one of the few to be seen due to the generally low scale of most buildings. A very important building in the development of Launceston, being the first multi-storey building to be constructed. Now standing well above surrounding development it indicates the importance and confidence in the city at the time of its construction. A very good example of the multi- storey warehouse that reached its peak in this building. A very significant building in the development of Launceston, being the first multi-storey building to be constructed. Building is a rare example of a Federation multistorey building in Launceston.
	(ii)	creative or technical achievements - Contains elements that are typical of the period of development but displayed in a rare multi-storey building.
	(iii)	a class of building or place - Important element of the streetscape with the building reflecting a multi-storey Federation style in keeping with the commercial nature of the street. Elements excluded from significance include: large signage on side elevations and facade.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1089

Town/Locality: Launceston
Address: 59-61 Paterson Street
Folio of the Register: 63897/1
Description: Two storey conjoined commercial building as shown in Figure 1 Victorian Classical (facade), c1890, with Modern building to rear, 20thC
Specific Extent: The whole of the site (for archaeology) and street facade of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - By the early 1890s No. 59 Paterson Street was occupied by Clark and Co boot manufacturers and No. 61 by the Tasmanian Soap and Candle Company (JS Anderson). By 1915 WI McElwee plumber was occupying No. 59. In the 1920s WC Ellis took over the old Clark and Co boot manufactory and operated at No. 61 until c.1940. By 1945 numbers 59 and 61 Paterson Street were occupied by J Rice, furniture manufacturer and P. Anderson, house furnisher respectively. By the 1950s McGladery and Hodgman (agents) were occupying 59-61 Paterson Street (*Tasmania Post Office Directories*). The premises were extended in 1952 (*Examiner* 1/1/1952, p.7). A well-detailed and confident two storey commercial building with rendered and detailed facade featuring struck pilasters with arched window openings to each level and two doorways providing entry to two separate tenancies. The building features characteristic design elements such as strong courses, stone striking of render, pilasters, capitals and three-dimensional modelling of the facade. The building (rebuilt at the rear) is a strong and significant streetscape element in the locality. The rebuilding of the building behind the front facade has compromised the significance of the place as an entire entity. Highly significant as a single facade (building rebuilt behind facade) but also highly significant as one of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significance in facade primarily because of its ability to demonstrate the significant characteristics of a Classical Victorian commercial building. Elements to be excluded from significance include: Building behind facade; and, modern entry doors.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1097

Town/Locality: Launceston
Address: 88-96 Paterson Street, 92 Paterson Street, and Part of Tamar River
Folio of the Register: 159106/1; 159107/1; 159519/1; 159519/2; 159519/3; 223677/1; 49746/1; 242909/1
Description: Kings Park Parkland as shown in Figures 1 and 2 Established 1936
Specific Extent: The whole of the site, including adjoining Tamar River land parcel, and building with street facade being of significance

Figure 1 (from Google Street View)

Figure 2 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Kings Park is of historic cultural heritage significance in demonstrating the early European settlement of northern Tasmania, through the documentary and archaeological potential of early Launceston industry and domestic life. In addition, the park demonstrates the development of public spaces in response to the decline in living and working conditions of sections of the city, and local council attempts to beautify and curate these areas. Kings Park is likely to contain subsurface and fluvial remains of a number of historically documented features of the early settlement of Launceston, including a flour mill, ship-yards, public baths and residences, which have the potential to step away from the written record and inform our knowledge of commercial, recreational and domestic life during the 19th century.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Kings Park forms part of the popular waterfront thoroughfare, adjacent to the re-developed Ritchie's Mill and in close proximity to the Tamar Yacht Club.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Launceston has a reputation for its suite of parks and public spaces that are intertwined in the early European history of northern Tasmania. Kings Park forms part of this suite, as a site in a prominent location near the mouth of the Cataract Gorge, and as a consequence has meaning to the wider community, as was demonstrated in the early 21st century when the place was under threat of development. In the 1990s a proposed hotel development led to the formation of a protection group for the park known as the Friends of Kings Park. The proposal was eventually dropped.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1118

Town/Locality: Launceston
Address: 18 Quadrant Mall
Folio of the Register: Land held under General Law deed 58/6162
Description: Commercial two storey conjoined building as shown in Figure 1 Inter-war Art Deco, c1925
Specific Extent: The whole of the site with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This property dates from c1925 (Post Office Directories). In the 1940s it was occupied by a photographic studio before being sold in 1951. It was then described as a single-storey 'lock-up' shop of irregular shape. It was bought for £6,000 by R. Morgan, a tailor (Launceston Examiner 11/8/1951, p.18 and Launceston Examiner 8/9/1951, p.7). Second level may be a 1950s addition or built originally and on separate title. Highly significant as an example of an Art Deco Inter-war commercial building of modest scale and significant as part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an Art Deco style shop at street level, and upper level for commercial or residence, built during the Inter-war period. A fine example of a modest and restrained Inter-war building with edge capping detail to the parapet and on three sides of the window bays. Strong dentils accentuating the first level floor line and fascia above the awning. Original timber windows intact to both levels. It demonstrates the end of the transitional period of design seen around the war period as design moved to modern simpler built forms.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1121

Town/Locality: Launceston
Address: 8 Racecourse Crescent
Folio of the Register: 91125/2
Description: Conjoined single storey weatherboard house - one of a pair as shown in Figure 1 Victorian Georgian, c1870
Specific Extent: The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance.

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1890/1891 No. 8 Racecourse Cres was occupied by Mrs B Keelan. The Keelan family (Bridget and Peter) were living in Racecourse Cres in 1889 when the death of their son, Francis was reported (*Daily Telegraph* 4-11-1889). By 1890 it appears Peter had died, as from then right up until the late 1930s, Mrs B Keelan is listed as the occupier in the directories. Building forms part of the evolution of residential development in this area - the late 1800s period of development as demand for housing increased. Highly significant as part of the streetscape. Building integrity as a Victorian dwelling good generally. Retains timber construction, verandah, original windows, chimneys and features to street facade in period style. Unusual as timber weatherboard clad dwelling for period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic conjoined building in the Georgian style. Elements to be excluded from significance include: any minor garden plantings, external light fittings, window to rear lean-to visible from Racecourse Cres and timber paling side and rear fencing. Adjacent building has painted exterior which is highly intrusive to the streetscape setting and particularly to No. 8.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1122

Town/Locality: Launceston
Address: 10 Racecourse Crescent
Folio of the Register: 214866/1
Description: Conjoined single storey weatherboard house - one of a pair as shown in Figure 1 Victorian Georgian, c1870
Specific Extent: The whole of the site with the facades visible directly from the street with setbacks from the street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1890/1891 No. 10 Racecourse Cres was occupied by T Levisjohn. Highly significant as one of a number of conjoined and detached dwellings built during the Victorian period. Building forms part of the evolution of residential development in this area - the late 1800s period of development as demand for housing increased. Highly significant as part of the streetscape. Building integrity as a Victorian dwelling good generally. Retains timber construction, verandah, original windows, chimneys and features to street facade in period style. Unusual as timber weatherboard clad dwelling for period.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a single storey weatherboard Victorian domestic conjoined building in the Georgian style. Elements to be excluded from significance include: any minor garden plantings, external light fittings, bullnosed painted zincalume varying to original indicated on No. 8 and in detailing, windows to side elevation visible from Racecourse Cres later period replacements (and windows to street facade single pane not multi-pane which suggest replacement from late Victorian period onwards) and timber paling side and rear fencing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1123

Town/Locality: Launceston
Address: 20 Racecourse Crescent
Folio of the Register: 91632/1
Description: Detached single level weatherboard house as shown in Figure 1 Federation Bungalow, c1900
Specific Extent: The whole of the site with facades visible directly from the street, fencing and setback from boundaries being important

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Style of house suggests Federation but dating from Rates Assessment Rolls indicate construction 1885-1899. A John Dunkin owned and occupied No. 18 in 1899 but this became No. 20 in 1900. In April 1920 two properties were offered for sale on behalf of A. Dunkin. A cottage at No. 20 Racecourse Crescent consisting of six rooms, kitchen and bath, and an allotment of land adjoining and situated on the corner of Cimitiere Street and Racecourse Crescent (the current No. 20). The land then contained a shop and one room, but it was noted that there was sufficient room for a dwelling to be built upon it (*Examiner* 5/4/1920, p.8). The current No. 20 probably dates from this time (c1920s). Refer also to history of No. 1 Cimitiere Street. Building forms part of the evolution of residential development in this area - the later 1800s period of development as demand for housing increased. Highly significant as part of the streetscape. Building integrity as a Federation dwelling good generally. Retains timber construction, verandah, original windows, chimneys and features to street facade in period style.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of an early single storey weatherboard Federation worker's cottage. Elements to be excluded from significance include: minor garden plantings and shrubs (trees are an exception to this), 20thC front fence posts, glazed front door and potentially the timber fretwork to verandah which appears 20thC in contrast to solid balustrade infill adjacent which appears original.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1127

Town/Locality: Youngtown
Address: 22, 94, 200, 228, 234 and 236 Relbia Road
Folio of the Register: 126290/1; 197183/1; 32517/1; 130686/1; 130808/2; and 35943/1
Description: Part of Evandale to Launceston Water Scheme Rural farmland as shown in Figure 1 1830s
Specific Extent: Whole of site or as shown on CPR, if available

Figure 1 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The Evandale to Launceston Water Scheme (ELWS) is of heritage significance in a national context in demonstrating the engineered design and construction of a major public utility during the 1830s. Of specific relevance is the scale and complexity of the design, a 22km network of tunnels and open aqueducts to bring water to a major township (Launceston) for both domestic use and to power mills, the use of tunnels to transfer water from one catchment into another, and the use of convict labour which played a major and essential role in the construction of public infrastructure across Australia during the early nineteenth century. It comprises a range of engineering features and the broader infrastructure of workers camps, roads, bridge, wells and brickworks. It demonstrates wider aspects of undertaking major capital works in the early nineteenth century, and aspects of convict management including penal philosophies of work programs that isolated and separated convicts from the established communities. Construction of the Scheme demonstrates the growth, and growing service needs, of Launceston as the major centre in northern Tasmania at this time, whilst the process of the Schemes inception, development and abandonment reflects aspects of the political and administrative environment within colonial Tasmania and early steps toward Launceston becoming self-administered.
	(ii)	creative or technical achievements - The remnants of the ELWS demonstrate a high degree of technical design by its engineers, being a gravity-powered system that was to utilise brick-lined tunnels with vents/surge shafts to transfer water from its source in one catchment to another catchment, thence cost effective open aqueducts to convey water a substantial distance to the Launceston, and well-situated reservoirs atop Windmill Hill were to serve as the final distribution point with the drop from the Hill generating a reasonable mains pressure. The design also allowed for 7 water-powered mills to be serviced by the Scheme.
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The ELWS has a strong and special meaning for two key community groups. The first is the community of professional engineers across Australia evidenced by Engineers Australia involvement in investigation of the Scheme during the late twentieth century and placing of a marker recognising the importance of the Scheme in 2002. It also has special meaning for the regional community evidenced in the activities of the Evandale Historical Society and Northern Midlands Council to promote awareness of the Scheme through publications and to actively conserve the site through research, surveying and conservation works such as were undertaken in 1988, 2002 and continues today.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The ELWS is of historic heritage significance for its association with the convict engineer and architect, James Blackburn, who assisted with surveys of the area, and oversaw convict labour. Blackburn designed many of Tasmania's early buildings such as Holy Trinity Church in Hobart. Blackburn's engineering and architectural achievements establish him as Tasmania's leading proponent of design for the colonial period (1833-49). The scheme is also associated with Alexander Cheyne who built the Glasgow Edinburgh canal, and who became a controversial figure in Tasmania's early history; and William Dawson, who was a convict overseer for the Scheme and subsequently became a well-known surveyor of Tasmania's remote areas and roads.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1128

Town/Locality: South Launceston
Address: 5 Rose Lane
Folio of the Register: 213227/1
Description: Rose Lane Park as shown in Figures 1 and 2 Former Old Convict Cemetery operating from 1846-1873
Specific Extent: Whole of site or as shown on CPR, if available

Figures 1 and 2

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The cemetery represents an historical record of Launceston, with direct association to the areas penal system. It also demonstrates aspects of the town's development and growth. The Launceston Convict Cemetery has research value as an index to the town's convict history - encompassing aspects of the areas social and religious history, and for its layers of biographical information. Information yielded may also include convict burial practices, population statistics and changes in health.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Not applicable
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The Launceston Convict Cemetery represents an historic and commemorative landscape. It is also a place valued for its social associations, both private and public.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1162

The fence/wall to the St George's Square boundary of the subject titles, and returning around into Scott Street for a single panelTown/Locality:
East Launceston
Address:
14-16 St Georges Square
Folio of the Register:
176422/1, 176422/2
Description:
Brick fence as shown in Figure 1 - associated with the property now known as Torkington Victorian, c1870
Specific Extent:
The fence/wall to the St George's Square boundary of the subject titles, and returning around into Scott Street for a single panel

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A well-detailed solid masonry boundary fence featuring face brickwork, curved brick detailing and cement rendered capping to wall panels and piers. Formerly part of the property known as 'Torkington' at 54 Ann Street which was developed by Mr John Scott, MHA, in 1870. The site originally extended from Welman Street to St George's Square and included gardens believed to be designed by ex-convict Benjamin Lorriman (as shown in Figure 2). The grounds were described as including plots 'as varied in shape and intricate in design as those we have seen in Chinese paintings, or paintings of scenes in China... '(*Cornwall Chronicle*, 5 August 1870:3). Although now substantially reduced in scale, the property retains the large three Storey Victorian Italianate house on the adjacent Ann St title which includes painted brick and stucco walls, a hipped slate roof with Italianate chimney tops and projecting decorated eaves (THR No. 3723) set in traditional gardens. The fence fronting St George's Square included two openings to access the extensive and elaborate gardens, and, the remaining lengths now form an integral part of the group of residential buildings which line the western edge of the park and remain as a significant remnant of the former Torkington gardens. Highly significant as a representative example of Victorian craftsmanship with fine detailing and significant as part of a grand property occupying a high profile site to the edge of the city (as shown in Figure 2).
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a boundary fence to a grand Victorian residence and also as an integral part of a relatively consistent streetscape edging a public park.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - This fence is of historic heritage significance because its streetscape associations are regarded as important to the community's sense of place.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:

Figure 2 - Aerial photo by HJ King showing the fence and surrounding development to the south of St George's Square in 1922.

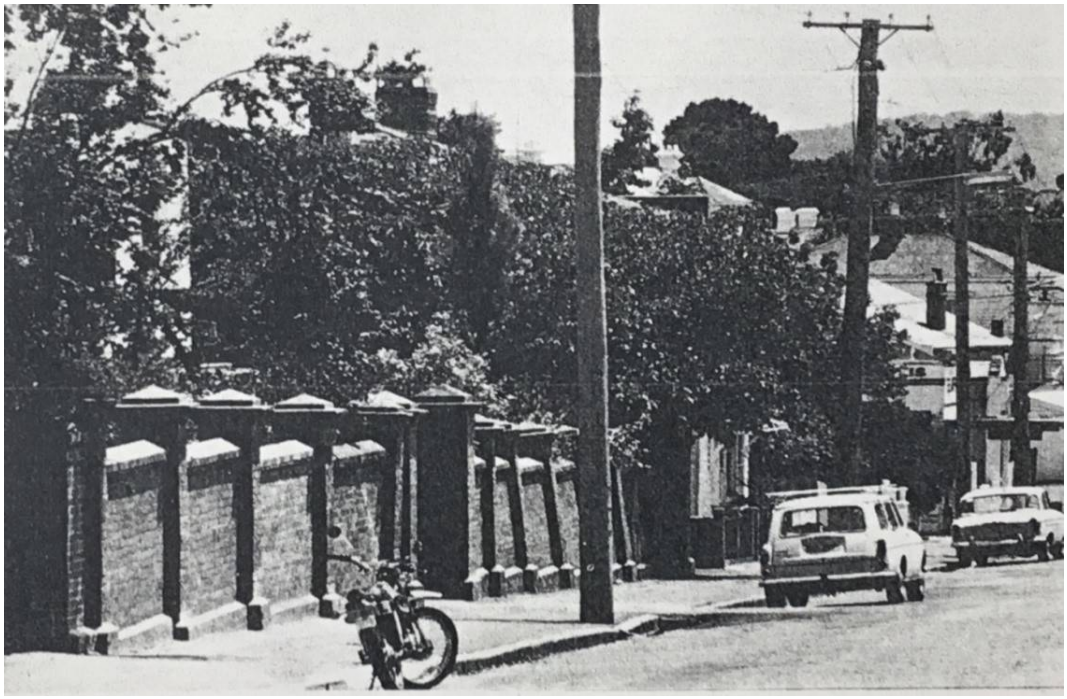


Figure 3 - The brick fence of 14-16 St Georges Square as it was featured in the Launceston National Estate Conservation Study report, 1977, page 140

Local Heritage Places Datasheet LAU-C6.1.1163

Town/Locality: East Launceston
Address: 18 St Georges Square
Folio of the Register: 139647/1
Description: Brick fence as shown in Figure 1 - associated with the property now known as Torkington Victorian, c1870
Specific Extent: The fence/wall to the St George's Square boundary of the subject title

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A well-detailed solid masonry boundary fence featuring face brickwork, curved brick detailing and cement rendered capping to wall panels and piers. Formerly part of the property known as 'Torkington' at 54 Ann Street which was developed by Mr John Scott, MHA, in 1870. The site originally extended from Welman Street to St George's Square and included gardens believed to be designed by ex-convict Benjamin Lorriman (as shown in Figure 2). The grounds were described as including plots 'as varied in shape and intricate in design as those we have seen in Chinese paintings, or paintings of scenes in China...' (*Cornwall Chronicle*, 5 August 1870:3). Although now substantially reduced in scale, the property retains the large three Storey Victorian Italianate house on the adjacent Ann St title which includes painted brick and stucco walls, a hipped slate roof with Italianate chimney tops and projecting decorated eaves (THR No. 3723) set in traditional gardens. The fence fronting St George's Square included two openings to access the extensive and elaborate gardens, and, the remaining lengths now form an integral part of the group of residential buildings which line the western edge of the park and remain as a significant remnant of the former Torkington gardens. Highly significant as a representative example of Victorian craftsmanship with fine detailing and significant as part of a grand property occupying a high profile site to the edge of the city (as shown in Figure 3).
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a boundary fence to a grand Victorian residence and also as an integral part of a relatively consistent streetscape edging a public park. Elements to be excluded from significance include: contemporary infill which is not of a similar scale and design to the original brick fence.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - This fence is of historic heritage significance because its streetscape associations are regarded as important to the community's sense of place.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:

Figure 2 - Aerial photo by HJ King showing the fence and surrounding development to the south of St George's Square in 1922

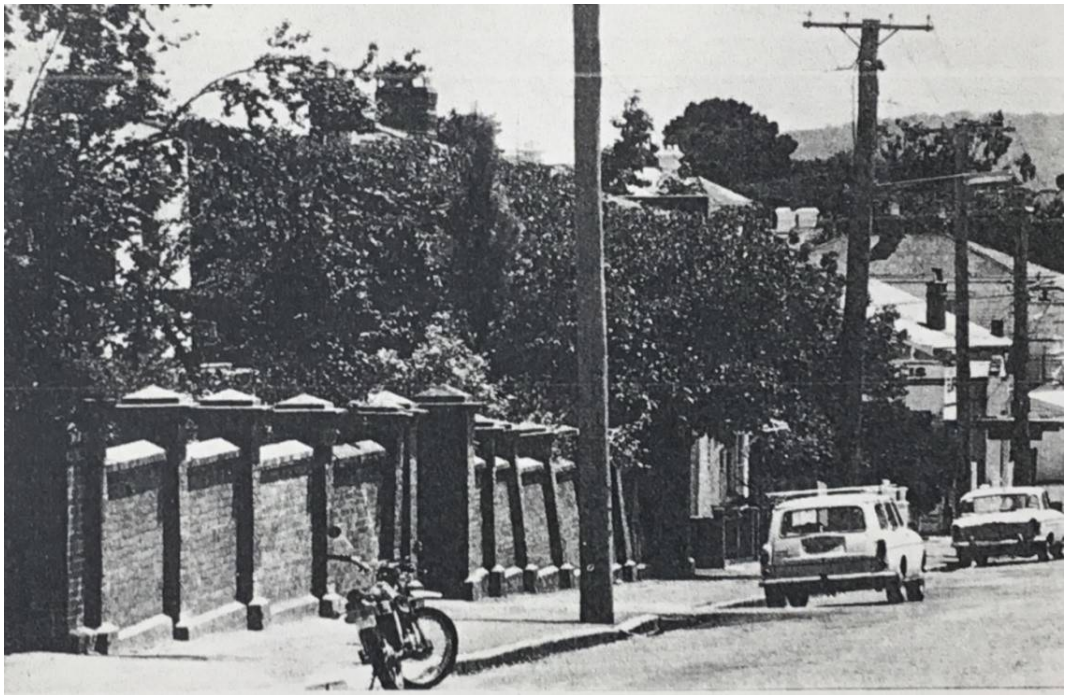


Figure 3 - The brick fence of 14-16 St Georges Square as it was featured in the Launceston National Estate Conservation Study report, 1977, page 140

Local Heritage Places Datasheet LAU-C6.1.1164

Town/Locality: East Launceston
Address: 20 St Georges Square
Folio of the Register: 139647/2
Description: Brick fence as shown in Figure 1 - associated with the property now known as Torkington Victorian, c1870
Specific Extent: The fence/walls to the St George's Square boundary of the subject title and returning around into Ann St for a single panel

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A well-detailed solid masonry boundary fence featuring face brickwork, curved brick detailing and cement rendered capping to wall panels and piers. Formerly part of the property known as 'Torkington' at 54 Ann Street which was developed by Mr John Scott, MHA, in 1870. The site originally extended from Welman Street to St George's Square and included gardens believed to be designed by ex-convict Benjamin Lorriman (as shown in Figure 2). The grounds were described as including plots 'as varied in shape and intricate in design as those we have seen in Chinese paintings, or paintings of scenes in China...' (*Cornwall Chronicle*, 5 August 1870:3). Although now substantially reduced in scale, the property retains the large three Storey Victorian Italianate house on the adjacent Ann St title which includes painted brick and stucco walls, a hipped slate roof with Italianate chimney tops and projecting decorated eaves (THR No. 3723) set in traditional gardens. The fence fronting St George's Square included two openings to access the extensive and elaborate gardens, and, the remaining lengths now form an integral part of the group of residential buildings which line the western edge of the park and remain as a significant remnant of the former Torkington gardens. Highly significant as a representative example of Victorian craftsmanship with fine detailing and significant as part of a grand property occupying a high profile site to the edge of the city (as shown in Figure 3).
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a boundary fence to a grand Victorian residence and also as an integral part of a relatively consistent streetscape edging a public park. Elements to be excluded from significance include: contemporary infill which is not of a similar scale and design to the original brick fence.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - This fence is of historic heritage significance because its streetscape associations are regarded as important to the community's sense of place.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:

Figure 2 - Aerial photo by HJ King showing the fence and surrounding development to the south of St George's Square in 1922.

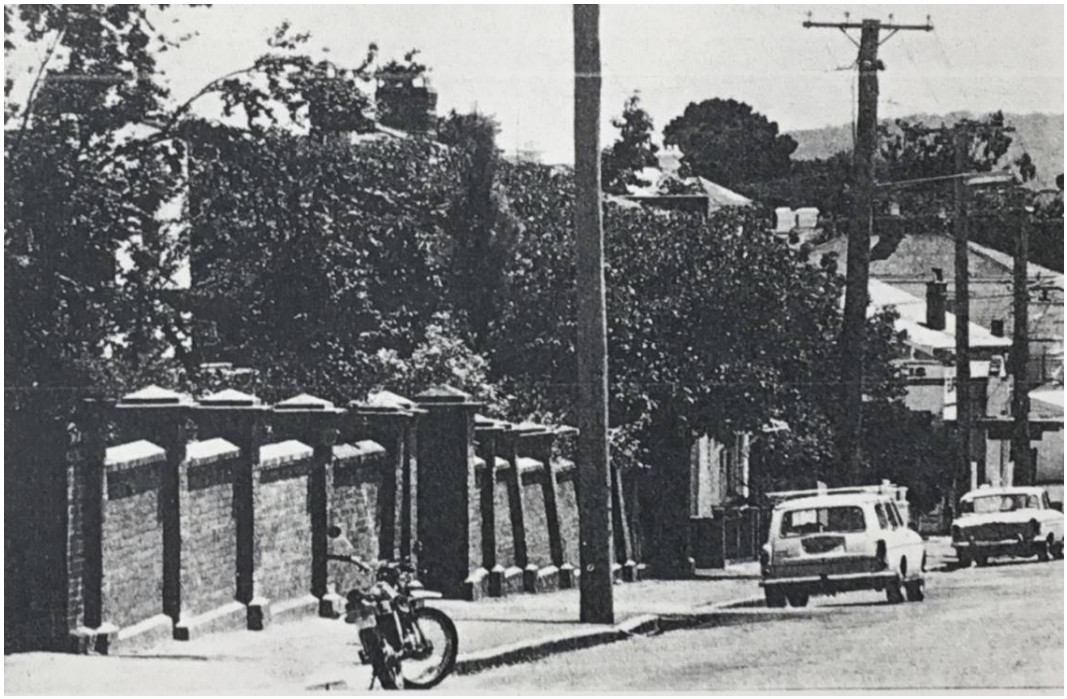


Figure 3 - The brick fence of 14-16 St Georges Square as it was featured in the Launceston National Estate Conservation Study report, 1977, page 140

Local Heritage Places Datasheet LAU-C6.1.1169

Town/Locality: Launceston
Address: 25 St John Street
Folio of the Register: 20942/3
Description: Single level conjoined commercial building as shown in Figure 1 Post War Modern, c1945
Specific Extent: The whole of the site and building with facade to street being of high significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Post War addition to the Victorian Ritchie's Mill. The building does not appear in the 1950 Launceston Assessment Roll (last one available). It may have been included in the entry for the mill (No 27), or built later than 1950. A good example of a post war addition to a Victorian building (No 27) where the parapet and string course lines have been extended into the new modernist deign to provide a classically framed facade composition featuring two window bays and one vehicle entry. Twenty-first century alterations to the original lower windows and brick infills to form single pane windows have compromised the Post War facade design. A well-designed and complimentary infill addition that demonstrates skill and respect for an earlier building. The building demonstrates and retains simple massing, symmetry and the use of new materials (remnants) within a classically composed facade treatment. Whilst not the original steel framed glazing and brick sill infill, the replacement twenty-first century single panel shopfront windows do allow retention of the simpler massing and add to the layers of technical changes through construction history. Significant as a single building but greater significance as one of a group of shops in a pattern of retail and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - The building at 25 St John Street that was the warehouse addition to Ritchie's Mill building at 25-17 St John Street is of significance as an example of a sympathetic and respectful twentieth-century warehouse addition to an earlier era building. Elements for exclusion from significance include: modern aluminium framed shopfront glazing and modern roller door.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1185

Town/Locality: Launceston
Address: 92 St John Street
Folio of the Register: 249495/1
Description: Commercial two storey conjoined building as shown in Figure 1 Inter-war, c1920
Specific Extent: The whole of the site and building with street facade being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The Church Missionary Society occupied the building from roughly the 1920s to 1960s - offices and depot. Highly significant as an example of an Art Deco/Modern Inter-war office building and significant as one of a group of Inter-war buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey street level form with elegant and well-proportioned massing of rendered walls, window bays and building signage.
	(iii)	a class of building or place - Demonstrates the significant characteristics of an Art Deco/Modern commercial building from the transitional period through the Inter-war period. Elements to be excluded from significance include: later period shopfront windows replacing original street level windows.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Significant in that it has a strong meaning for the community because of its spiritual associations and as part of a group of religious organisations throughout Launceston.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1190

Town/Locality: Launceston
Address: 103 St John Street (also known as 31 Quadrant)
Folio of the Register: 117154/1
Description: Two storey conjoined commercial building as shown in Figure 1 Inter-war Classical, c1900 + 1930 (on building)
Specific Extent: The whole of the site including building, with the facade facing the Quadrant mall being of high importance.

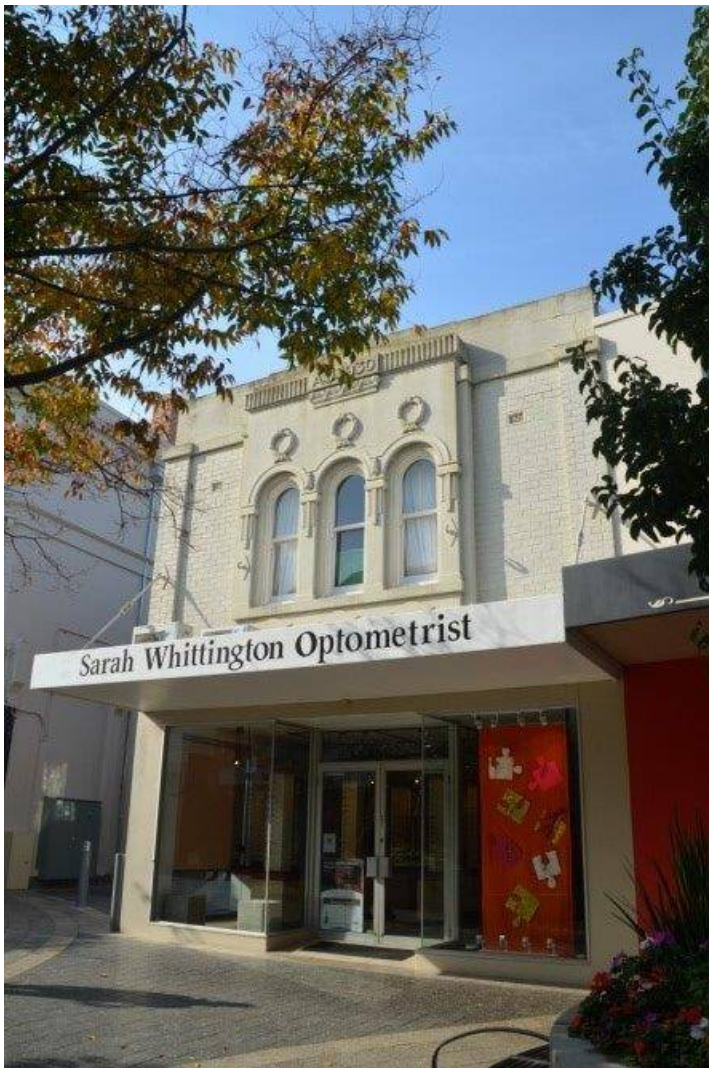


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This property appears in the Post Office Directories dating back to at least 1900. It was occupied by a fruiterer in the 1910s, by W. Jack (tailor) in the 1920s, Quadrant shoe-mart in the 1930s and by a milliner and then frock shop in the 1940s (*Tasmania Post Office Directories*). The date number on the facade potentially relating to major works in 1930 or the establishment of the shoe-mart. A fine example of a two storey commercial building with rendered Classical style detailing expressing the centrally placed arched windows with wreaths over and strong parapet edge detail with capping. Street level shopfront is a 20thC modern variation. Highly significant as an example of a Classical Inter-war commercial terrace and significant as part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of a Classical commercial retail building from the transitional period through the Inter-war period. Elements to be excluded from significance include: Aluminium framed shopfront glazing and doors; and, air conditioning units.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1192

Town/Locality: Launceston
Address: 119 St John Street
Folio of the Register: 125735/1
Description: Two storey conjoined hotel building as shown in Figure 1 Victorian Classical, c1865 with Modern alterations, 20thC
Specific Extent: The whole of the site including building with street facade being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A hotel was located on this site at least as early as 1866 when it was reported as the Shakespeare Hotel licensed to Mr J. Solomon (*Cornwall Chronicle* 5/12/1866, p.3). In the 1870s it was licensed to Joseph Dyson (*Cornwall Chronicle* 8/2/1871; 2/12/1874, 5/8/1878). By 1910 the name had been changed to Metropole Hotel and it was licensed to Miss E McCann. From the 1930s to the late 1940s the hotel was licensed by Alfred Roydon Byrne (*Tasmania Post Office Directories*). In 1953 the hotel was owned by Ansett and re-constructed at a cost of $40,000 and officially re-opened (*Examiner* 25/11/1953, p.2). Launceston Examiner reference to The Tasmanian articles - P10 being Mr Dibb's Programme - Additions to the Metropolitan Hotel. Known as The Shakespeare Hotel (it is noted as having moved from the corner of Quadrant and St John). Also noted was that in 1929 it was known as the Metropolitan Hotel with Mr Alfred Roydon Byrne as licensee. A well detailed and confident two storey corner hotel building with rendered and detailed facade featuring characteristic design elements such as strong coursing to the lower level and simple massing with capped parapet to the upper level. The building (facade and alterations being Late Victorian) is a strong and significant streetscape element in the locality. Highly significant as a single building presenting to the street corner which contributes significantly to the streetscape, but, also highly significant as one of a group of similar buildings in a pattern of early commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of an early hotel and significant in that it has continued generally in this function. Elements to be excluded from significance include: 20thC alterations including glazed shopfronts and windows; shutters; pavement bollards; and, infill panels.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The place is significant in that it has a strong meaning for the community because of its social associations and as part of a group of similar corner hotels throughout Launceston.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1268

Town/Locality: Launceston
Address: 7-11 Tamar Street
Folio of the Register: 33711/2
Description: Commercial two storey conjoined terraces as shown in Figure 1 Federation Classical, 1894
Specific Extent: The whole of the site and building with facade to street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - These properties can be traced back to at least the early 1890s in the Tasmania Post Office Directories. In 1894/95 they were occupied by Fred Hollingworth (No. 7), James Barnes, boot maker (No. 9) and Stephen Matthews (fruiterer) (No. 11). Number 7 was occupied by Jonathon Munro as a boot shop with residence above from the 1920s until the 1940s. No. 9 was occupied as a ham, beef and small goods shop run by Cornelium McCarthy in the 1920s and 1930s. In the 1940s it was run by W. Marshall. No. 11 was occupied as a bakery and confectionery business from the 1910s and then as a bakery run by Cecil McCarthy from c1925 to 1948 at least. The bakery was at the rear (*Tasmania Post Office Directories*). In 1950 the neighbouring Bridge Hotel and adjoining properties, including 7-11 Tamar Street, were put up for sale. They were described as 'each consisting of a two storey brick shop and dwelling', with a bakehouse at the rear of No. 11. (*Examiner* 2/9/1950, p.3). Significant as a single place but also highly significant as one of a group of Victorian buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the significant characteristics of Victorian commercial terraces with residences on the upper level. Elements excluded from significance include: 20thC alterations to facades and glazing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1271

Town/Locality: Launceston
Address: 15-21 Tamar Street
Folio of the Register: 124937/2
Description: Commercial two storey conjoined terrace as shown in Figure 1 Victorian, 1885
Specific Extent: The whole of the site with building with original facade to street being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Facade shows name of original owner/business located at 15 Tamar Street - George M Scott. An advertisement in the Daily Telegraph (26-2-1885, p. 4) 'To Builders' calls for tenders to construct a grain store for Mr George Scott, late of Scott and Lloyd. All information available at the office of Leslie G Corrie, Architect. In July 1885 a report in the Launceston Examiner (13-7-1885, p. 3) covers a breach of the Building Act where George Scott was charged by Superintendent Coulter with having neglected to comply with a notice from the Building Surveyor directing him to remove a building erected on certain land in Tamar Street. The offending building being a stable moved within a foot of the boundary with the neighbour (witness and complainant) by the builder Mr. Batten. Whilst the case was adjourned until November 2, 1885, Mr Scott consented to removing the building in the meantime. A decorative single shop now incorporated into a modern development. Business signage obscures part of the facade. The building is part of a group of modest early shops that have retained most of their integrity and demonstrate typical early patterns of retail and commercial development. They are individually significant but most important as a group. The building is obscured by business signage which is an intrusive element. Highly significant as a single building but also significant as one of a group of shops in a pattern of early retail and commercial development. The building on the original portion 15 of 15-21 Tamar Street is an uncommon example of Tasmania's built form heritage and of the Launceston streetscape.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - The portion of 15-21 Tamar Street that was the shop at 15 Tamar Street is of significance as an example of the Victorian Italianate Style and as a shop facade complete with date of construction and name of owner/occupant. Elements excluded from significance include: the modern awning and street level walls/hoarding which obscure the building's facade at the lower level.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1272

Town/Locality: Launceston
Address: 35 Tamar Street
Folio of the Register: 206574/1
Description: Single level conjoined shop as shown in Figure 1 Inter-war Vernacular, 1921
Specific Extent: The whole of the site and building with facade to street being of high significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Earliest record in rates assessments for 1910 stating a workshop and land owned by James Waldron, occupied by Alex Rankin and George Bond, is one of two between No. 31 and No. 39 Tamar Street. The other being a shop and land owned by W Stepney's estate and R Green. These may have translated to Nos 33 and 37 and require further verification. Evidence found shows that in 1921, through advertisements in the *Daily Telegraph* 15-1-1921 and 5-5-19219 (p. 8), that Winstanley and Brain, plumbers, hot water services and sanitary engineers moved to 'new and commodius premises' at 35 Tamar Street. Additionally, No. 35 first appears in the Tasmania *Post Office Directories* as a separate listing between 1920 and 1923. Winstanley and Brain remained there at least until 1923 (*Daily Telegraph* 6-3-1923). By 1927 (*Daily Telegraph* 6-5-1927) the building was a furniture arcade and, a further advertisement in the *Examiner* (6-9-1929) indicates occupant as E M Millington. A modest single shop with early shopfront and interior fit-out. It features a large glazed shopfront, lightweight parapet structure (possibly a replacement) with raised central bay and very simple construction comprising brick blade side walls and simple gable roof. The building is part of a group of modest early shops that have retained most of their integrity and demonstrate typical early patterns of retail and commercial development. Significant as a single building but greater significance as one of a group of shops in a pattern of retail and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of a Federation single storey retail shop. Elements for exclusion from significance include: large signage on facade.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1273

Town/Locality: Launceston
Address: 37-39 and 41-41A Tamar Street
Folio of the Register: 206477/1
Description: Single level conjoined commercial shops as shown in Figure 1 and Figure 2 Federation Vernacular, 1907
Specific Extent: The whole of the site with facade to street being of high significance

Figure 1 - No.37-39

Figure 2 - No.41-41A

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

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

	(i)	local history **No. 37-39** Vacant land owned by James Waldron nominally on Nos 33-37 in 1899. Waldron was owner of No. 31 where there was a workshop. Between 1907 and 1909 W Stepney's Estate and Richard Green purchased the portion adjoining No. 39 and built the shop (Builder Hinman and Wright). Designed by Frank Tyson. In 1908 the Examiner ran an advertisement for A. Wright, saddler, located at 37 Tamar Street (*Examiner* 12-12-1908, p. 8). The occupant in 1909 in the Rates Assessment 1909 was also noted as Alfred Wright. After c1924 for some period (to at least 1936) it was solely owned by W Stepney's Estate. A very fine early shop with intact shopfront and joinery in timber construction. The building features a modest parapet with gabled central panel and modest decoration with space for signs. The shopfront glazing is multi-paned with small panes at the top of the windows. The facade features a recessed pair of doors with splayed glazed panels. The interior retains much of its detail. A rare surviving intact early shop. The building is part of a group of modest early shops that have retained most of their integrity and demonstrate early patterns of retail and commercial development. Highly significant as a single building but also significant as one of a group of shops in a pattern of early retail and commercial development. The place is a fine rare example of Tasmania's built form heritage, and, of the Launceston streetscape. No. 41-41A This place first appears in the Tasmania Post Office Directories in c1925, when 41A was occupied by B. Tarrant, a newsagent and No. 41 by Harry Gooding. No. 41A was occupied by a succession of newsagents. By 1930 No. 41 was occupied by Mrs E John, draper, and in the 1940s by D. Jones a fruiterer (*Tasmania Post Office Directories*). An idiosyncratic building design with a heavy parapet with truncated piers, rendered bands and pilasters, and small windows with a central round window element. A fine building that demonstrates a strong design and robust approach with a dominant upper storey and upper parapet over relatively small shopfronts. A differing approach to retail design over time. Highly significant as a single building but also significant as one of a group of shops in a pattern of early retail and commercial development. The place is an uncommon example of a shop and residence combined as part Tasmania's built form heritage, and, of the Launceston streetscape
	(ii)	creative or technical achievements No. 37-39 Significant in demonstrating a high degree of technical achievement with the expansive shopfronts and street display space. No. 41-41A The place is significant in demonstrating a high degree of technical achievement with the highly detailed facade with heavy brick and masonry construction over lighter expansive glass shopfronts.
	(iii)	a class of building or place No. 37-39 Significant because of its ability to demonstrate the principal characteristics of a Federation single storey shop. No. 41-41A The place is of historic heritage significance because of its ability to demonstrate the principal characteristics of a robust Federation two storey shops and house over. Elements excluded from significance include: modern rear additions.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	

(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1281

Town/Locality: Launceston
Address: 62 Tamar Street
Folio of the Register: 13505/1
Description: Detached two storey residential building as shown in Figure 1 Victorian Italianate/Filigree, c1880
Specific Extent: The whole of the site and building with exposed facades being of significance

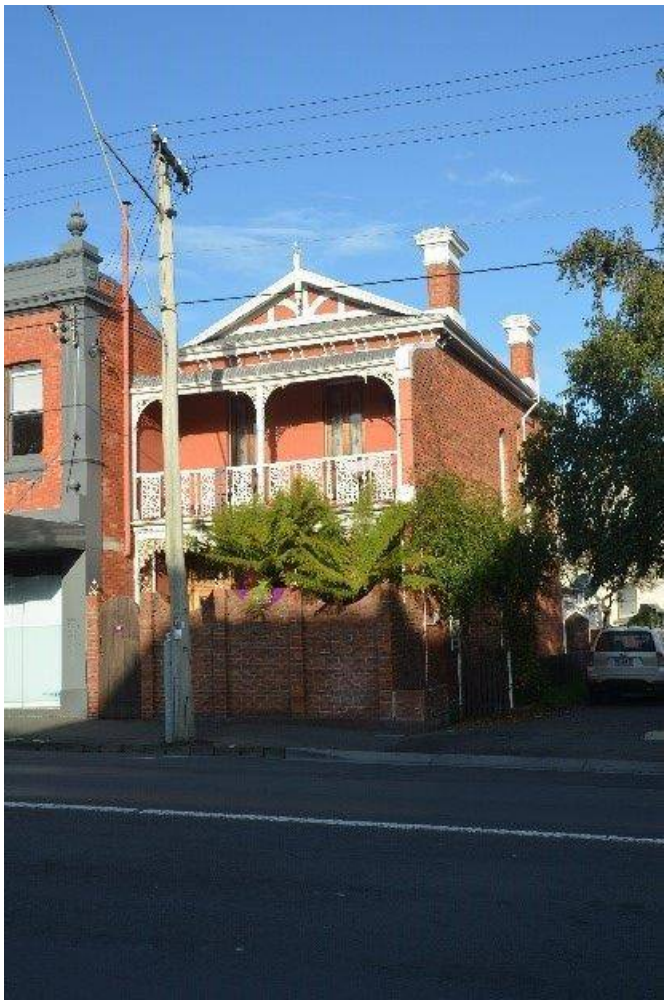


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history -This place appears to have been occupied by Jacob Turner from c1880, and then by his widow from c1894/1895 (*Launceston assessment roll 1880: Tasmania Post Office Directories*). Mrs Turner died in 1902. She had been an active member of the Women's Christian Temperance Union (*Examiner* 3/4/1902, p.4). By 1910 it was occupied by bootmaker, James Barnes. In 1913 he announced that he was giving up the retail portion of the business at 62 Tamar Street to devote his attention to manufacturing (*Examiner* 16/6/1913, p.8), and in 1930 Barnes advertised large workrooms to let at 62 Tamar Street (*Examiner* 9/12/1930, p.12). In the 1940s the property was occupied as a mixed business (*Tasmania Post Office Directories*). In 1978 the property was subdivided into 62 and 62A (LCC17/1/3026 property file). A face brick freestanding terrace style building with good timber detailing in a prominent location opposite the park and city hall. The front fence detracts from the building. A good example of simple terrace surviving in the CBD. Highly significant as one of a small number of remaining residential terraces built during the Victorian period, in this prominent area of the precinct facing the park and city hall.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the principal characteristics of two storey brick Victorian terraces and their location on the edge of the central business area. Elements to be excluded from significance include: garden plantings; front exposed footing to fence; front brick fence and side brick garden bed; side gate and trellis arch.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1282

Town/Locality: Launceston
Address: 62A Tamar Street
Folio of the Register: 13505/2
Description: Conjoined two storey commercial terrace as shown in Figure 1 Federation Victorian Classical, c1906
Specific Extent: The whole of the site and building with street facade being of significance

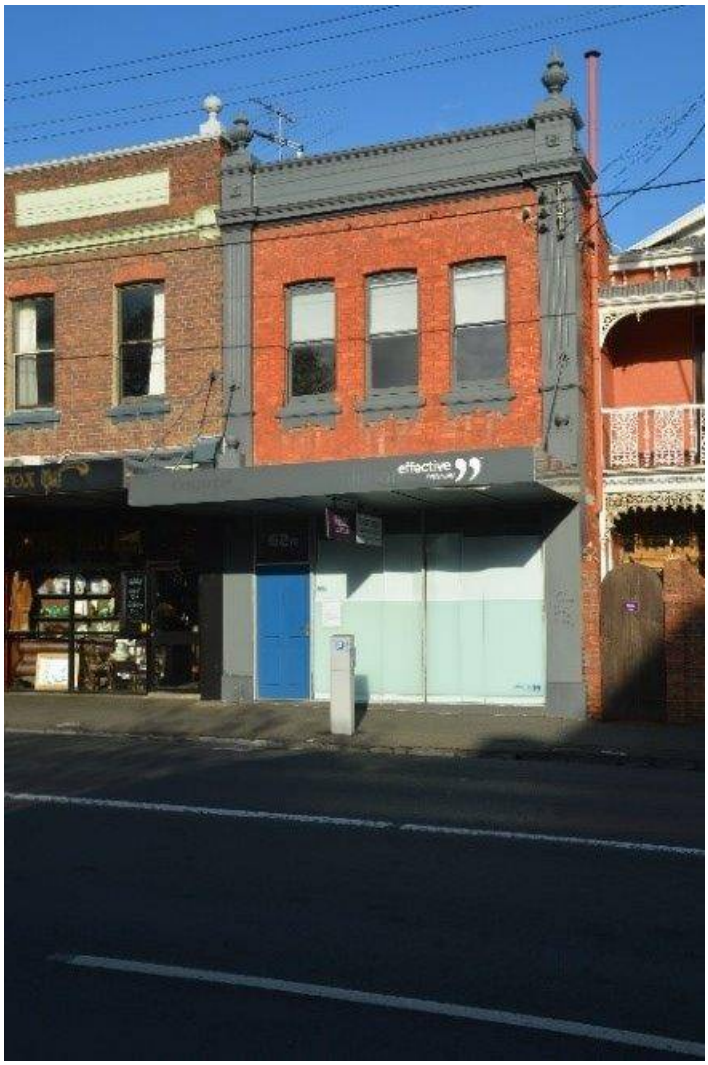


Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The street numbering altered greatly in this section of Tamar Street quite substantially over the Federation period (1890-1915). This building however, does appear to be the house and shop built in 1906, owned and occupied by James Barnes, a bootmaker. He remained in this building until at least 1935/36. A well-detailed commercial terrace featuring fluted pilasters, a simple parapet capped with urns, face brickwork and forming part of a small group of modest commercial buildings on the fringe of the CBD. A good representative example of Late Victorian small scaled commercial buildings that fringe the city centre. Highly significant as an example of a Victorian commercial terrace of modest scale with classical detailing and significant as part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Federation period Victorian style commercial terrace as part of a small group of similar buildings on the fringe of the city centre. Elements to be excluded from significance include: modern glazed shopfront; entry door; and, awning soffit lining.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1283

Town/Locality: Launceston
Address: 64-66 Tamar Street
Folio of the Register: 233757/1
Description: Conjoined two storey commercial terrace as shown in Figure 1 Federation Victorian, c1894
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1894/95 No.s 64 and 66 Tamar Street were occupied by James Stewart and Sidney Prenter respectively. In 1900 No. 64 was occupied by Samuel Dell and No. 66 by Samuel Adams (tobacconist). No. 64A appears in the directories from c1912 when it was occupied by Miss Cutter, a dressmaker. No. 66A first appears in the Tasmania Post Office Directories in c1930 when it was occupied by Dorrech House Pty Ltd (drapers). Also in the 1930s 64 Tamar Street was occupied by New System Tailors and 66 by Robert Wood, confectioner. In the 1940s No. 64 was occupied by a boot repairer, No. 66 by Wood (confectioner) and No. 66A by a furniture dealer (*Tasmania Post Office Directories*). A plain but largely intact commercial building from the early years of the 20th C showing the simplification of detail and form following the Victorian period. It features a central doorway to the upper level flanked by a pair of shops. It has a brick facade with rendered pilasters and parapet. A good modest and representative example of combined retail/residence on the edge of the city that forms part of a good group of small commercial buildings on the fringe of the CBD.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Federation commercial building as part of a small group of similar buildings on the fringe of the city centre. Elements to be excluded from significance include: air conditioning unit; inappropriate paint colours; and modern shopfront glazing and modern doors.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1284

Town/Locality: Launceston
Address: 66A Tamar Street
Folio of the Register: 207926/1
Description: Two storey conjoined commercial building as shown in Figure 1 Georgian, c1850, and Inter-war, c1930
Specific Extent: The whole of the site and building with facades to streets being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1894/95 No.s 64 and 66 Tamar Street were occupied by James Stewart and Sidney Prenter respectively. In 1900 No. 64 was occupied by Samuel Dell and No. 66 by Samuel Adams (tobacconist). No. 64A appears in the directories from c1912 when it was occupied by Miss Cutter, a dressmaker. No. 66A first appears in the Tasmania Post Office Directories in c1930 when it was occupied by Dorrech House Pty Ltd (drapers). Also in the 1930s 64 Tamar Street was occupied by New System Tailors and 66 by Robert Wood, confectioner. In the 1940s No. 64 was occupied by a boot repairer, No. 66 by Wood (confectioner) and No. 66A by a furniture dealer (*Tasmania Post Office Directories*). Whilst originally built in c1850, further works carried out in the 1930s. An interesting Georgian style commercial terrace with corner shop and residences above with a refitted shop to the side featuring 1930s shopfront and tiling. The building is important within the precinct, as part of the streetscape and for its ability to demonstrate change while retaining significance. Highly significant as a corner terrace group Georgian style building but also significant as one of a group of shops in a pattern of early retail and commercial development on the fringe of the CBD.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant as an important corner building that makes a strong streetscape addition to the area with shopfront alterations (Inter-war) to an earlier era building. Elements excluded from significance include: air conditioning units; modern glazed windows and doors; and, render to walls.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1285

Town/Locality: Launceston
Address: 68 Tamar Street
Folio of the Register: 31819/1
Description: Two storey detached commercial building as shown in Figure 1 Late Victorian + Inter-warc1894 and c1930
Specific Extent: The whole of the site and building with facades to streets being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In 1894/95 No. 68 Tamar Street was occupied by Mrs Shadel, and in the early 1900s by Mrs Roughley. In 1930 it was occupied by Jack (John) Marvel, a grocer. He died that year and according to an obituary in the *Examiner* was a well-known Launceston business and racing identity (*Examiner* 28/7/1930, p.6). The property was later occupied by E. Eeles a grocer (*Tasmania Post Office Directories*). A good commercial terrace group with the upper level intact and shopfronts reworked with a good c 1930 shopfront remaining on the corner tenancy. The building is interesting as each separate tenancy is marked by a separate hipped roof with box gutters extending to the main facade. Detailing is simple but robust. A very good example of a terrace form from the later Victorian period retaining much of its integrity but also containing interesting and significant alterations. An important corner building that makes a strong streetscapes contribution to the area including entry to the park. Highly significant as a corner terrace group Victorian style building but also significant as one of a group of shops in a pattern of early retail and commercial development. Highly significant as a corner terrace group Victorian style building but also significant as one of a group of shops in a pattern of early retail and commercial development.
	(ii)	creative or technical achievements - Significant 1930s Arts and Crafts/Deco alterations such as tin ceilings to awning and internal architecture typical of the period.
	(iii)	a class of building or place - Significant as an important corner building that makes a strong streetscape addition to the area with shopfront alterations (Inter-war) to an earlier era building. Elements excluded from significance include: modern signage; modern glazed shopfronts and doors; air conditioning units; large signage attached to facade; and, modern awning soffit linings.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1286

Town/Locality: Launceston
Address: 72-72A Tamar Street
Folio of the Register: 31819/3
Description: Two storey detached commercial building as shown in Figure 1 Inter-war Freestyle, 1937
Specific Extent: The whole of the site and building with facades to streets being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The site was owned from the 1870s by Frank Martini an officer in the Launceston Artillery and previously was part of an area owned by Antonio Martini (who owned both the Sawyer's Arms on the corner of Cameron and Tamar Streets, the land up to Brisbane Street including the land on which the Royal Oak still stands). Listed in Assessment Rolls the place was owned by Frank Martini until the 1920s when his descendants (Marie, Margherita, and Antonia Martini Counsel) inherited it. In the 1930s Annie and Edna Cuthbertson owned the property at the end of which Henry Carne bought the property and appears to have demolished the original building to build this pair of flats. From 1938 it was listed as flats with the numbers 72 and 72A. A good representative example of Inter-war flats in the city area. The building is interesting with coloured brick banding and the distinctive arch on the upper floor and a recessed balcony with extensive views over the park. Other detailing is simple but robust. Highly significant as an Inter-war multi residential building but also significant as one of a group of buildings in a pattern of early residential, retail and commercial development on the fringe of the city.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant as a residential Inter-war building that makes a strong streetscape addition to the Tamar Street area and representative of fringe residential buildings. Elements excluded from significance include: modern glazed windows and doors.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1292

Town/Locality: South Launceston
Address: 31 Thistle Street
Folio of the Register: 161512/2
Description: Patons and Baldwins Mill Five storey industrial building as shown in Figure 1 Inter-war Chicagoesque, 1922
Specific Extent: The whole of the site and building with facades visible from the street being of significance

Figure 1 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The Patons and Baldwins complex, formerly a mill at 31-45 Thistle Street, demonstrates a rare example of a highly intact 20th century mill building in Tasmania, and is a particularly uncommon example of Inter-war Chicagoesque industrial architecture. The building comprises a range of built elements that demonstrates a number of historical themes in Tasmania and the wider evolution of industry in northern Tasmania. These include the early twentieth century dependence of the city on manufacturing, the establishment of satellite factories of British origin in Tasmania, the development of migration to provide a workforce for these factories and the state's contribution to the war effort, all within the context of Launceston's expansion from a 19th century waterfront industrial town to a major industrial powerhouse on the national stage in the 20th century.
	(ii)	creative or technical achievements - The Patons and Baldwins mill factory is an outstanding example of technical achievement, and is believed to be the largest single building to have been constructed in Tasmania prior to the 1920s. It is also important for the innovative way the mill was expanded by raising the roof in the 1930s. The complex is also a fine example of aesthetic industrial design, the factory's management being conscious of the prominent position of the mill and extending the complex over seventy years in keeping with the intent of the original design.
	(iii)	a class of building or place - The Patons and Baldwins site only compares in scale and production levels with the Launceston Inveresk Railway Workshops, Burnie Paper Mill and EZ Smelters in Hobart, all of which played a major role in twentieth century industrial life in Tasmania.
	(iv)	aesthetic characteristics - The Patons and Baldwins complex is the largest and most visually prominent industrial complex to survive in Launceston of the three main woollen mills from the 20th century. The former industrial buildings are of exceptional significance for their form, detail, design and association with the textile industry for which Launceston was well known. The elevation of the main building on the corner of Thistle Street West and Glen Dhu Street is marked by strong vertical rhythm imposed by the brick pilasters that contrast with the horizontal window bands, and a high parapet which conceals the roof forms on the street elevations. Between the brick pilasters are panels of brickwork and multi-sashed window frames. To the south of the main building is a series of extensions facing Glen Dhu Street, ending in a c1960s saw tooth addition used in 2011 as a church and gymnasium. The northern portion of these extensions is considered part of the earliest and most diverse range of elements, representative of the former use of the site and is therefore included within the registration. Towards the southern end of the Glen Dhu Street elevation the facade along is considered of historic heritage significance, ending opposite the address known as 51 Glen Dhu Street. The Glen Dhu street elevation has a series of ablution blocks projecting over the footpath at first floor level, considered part of this streetscape value.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The complex has meaning to the northern Tasmanian community as the largest employer in the city throughout much of the 20th century and a place renowned for its paternalistic management style. This is reflected in the housing built nearby to attract migrant employees, the health, superannuation and accident cover schemes, and dozens of sporting clubs formed by mill staff. Since 2002 the former Patons and Baldwins complex has had meaning to the wider Launceston community for housing the Door of Hope Church, one of the largest church congregations in Tasmania.

	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The complex has had a direct association over 70 years with the commercial operations of Patons and Baldwins (later Coats Patons), a company with its origins in Britain in 1920. Patons and Baldwins was notable as one of the largest commercial operations in Tasmania in the mid-20th century, and whilst it presence on the site no longer exists the Coats brand is still an international enterprise with factories across the globe. The Patons and Baldwins complex also has an association with prominent Tasmanian architects, Frank Heyward and Colin Philp, both high achievers in their chosen field of endeavour.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1293

Town/Locality: South Launceston
Address: 36 Thistle Street
Folio of the Register: 158522/1
Description: Patons and Baldwins/Coats Patons Office and Recreation Building Three storey administration building as shown in Figure 1 Inter-war, 1922
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1 (from Google Street View)

Statement of local historic heritage significance and historic heritage values:

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

	(i)	local history - The Patons and Baldwins complex demonstrates a rare example of a highly intact 20th century mill buildings in Tasmania. The buildings comprises a range of built elements that demonstrates a number of historical themes in Tasmania and the wider evolution of industry in northern Tasmania. These include the early twentieth century dependence of the city on manufacturing, the establishment of satellite factories of British origin in Tasmania, the development of migration to provide a workforce for these factories and the State's contribution to the war effort, all within the context of Launceston's expansion from a 19th century waterfront industrial town to a major industrial powerhouse on the national stage in the 20th century.
	(ii)	creative or technical achievements - The neighbouring mill factory building is an outstanding example of technical achievement, and is believed to be the largest single building to have been constructed in Tasmania prior to the 1920s. It is also important for the innovative way the mill was expanded by raising the roof in the 1930s. The complex is also a fine example of aesthetic industrial design, the factory's management being conscious of the prominent position of the mill and extending the complex over seventy years in keeping with the intent of the original design.
	(iii)	a class of building or place - The Patons and Baldwins site only compares in scale and production levels with the Launceston Inveresk Railway Workshops, Burnie Paper Mill and EZ Smelters in Hobart, all of which played a major role in twentieth century industrial life in Tasmania. The main building at 31-45 Thistle Street is a particularly uncommon example of Inter-war Chicagoesque industrial architecture.
	(iv)	aesthetic characteristics - The Patons and Baldwins complex is the largest and most visually prominent industrial complex to survive in Launceston of the three main woollen mills from the 20th century. The former industrial buildings are of exceptional significance for their form, detail, design and association with the textile industry for which Launceston was well known. The Patons and Baldwins/Coats Patons Office and Recreation Hall at 36 Thistle Street West is a three-storey brick structure with an impressive formal front facing Glen Dhu Street. Its walls are of polychrome brickwork with cement render plinth, lintels and cornice. The company name is written in bold text on the parapet over the front entry. The building has a hipped roof clad in corrugated Colorbond steel, with gutters concealed behind a parapet. The building in 2011 is used as a medical centre.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The complex has meaning to the northern Tasmanian community as the largest employer in the city throughout much of the 20th century and a place renowned for its paternalistic management style. This is reflected in the housing built nearby to attract migrant employees, the health, superannuation and accident cover schemes, and dozens of sporting clubs formed by mill staff.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The complex has had a direct association over 70 years with the commercial operations of Patons and Baldwins (later Coats Patons), a company with its origins in Britain in 1920. Patons and Baldwins was notable as one of the largest commercial operations in Tasmania in the mid-20th century, and whilst it presence on the site no longer exists the Coats brand is still an international enterprise with factories across the globe. The Patons and Baldwins complex also has an association with prominent Tasmanian architects, Frank Heyward and Colin Philp, both high achievers in their chosen field of endeavour.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1294

Town/Locality: South Launceston
Address: 45-51 Thistle Street (Also known as 45-47)
Folio of the Register: 142453/1
Description: Patons and Baldwins Mill water tank (left) and boiler and associated industrial buildings as shown in Figure 1
Specific Extent: The whole of the site, structures and buildings visible from streets being of most significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The site is part of the Patons and Baldwins complex which demonstrates a rare example of highly intact 20th century mill buildings in Tasmania. The main building comprises a range of built elements that demonstrates a number of historical themes in Tasmania and the wider evolution of industry in northern Tasmania. These include the early twentieth century dependence of the city on manufacturing, the establishment of satellite factories of British origin in Tasmania, the development of migration to provide a workforce for these factories and the State's contribution to the war effort, all within the context of Launceston's expansion from a 19th century waterfront industrial town to a major industrial powerhouse on the national stage in the 20th century.
	(ii)	creative or technical achievements - The Patons and Baldwins mill factory is an outstanding example of technical achievement, and is believed to be the largest single building to have been constructed in Tasmania prior to the 1920s. It is also important for the innovative way the mill was expanded by raising the roof in the 1930s. The complex is also a fine example of aesthetic industrial design, the factory's management being conscious of the prominent position of the mill and extending the complex over seventy years in keeping with the intent of the original design.
	(iii)	a class of building or place - The Patons and Baldwins site only compares in scale and production levels with the Launceston Inveresk Railway Workshops, Burnie Paper Mill and EZ Smelters in Hobart, all of which played a major role in twentieth century industrial life in Tasmania. The main building at 31-45 Thistle Street is a particularly uncommon example of Inter-war Chicagoesque industrial architecture.
	(iv)	aesthetic characteristics - The Patons and Baldwins complex is the largest and most visually prominent industrial complex to survive in Launceston of the three main woollen mills from the 20th century. The former industrial buildings are of exceptional significance for their form, detail, design and association with the textile industry for which Launceston was well known. The complex of buildings includes an unusual example of a steel reinforced concrete water tower on the upper driveway. The water tower is considered rare in a Tasmanian context, said to have been the largest in the Commonwealth at the time of its construction and a landmark feature in the western suburbs of Launceston. There are no known surviving other examples in Tasmania.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The complex has meaning to the northern Tasmanian community as the largest employer in the city throughout much of the 20th century and a place renowned for its paternalistic management style. This is reflected in the housing built nearby to attract migrant employees, the health, superannuation and accident cover schemes, and dozens of sporting clubs formed by mill staff.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The complex has had a direct association over 70 years with the commercial operations of Patons and Baldwins (later Coats Patons), a company with its origins in Britain in 1920. Patons and Baldwins was notable as one of the largest commercial operations in Tasmania in the mid-20th century, and whilst it presence on the site no longer exists the Coats brand is still an international enterprise with factories across the globe. The Patons and Baldwins complex also has an association with prominent Tasmanian architects, Frank Heyward and Colin Philp, both high achievers in their chosen field of endeavour.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1300

Town/Locality: Newstead
Address: 11 Trotsford Crescent
Folio of the Register: 60677/15; 60677/14
Description: Gezaincourt and Vauchelles Dwelling and studio as shown in Figure 1 Inter-war with Arts and Crafts and Art Deco elements, c1929
Specific Extent: The whole of the site

Figure 1 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The property with its inclusion of Gordon Cumming's workshop and teaching studio, Vauchelles, reflects the early development of Tasmania's modern Arts and Crafts culture and the evolution of non-institutionalised art education in the state. Gezaincourt contains significant examples of the work of nationally renowned sculptor, Gordon Cumming, one of Tasmania's most prolific wood carvers and cement modellers. The interior of the property with its decorative embellishments demonstrates the work of Cumming, survives in its original context, and is a rare example of the domestic and working arrangements of a craftsman of this period.
	(ii)	creative or technical achievements - Gezaincourt demonstrates an outstanding degree of creative and technical achievement through Gordon Cumming's interior craft work. The intricate, stylised use of Australian motifs and timbers sets Gezaincourt apart from other homes, on a state and national level. His highly decorative and detailed woodwork was highly sought after, as was his ability as a teacher in his workshop on site.
	(iii)	a class of building or place - Gezaincourt is a fine example of an Inter-War brick and weatherboard domestic dwelling, and home-based artisan's workshop from the 20th century. Internally the property displays elements of the Arts and Crafts style through the craftsmanship of Cumming's wood carvings and timber panelling. Externally elements of the style are displayed through informal massing, fenestration and landscaping. Art Deco elements are displayed through geometric lines and curves feature in ceiling plasterwork. Gezaincourt and Vauchelles are a physical manifestation of the aspirations of social mobility, work ethic and values of Gordon and Elsie Cumming, both of non-conformist faith who had served abroad during World War One.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Gezaincourt has special association with Australian artist and sculptor, Gordon Cumming, and his wife Elsie (nee Tranter), World War One nurse and diarist. The house and workshop are a physical manifestation and intimate expression of Gordon Cumming's life, invested with his work, which it still bears. Gordon Cumming's legacy is a suite of furniture, stand-alone carvings, pottery, cement modelling and commissions in public and private buildings across Tasmania, which highlight the diversity of his skills and contribution to the state's cultural heritage.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1303

Town/Locality: Launceston
Address: 3 Twining Street
Folio of the Register: 57899/2
Description: One of three conjoined cottages as shown in Figure 1 Victorian Georgian, c1870
Specific Extent: The whole of the site and building with street facade being of significance

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Not applicable
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - 3 Twining Street is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey brick conjoined Victorian Georgian domestic building.
	(iv)	aesthetic characteristics - Two of three conjoined cottages with gable roofs, a modern central door and flanking casement windows with awning toplights. The cottages have distinctive dividing brick fire walls and are set hard on the street edge.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1349

Town/Locality: Launceston
Address: 166-180 Wellington Street
Folio of the Register: 216954/1; 219414/1; 252021/1; 34243/1; 34243/4; 34243/7; 60991/8; 60992/6
Description: Former Launceston Municipal Council Tram Depot Single storey industrial building complex as shown in Figures 1 and 2 Inter-war Free Classical, 1930
Specific Extent: The whole of the site and building with all street-facing facade being of significance

Figure 1: View from Wellington and Howick St junction (image from Google)

Figure 2: View from Howick St (image from Google)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The construction of the tram depot was a response both to environmental factors and the growing reliance on public transport by the increasing local population. Through the creation of these transport hubs, land outside the Launceston CBD became more accessible which started development and expansion of suburbs. The importance of the Tram Depot site is highlighted by its retention despite the major changes to the surrounding road systems in the 1970s and 80s. The building and associated outbuildings were purpose built to house approximately 40 trams and cars and to facilitate the on-site maintenance and repairs of the trams. Similar facilities in Hobart, the other major metropolitan centre that was serviced by trams, have not survived. This demonstrates the building is unique at a state level and therefore a rare example of its kind. Areas of this site at 166-180 Wellington Street, South Launceston, have the potential to yield archaeological evidence relating to the use of the place as a foundry, prior to the construction of the Tram Depot. It is likely to provide information relating to the development of the site as an industrial hub on the outskirts of central Launceston from the mid-19th century. It could further clarify the process of the amalgamation of the Peter and Knight foundries and the resulting alterations and additions to the many buildings formerly located on this site.
	(ii)	creative or technical achievements - The former foundries located on the site were a fundamental part of the technical advancement of the metal working industry in Tasmania in the 19th century. The Peters Foundry is synonymous with the 'Peter's Stove' and the Knights Foundry fabricated industrial products used in both the mining and tramway industry. Furthermore, the Knight Foundry also manufactured the gates and railings for City Park and Princes Park, respectively, key features in the local Launceston cityscape.
	(iii)	a class of building or place - The former tram depot demonstrates the key characteristics of an Inter-War, Free Classical building, demonstrated through the use of horizontal banding and vertical pilasters. The overall functional form of the building with sawtooth roofline is indicative of the period of its construction and the representative of the industrial architectural style of this era.

	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - The tram depot building, can be considered a physical manifestation of the romanticism of a bygone era, prior to the over-development of the suburbs and a time when there was a greater reliance on public transportation as opposed to privately owned vehicles. The establishment of clubs and organisations dedicated to the identification and restoration of redundant tramcars highlights the nostalgia felt in the local community for this period of Launceston's history. The prominent, central location of the building further serves to provoke this nostalgic sentiment.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The former Launceston Municipal Tram Depot has a special association with the Launceston Municipal Tramway company, established by the Launceston Municipal Council in 1911 which became one of the largest public transport providers in Australia. The provision of an extended public transport system in Launceston resulted in the expansion of the suburbs and improved socio-economic conditions in central Launceston and surrounding environs. The Tram Depot site also has historical associations with the former Knights and Peters foundries, both of which manufactured and supplied both domestic and commercial products to the local market in the mid to late 19th and early 20th centuries.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1387

Town/Locality: Trevallyn
Address: 7 West Tamar Road
Folio of the Register: 222174/1
Description: Old boat house Two storey timber building as shown in Figure 1 Inter-war Veracular, 1940
Specific Extent: The whole of the site and building with facades visible from the road being of most significance

Figure 1 (from Google Street View)

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The Boat House was built in 1940 by Norman Searle Forsyth for John Reginald Routley to a design by the well-known architect AH (Harold) Masters. This building is part of a block of land once owned by Joshua Higgs snr, a well-known artist, surveyor and architect. It was Higgs and his son, Joshua Jnr, who surveyed Trevallyn for the then owner, William Barnes, in 1882, when the land was being subdivided for sale. Higgs' own home, Arnwood, built in 1885 is still extant behind 7 West Tamar Road. The use of vertical board or board and batten cladding has a long vernacular tradition in northern Europe and subsequently North America where it was also used extensively including for significant residential buildings from the 19th century onwards. In Tasmania, the use of this technique for significant residential buildings seems to be very much a twentieth century development. Launceston has a suite of vertical timber residences that have survived relatively intact, however in Tasmania the technique was much more commonly used for rural farm and forestry buildings, as well as shacks.
	(ii)	creative or technical achievements - This building demonstrates the adoption of low-cost technologies from overseas to create substantial homes in prominent settings during the depression of the 1930s, specifically the use of vertical timber cladding – a technology which has its origins in Scandinavia before being brought out to Australia and New Zealand in the first half of the twentieth century.
	(iii)	a class of building or place - The Boat House demonstrates the principal characteristics of an Inter-War Vernacular vertical timber dwelling. These characteristics are found in the oiled vertical timber exterior treatment, gabled roof, wooden multi-pane windows and landscape setting, all of which are indicative of this style of residence. Examples of this class are relatively uncommon across Tasmania, particular examples as large and intact as The Boat House.
	(iv)	aesthetic characteristics - The Boat House is an important landmark on the main western egress/ingress to the city and an integral part of the West Tamar Highway streetscape. The two-storey residence is an Inter-War Vernacular vertical timber building on concrete foundations with corrugated iron roof. It is one of a small group of houses in Launceston of vertical board homes of substantial proportions dating from the Inter-War period. The building is a fine example of the style, using traditional wooden window patterns of small paned sashes carefully arranged with several projecting through the eaves. The style of windows in concert with the gables suggests an Arts and Crafts influence.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The Boat House has a special association with Jack Routley whose family established the Routley's Menswear clothing stores, and a special association with architect, teacher, electrician, amateur photographer and inventor, AH (Harold) Masters, who was professionally active in northern Tasmania for most of his adult life. His architectural work spans from the late 1890s to early 1940s, which included the design of the Mowbray Racecourse Grandstand, the Examiner building and the Star Theatre.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1393

Town/Locality: Launceston
Address: 69 William Street
Folio of the Register: 52624/2
Description: Commercial former warehouse as shown in Figure 1 Federation, 1910
Specific Extent: The whole of the site and the external walls visible from streets, including sawtooth brickwork indicating roof form behind and decorative detailing in brickwork and rainwater heads and downpipes

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Former addresses and buildings from Launceston Rates assessments 1899 – No. 17 St John Street with house and shop, and, No. 21 a house land and stables. In this same year Ritchie's Mill (est. 1870) is noted as being No. 23-29 St John Street. Significant as a single building but greater significance as one of a group of factories and warehouses in a pattern of industrial and port development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - The building at 69 William Street is a good representative example of a simple warehouse as part of Tasmania's built form heritage and the Launceston port areas. It is also significant in its use of fine decorative detailing to the top of parapet walls and to the rainwater heads set into external brick walls. Elements within the specific extent which are excluded from significance include: aluminium framed windows and doors, and, colours.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1420

Town/Locality: Launceston
Address: Unit 1, 41 York Street
Folio of the Register: 123620/0, 123620/1
Description: Two storey conjoined commercial building as shown in Figure 1 Post War Modern, c1945
Specific Extent: The whole of the site and building with facades to streets being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This building was erected c1945 when it first appears in the Tasmania Post Office Directories as being occupied by Modern Used Cars Pty Ltd. A very good example of modernist style in commercial building with curved corner, stepped simple parapet form, concrete continuous window hoods, patterned brickwork and well resolved composition. The use of large openings and windows to ground floor marks a change in retail design. The building has strong horizontal emphasis that marks a change to earlier commercial buildings. The building occupies a prominent corner. One of a small group later twentieth century buildings that contribute to the strong design quality of Launceston. Significant post war commercial building important to the history and development of the Launceston commercial district.
	(ii)	creative or technical achievements - Significant Post war detailing and features reflecting a transition period in commercial architecture.
	(iii)	a class of building or place - Important element of the streetscape with the building reflecting a Post War Modernist style in keeping with the commercial nature of the street. Elements excluded from significance include: aluminium framed glazed shopfronts and doors; and, large signage across corner and prominent shopfront areas.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1426

Town/Locality: Launceston
Address: 59 York Street
Folio of the Register: 204509/1
Description: Two storey conjoined commercial building as shown in Figure 1 Inter-war Art Deco, c1935
Specific Extent: The whole of the site and building with facade to street being significant

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The address at 59 York Street was home to the Cartledge family from c1890s to the 1930s. R. H. Cartledge was a painter and decorator (*PO Directories*). In 1936 a new store building was constructed on the site by J and T Gunn for F W Heritage and Co., Pty Ltd (*Examiner* 6/7/1936, p.6). The current (2018) occupant is Launceston Legacy Inc. which was formed as a Remembrance Club in 1927. Mr G. Youl was elected as the President and Mr W.O. Layh was elected Secretary/Treasurer. Due to work commitments My Layh was replaced by Mr W.J. Manthel. The first Annual Meeting was held on Saturday, Oct 28, 1928. At a Special General Meeting held on August 4, 1933 it was resolved that the name of the Club be changed to Launceston Legacy Club. A modest commercial Art Deco style building featuring a stylised rising sun in the pediment with the familiar vertical projecting pilasters combined with projecting horizontal ledges. The building also features diagonally divided steel framed glazing. The ground floor facade has been altered. The building is a good representative example of the Art Deco style that contributes to the streetscape. Significant as an example of an Art Deco Inter-war commercial building and significant as part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of an Art Deco style Inter-war commercial building that contributes to the streetscape. Elements excluded from significance include: inappropriate to building colours; ground floor facade 20thC alterations; and, aluminium framed glazed windows and door.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Significant as the Club rooms and offices for Legacy in Launceston.

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1429

Town/Locality: Launceston
Address: 63 York Street
Folio of the Register: 121721/1
Description: Two storey conjoined former residential terraces as shown in Figure 1 Victorian Classical, c1890
Specific Extent: The whole of the site with street facade being of high importance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - First evidence of Winton Villa for rent in 1891 and again in 1893 (*Launceston Examiner* 24 Jun 1891, p 1). Residential terraces in the city fringe area. The building remains as a rare pair of terraces, clearly indicating their former function, in an area that has been developed from residential to commercial with many buildings replaced. Highly significant as a fine example of Victorian terraces built in this prominent area of the city and significant as part of a group of former residential buildings.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement with the considered design of the two storey Victorian terraces form including unusual curved head tall windows and a highly decorative parapet with signage (terrace name) intact.
	(iii)	a class of building or place - This place is of historic heritage significance because of its ability to demonstrate the principal characteristics of two storey rendered brick Victorian terraces and their location within the central business area. Elements to be excluded from significance include: inappropriate colours; front decks and balustrading with signage; lattice infill panels below deck line; and, air vents to front facade.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1434

Town/Locality: Launceston
Address: 71-79 York Street (part also known as 77 York Street)
Folio of the Register: 149897/1
Description: Conjoined two storey commercial building as shown in Figure 1 Victorian Classical, c1890
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - A house and shop owned by William Harris appears in the Assessment Rolls from at least 1873. This changed to a meat mart owned by Michael Gannon and occupied by Alfred Fry and Alfred Goodwin (Ringarooma Meat Mart) between 1881 and 1883. In 1898 it was shown as being unoccupied as Fry and Goodwin had by then moved next door to 79 York St about August 1896 (*Examiner* 14 Aug 1896, p.4). In 1898 Rawson and Crabtrees Groceries occupied the building and in 1899 it was noted to be called Waverley House (R Hogarth as owner and occupant). In 1900 it was a shop and stable owned and occupied by R Hogarth and this continued to at least 1918. R Hogarth advertised for girls and boys to work at Waverley Mill and the building was called Waverley Offices in 1915. From about 1920 John R Sides had a ball bearing, valve and lathe business in the shop. A well detailed commercial terrace with shopfront changes that retains its upper levels featuring rendered facade, pilasters, curved head windows, dentil courses in a well-designed composition. It is a good representative example of the commercial terrace form found widely through the city of Launceston that gives the city its consistency and character. Highly significant as a single building but also highly significant as one of a group of Victorian and Federation buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Victorian commercial terrace. Elements to be excluded from significance include: modern glazed door; and, modern shopfront glazing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1435

Town/Locality: Launceston
Address: 71-79 York Street (part also known as 79 York Street)
Folio of the Register: 145937/1, 149897/1
Description: Conjoined two storey commercial building as shown in Figure 1 Victorian Classical, c1890
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - From about 1873 to 1880 this site was a house owned and occupied by William Harris. By 1892 it was noted in the Assessment Rolls as a Shop and factory owned and occupied by William Wigney. By Jan 1894 until 1895 Thomas Haslam Plumber was the occupant. From Aug 1896, until into the 20thC, Ringarooma Meats owned by Alfred Fry and Alfred Goodwin occupied the place. In 1924 it was the outlet for The Warehouse Clothing Store and then in 1928 Mantach Motor and Cycle business occupied the building. They remained there until the 1950s. A well detailed commercial terrace with shopfront changes that retains its upper levels featuring parapet detailing, symmetrical facade and homage to the adjacent building's floor line, in a well-designed composition. It is a good representative example of the commercial terrace form found widely through the city of Launceston that gives the city its consistency and character. Highly significant as a single building but also highly significant as one of a group of Federation buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a Federation commercial terrace. Elements to be excluded from significance include: awning soffit lining; modern glazed entry door; and, modern shopfront glazing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1437

Town/Locality: Launceston
Address: 105 York Street
Folio of the Register: 134032/1
Description: Conjoined two storey commercial building as shown in Figure 1 Victorian Regency, c1860
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - This address was occupied by Hart and Son stores from c1901 to the 1930s (*PO Directories*). In 1930 a new shop was opened by HA Reisz, a well-known Launceston decorator and paper hanger (*Examiner* 15/4/1930, p.13). In 1977 alterations were made to an existing building at 105-109 York Street to accommodate professional offices and shops (*LCC 17 Property Files - LCC17/1/3443*). An unusual example of an early Victorian commercial building featuring fine rendered detail and an excellent timber shopfront. It appears the general shopfront is original. The building represents the early form of commercial development in the town, much of which was replaced by later Victorian redevelopment. It is a relatively rare example of this period of commercial development. Highly significant as a relatively rare example of an early Victorian commercial building and significant as part of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of an early Victorian commercial retail building. Elements to be excluded from significance include: modern entry door; and, modern shopfront glazing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1440

Town/Locality: Launceston
Address: 123 York Street
Folio of the Register: 109677/1
Description: Conjoined two storey commercial building as shown in Figure 1 Post War Art Deco, c1948
Specific Extent: The whole of the site and building with street facade being of significance

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - In the late 1940s this shop was opened as Mitchell Motors (*PO Directory* 1948). A very good Art Deco style Post War commercial building with strong fenestration pattern on the upper level, typical entry/corner treatment with raised parapet and a flagpole. Windows and parapet are framed with a projecting concrete ledge. The ground floor shopfronts are infilled and capped with projecting concrete hoods. The building has simpler massing and form characterising the period. The simple and strongly designed facade featuring the raised entry/corner section creates an asymmetrical appearance representative of the Art Deco style. Highly significant as a single building but also highly significant as one of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapet capping and window framing, strong fenestration and asymmetrical design elements.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of an Art Deco style Post War commercial building of large proportion. Elements to be excluded from significance include: modern shopfront glazing and doors; and, awning signage concealing original cantilevered concrete awning.
	(iv)	aesthetic characteristics – Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Not applicable

Figures for statements of local heritage significance and heritage values:
Not applicable

Local Heritage Places Datasheet LAU-C6.1.1443

Town/Locality: Launceston
Address: 192 York Street
Folio of the Register: 142531/4
Description: Conjoined two storey commercial building as shown in Figure 1 Federation Victorian, 1904
Specific Extent: The whole of the site and building with street facade being of significance (building to right of photo – 2 bays)

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Former Southerwoods Livery Stables (dated 1904 on the building) owned by William Joseph Southerwood who was an extremely successful businessman running a thriving horse, bus and coach service that served parts of Launceston, the East and West Tamar. His stables on York Street accommodated 120 horses, 90 of the latest styles of conveyances (*The Historian* March 2003, p.25). Southerwoods stables had been located in York St from about 1894, went to motor in 1915. He also had a long association with horse racing training and owning many winners (noted in his obituary as more than 400). William and his second wife Rose resided at 192 until their house “Lawrenny” was built next to Mowbray Racecourse. William passed away in 1937. A section of a fine early Federation period late Victorian style commercial building with carriageway entry to lower level (rear shown in Figure 3) and pairs of windows to upper level with parapet of curved and gabled elements with a central raised decorative rendered panel. Highly significant as an individual portion of a larger building but also highly significant as one of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapets and capping; delineation of the carriageway; detailed window framing, strong fenestration and symmetrical design elements.
	(iii)	a class of building or place - Highly significant because of its ability to demonstrate the significant characteristics of an early Federation corner commercial building that characterises the edges of Launceston incorporating key design features all located on a prominent intersection. The building makes a strong contribution to the streetscape with its regular facade pattern and is an excellent demonstration of the style in a large building. The original brick facade is shown in Figure 3. Elements to be excluded from significance include: none to the No.192 portion of the building.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Significant as the location for the highly successful business run by the prominent Launceston businessman William Southerwood.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Rear of the Building (192 and carriageway at left)

The York Street bus and coach business of William Southerwood whose father was transported aged 18 and survived cruel treatment as a convict to establish his family in Launceston.
Picture courtesy Southerwood family.

Figure 3 - Photo from article in the Examiner 16 Mar 2011, page 26

Local Heritage Places Datasheet LAU-C6.1.1444

Town/Locality: Launceston
Address: 196 York Street
Folio of the Register: 168696/1
Description: Conjoined two storey commercial building as shown in Figure 1 Federation Victorian, 1904
Specific Extent: The whole of the site and building with street facade being of significance (building to centre of photo - 2 bays)

Figure 1

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Former Southerwoods Livery Stables (dated 1904 on the building) owned by William Joseph Southerwood who was an extremely successful businessman running a thriving horse, bus and coach service that served parts of Launceston, the East and West Tamar. His stables on York Street accommodated 120 horses, 90 of the latest styles of conveyances (*The Historian* March 2003, p.25). Southerwoods stables had been located in York St from about 1894, went to motor in 1915. He also had a long association with horse racing training and owning many winners (noted in his obituary as more than 400). William and his second wife Rose resided at 192 until their house "Lawrenny" was built next to Mowbray Racecourse. William passed away in 1937. A section of a fine early Federation period late Victorian style commercial building with carriageway entry to lower level (rear shown in Figure 3) and pairs of windows to upper level with parapet of curved and gabled elements with a central raised decorative rendered panel. Highly significant as an individual portion of a larger building but also highly significant as one of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapets and capping; detailed window framing, strong fenestration and symmetrical design elements.
	(iii)	a class of building or place - Highly significant because of its ability to demonstrate the significant characteristics of an early Federation corner commercial building that characterises the edges of Launceston incorporating key design features all located on a prominent intersection. The building makes a strong contribution to the streetscape with its regular facade pattern and is an excellent demonstration of the style in a large building. The original brick facade is shown in Figure 3. Elements to be excluded from significance include: later period windows to street level and modern awning windows on the upper level to central portion for No. 196.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Significant as the location for the highly successful business run by the prominent Launceston businessman William Southerwood.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Rear of the Building (192 and carriageway at left)

The York Street bus and coach business of William Southerwood whose father was transported aged 18 and survived cruel treatment as a convict to establish his family in Launceston.
Picture courtesy Southerwood family.

Figure 3 - Photo from article in the Examiner 16 Mar 2011, page 26

Local Heritage Places Datasheet LAU-C6.1.1445

Town/Locality: Launceston
Address: 198-200 York Street
Folio of the Register: 168696/1
Description: Conjoined two storey commercial building as shown in Figure 1 Federation Victorian, 1904
Specific Extent: The whole of the site and building with street facade being of significance (building to left of photo – 3 bays)

Figure 1

Figures of specific extent:
Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Former Southerwoods Livery Stables (dated 1904 on the building) owned by William Joseph Southerwood who was an extremely successful businessman running a thriving horse, bus and coach service that served parts of Launceston, the East and West Tamar. His stables on York Street accommodated 120 horses, 90 of the latest styles of conveyances (*The Historian* March 2003, p.25). Southerwoods stables had been located in York St from about 1894, went to motor in 1915. He also had a long association with horse racing training and owning many winners (noted in his obituary as more than 400). William and his second wife Rose resided at 192 until their house "Lawrenny" was built next to Mowbray Racecourse. William passed away in 1937. Located on the corner was W. Fitch's Universal Emporium until his death in 1911 and became Southerwoods Corner under the management of G. E. Barnard after Feb/March 1912. A section of a fine early Federation period late Victorian style commercial building with carriageway entry to lower level (rear shown in Figure 3) and pairs of windows to upper level with parapet of curved and gabled elements with a central raised decorative rendered panel. Highly significant as an individual portion of a larger building but also highly significant as one of a group of buildings in a pattern of early business and commercial development.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement with the considered design of the two storey form including detailed parapets and capping; detailed window framing, strong fenestration and symmetrical design elements.
	(iii)	a class of building or place - Highly significant because of its ability to demonstrate the significant characteristics of an early Federation corner commercial building that characterises the edges of Launceston incorporating key design features all located on a prominent intersection. The building makes a strong contribution to the streetscape with its regular facade pattern and is an excellent demonstration of the style in a large building. The original brick facade is shown in Figure 3 and Figure 4. Elements to be excluded from significance include: modern shopfront glazing.
	(iv)	aesthetic characteristics - Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicableXT
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region – Significant as the location for the highly successful business run by the prominent Launceston businessman William Southerwood.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Rear of the Building (192 and carriageway at left)

The York Street bus and coach business of William Southerwood whose father was transported aged 18 and survived cruel treatment as a convict to establish his family in Launceston.
Picture courtesy Southerwood family.

Figure 3 - Photo from article in the Examiner 16 Mar 2011, page 26

Figure 4 - Photo - Courtesy Heritage Tasmania Files

Local Heritage Places Datasheet LAU-C6.1.1451

Town/Locality: Newstead
Address: 64 Robin Street
Folio of the Register: 55051/1
Description: Building as shown in Figures 1 - Post-war era, International style, 1952 and 1964
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

Not applicable

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 64 Robin Street was designed by architects, Roy Smith, Willing and Newman and built by H J Martin and G J Luck. The foundation stone of the Heather Lodge's new template was laid in 1952 (refer Figure 2). It was the first time the ancient Masonic ceremony has been performed in Launceston in over 50 years (Examiner, 2 June 1952, p.5). Further additions occurred in 1964. The place is highly significant as one of a few buildings built post war for community groups, specifically the Masonic Lodge, in Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Post-war International architectural style, with prismatic form and asymmetry to windows and entryway. It maintains smooth brick exterior walls with areas of contrasting textures including concrete and glass.
	(iii)	a class of building or place - A good representative example of a large Post-war International style community building form, complete with fence.
	(iv)	aesthetic characteristics - The place is aesthetically significant achieving precision, sharpness, and transparency in design. Typical of the Post-war International type, the structure is well established and large in scale with a vertical monumentality. It is considered to contribute aesthetically and historically to the surrounding landscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - A social assessment has not been undertaken for the property. However, the site is likely significant to past and present members of the Freemasons/Masonic order of Tasmania and their families. The place is further considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - 64 Robin Street is known to have been designed by prominent architects Roy Smith, Willing & Newman, and built by H. J. Martin & G. J. Luck between 1952 and 1964. The site is further associated with the Freemasons/Masonic order of Tasmania.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Foundation Stone

Local Heritage Places Datasheet LAU-C6.1.1452

Town/Locality: East Launceston
Address: 21 Abbott Street
Folio of the Register: 146229/1
Description: Dwelling as shown in Figure 1 - Federation era, Victorian style, 1894
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 21 Abbott Street (known as 'Flodden') was built by J.G. Price for Charles and Mary Orbell in 1894. The building is highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the late Victorian architectural style, with Italianate elements.
	(iii)	a class of building or place - A good representative example of a fine early Federation domestic building form in a late Victorian architectural style.
	(iv)	aesthetic characteristics - The place is aesthetically significant achieving formal assertiveness expressed in high quality materials and finishes. Typical of the Victorian style, key characteristic features include weatherboard cladding, galvanised iron roof, projecting bay with facetted curved headed windows, decorative cast iron work on verandah, bracketed eaves and predominant chimneys. The structure is well established and timeless in appearance. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The property was constructed by Launceston building firm J. G. Price.

Figures for statements of local heritage significance and heritage values:

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Price, J 6

Domestic buildings erected 1892-1914

Address	Built for	Date	*Identified ' Unidentified D Demolished
21 Abbott St (a)	Mrs Orbell	1894	*

(a) 6 room weatherboard cottage

21 Abbott St. 1894

Figure 2 – Photograph and information about 21 Abbott Street from ‘Federation builders in Launceston : domestic architecture 1893-1914’ by Miranda Morris-Nunn.

References

Libraries Tasmania Collections.

Morris-Nunn, M. (1987) Federation Builders in Launceston: Domestic Architecture 1893-1914. Australia Heritage Commission and Queen Victoria Museum & Art Gallery.

Local Heritage Places Datasheet LAU-C6.1.1453

Town/Locality: East Launceston
Address: 8 Berean Street
Folio of the Register: 55015/10
Description: One storey detached house as shown in Figures 1 and 2 - Federation era, Federation style, c1905
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 8 Berean Street was built in 1905 for Palmer Kent Sydes. Early residents include Clarissa Murray (occupier, 1906-1909), Harold K. Litter (occupier, 1910) and James Durno (owner/occupier 1912-1944). The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Federation architectural style with Italianate elements. The residence maintains a projecting bay with facetted curved headed windows and fine timber fretwork to verandah.
	(iii)	a class of building or place - A good representative example of a Federation domestic building form.
	(iv)	aesthetic characteristics - The place is aesthetically significant, achieving a timeless appearance expressed in high quality materials and finishes. Typical of the Federation architectural style, the structure is well established, displaying fine workmanship. Key characteristic features include weatherboard cladding, corrugated iron roof, decorative timber fretwork and bargeboards and predominantchimneys. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content

Figures for statements of local heritage significance and heritage values:

Figure 2 - View of back of 8 Berean Street from Abbott Street

Local Heritage Places Datasheet LAU-C6.1.1454

Town/Locality: East Launceston
Address: 3 Beulah Gardens
Folio of the Register: 70486/2
Description: Dwelling as shown in Figure 1 - Inter-war era, Tudor Revival style, c1936
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 3 Beulah Gardens was built by J. T. Farmilo & Sons between 1936 and 1937 for Mrs. Royal Holyman in the sub-division Beulah Gardens, named after the sub-divided property, Beulah. Ernest and Edith Baker owned and occupier the property from 1938 (Assessment Rolls). Edith Baker was the superintendent of the Launceston Red Cross depot (*Examiner*, 10 March 1914, p.6) and hosted Red Cross fundraising events at the home in the 1940s. The building is highly significant as one of a group of dwellings built during the major phase of development of Launceston within a small sub-division.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance. A well-designed Tudor Revival style residence, visually picturesque and quaint, expressed through high quality materials and finishes.
	(iii)	a class of building or place - A good representative example of an Inter-war Tudor Revival domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey Inter-war Tudor Revival style building. Typical of its type, the structure maintains visually prominent attributes including picturesque asymmetry, medium pitched slate roof, decorative gables, diamond pane windows, (unpainted/unrendered) face brock and precision brickwork. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place. Residents of 3 Beulah Gardens were involved in social and community groups, including, but not limited to, Red Cross meetings and fundraising events held at the residence during the 1940s (*Examiner*, 10 March 1941, p.6).
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The residence was constructed by prominent building firm J.T Farmilo & Sons, established in 1879.

Figures for statements of local heritage significance and heritage values:

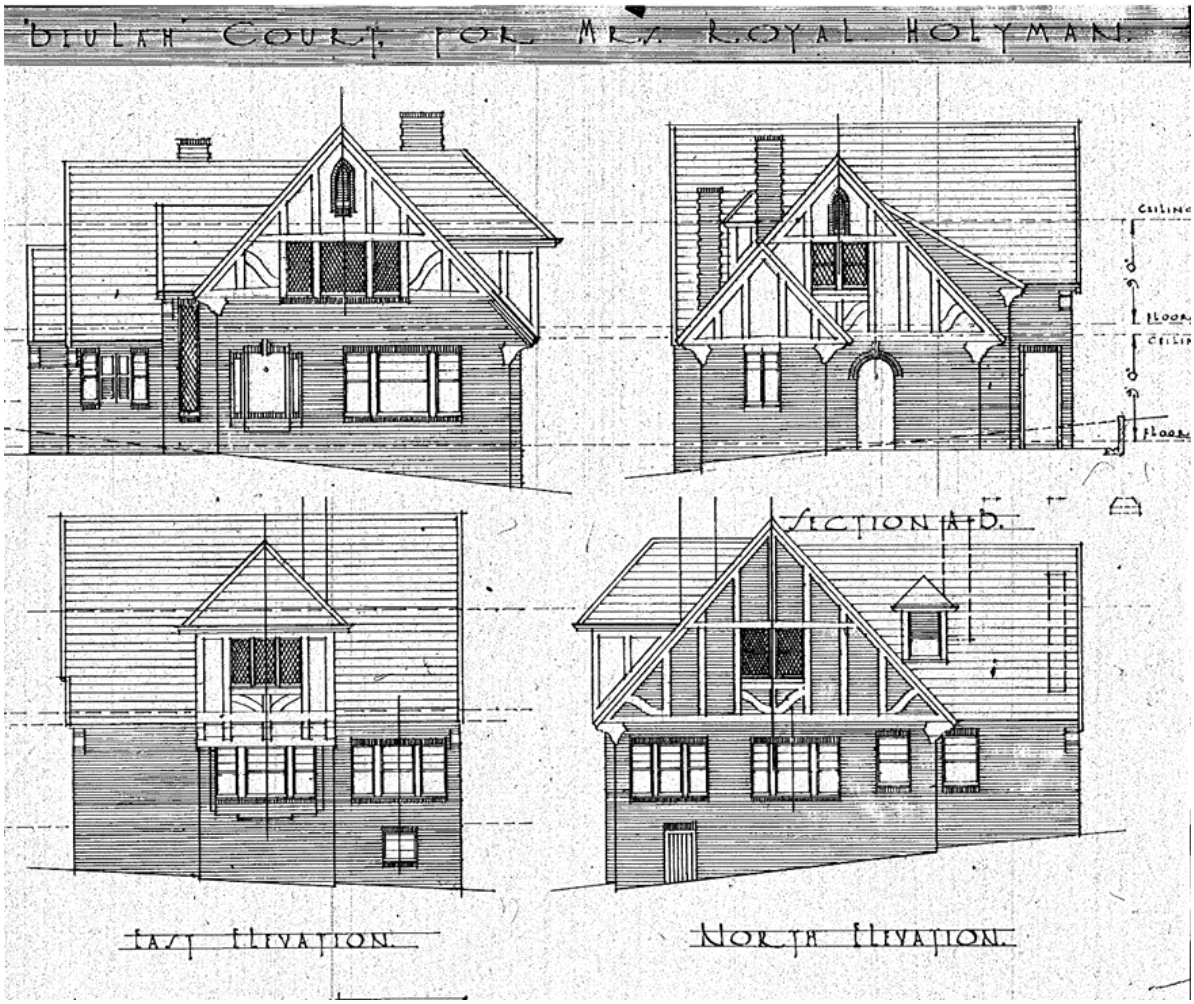


Figure 2 – Section of the 1936 architectural plans for 3 Beulah Gardens (Accessed via City of Launceston Records)

Local Heritage Places Datasheet LAU-C6.1.1455

Town/Locality: East Launceston
Address: 7 Bifrons Court
Folio of the Register: 17260/6
Description: Dwelling as shown in Figure 1 - Inter-war era, Spanish Mission stye, c1934
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 7 Bifrons Court was built between 1934 and 1935 for Keith Roland Ritchie and Margaret Ritchie as part of a small sub-division. The Ritchie family resided at the residence into the 1950s. The property also included a flat owned by Keith Roland Ritchie and Margaret Ritchie. The place is highly significant as one of a small group of dwellings built during the major phase of suburban development of Launceston in a small sub-division around a major house.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement with the well detailed facade with fine detailing in the Spanish Mission style, roof and chimney details, fence and garage design detailing (as shown in Figure 2).
	(iii)	a class of building or place - A rare and representative example of a fine and characteristic Spanish Mission style of Inter-war domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Inter-war Spanish Mission bungalow with gardens. Typical of its type, the place is romantic and evocative of pueblo buildings. Key characteristic features include rendered walls, shutters, decorative precision brickwork to archways and front fence, shaped gables and simple massing. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2

Local Heritage Places Datasheet LAU-C6.1.1456

Town/Locality: East Launceston
Address: 6 Lanoma Street
Folio of the Register: 55013/3
Description: Dwelling as shown in Figure 1 - Federation era, Federation Queen Anne style, c1905
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 6 Lanoma Street was built for Alexander C Douglas on land originally owned by Samuel Tulloch. The property was bought by Annie Mary Jane, Edith Olivia and Jessie Lanoma Barwood in 1911. Highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement and compositional balance with attributes of the period with the elaborate curved verandah detailing, the unusual dormer surrounds, decorative chimneys and steep pitched tiled roofs.
	(iii)	a class of building or place - A good representative example of a Federation domestic building form in the Federation Queen Anne style.
	(iv)	aesthetic characteristics - The place is aesthetically significant achieving picturesque asymmetry expressed in high quality materials and finishes. Typical of the Queen Anne style, key characteristic features include weatherboard cladding, Marseilles terracotta roof tiles with decorative capping, predominant chimneys, dormer window with decorative detail, feature leadlight glass window and front verandah with timber fretwork. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1457

Town/Locality: East Launceston
Address: 20 Lanoma Street
Folio of the Register: 144507/1
Description: Dwelling as shown in Figure 1 - Inter-war era, Old English style, 1926
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 20 Lanoma Street, the former Rectory to St Aidan's Church was designed by architect, Frank Heyward and built by Sydney Robert George Feathersone. The foundation stone was laid in 1925 (Examiner, 14 December 1925). Early residents include, Rev W.E. Greenood (1928), Re F.J. McCabe (1929-1930) and Rev. A.H. Roake (1935-1948). The place is highly significant as one of a rare group of dwellings attached to churches that were built during the major phase of development of Launceston and also indicative of the housing that characterised the period around Launceston. The building is distinctive as part of the church group and adds to the collective value of the streetscape as well as having individual significance.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance. A well-designed Old English style residence, visually picturesque and quaint, expressed through high quality materials and finishes.
	(iii)	a class of building or place - A good representative example of an Inter-war Old English revival domestic building form favouring vertical proportions.
	(iv)	aesthetic characteristics - Aesthetically significant as a two storey brick Inter-war Old English style building. Typical of its type, the structure maintains visually prominent attributes including picturesque asymmetry, medium pitched roof, and textured face brickwork. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - A social assessment has not been undertaken for the property. However, the place is considered to be associatively significant for the Launceston Anglican community and wider Anglican Church of Tasmania for social and religious reasons. Further, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - 20 Lanoma Street, the former Rectory to St Aidan's Church is associated with architect, Frank Heyward and builder Sydney Robert George Feathersone. The site is also associated with a variety of Anglican reverends including Rev W. E. Greenwood, Rev F. J. McCabe and Rev A. H. Roake who lived and worked at the site.

Figures for statements of local heritage significance and heritage values:

LAUNCESTON BUILDINGS SERIES—NO. 5

St. Aidan's Rectory, Launceston

In continuation of the Launceston Buildings Series we reproduce a fine photograph by Spurling of St. Aidan's Rectory, Launceston. The building is a simple, two-storey brick residence, designed to cost as little as possible in upkeep. At the time when the photograph was taken the growths in the flower box which is shown in the picture had not reached those proportions necessary to fulfil their purpose of relieving the expanse of wall. The building was designed by Mr. Frank Heyward, F.R.V.I.A., architect, and Mr. S. R. G. Featherstone was the building contractor.

Figure 2

Local Heritage Places Datasheet LAU-C6.1.1458

Town/Locality: East Launceston
Address: 4 Lyttleton Street
Folio of the Register: 221464/1
Description: Dwelling as shown in Figures 1 and 2 - Inter-war era, Tudor Revival style, 1937
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 4 Lyttleton Street was built by A. Alexander in 1937 for Arnell Stanley Horton and Ada May Horton. Other early residents include Russell R. Whitehead (occupier, 1940) and James H. Bain (occupier, 1945). The building is highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period in this area.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Tudor Revival architectural style. The residence maintains picturesque asymmetry with medium-pitched gabled roof, textured face brickwork and vertical proportions.
	(iii)	a class of building or place - A good representative example of an Inter-war Tudor Revival style domestic building form (Figures 1 and 2).
	(iv)	aesthetic characteristics - 4 Lyttleton Street is aesthetically significance achieving picturesque 'quaintness' expressed in high quality materials and finishes. Typical of the Inter-war Tudor Revival style, key characteristic features include asymmetrical composition, high pitched gable roofs, double hung sash windows, use of clinker brick (unpainted/unrendered), predominant chimneys and precision brickwork. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Front view from Lyttleton Street

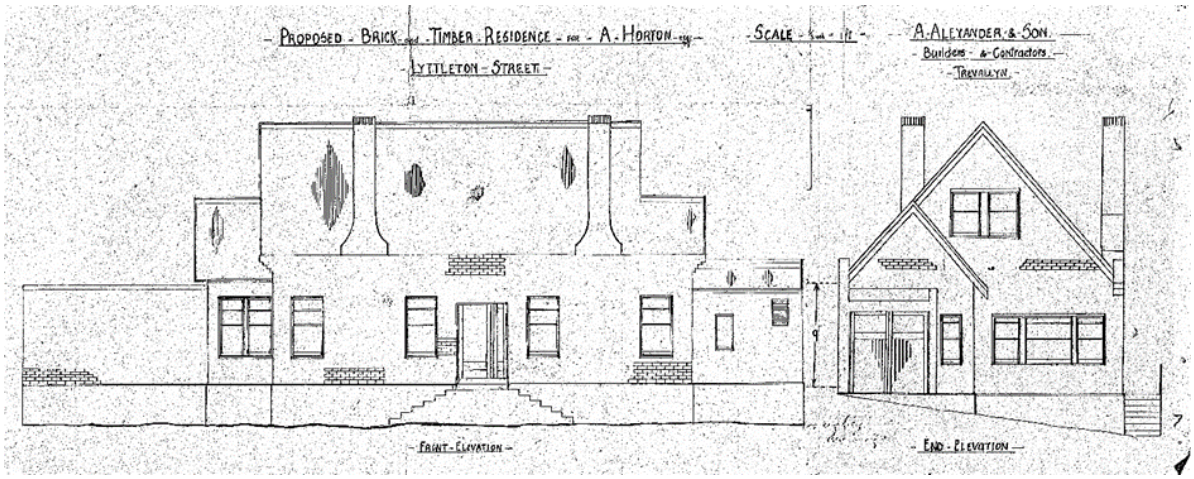


Figure 3 - Section of the 1937 architectural plans for 4 Lyttleton Street (Accessed via City of Launceston Records)

Local Heritage Places Datasheet LAU-C6.1.1459

Town/Locality: Invermay
Address: 10 Forster Street
Folio of the Register: 59817/6
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, c1908
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 10 Forster Street was built for Henry Edward Fowell in 1908 by builders Purse & Knight on land originally owned by Hannah Room. The property remained their family residence through to the 1930s (Examiner, 19 July 1934, p.6). Highly significant as one of a group of dwellings built during the major phase of development of Launceston.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Federation architectural style. The residence maintains picturesque asymmetry with projecting bay with facetted curved headed windows and fine timber fretwork to verandah valence
	(iii)	a class of building or place - A good representative example of a high-quality Federation domestic building form.
	(iv)	aesthetic characteristics - The place is aesthetically significance achieving the formality of Federation design expressed in high quality materials and finishes. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The residence was constructed by Launceston timber merchants and building firm Purse & Knight

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1460

Town/Locality: Invermay
Address: 20 Forster Street
Folio of the Register: 240030/1
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, c1910
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 20 Forster Street was built in 1901 by Gunns Ltd for T. Alexander. William W. Ling and Amy C. Ling bought the property in 1916, and it remained the family home until the 1940s. The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Federation architectural style. The residence maintains a projecting bay with facetted curved headed windows and fine timber fretwork.
	(iii)	a class of building or place - A good representative example of a high-quality Federation domestic building form.
	(iv)	aesthetic characteristics - The place is aesthetically significant achieving excellent Federation design expressed in high quality materials and finishes. Typical of the Federation style, key characteristic features include weatherboard cladding, galvanised iron roofs, vertical half timbering on roughcast stucco gables, verandahs with timber detailing, decorative fretwork and timber finials, and characteristic square windowpanes of coloured glass in the curved projecting bay. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1461

Town/Locality: Invermay
Address: 58 Holbrook Street
Folio of the Register: 17680/2
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, c1915
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 58 Holbrook Street was built by Charles Adams in 1901 form William Charles Mace. In 1935 the street name changes from Gunn Street to Holbrook Street (Examiner, 10 September 1935, p.6). The place is highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the housing that characterised Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance with well-designed cottage style comprising timber cladding and simple verandah.
	(iii)	a class of building or place - A good representative example of a Federation domestic building form, with projecting bay with projected gable detail, and simple fretwork detailing.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey weatherboard Federation cottage style building. Typical of its type, the structure is homely and honest in character. Key characteristic features include weatherboard cladding, corrugated iron roof, predominant chimneys, projects bay with decorative barge board and finial, and decorative ironwork on verandah. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1462

Town/Locality: Invermay
Address: 52 Invermay Road
Folio of the Register: 150129/1
Description: Former bank and building as shown in Figures 1-4 - Inter-war era, Art Deco/Functionalist style, 1938
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 52 Invermay Road, once the Launceston Bank for Savings, was designed by H.S East and Roy Smith and built by builder H. Martin in 1938. It was listed in the Post Office Directory in 1940 as the Launceston Bank for Savings with K R Westbrook as Manager. Highly significant as a representative example of commercial architecture of the period, on a prominent corner, in a high growth area.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance with a facade that features many of the key elements of the style including curved forms, metal framed windows, projecting concrete hoods, lined parapet detail and well composed forms.
	(iii)	a class of building or place - A good representative example of a fine Inter-war Art Deco/Functionalist commercial form. The type represents functionalism, clean lines and a complete dissociation with styles of the past.
	(iv)	aesthetic characteristics - Aesthetically significant as a two storey parapeted, rendered brick Art Deco/Functionalist style building. Typical of its type, the structure is well established and imposing in scale with strong suggestions of arrested vertical and horizontal motion. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Associatively significant as one of the many works designed by Roy Smith & Hubert S East, a prominent architectural practice in Launceston.

Figures for statements of local heritage significance and heritage values:

Figure 2 - View from Invermay Road

Figure 3 - View of rear section from Bryan Street

Figure 4 - View of main building from Bryan Street

Figure 5 - Bank for Savings, 1985 (QVM: 1985: Register of Twentieth Century Architecture)

Figure 6 - Bank for Savings, 1996 (QVM: 1999: P:0566.011)

Figure 7 - Bank for Savings, 1996 (QVM: 1999: P:0566.002)

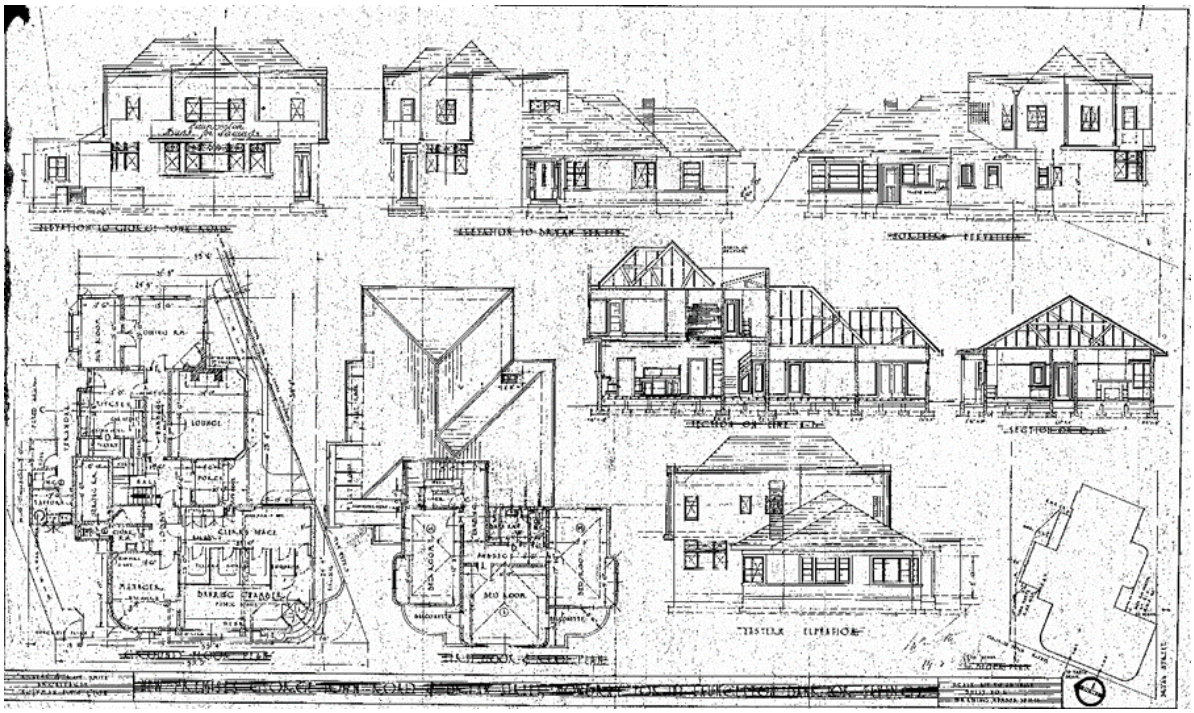


Figure 8 - Bank for Savings plans (Accessed via City of Launceston Records)

Local Heritage Places Datasheet LAU-C6.1.1463

Town/Locality: Invermay
Address: 98 Invermay Road
Folio of the Register: 231807/1
Description: Dwelling as shown in Figure 1 - Early Federation era, Federation style, c1892
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 98 Invermay Road was built in c1892 on land originally granted to Harry Conway and Samuel Charles Sandler. Robert Armstrong owned the property from 1898 until his death in 1942. The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Victorian/early Federation architectural style. The residence maintains picturesque asymmetry with low-pitched gabled roof and decorative joinery.
	(iii)	a class of building or place - A good representative example of a late Victorian/early Federation domestic building form.
	(iv)	aesthetic characteristics - The place is aesthetically significant achieving formal assertiveness expressed in high quality materials and finishes. Key characteristic features include weatherboard cladding, predominant chimneys, projecting bay with decorative gable and finial, decorative brackets, bargeboard and bracketed eaves. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - An early resident of 98 Invermay Road, Robert Armstrong was the Superintendent of Policy in the Selby municipality and later a member of the staff of the Examiner for 50 years (Examiner, 9 November 1942, p.2).

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1464

Local Historic Heritage Places Datasheet LAU-C6.1.1464

Town/Locality: Invermay
Address: 4 Irvine Street
Folio of the Register: 55300/15
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, 1894
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importances. Exclusions from significance include modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 4 Irvine Street was built in 1894 by J and T Gunn for Miss Davis (also spelled Davies). Early residents include Thomas Henry Davies (occupier, 1905-1910) and Michael S Moore (occupier, 1911-1920). Highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the housing that characterised Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation cottage comprising simple verandah.
	(iii)	a class of building or place - A good representative example of a modest early Federation cottage.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Federation cottage with simple verandah. Typical of its type, the place is homely and honestly expressed with use of natural materials and colouring. Key characteristic features include projecting gabled bay, fine timber detailing to verandah, gable and eave brackets. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The residence was constructed by prominent building firms Gunns Ltd (formerly J&T Gunn), founded by brothers John and Thomas Gunn in 1875.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1465

Town/Locality: Launceston
Address: 268 Charles Street
Folio of the Register: 41546/1
Description: Dwelling as shown in Figure 1-3 - Inter-war era, Arts and Crafts style, c1937
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 268 Charles Street was purchased by William and Claribel Rose in 1933, with the residence constructed by 1934 by Bowen & Co., supervised by Master Builder WAG Reid. Minor additions including a porch were built in the early 1940s. The residence was sold in 1960 for £8,600 by the Crown for 'hospital business'. 268 Charles Street was converted into two flats for medical staff at Launceston General Hospital. In 1991, the residence was bought by 'purr Wing Incorporated' for $145,000 and named "Spurr Wing House". Spurr Wing Incorporated is a charitable organisation which provides accommodation close to Launceston General Hospital for patients and their families. The place is highly significant as one of a group of dwellings built during the ongoing phases of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Inter-war Arts and Crafts style residence.
	(iii)	a class of building or place - A good representative example of an Inter-war Arts and Crafts style house in an imposing position. Also significant as a 20th century building form contributing to the character of Launceston suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as an Arts and Crafts residence representing the integration of art into everyday life through fine craftsmanship. Typical of its type, the structure is well established and timeless in appearance. Key characteristic features include dominant jerkinhead roof, (unrendered/unpainted) face brick, prominent chimney, decorative carports, parapets, decorative leadlight windows and window shutters. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - A social assessment has not been undertaken for the property. However, the place may hold social significance for current and former Spurr Wing staff and patients.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - Since 1982 the property has been operated by 'Spurr Wing Incorporated' and offers accommodation for rural and remote patients requiring radiation and chemotherapy at Launceston General Hospital, as well as their next of kin. 270 Charles Street, directly adjacent to 268 Charles Street, named 'Spurr Wing', is also associated with Spurr Wing Incorporated, operating as patient and family accommodation.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Spurr Wing House, 1991 (Paul A. C. Richards 1991)

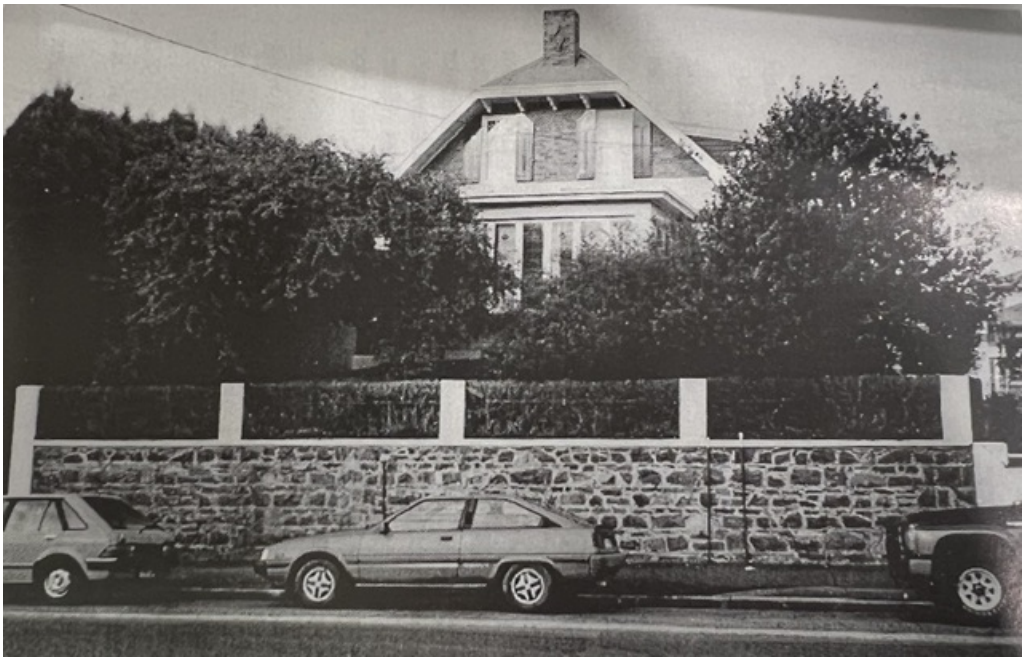


Figure 3 - Spurr Wing House, 1991 (Paul A. C. Richards 1991)

Local Heritage Places Datasheet LAU-C6.1.1466

Town/Locality: Launceston
Address: 94 Margaret Street
Folio of the Register: 121082/1
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, c1891
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 94 Margaret Street was built in 1891 for Sherwins Estate and occupied by John Robert Hart. Early residents include John Mason (occupier, 1894-1895), Andrew William Shield (occupier, 1896-1903), Robert Hutchinson (1904-1906). The place is highly significant as one of a group of dwellings built during the ongoing phases of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation cottage comprising simple verandah.
	(iii)	a class of building or place - A good representative example of a very early Federation cottage style and significant as an 19th/20th century building form contributing to the character of Launceston inner suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Federation cottage with simple verandah. Typical of its type, the place is homely and honestly expressed with use of natural materials and colouring. Key characteristic features include weatherboard cladding, galvanised iron roof, projecting bay with double hung sash windows, predominant chimney, decorative verandah palings. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 Sherwin avenue, 1992. 94 Margaret Street visible to the right (QVM: 1997: P: 3941)

Figure 3 – Sherwin Avenue, 1992. 94 Margaret Street visible to the left (QVM: 1997: P: 3601)

Local Heritage Places Datasheet LAU-C6.1.1467

Town/Locality: Launceston
Address: 2 Sherwins Avenue
Folio of the Register: 60715/2
Description: Dwelling as shown in Figures 1-2 - Federation era, Victorian style, c1910s
Specific Extent: The entire site including setting and setbacks, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 2 Sherwins Avenue was built on land granted to Issac Sherwin (1900 Launceston map) in c1910s. Sherwins Avenue was first listed as a street in the Post Office Directories c1912-1915 and it is likely that numbers 2, 4 and 6 date from that time. Mrs A. E. Green occupied the residence in the 1920s. The place is highly significant as one of a group of dwellings built during the ongoing phases of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation Victorian cottage style comprising timber cladding and simple verandah.
	(iii)	a class of building or place - A good representative example of a Federation cottage with Victorian style. Also, significant as a 19th/20th century building form contributing to the character of Launceston inner suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey weatherboard Federation Victorian cottage style building. Typical of its type, the structure is homely and honest in character. Key characteristic features include weatherboard cladding, galvanised iron hipped roof, prominent chimney, and simple verandah with decorative iron fretwork. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 – Sherwins Avenue, 1992 (QVM: 1997: P: 3941)

Local Heritage Places Datasheet LAU-C6.1.1468

Town/Locality: Launceston
Address: 145-147A Wellington Street
Folio of the Register: 172763/1
Description: Two storey detached building as shown in Figure 1 - Inter-war era, Art Deco style, c1941
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 145-147A Wellington Street was built c1941 for Charles, John and Arthur Bowen on land originally granted to Ellen Williams. In 1948 Keating and Allen Furniture Dealers occupied 145-147. Residents residing on the second floor of the building in 1948 include Robert Shaws and George A. Wilcox. The place is highly significant as one of a small number of former commercial and residential buildings built during the same period, in this fringe area of the central business district.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Art Deco commercial building comprising decorative stepped silhouette to front facade.
	(iii)	a class of building or place - A good representative example of an Inter-war period Art Deco style commercial building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a parapeted, rendered bricj Art Deco style commercial building. Typical of its type, the structure is well established and imposing in scale with strong suggestions of arrested vertical and horizontal motion. It is considered to contribute aesthetically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1469

Town/Locality: Launceston
Address: 19 Welman Street
Folio of the Register: 134068/1
Description: Dwelling as shown in Figure 1 - Victorian era, Victorian style, c1889
Specific Extent: The entire site including setting and setback with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 19 Welman Street was built c1889. Early residents include, Dr C. S. Richardson and Richard Henry Sleeman. In 1902 the property was known as, 'Shelford'. Athollrae School was advertised at this address from 1903. (Daily Telegraph 14 July 1903, p.1; Examiner 19 July 1904, p.1 and 26 January 1907, p.10). The place is highly significant as one of a group of dwelling built during a major phase of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Victorian Filigree residence comprising intricately textured verandah.
	(iii)	a class of building or place - A good representative example of a Victorian Filigree residence. Also significant as a 19th century building form contributing to the character of Launceston inner suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as a two-storey detached Victorian Filigree residence with intricately designed verandah, designed to stand proud against the mass of the main building. Typical of its type, the structure is symmetrical and grand in character. Key characteristic features include brick exterior, galvanised iron roof, bay windows, decorative ironwork on top and bottom storey verandah. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 – c1960s Street View (Photo from un-named book as provided by owner - 2023)

Local Heritage Places Datasheet LAU-C6.1.1470

Town/Locality: Mowbray
Address: 13 Birdwood Street
Folio of the Register: 55255/134
Description: Dwelling as shown in Figure 1 – Inter-war era, Federation style, c1923
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 13 Birdwood Street was built in c1923 on land granted to William Crookes Grubb. Ernest William Gibson inherited the land and sold lots to the Tasmanian Permanent Executors and Trustees Assoc Ltd in 1921. Elizabeth Cobbett purchased the property (Lot 134 Sect 3) in 1922 in the new sub-division Mowbray Heights Estate. The building is highly significant as one of a group of dwellings built during the major phase of suburban development of Launceston.
	(ii)	creative or technical achievements - The place is of interest, having been constructed in the Inter-war period utilising previous architectural styles. The residence is a simple symmetrical weatherboard cottage with corrugated iron roof, reminiscent of the Victorian Georgian era, whilst decorative elements to the verandah would hint at Federation Filigree styling.
	(iii)	a class of building or place - A good representative example of a rare and fine early Inter-war era, Federation style, farmhouse building form with Victorian Georgian elements.
	(iv)	aesthetic characteristics - The cottage is aesthetically significance maintaining characteristics of multiple architectural styles including, Victorian Georgia, with gentleness of scale, simple rectangular shape, and symmetrical facade and Federation era with filigree verandah. Key characteristic features include weatherboard cladding, galvanised iron hipped roof, simple verandah and decorative timber fretwork. The residence is aesthetically contributory to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1471

Town/Locality: Mowbray
Address: Lamont/Braemar House, 148 Vermont Road
Folio of the Register: 50354/1
Description: Homestead as shown in Figures 1 and 2 - Colonial era, Colonial vernacular style, c1820s
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

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

	(i)	local history - The homestead known as Lamont and/or Braemar House is significant as one of the earliest examples of Colonial period architecture within Launceston. The building is distinctive and adds to the collective historic value of the city as well as having high individual significance. The following historical context has been summarised, and edited where necessary, from the Braemar Conservation Management Plan prepared by Sam Nichols in 2012 for Launceston City Council. The homestead falls within an original 112-acre land grant made to Scottish settler John Lamont in 1823. Lamont is known to have utilised the grant for agricultural purposes. The earliest mapping reference to the homestead is from an 1833 survey by Thomas Scott. These records would indicate a c1820s construction date for the homestead. The 1833 survey depicted three individual buildings at the site during this time. Advertising within the Launceston Examiner on 15 December 1847 notes that the homestead supported a 302-acre estate, indicating that Lamont had grown his land holdings since initial settlement. Whilst the 1848 census provides evidence of 14 inhabitants, inclusive of six members of the Lamont family and eight assigned convicts. Entries from James Lamont's diary dated 1857 makes comment on the existence of a main residence, blacksmith's shop (worked by eldest son Thomas Brugh Lamont), outbuildings and a garden. A convict barracks would have also been present. James Lamont died in 1857, aged 69, with his eldest son Thomas succeeding him at the estate. A Launceston Examiner Family Notice dated 25 April 1865 reported that Thomas died, aged 28, following an illness, with his brother James Brugh Lamont succeeding him at the estate. James Lamont is known to have continued agricultural practice on his land holding, and bred Ayrshire cattle at the property, in addition to wheat cultivation. By 1880, James Lamont and his family had vacated Lamont / Braemar House, moving to Boronia Cottage in Invermay. The homestead was advertised for lease, with the Launceston Examiner reporting that the property comprised a house of six rooms with kitchen, barn, and stables on a 485-acre land holding (28 November 1881). Samuel Henry Caswell is known to have leased the property from 1902, undertaking mixed farming at the property including dairying. Following the deaths of James Lamont and his wife Margaret in 1916, Caswell increased his involvement at the Braemar estate purchasing a portion of the property and establishing a new residence. Caswell was known for his involvement in the horse breeding and racing industry. Caswell died in 1950 aged 74, whilst Lamont / Braemar House was purchased by Launceston City Council during the late twentieth century. During this phase, the property was incorporated into the Heritage Forest boundary and a community garden was established.
	(ii)	creative or technical achievements - Significant in demonstrating early colonial methods of construction and decoration which area considered rare, particularly within Launceston context where many colonial structures were demolished from the mid-Victorian period and onwards.
	(iii)	a class of building or place - Significant in its ability to demonstrate the significant characteristics of a rural Colonial domestic building form. The homestead offers significant opportunities for research into early colonial life within Launceston. Exclusions to significance would include modern intervention. Future restoration efforts should consider the policy as outlined within the Braemar Conservation Management Plan and/or advice from a qualified Heritage Consultant.
	(iv)	aesthetic characteristics - Aesthetically significant as an early Colonial vernacular homestead which retains many traditional materials, characteristic of its early context. The homestead maintains landmark value within the landscape, with prominent positioning on a rise in the surrounding landscape. The site’s views and vistas are of particular aesthetic significance. The homestead presents layering of decorative architectural elements, providing research potential regarding changing tastes within Tasmania from the nineteenth century.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - A social assessment has not been undertaken for the property. However, the place is considered to add to the collective ambiance of Launceston, closely linked with the region's sense of place. In addition, the site grounds have been utilised as a community garden for several years, with particular use by Launceston's migrant community.

	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The site has associative significance with John Lamont and his family. John Lamont is credited with having devised and instigated the adoption, by Launceston Council, of a scheme for the supply of a reticulated water supply system to the municipality via the St Patricks River. The Lamont family were known for their success in agriculture, particularly for breeding Ayrshire cattle, a breed native to Scotland. In addition, James Lamont developed a wheat variety named 'Braemar Velvet' which was successfully grown throughout Tasmania. The place also maintains associative significance with long-term resident Samuel Henry Caswell, prominent in the local horse breeding and racing industry.

Figures for statements of local heritage significance and heritage values:

Note: additional historical context and conservation policy for the property can be accessed in the Braemar Conservation Management Plan prepared by Sam Nichols in 2012 for Launceston City Council.

Figure 2 – additional elevations of Lamont/Braemar House

Local Heritage Places Datasheet LAU-C6.1.1472

Town/Locality: Newstead
Address: 9 David Street
Folio of the Register: 200246/1
Description: Dwelling as shown in Figure 1 - Inter-war era, Inter-war style, c1931
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 9 David Street was built in c1931 for George Edward Brown on land originally granted to Ronald Campbell Gunn. The addition of a garage was built by Keith E. Darcy in 1936. Early residents include Reginald A Broomby (occupier, 1932), Geoffery Horwood (occupier, 1934-1935), and Hector Angus Campbell (occupier, 1940). Highly significant as one of a small group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance with the curved, well detailed verandah on an otherwise simple form, and matching garage and front fence.
	(iii)	a class of building or place - A good representative example of an Inter-war Bungalow building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Inter-war bungalow with simple verandah. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include feature portico entrance, galvanised iron roof, projecting bay with decorative leadlight windows. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1473

Town/Locality: Newstead
Address: 11 David Street
Folio of the Register: 226497/1
Description: Dwelling as shown in Figure 1 - Inter-war era, Inter-war style, c1930
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 11 David Street was built in 1930 for Raymond Harry Chick and Muriel Ella Chick on land originally granted to Ronald Campbell Gunn. The place is highly significant as one of a small group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance with the tapered posts and curved lintel to the well detailed verandah on an otherwise simple form, and matching garage and front fence.
	(iii)	a class of building or place - A good representative example of an Inter-war California Bungalow building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Inter-war bungalow with simple verandah. Typical of its type, the structure is homely, bracing natural materials and finishes. Key characteristic features include galvanised iron gable roofs, stucco rendering, feature piers, predominant chimney and matching fence. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1474

Town/Locality: Newstead
Address: 13 David Street
Folio of the Register: 69009/22
Description: Dwelling as shown in Figure 1 - Inter-war era, Inter-war style, c1930
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 13 David Street was built in c1929-1930 for Larence W.G. Duff Forbes on land originally granted to Ronald Campbell Gunn. Archibald Hector Mayhead bought the property in 1931 and resided there in the 1940s. The place is highly significant as one of a small group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance with the low arched lintel, well detailed and offset verandah on an otherwise simple form, and matching garage and front fence.
	(iii)	a class of building or place - A good representative example of an Inter-war California Bungalow building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Inter-war bungalow. Typical of its type, the structure is homely, earthly in character, embracing natural materials and finishes. Key characteristic features include galvanised iron gable roof, stucco rendering, feature piers, feature portico, predominant chimney, feature leadlight windows and coloured glass front door with matching fence. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1475

Town/Locality: Newstead
Address: 103 Elphin Road
Folio of the Register: 202612/1
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, 1897
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 103 Elphin Road was built in 1897 for George Muckridge on land originally granted to Richard Dry. Ellen Imlack bought the property in 1899, and the property was inherited by Mary Frances Gurr in 1906. The place is highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and a confident application of style.
	(ii)	creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement with the simple massing of the form and high-quality detailing of timber decorative elements. A very fine Federation terrace located on one of the major residential roads in Launceston.
	(iii)	a class of building or place - A very fine representative example of a Federation two storey conjoined domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a two storey Federation terrace with Filigree elements. Typical of its type, the structure maintains intricately textured timber detail. Key characteristic features include weatherboard cladding, galvanised iron hipped roof, double hung sash windows, highly decorative wooden fretwork verandahs and bracketed eaves. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1476

Town/Locality: Newstead
Address: 43 Penquite Road
Folio of the Register: 160841/1
Description: Terminus (bus/tram stop) building only, as shown in Figure 1 - Inter-war era, Utilitarian/Art Deco style, c1940
Specific Extent: Part of title only. The whole of the terminus building is of high significance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The terminus (bus/tram stop) at 43 Penquite Road was designed by the City Engineer and Building Surveyor, William Elmhirst Potts. The place is highly significant as one of a group of civic buildings constructed during the major phase of suburban development of Launceston and a confident application of style. Its townscape associations, as a bus/tram terminus building, are regarded as important to the community's sense of place.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Utilitarian/Art Deco architectural style. The terminus maintains a simple symmetrical form with a strong suggestion of arrested vertical motion through brickwork.
	(iii)	a class of building or place - A good representative example of a very fine small civic structure (bus/tram terminus).
	(iv)	aesthetic characteristics - The place is aesthetically significant with highly detailed brickwork, parapet roof, quoining and Modern form. It is considered to contribute aesthetically and historically to the surrounding streetscape. 'LMC' in characteristic Art Deco font, standing for 'Launceston Municipal Council.'
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - The place is associated with the life and work of William Potts, City Engineer and Building Surveyor from 1930 to 1944.

Figures for statements of local heritage significance and heritage values:

Figure 2 - View of former Talbot Road bus shelter for reference, n.d. (QVM: 1983: P: 0266)

Figure 3 - View of former High Street bus shelter for reference, c1940 (QVM: 1998: P: 0114)

Local Heritage Places Datasheet LAU-C6.1.1477

Town/Locality: Norwood
Address: 4 Norwood Avenue
Folio of the Register: 198882/1
Description: One storey detached dwelling as shown in Figures 1, 2 and 3. Federation era, Federation style, c1914
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 4 Norwood Avenue may have been built for Clement and Clara Stephenson in c1914 on land originally granted to Alexander Waddle. In 1919 the property was bought by Alfred Charles Apthorpe (Motor Garage proprietor). The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing on large lots that characterised the period in this area.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation residential building.
	(iii)	a class of building or place - A good representative example of a Federation domestic building form.
	(iv)	aesthetic characteristics - The place is aesthetically significance achieving a timeless appearance expressed in high quality materials and finishes. Typical of the Federation style, use of (unpainted/unrendered) face brick, galvanised iron roof, predominant chimneys, projecting bays with decorative gables, bargeboards and finials, bracketed eaves and feature leadlight glass windows. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 - View of 4 Norwood Avenue from Norwood Avenue Access

Figure 3 – View of 4 Norwood Avenue, showing new design (extension) in old setting

Local Heritage Places Datasheet LAU-C6.1.1478

Town/Locality: South Launceston
Address: 25 Glen Dhu Street
Folio of the Register: 138159/1
Description: Dwelling as shown in Figure 1 - Late Victorian era, Victorian style, c1880
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 25 Glen Dhu Street was built for Watkin William Wilkes in c1880. Early residents include Arthur Earnest Tipton (occupier, 1900-1903) and Ellen Thurstun (owner, 1904-1918). The place is highly significance as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed late Victorian cottage.
	(iii)	a class of building or place - Significant because of its ability to demonstrate the significant characteristics of a modest Late Victorian domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached late Victorian cottage with decorative verandah. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. Key characteristic features include use of unrendered/unpainted face brick, precision brickworks, predominant chimneys, decorative shutters, bracketed eaves, decorative plasterwork and ironwork on verandah. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Wilmot Street, 1992. 25 Glen Dhu Street to the left (QVM: 1997: P 4006)

Local Heritage Places Datasheet LAU-C6.1.1479

Town/Locality: St Leonards
Address: 300 St Leonards Road
Folio of the Register: 5510/1
Description: Dwelling as shown in Figure 1 - Federation era, Victorian/Federation style, c1890
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 300 St Leonards Road was built for Thomas Smith c1890 on land originally granted to George King. Members of the Smith family resided in the residence into the 1920s. Highly significant as one of a large group of dwellings built during the major phase of village and township development and indicative of the housing that characterised village areas around Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Victorian/Federation residence comprising decorative verandah and fine gardens.
	(iii)	a class of building or place - A good representative example of a fine late Victorian/early Federation domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey detached Victorian/Federation residence with decorative verandah. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. Key characteristic features include weatherboard cladding, galvanised iron roof, predominant chimneys, bracketed eaves, projected hipped faceted bay and verandah with simple timber detailing. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1480

Town/Locality: Trevallyn
Address: 25 Bain Terrace
Folio of the Register: 60959/1
Description: Dwelling as shown in Figure 1 - Inter-war era, late Federation style, c1920
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 25 Bain Terrace was built in 1920 for George Hills on land originally owned by William Barnes. Maud Jorgensen bought the property in 1929 and it remained in the family home until at least 1950. The place is highly significant as one of a group of dwellings built during a major phase of development in Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed late Federation residence.
	(iii)	a class of building or place - A good representative example of a late Federation style building. It is also significant as an early 20th century building form contributing to the character of Launceston suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as a late Federation residence. Typical of its type, the place is timeless, homely and honestly expressed with use of natural materials and colouring. Key characteristic features include weatherboard cladding, galvanised iron roof, predominant chimney, decorative fretwork, bargeboard, bracketed eaves. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1481

Town/Locality: Trevallyn
Address: 79 Bain Terrace
Folio of the Register: 81807/1
Description: Dwelling as shown in Figures 1 and 2 - Late Federation era, Federation style, c1918
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 79 Bain Terrace was built on land originally owned by William Barnes. An original dwelling was built in c1890, which was owned by William E. Boultlee until 1914. Frederick Lester bought the property in 1914, and the current residence was constructed in 1918. The place is highly significant as one of a large group of dwellings built during the same period grouped together.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-design late Federation residence. The place features a symmetrical design, weatherboard exteriors and detailed joinery.
	(iii)	a class of building or place - A good representative example of a typical elevated timber late Federation building. It is also significance as a 20th century building form contributing to the character of Launceston suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as a detached Late Federation residence. Typical of its type, the place is timeless and honestly expressed with use of natural materials and colouring. Key characteristic features include weatherboard cladding, corrugated iron roof, simple timber fretwork detail on verandah. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2

Figure 3 - 1967 Aerial - No 79 Bain Terrace house in centre.

Local Heritage Places Datasheet LAU-C6.1.1482

Town/Locality: Trevallyn
Address: 7 Gorge Road
Folio of the Register: 22856/3
Description: Dwelling as shown in Figure 1 - Inter-war era, Federation style, c1920
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions

Figure 1

Figures of specific extent:

No content

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 7 Gorge Road (originally called Creek Road) built in 1920 for John Samuel Calder on land originally granted to William Barnes. An original dwelling was built c1908 and used as a schoolroom until 1913. In 1919 John Samuel Calder bought the property and the current residence was built in 1920. The place is highly significant as one of a large group of dwellings built during the same period grouped together.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as a well-designed Federation residence. The place features a symmetrical design, weatherboard exteriors with timber shingle detailing and rectangular grid pattern lead-lights to windows.
	(iii)	a class of building or place - A good representative example of an Inter-war era, Federation style building with prominence in that streetscape and significant as an early 20th century building form contributing to the character of Launceston suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as a detached Federation residence. Typical of its type, the place is timeless and honestly expressed with use of natural materials and colouring. Key characteristic features include weatherboard cladding, matching projecting bays, double hung sash windows, predominant chimney, precision brickwork and gable roofs with decorative shingle siding. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1483

Town/Locality: West Launceston
Address: 10 Connaught Crescent
Folio of the Register: 91768/9
Description: Dwelling as shown in Figure 1 – Inter-war era, Inter-war style, c1923
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 10 Connaught Crescent was built in 1923 for Mervyn H. Masterman and Janet Masterman on land originally granted to William Stammers Button. The Masterman family resided in the residence into the early 1950s. The place is highly significant as one of a small grouping of domestic buildings built during a major phase of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance exhibiting fine workmanship and detail work.
	(iii)	a class of building or place - A good representative example of an early Inter-war Bungalow domestic building form complete with fence to street.
	(iv)	aesthetic characteristics - The place is aesthetically significant achieving a timeless appearance expressed in high quality materials and finishes. Typical of the Inter-war California Bungalow style, key characteristic features include use of face brick (unrendered/unpainted), precision brickwork, predominant chimneys, timber and fretwork detailing on stucco gables, decorative leadlight windows and detailed brickwork front fence.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1484

Town/Locality: West Launceston
Address: 22 Duke Street
Folio of the Register: 29237/21
Description: Dwelling as shown in Figure 1 - Inter-war era, Inter-war style, 1922
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 22 Duke Street was built in 1922 for Charles Francis Tyson, who owned the property into 1950s and occupied it between 1924 and 1940. The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the range of domestic buildings that characterised the period around Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance with well-designed bungalow style residence.
	(iii)	a class of building or place - A good representative example of a fine timber Inter-war bungalow domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey weatherboard Inter-war bungalow style building. Typical of its type, the structure is homely, unpretentious and earthy in character. Key characteristic features include timber cladding, decorative glazed verandah enclosure with arched windows, circular leadlight window and projecting bay with angled corner windows. It is considered to contribute aesthetically and historically to the surrounding streetscape
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1485

Town/Locality: West Launceston
Address: 2 Gloucester Street
Folio of the Register: 17261/28
Description: Dwelling as shown in Figure 1 and 2 - Later Inter-war era, Arts and Crafts style, 1940
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 2 Gloucester Street was built by Thomas Orr in 1940 for Herbert and Christina Green on Lot 28 in the Havelock Estate sub-division. The building is highly significant as one of a small group of dwellings built during a major phase of suburban development of Launceston.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Inter-war architectural style with Arts and Crafts elements.
	(iii)	a class of building or place - A good representative example of an Inter-war Arts and Crafts style domestic building form.
	(iv)	aesthetic characteristics - Aesthetically significant achieving asymmetry expressed in high quality materials and finishes. Typical of Inter-war Arts and Crafts style, key characteristic features include vertical timber cladding, predominantly brick chimney, gable roofs with shingle siding and diamond pane windows. The residence is well established and timeless in appearance. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 - Side view from Kent Street

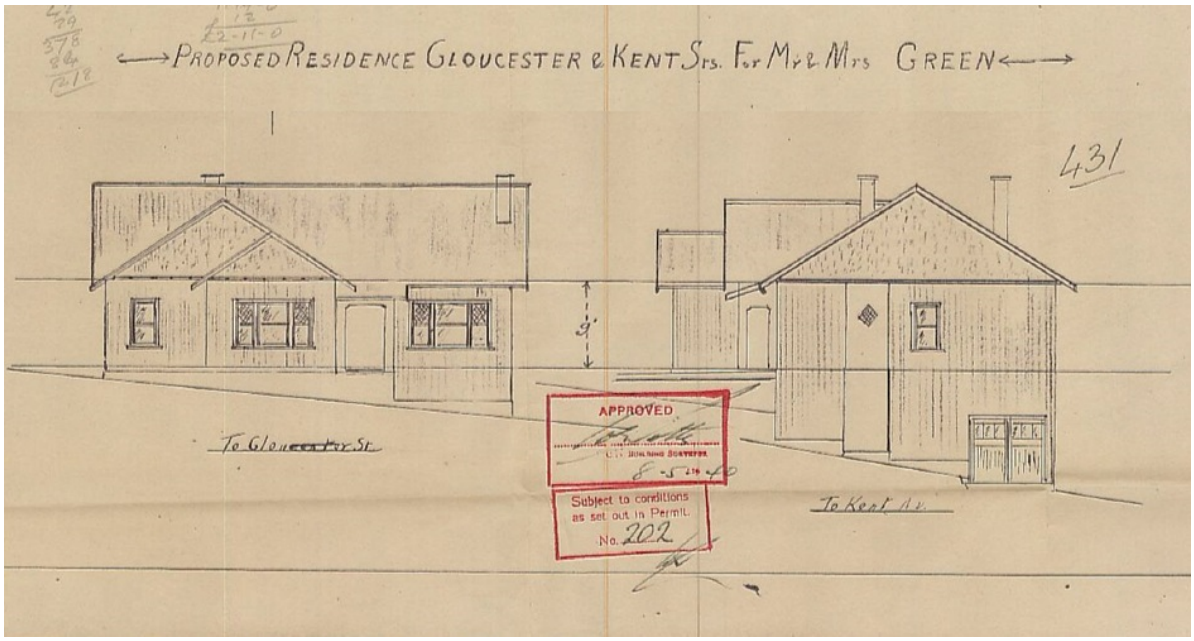


Figure 3 – Section of the 1940 architectural plans for 2 Gloucester Street (Accessed via City of Launceston Records)

Local Heritage Places Datasheet LAU-C6.1.1486

Town/Locality: West Launceston
Address: 78 Hill Street
Folio of the Register: 201778/1
Description: Dwelling as shown in Figure 1 - Federation era, Federation style, c1902
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 78 Hill Street was built by and for William Keogh in c1902 on land originally granted to Robert De Little. The street to the rear of the property is named Keogh Street after William Keogh. The Keogh family resided at the residence into the early 1950s. The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston.
	(ii)	creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance with well-designed bungalow style comprising timber cladding, and simple verandah.
	(iii)	a class of building or place - A good representative example of a quality elevated timber Federation building with detailing showing the transition from the Victorian to Federation architectural style. It is also significant as a very early 20th century building form contributing to the character of Launceston suburbs.
	(iv)	aesthetic characteristics - Aesthetically significant as a single storey Federation residence. Typical of its type, the structure is homely and honest in character. Key characteristic features include weatherboard cladding, galvanised iron roofs, predominant chimneys, projecting bays, gables with decorative bargeboards, finials and brackets. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

No content.

Local Heritage Places Datasheet LAU-C6.1.1487

Town/Locality: West Launceston
Address: 18 Laura Street
Folio of the Register: 114041/1
Description: Dwelling as shown in Figure 1 - Victorian era, Victorian style, c1880s
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from the significance include any modern additions or extensions.

Figure 1

Figures of specific extent:

No content.

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - The land encompassing 18 Laura Street was originally granted to Tomas Fuller in 1861 by the Crown, comprising 8 acres, one rood and 17 perches of land ("Advertising", *The Mercury*, 17 September 1861:3). In 1886, Arthur Petley purchased the land encompassing 18 Laura Street from John Francis Parsonage. Petley is also known to have owned land on the corner of Lanoma and Arthur Streets. The property is known to have been sold to the Knight family in late 1900 with Captain H Knight listed as occupant within the Tasmanian Post Office Directory between 1901 and 1904, and Captain Alfred Pilkington Knight listed as occupant between 1905 and 1920. The residence currently features a glass panel over the front door stating, '18 Laura Street | Knight's Cottage | Captain Alfred Knight | Built 1859' (Figure 2). However, the land at 18 Laura Street had not been granted until 1861, whilst the Knight family ownership did not commence until 1900. As such, the exact date of construction remains ambiguous. The place is highly significant as one of a small group of earlier dwellings built during a phase of development of Launceston and indicative of the housing that characterised the period around Launceston.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the Victorian Filigree architectural style, with Victorian Georgian and/or Regency elements. The residence comprises a gentleness of scale, simple rectangular shape and symmetrical facade with spreading verandah.
	(iii)	a class of building or place - A good representative example of a fine Victorian Filigree farmhouse style domestic building form.
	(iv)	aesthetic characteristics - The place is aesthetically significant achieving a timeless appearance expressed in high quality materials and finishes. Typical of the Victorian type, the structure is well established, displaying fine workmanship. It is considered to contribute aesthetically and historically to the surrounding streetscape.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

Figure 2 – Glass panel above front door (Source: Bruce Barker, 2024)

Local Heritage Places Datasheet LAU-C6.1.1488

Town/Locality: West Launceston
Address: 15 Wyett Street
Folio of the Register: 56558/23
Description: Dwelling as shown in Figure 1 – Late Inter-war era, Moderne style, c1940
Specific Extent: The entire site including setting and setback, with the facades visible directly from the street being of high importance. Exclusions from significance include any modern additions or extensions.

Figures of specific extent:

No content.

Figure 1

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - 15 Wyett Street was built between 1940 and 1941 by N. Forsythe and L. Gee for Keither E. J. Robinson on Lot 23 in the Havelock Estate Sub-division. The land was purchased from the Launceston Investment and Building Society in 1939. The building is highly significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period in this area.
	(ii)	creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the late Inter-war Moderne architectural style. The residence maintains a simple asymmetrical form with large glass areas and fenestration in horizontal bands giving a streamlined effect.
	(iii)	a class of building or place - A good representative example of the Inter-war Moderne architectural style in domestic building form.
	(iv)	aesthetic characteristics - 15 Wyett Street is of aesthetic significance in its ability to demonstrate key elements of the Inter-war Moderne architectural style. Typical of the Inter-war Moderne style, key characteristic features include asymmetrical massing with rounded northern corner and staircase, sleek lines, flat roof concealed behind a parapet, rounded portico, use of clinker brick (unpainted/unrendered) and precision brickwork. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - No content.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - No content.

Figures for statements of local heritage significance and heritage values:

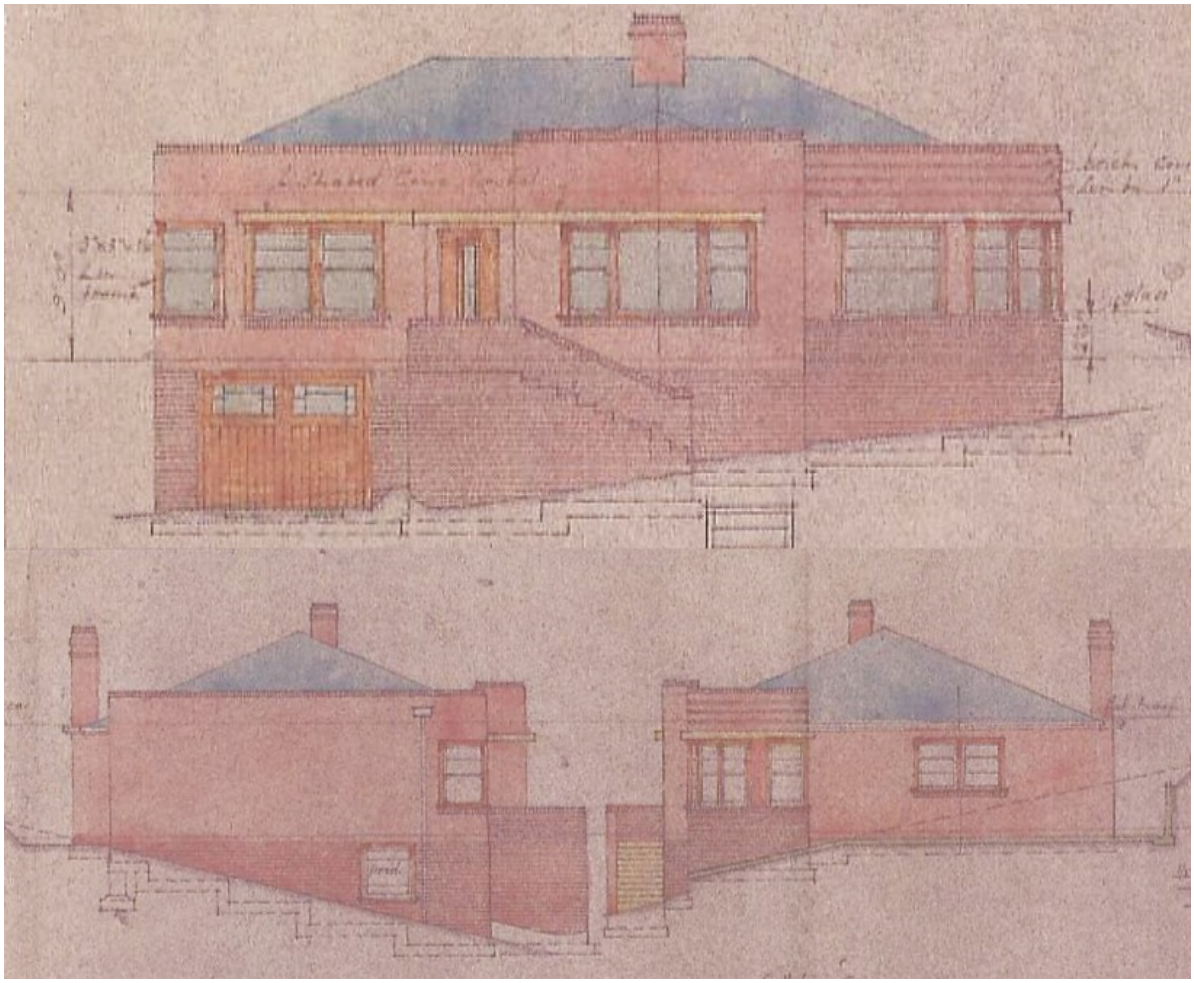


Figure 2 – Section of the 1939 architectural plans for 15 Wyett Street (Accessed via City of Launceston Records)

LAU-Table C6.2 Local Heritage Precincts Datasheet - LAU- C6.2.1 Cimitiere Street Precinct

1. Description
This datasheet applies to all land located within the Cimitiere Street Heritage Precinct included in the Table C6.2 - Local Heritage Precincts and assists assessment of development against clauses C6.7.1, C6.7.3 and C6.10.2 of the Local Historic Heritage Code in the Tasmanian Planning Scheme.
2. Extent
The Cimitiere Street Precinct is situated in central Launceston, within an area commonly known as 'The Glebe' located north-east of the main city centre and adjoining the City Park. The precinct is comprised of a small residential area located around a triangular park at the eastern end of Cimitiere Street. It is bounded to the north and east by commercial and light industrial estates that occupy the low-lying ground adjacent to the North Esk River. To the south it is bounded by residential areas along Racecourse Crescent and Elphin Road, and to the west it is bounded by City Park and the area known as the former railway land that lies between Lawrence and Willis streets. The alignment of Cimitiere Street through the precinct effectively marks the edge of the North Esk flood plain to the north. To the south it is bounded by the base of Windmill Hill, which steeply rises towards Elphin road and creates the southern edge, forming the central triangular square.

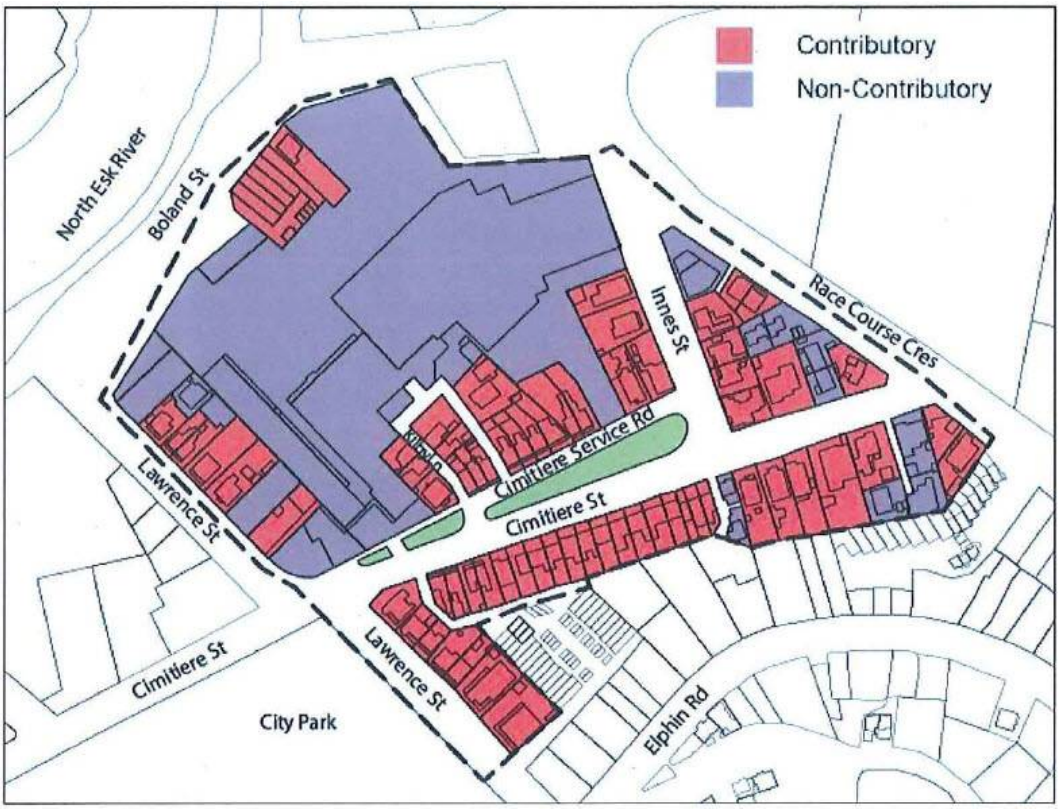


Figure 1 - Heritage Precinct Map

3. Background

Cimitiere Street, or the Glebe, demonstrates the early tight-knit fabric of Victorian housing development, with row houses and individual houses located in close proximity to the street and set around a civic square.
The precinct did not undergo significant residential development until the late 19th century, with many of the houses built in the area being property of the Holy Trinity Church and later sold. This is likely the origin of the name 'The Glebe' previously referred to as the 'Clergymans's Glebe'.
The Glebe grew into a residential suburb during the 1870s due to the proximity of new industries in the surrounding area. These industries included the Launceston Gasworks, Launceston and Western Railway Company workshops, Mount Bischoff Tin Mining Company. The Gunn family established the Gunns timber Mill in 1875 to the
north of the precinct on land that remains a commercial site. Several of the dwellings in the precincts are linked to significant identities involved in these building, mining and commercial industries.
The housing stock includes single and two storey dwellings, predominantly from the late Victorian period and continuing through to the interwar period. The precinct provides a series of highly aesthetic streetscapes of terrace houses of various styles, forms and building materials from timber, stone, exposed brick and rendered brick. The buildings are slightly different, creating interest along the street while also having a high degree of continuity and consistent scale.
The terraces and individual dwellings face the street with small paved or cottage gardens behind low fences of timber or brick. To the south, the dwellings and gardens sit above the street on stone terraces, which is a key feature of the precinct. Along with these front gardens and the central park with its established trees, the precinct has a generally green appearance.

4. Guidance

The 'Statement of local historic heritage significance and historic heritage values' (Statement of Significance) relates to the values, features, and characteristics of the precinct. This informs the Conservation Policy and Design Criteria which are considered in the assessment of planning permit applications.
Under the Tasmanian Planning Scheme, the significance of precincts are assessed relating to their contribution to the understanding of local history, creative or technical achievements, a class of building or place, or aesthetic characteristics, an association with a group for social or spiritual reasons, or individuals or groups of importance to the community.
The Statement of Significance for this precinct has been developed from those included in the following documents:

- Launceston Heritage Study Summary report and recommendations, November 2007 prepared by Paul Davies Heritage Architects.
- Launceston Heritage Study Places of State heritage significance, site inventory, August 2006 prepared by Paul Davies Heritage Architects.

All properties have been graded in regard to their importance and consistency with the significance of the precinct ('contributory' and non-contributory') as detailed in the Heritage Precinct map (Figure 1), however works to those listed as Local Heritage Places in Table C6.1 or on the Tasmanian Heritage Register (THR) are not subject to assessment under the Local Heritage Precinct provisions (clauses C6.7.1, C6.7.3 and C6.10.2).
The Conservation Policy relates to the retention of the precinct's valued existing characteristics and features, while the Design Criteria relate to new buildings, alterations and additions to existing buildings, outbuildings, fences, landscaping, vehicle accommodation, some services and subdivision.

5. Statement of local historic heritage significance and historic heritage values:

(a)	Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history - Cimitiere Street Precinct is culturally significant in its role in demonstrating early modest Launceston residential life, especially during the Victorian period, in concert with surrounding precincts in High Street and Elphin Road, and stands as an example of land granted to church groups for housing.
	(ii)	creative or technical achievements - Not applicable
	(iii)	a class of building or place - The Cimitiere Street Precinct is of 'architectural' significance in demonstrating a rare form of housing in Launceston with rows of terrace houses (and individual houses) located in close proximity to the street and set around a modest civic square. This is the only location within the city that an intact housing precinct of this character exists and where early development predominates. It holds high 'architectural' significance in that while terrace and small scale cottages are found across the city they are largely isolated from their original context. In this group, apart from infill development, the Victorian character of small-scale housing survives. A number of the buildings also have high individual 'architectural' significance as fine examples of modest housing of the Victorian period.
	(iv)	The Cimitiere Street Precinct provides a series of consistent streetscapes, from Lawrence Street to Racecourse Crescent, of high visual and 'aesthetic' value demonstrating the core values of housing development in Launceston, with its clear lines of sight to house facades and front gardens with low fences or retaining walls. The primarily timber weatherboard residences from the 1870s to 1940s with consistent original external detailing, finishes, and materials, create a distinctive visual impression and valued streetscape qualities.
(b)	Significance of the precinct's association with:	
	(i)	a particular community or cultural group for social or spiritual reasons - Not applicable
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region - A large portion of the area was developed and owned by the Anglican Parish of the Holy Trinity Church. The remaining buildings and infrastructure stand as an example of land granted to the Anglican Church and developed in the 1870s and 1890s for housing. Several of the buildings were occupied or commissioned by key individuals from the area who were connected to the industry and infrastructure period growth of the late 1800s.

When visible from streets **the following values, features and characteristics form part of the precinct:**

6. Historic Heritage Values:

(a) Consistent tight-knit streetscapes of modest residential Victorian era row housing along Cimitiere Street, Kilby Lane, Lawrence Street, Boland Street, Innes Street and Racecourse Crescent.

(b) (b) Substantially intact original streetscapes including dwellings that are single to double storey in form and scale.

(c) Original and distinctive row housing style.

(d) Groupings of houses sharing similar architectural features.

(e) Consistent materials and finishes to existing buildings.

(f) Buildings set close to street frontages.

(g) Streetscapes of high visual quality including modest front gardens, open square and street plantings.

(h) Front setbacks with low fences and gardens contributing to openness of street space.

(i) Fences that are consistent in location and height and are of styles and materials which are consistent with the houses.

7. Characteristics

(a) The level change in the land form from the original period of development including the elevation of houses on the southern side of Cimitiere Street above the footpath.

(b) Houses to the northern side of Cimitiere Street set at street level, with direct connections to the street and the central park.

(c) A predominance of mid to late Victorian terraces and conjoined terrace cottages.

(d) Buildings of a consistent scale (1 - 2 storey) and form.

(e) Consistent use of elements such as verandas, timber and iron detailing, and double hung timber windows.

(f) Consistent groups of buildings of other architectural periods and styles including, Victorian Georgian, Victorian Italianate, Federation and Inter-war.[i]

(g) Buildings of brick and timber cladding.

(h) Modest scale of buildings and front gardens behind low fences.

(i) Absence of off-street parking facilities which would impact on street frontages.

For more information on architectural periods and styles refer to the endnotes.

8. Features

(a) Street facing verandahs.

(b) Timber and iron balustrading.

(c) Traditional roof forms including hips and projecting gables.

(d) Corrugated iron roof sheeting.

(e) Dormer windows to roofs.

(f) Timber double hung windows.

(g) Painted weatherboard walls.

(h) Exposed stone facing to buildings and retaining walls.

(i) Polychrome (multi-coloured) face brickwork.

(j) Brick chimneys.

(k) Decorative bargeboards.

(l) Timber finials.

(m) Original and early iron and timber detailing.

(n) Ornamental iron work.

(o) Low picket, brick, and ironwork fences.

(p) Small cottage-style front gardens.

Also refer to 'Figures for statements of local historic heritage significance and historic heritage values' below.

Figures for statements of local historic heritage significance and historic heritage values

Early Victorian Transition (1840-1865) - though most built after 1865

46-48 Cimitiere Street (Kilby Lane) - Oldest in Precinct built in 1850

28 Cimitiere Street

27 Cimitiere Street

28-34 Cimitiere Street - Early Victorian Terrace cottages

25-37 Cimitiere Street - Early Victorian Terrace cottages

Building elements

Form

1. Simple formal symmetrical
2. Single to two storeys
3. Terrace or free standing
4. Steep gable or hipped corrugated iron roof

Windows & Doors

5. Timber Double hung timber windows

Details

6. Simple often paired brick chimneys
7. Minimal eaves
8. Simple verandas with timber balustrade
9. Restrained timber ornamentation

Materials and finishes

10. Exposed, brick, weather boards or render
11. Wall Colours Beige, pale pinks and stone
12. Contrast trim red, green, cream and brown
13. Corrugated iron roof Grey or Red

Fences and retaining walls

14. Low timber pickets fences max 1m high
15. Bluestone Retaining walls

Open space and landscaping

16. Buildings set close to street
17. Small cottage gardens low plantings
18. Minimal to no setbacks to sides

Vehicle access, parking, outbuildings

19. No provision for parking from street
20. Often lane way rear access

Figure 2 - features and characteristics of early Victorian Transition

Mid Victorian (1865-1880)

39 - 41 Cimitiere Street - Mid Victorian Terrace cottages

19-23 Cimitiere Street - Mid Victorian Terraces

36-40 Cimitiere Street - Mid Victorian Terraces

37 Lawrence street - Mid Victorian single dwelling

Buildings and building elements

Form

1. Simple formal symmetrical
2. Single to two storeys
3. *Terrace or free standing*
4. Hipped corrugated iron roof

Windows & Doors

5. Double hung timber windows often grouped
6. Highlight windows over doors

Details

7. Verandas with cast iron or timber decoration
8. Simple often paired brick chimneys
9. Decorative timber brackets under narrow eaves
10. Dormer windows to roofs

Materials and finishes

11. Multi coloured brick, render or weather-board
12. Beige, pale pinks and stone
13. Contrast trim red, green, cream and brown
14. Corrugated iron roof in grey or red

Fences and retaining walls

15. Timber or cast iron fences max 1m high often with brick or stone plinths/piers.
16. Retaining walls often Bluestone

Open space and landscaping

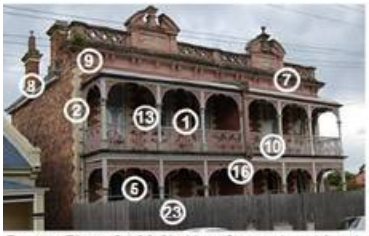
17. Small front setbacks
18. Low front geometric garden layouts
19. Minimal to no setbacks to sides

Vehicle access, parking, outbuildings

20. No provision for parking
21. Often lane way rear access

Figure 3 - features and characteristics of Mid Victorian

Late Victorian (1880-1890)



Dunster Place, 24-26 Cimitiere Street - Late Victorian Terraces (*Boom Style*)

7 Cimitiere street - Late Victorian single dwelling

14 Cimitiere Street - Late Victorian with Edwardian extension single dwelling

Buildings and building elements

Form

1. Simple form some projecting rooms
2. Single storey houses or 1-2 storey terraces
3. Hip and gable roof forms

Doors & Windows

4. Tripartite Windows often with coloured glass-sidelight
5. Double hung sash windows
6. Doors with fanlights and sidelights

Details

7. Ornate ornamentation often in Italianate style
8. Italianate parapet
9. Ornate brick chimneys
10. Brickwork incorporates rendered mouldings
11. Verandahs with decorative cast iron lacework
12. Elaborate barge boards to gable ends
13. Timber finials

Materials and finishes

14. Multi-coloured contrasting brickwork
15. Timber weather board with square edge or incised to look like stone work
16. Creams, grey and pale pinks with contrasting trims browns, red browns and green
17. Intricate Iron Lace-work to verandahs
18. Red and blue glass at entry

Fences and retaining walls

19. Decorative cast iron or timber with stone or brick piers
20. Stone retaining walls
21. Fences materials matching house no more than 1.2 m high

Open space and landscaping

22. Small ornamental gardens, with paths, water features, statues,
23. Exotic plants, palm trees, shrubberies
24. Set close to street minimal to no setbacks to sides

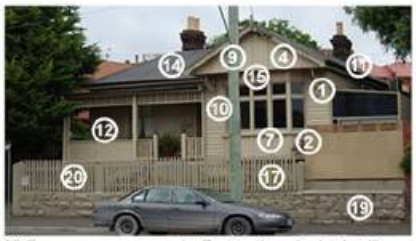
Vehicle access, parking, outbuildings

25. No provision for parking

Figure 4 - features and characteristics of Late Victorian

Federation (1890 – 1915)

47-49 Cimitiere Street - Federation Terrace



20 Racecourse crescent - Federation single dwelling

Buildings and building elements

Form

1. Simple form often with projecting front room
2. Single storey houses or 1-2 storey terraces
3. Steep hipped corrugated iron roofs
4. Front facing and often 'flying' gables
5. Verandas

Windows & Doors

6. Windows casement or double hung
7. Bay windows
8. Sidelight and fan lights over doors

Details

9. Decorative barge boards
10. Timber details brackets & fretwork
11. Brick Chimneys

Materials and finishes

12. Weather boards Square-edged or bull-nosed
13. Coloured or stained glass
14. Roofing painted in Terracotta or grey to look like slate
15. Gables rendered or half timbered
16. Cream and Beige with contrast trim red, green, beige

Fences and retaining walls

17. Timber pickets often with masonry base
18. In keeping elements of the house
19. Stone retaining walls

Open space and landscaping

20. Larger front setbacks with more formal garden
21. Front Lawns

Vehicle access, parking, outbuildings

27. No provision for parking
22. Detached pavilions often lane way rear access
23. Materials and forms to match house

Design, topography, vegetation and views

Cimitiere Street View East - South side of Street & Central Park

Cimitiere Street View East - North side of Street & Central Park

General features

1. Row cottages and terraces
2. Level change on South side of street
3. Building orientated around central Park
4. Established trees and park

Figure 5 - features and characteristics of Federation

Conservation Policy

The following Conservation Policy is proposed to conserve the heritage character and significance of the precinct and to encourage the recovery of significance, particularly of streetscape and townscape elements which add to the presentation and character of the entire precinct.

9. Demolition of buildings and building elements

9.1 Buildings and structures within ‘contributory’ places are to be retained wherever possible.

9.2 Elements not listed as part of the precinct’s 'values', 'features' or 'characteristics’, may be removed where they enhance the character of the precinct.

9.3 In determining applications for demolition to ‘contributory’ places, it should be considered whether the demolition or removal of any part of the place will not adversely affect the heritage significance of the wider precinct.

9.4 In the case of demolition or removal of elements to ‘contributory’ places which are not listed as ‘features’ or ‘characteristics’ of the precinct, applications must be accompanied by a demolition plan and demonstrate that:

(a) the partial demolition or removal contributes to the long-term conservation of the heritage precinct’s significance, including its ‘values, features, and characteristics’;

(b) the demolition or removal contributes to the long-term conservation of a ‘contributory’ place;

(c) the ‘contributory’ place is structurally unsound and cannot be reasonably rectified, noting that the poor condition of a contributory place should not in itself be a reason for permitting demolition of key features and characteristics of the heritage precinct;

(d) the partial demolition or removal should not adversely affect built fabric that contributes to the significance of the precinct.

9.5 Partial demolition of ‘contributory’ places should not result in ‘facadism’, where only the very front-most parts of buildings are maintained, but the integrity and massing of the place is lost either through demolition or obtrusive additions.

9.6 Applications for demolition or removal of buildings, structures or landscape elements from ‘non-contributory’ properties must be accompanied by documents that describe the use and form of the intended development.

10. Reproduction of features

10.1 Reproduction of architectural features should only occur in instances where it can be proved that they were originally present and evidence of original or earlier appearance can be provided.

11. Materials and finishes

11.1 Existing unpainted, un-rendered masonry and brick exterior surfaces to ‘contributory’ places should be retained and not be painted or rendered. This does not apply to non-original features.

11.2 Removal of finishes from masonry surfaces to 'contributory' places must be supported by advice from a suitably qualified person, such as a heritage architect.

12. Fences and retaining walls

12.1 Original or early fences to ‘contributory’ places should be retained.

12.2 Original fences maybe reconstructed where historical evidence exists of their form.

12.3 If original fences and walls require replacement or a ‘contributory’ place requires a new fence, they should be replaced 'like for like' or in a manner which is considered to be typical of the period of the buildings on the site, or the predominant fencing style in the precinct. Any alternative solution must be supported by a report from a suitably qualified person.

13. Open space and landscaping

13.1 Front private garden settings, setbacks and open views that add to the public realm should be retained.

13.2 Established and/or significant planted garden settings, hedges, and visually prominent trees should be retained, however removal may be considered if it will assist in the preservation of other items of historic heritage significance, and this is supported by a report prepared by a suitably qualified person (arborist).

13.3 Removal, destruction or lopping of trees or the removal of vegetation should not detract from the existing character of the precinct.

13.4 Existing street and parkland trees are to be retained.

13.5 The generous nature strips are to be retained.

14. Subdivision

14.1 Road and allotment layouts that date from the original layout of the subdivision are to be retained.

15. Vehicle access, parking, outbuildings, and services

15.1 Original/early detached single garages should be retained.

15.2 Original/early outbuildings should be retained.

Design Criteria

The following Design Criteria have been developed to provide for new development that is commensurate with the significance of the precinct. Where performance criteria for new work apply (refer clause C6.7.3 and C6.10.2), the following criteria should then be applied to guide the design and assessment of planning permit applications.

16. Design of alterations and additions to existing buildings

Alterations and additions to existing buildings:

16.1 Should not alter fabric that contributes to the local heritage precinct's significance and of any part of a ‘contributory’ place.

16.2 Should not obscure fabric that contributes to the local heritage precinct's significance and of any part of a ‘contributory’ place that is visible from the public realm.

16.3 Should be located to the rear of the ‘contributory’ place, where possible.

16.4 Should be located in a manner that does not detract from or dominate the significant fabric of the heritage features and/or characteristics. This may be achieved through a combination of building setback, height and physical separation as appropriate.

16.5 Should not rely on vegetation and fences to limit visibility from the street as these items are not considered to be permanent screening.

16.6 Should be sympathetic with heritage fabric and make use of materials and surface finishes that are complementary to the significant fabric of the heritage precinct.

16.7 Should use design details which are interpretive, honestly representing their modernity, while also conveying the patterns and heritage character of their surroundings and making reference to the features and characteristics of the heritage precinct (including, but not limited to the type and form and arrangement of windows, doors, and façade lines, such as continuous cornices).

17. Design of new buildings

New buildings:

17.1 Should be sympathetic with heritage fabric and make use of materials and surface finishes that are complementary to the significant fabric of the heritage precinct.

17.2 Should use design details which are interpretive, honestly representing their modernity while also conveying the patterns and heritage character of their surroundings and making reference to the features and characteristics of the heritage precinct (including, but not limited to the type and form and arrangement of windows, doors, and façade lines, such as continuous cornices).

17.3 Should not rely on vegetation and fences to limit visibility from the street as they are not considered to be permanent screening.

18. Siting

18.1 New buildings and additions/alterations to ‘non-contributory’ places should be oriented in a similar manner to adjacent ‘contributory’ heritage places and to the heritage precinct as a whole.

18.2 New development should have a front setback equal or greater than any adjoining contributory building and no building (including garages, carports and outbuildings) is proposed in the front setback.

18.3 For additions and alterations to ‘contributory’ places, new development should have side setbacks equal or greater than the existing building.

18.4 For ‘non-contributory’ places, new development should have side setbacks consistent with those on neighbouring contributory places.

19. Building form and height

19.1 New buildings and additions should be of a height and form which are consistent with the predominant single-storey development of the precinct as viewed from the street.

19.2 If multi-storey additions are required, they should be in recessive locations with proportions subservient to the dominant character of the precinct (i.e. to the rear or beyond a main roof ridge line, and recessive from existing side walls).

19.3 The roof form, pitch and massing of the building should relate to the significant neighbouring buildings visually connected to it.

20 Materials, surface finishes and details

20.1 New development should incorporate and/or draw from the material palette and colours of the precinct’s character which includes, but is not exclusive to, brown, orange-red and cream brick, concrete rendered sills and lintels, terracotta tiled and corrugated roofing.

20.2 Painting should not be carried out in a manner that detracts from the understanding of the place (i.e. painting in corporate colours, painting over and covering windows, and loss of contrast that provides for articulation of architectural features).

21. Fences and retaining walls

21.1 New fences should not block views of façades and gardens facing the public realm.

21.2 Design of new fences for ‘non-contributory’ places should complement the characteristics of existing fences in the precinct including, height, visual permeability, spacing of elements and materials and finishes.[ii]

22. Open space and landscaping

22.1 New hard and soft landscaping should be designed to complement the heritage values of the area.

22.2 New hard and soft landscaping should be constructed without damaging existing significant features.

22.3 Grassed nature strips and street plantings should be retained.

23. Subdivision

23.1 New hard and soft landscaping should be designed to complement the heritage values of the area.

23.2 New hard and soft landscaping should be constructed without damaging existing significant features.

23.3 Grassed nature strips and street plantings should be retained.

24. Vehicle access, parking, outbuildings and services

24.1 Garages, carports, and outbuildings should be located to the rear of dwellings where possible.

24.2 If garages, carports or outbuildings are visible from the public realm, then these should be subservient in scale and design to the main building/s on the site.

24.3 Garages, carports and outbuildings for corner properties should have setbacks which are greater than or equal to the setback of the dwelling on the site.

24.4 Garages, carports and outbuildings should use construction/cladding to match the dwelling on the site.

24.5 Works to the street should take into consideration the original street profile including generous nature strips with trees.

24.6 Provision for vehicle access and parking should not detract from the existing character of the precinct.

Endnotes

[i] Architectural periods and styles most relevant to the precinct:

(a) Early Victorian – Transition (1840-1865) Simple forms with formal symmetrical layouts, either single or two storey terrace/free standing house/cottages with simple verandas and restrained ornamentation. Steeply pitched, hipped corrugated iron or slate roofs with walls in rendered brick (often scored to look like stone), exposed local brick or painted square edge weather boards. Double hung timber windows are symmetrically placed on facades. Wall colours are variations of cream and brown with contrasting trims matching wood colours. Fences match aesthetic of house using either stone retaining walls or simple timber pickets of no more than 1m high revealing cottage gardens limited to ornamental plants.

(b) Mid Victorian (1865-1880) – Retains the simple form with double hung timber windows and colours of early Victorian buildings with more ornamentation. Brickwork is often rendered; hipped roofs incorporate decorative brackets under eaves and timber verandas incorporate some cast iron lacework. Fences no more than 1.2m high and are often a combination of timber pickets and masonry end piers rendered or in face brickwork which show a more geometric garden layout.

(c) Late Victorian (1880-1890) – Retains the same form as earlier Victorian buildings, but with grander ornamentation and parapets, often in Italianate style. Brickwork incorporates rendered mouldings and multi-coloured brickwork. Windows are double hung and often grouped with sidelight. The Verandas use intricate cast iron lacework on balustrades and to the roof over.

(d) Federation Style (1890-1915) – Incorporates a lot of similar details to Victorian buildings, but is more reserved, and decoration is generally in timber fretwork and brackets. Roofs have larger eaves often with front facing gables with decorative barge boards. Fences use timber pickets that are more decorative than earlier picket fences, sometimes using timber capping.

[ii] Detailed design guidance for fences may be found in the following publications:

- The National Trust's 'Fences and Gates' Technical Bulletin 8.1, see: https://www.nationaltrust.org.au/wp-content/uploads/2016/07/Fences-and-Gates.pdf
- The City of Hobart's 'New Fences for Old Houses: A guide to designing a traditional fence for your home'. For access to this document please refer to the 'City of Hobart publications listing' page: https://www.hobartcity.com.au/Council/News-publications-and-announcements/City-of-Hobart-publications-listing