

PART E - SCHEDULES

22 SCHEDULE 1 – CONSERVATION OF CULTURAL HERITAGE VALUES

22.1 Introduction

Conservation of the cultural heritage values of Sullivans Cove is the primary objective of the Scheme. Where there is an apparent conflict with other objectives, the conservation of cultural heritage values takes precedence.

This schedule applies to conservation of the cultural heritage values of identified places of cultural significance, including spaces, buildings and objects, and conservation of patterns of continuing or historic use. It also applies to the conservation of archaeologically sensitive sites and the conservation of a recognisable historic character in the areas where authentic historic fabric and spaces remain.

22.2 Objectives

- To provide the mechanisms to allow the conservation of heritage values.
- To provide an incentive for 'building or works' to be carried out in a manner which is compatible with conservation of cultural heritage values.
- To ensure that the recognisable historic character of Sullivans Cove is not compromised by new development which overwhelms the places of cultural significance, or, by new development which reduces the apparent authenticity of the historic places by mimicking historic forms.
- To encourage new development to be recognisable as new, but not individually prominent. Such development must reflect a "good neighbour" relationship to places of identified cultural value.

22.3 Definitions

Adjacent	In relation to proposed development means sites alongside, behind or diagonally behind a place of identified cultural significance or on the opposite side of the street.
Archaeological Sensitivity Report	<p>A report accepted by the Planning Authority that is prepared by a qualified archaeologist or other suitably qualified professional that may be required to be submitted as part of any applications to undertake works, and which includes the following:</p> <ul style="list-style-type: none">• Investigation of documentary evidence on the application site history.• Sampling program which includes timing and method of sampling, and procedures to be followed where items of archaeological value are discovered.• Details of archaeological 'watching brief' procedures to be implemented during the completion of works.

'Building or Works'	For the purpose of this schedule means the carrying out of building construction, alteration or decoration or works.
Burra Charter	The Australia ICOMOS Charter for Places of Cultural Significance 1999 (including guidelines), adopted by the Australian National Committee of the International Council on Monuments and Sites (Australia ICOMOS Inc.) on 26 November 1999.
Conservation	Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation, as defined in the Burra Charter.
Conservation Plan	A Conservation Plan accepted by the Planning Authority and prepared in accordance with the guidelines provided by J. S. Kerr's ("The Conservation Plan"). The conservation plan includes <ul style="list-style-type: none"> • Documentation of the cultural significance of a place. • Documentation of proposed measures to be undertaken to retain cultural significance. • An assessment of how proposed 'building or works' comply with the conservation strategy proposed in the Conservation Plan and a Statement of Impact regarding the impact of the proposed 'building or works' on the conservation of cultural significance.
Cultural Significance	Cultural significance is defined as historic, scientific, aesthetic or social value for past, present and future generations. It may include archaeological values, architectural values and values as a record of various aspects of history. It is synonymous with the term heritage value.
Height	In respect of buildings (other than structures), that maximum vertical distance measured between the natural surface level and the eaves or parapet at any point of any part of a building.
Place	Place means site, area, building or work, group of buildings or works with associated contents and surroundings.

22.4 Conservation of Places of Cultural Significance

22.4.1 Scope

The controls of this clause apply to the carrying out of 'building or works' on places of cultural significance identified in Table 1 to this Schedule, and on Figure 5 'Places of Cultural Significance'. The status afforded to the places identified shall apply to all of the land within the title boundary, except where this is specifically indicated in Table 1 as not being the case.

22.4.2 Exemptions

The following are 'exempt' from the provisions of this clause:

- Development 'exempt' from requiring approval under 8.4 of the Scheme.

22.4.3 Submission Requirements

All applications for 'building or works' must satisfy the relevant submission requirements of clause 9.2 of the Scheme. In addition, pursuant to s.54 of the Land Use Planning and Approvals Act 1993, the following information may be required:

- A Conservation Plan as defined in Clause 22.3.
- Street elevations or 'true perspectives' to show the scale and impact of 'building or works' on places of cultural significance.

22.4.4 'Permitted' 'Building or Works'

'Building or works' on places of cultural significance is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' provisions have been satisfied:

- The 'building or works' are related to the conservation of a place of cultural significance and are to be undertaken in accordance with a Conservation Plan accepted by the Planning Authority as satisfying the submission requirements for an application.

22.4.5 'Discretionary' 'Building or Works'

'Building or works' on places of cultural significance which cannot satisfy the 'deemed to comply' provisions of Clause 22.4.4 may be approved at the discretion of the Planning Authority.

The following criteria must be taken into consideration in the assessment of all proposals to undertake 'building or works' on places of cultural significance:

- 'Building or works' must complement and contribute to the cultural significance, character and appearance of the place and its setting;
- 'Building or works' must be in compliance with the conservation strategy of an approved Conservation Plan, where required and/or provided;
- The location, bulk and appearance of 'building or works' must not adversely affect the heritage values of any place of cultural significance;
- 'Building or works' must not reduce the apparent authenticity of places of cultural significance by mimicking historic forms;
- 'Building or works' may be recognisable as new but must not be individually prominent;
- The painting of previously unpainted surfaces is discouraged.

22.5 'Building or Works' on Land Not Included in Table 1

22.5.1 Scope

The controls of this clause apply to 'building or works' on all land within the Planning Area, excepting places of cultural significance under Clause 22.4.

22.5.2 Exemptions

The following are 'exempt' from the provisions of this clause:

- Development 'exempt' from requiring approval under clause 8.4 of the Scheme.
- Any works exempted under s.31 of the Historic Cultural Heritage Act 1995 from requiring approval under that Act.
- Development on land within the Macquarie Point Wharf, Activity Area 4.1.

22.5.3 Submission Requirements

All applications for 'building or works' under this clause must satisfy the relevant submission requirements of clause 9.2 of the Scheme. In addition, pursuant to s.54 of the Land Use Planning and Approvals Act 1993, the following information may be required:

- A report identifying that the building does not have cultural significance;
- Street elevations or 'true perspectives' to show the scale and impact of 'building or works' on places of cultural significance.

22.5.4 'Permitted' 'Building or Works'

'Building or works' on other land within the planning area is 'permitted' in respect to this Schedule where it can be demonstrated that the following 'deemed to comply' standards can be met:

For 'building or works' on sites adjacent (as defined in clause 22.3) to a place of cultural significance:

- The height of 'building or works' adjacent to places of cultural significance must not exceed that of any building on the place, at a distance of less than 10 (horizontal) metres from the building; and
- The area of the facade of any new 'building or works' must not exceed that of the facade of an adjacent place of cultural significance by a factor of 2.

22.5.5 'Discretionary' 'Building or Works'

'Building or works' on land which cannot satisfy the 'deemed to comply' provisions of Clause 22.5.4 may be approved at the discretion of the Planning Authority. The following criteria must be taken into consideration in the assessment of all proposals for 'building or works':

- 'Building or works' adjacent to a place of cultural significance must not dominate that place when viewed from the street or any other public space, or be more prominent in the street than the adjacent place of cultural significance.
- The area of a facade of any new building may be permitted to exceed that of the building on an adjacent place of cultural significance where the Planning Authority is satisfied that the visual impact of the apparent disparity of scale is not significant or that historic precedent warrants the scale disparity.
- 'Building or works' must complement and contribute to the specific character and appearance of adjacent places of cultural significance and the historic character of the Cove generally.
- The location, bulk and appearance of 'building or works' must not adversely affect the heritage values of any adjacent or nearby place of cultural significance.
- 'Building or works' must not reduce the heritage value of any adjacent places of cultural significance by mimicking historic forms.

22.6 Places of Archaeological Sensitivity

22.6.1 Scope

The controls of this clause apply to 'building or works' which involve the excavation of land within the planning area.

22.6.2 Exemptions

The following are 'exempt' from the provisions of this clause:

- The carrying out of 'building or works' which involve the excavation on the following land:

All land within the Macquarie Point Wharf Activity Area

22.6.3 Submission Requirements

In addition to the information required to satisfy the relevant submission requirements of Clause 9.2 of the Scheme, the following information is required for any place identified in Table 2 in this Schedule:

- An Archaeological Sensitivity Report;
- or
- A statement by a qualified archaeologist that either the site has been surveyed previously and found not to be of archaeological significance or that the nature of the 'building or works' will not result in destruction of any aspects items of archaeological significance.

Pursuant to s.54 of the Land Use Planning and Approvals Act 1993 the above information may also be required in respect of an application relating to a site that is considered likely to be of archaeological interest or significance.

22.6.4 'Permitted' 'Building or Works'

Those works which constitute the excavation of land on any place of cultural significance (as identified in Table 1), including those identified in Table 2, are 'permitted' where a statement is provided by a qualified archaeologist that either the site has been surveyed previously and found not to be of archaeological significance or that the nature of the 'building or works' will not result in destruction of any aspects of items of archaeological significance.

22.6.5 'Discretionary' 'Building or Works'

Having regard to the contents and recommendations of an Archaeological Sensitivity Report accepted by the Planning Authority pursuant to Clause 22.6.3 the following criteria must be taken into consideration in the assessment of all proposals to develop places of cultural significance listed in Table 2 or that are considered likely to be of archaeological interest or significance:

- The likelihood of the proposed 'building or works' resulting in the removal or destruction of items of archaeological significance.
- The cultural significance of the site.
- Evidence of an adequate archaeological reconnaissance and site sampling prior to the approval or carrying out of works.

- The need to reasonably protect potential archaeological significance during the design, and carrying out of works.
- The need to undertake an archaeological 'watching brief' to be required during the carrying out of works.

Table 1: Places of Cultural Significance

Street No.	Street	Other Information	Ref. No
Argyle Street			
5	Argyle Street	Tasmanian Museum & Art Gallery – refer also Davey and Macquarie Streets	1
10	Argyle Street		2
12-14	Argyle Street	Former Chesterman Building – refer 10-14 Davey Street	3
16	Argyle Street	Carnegie Building/Formal Public Library	29
Brooke Street			
8	Brooke Street	Former Mill (Gibson's) - refer Morrison Street	5
Brooker Avenue			
	Brooker Avenue	Former Hobart Railway Station (ABC Complex) – refer Liverpool Street	6
Campbell Street			
9	Campbell Street	Former St. David's Mission Church	7
29	Campbell Street	Theatre Royal	8
37-49	Campbell Street	Walls off Sackville St. ('Parcel 6')	9
Castray Esplanade			
	Castray Esplanade	Princes Wharf Sheds Nos. 1, 2 and 3	80
	Castray Esplanade	Sydney-Hobart Yacht Race Finishing Box (within CSIRO site)	10
	Castray Esplanade	Plantanus x "Hispanica" (Plane Trees) – avenue of 15 trees	11
13-17*	Castray Esplanade	Former Ordnance Store (Supply & Tender)	12
	Castray Esplanade	Former Signal Station (Princes Park)	16
	Castray Esplanade	Princes Park	17
19 - 21	Castray Esplanade	Former Ordnance Store	13
25	Castray Esplanade	Tide House	14
27	Castray Esplanade	Harbour Masters House	15
Cenotaph Avenue			
	Cenotaph Avenue	Martin's Hot Shot Oven	18
	Cenotaph Avenue	Queen's Battery	19
Collins Street			
18 – 26	Collins Street	Former HCC / City Motors Garage – façade	22
19	Collins Street	Former Hedberg Bros. Garage	21
36	Collins Street	Former Barnet Bros. Building	23
Davey Street			
2	Davey Street	Royal Engineers Building and Stone Post	26
	Davey Street	Victoria Dock	27

Street No.	Street	Other Information	Ref. No
	Davey Street	Constitutions Dock (incl. Bridge & Crane)	28
19 - 21	Davey Street	Former Customs House and Bond Store	24
	Davey Street	Private Secretary's Cottage – refer also 40 Macquarie Street	25
10 – 14	Davey Street	Former Chesterman Building	3
16 – 20	Davey Street	Former Piesse & Co. Building	30
32	Davey Street	Treasury Chambers	31
34	Davey Street	Former Public Works Offices	32
36	Davey Street	Former St Mary's Hospital, cnr. Salamanca Place	33
Despard Street			
	Despard Street	Former Mill (Gibson's) – refer Morrison Street	5
Elizabeth Street			
2	Elizabeth Street	Former Union Steamship Co. Offices – refer also 5-9 Franklin Wharf	35
7	Elizabeth Street	Refer 16-20 Davey Street	30
16	Elizabeth Street	Hobart Council Centre (former HEC/Hydro Building)	36
	Elizabeth Street	Franklin Square	37
Evans Street			
	Evans Street	Former Jones & Co. Buildings – refer Hunter Street	39
Franklin Wharf			
4	Franklin Wharf	Elizabeth Street Pier	124
5	Franklin Wharf	Former Union Steamship Co. Offices – refer also 2 Elizabeth Street	35
7	Franklin Wharf	Former Burgess Bros. Offices / Marine Board Building	41
9	Franklin Wharf	Former Marine Board Building	42
11 - 13	Franklin Wharf	Former Government Offices (including Water Police)	43
Hunter Street			
19 - 21	Hunter Street	Warehouses / Drunken Admiral (part of former Jones & Co. Complex)	44
23 - 25	Hunter Street	Warehouses (part of former Jones & Co. Complex)	44
37 – 41	Hunter Street	University Centre for the Arts (part of former Jones & Co. Complex)	39
Kelly Street			
	Kelly Street	Kelly's Steps	47
Kirksway Place			
23	Kirksway Place	Cottage	48
25	Kirksway Place	Cottage	49
27	Kirksway Place	Cottage	50
29	Kirksway Place	Cottage	51
Liverpool Street			
0	Liverpool Street	Former Hobart Railway Station Building (part of the ABC Complex – see Figure 5 for extent of listing)	6

Street No.	Street	Other Information	Ref. No
Macquarie Street			
2	Macquarie Street	Former Hobart Gas Works complex (incl. chimney)	58
7	Macquarie Street	Old Woolstore (former Roberts Stewart & Co. Limited buildings)	52
40	Macquarie Street	Tasmanian Museum & Art Gallery: including all Museum buildings and former Commissariat Store – refer also Argyle and Davey Streets	59
50	Macquarie Street	Town Hall	60
55	Macquarie Street	Former MTT Offices	53
57 - 63	Macquarie Street	City Hall	54
65 – 67	Macquarie Street	Hope and Anchor Hotel	55
71	Macquarie Street		56
80	Macquarie Street	Public Buildings adjacent to Franklin Square	61
87	Macquarie Street	Montgomery's (former Maloney's) Hobart Hotel	57
Montpelier Retreat			
2	Montpelier Retreat		63
3	Montpelier Retreat		62
4	Montpelier Retreat		64
Morrison Street			
5	Morrison Street	Former Holyman's Building	66
11 – 17	Morrison Street	City Mill (Gibson's)	5
29	Morrison Street	Harbour Lights Café	65
35	Morrison Street	Former Rex & Son Warehouse	67
Murray Street			
	Murray Street	Tilia x europaea L. (Common Lime) (19 Trees in Parliament Square, in front of Parliament House)	73
	Murray Street	Quercus robus L. (English Oak) (4 Trees in Parliament Square, in front of Parliament House)	74
	Murray Street	Parliament House and Square	72
1 – 5	Murray Street	Customs House Hotel	69
7	Murray Street	Alstergren Building	70
9 – 11	Murray Street	Roche's (former Federal Coffee Palace)	71
10	Murray Street	State Government Office	75
12	Murray Street	Former HEC Office	76
17	Murray Street	Aurora (former HEC) Sub-Station (cnr. Davey Street)	68
19 – 21	Murray Street	Public Buildings (Franklin Square); Treasury; Trees; Lamps – refer to 80 Macquarie Street	61
20	Murray Street	Waterloo House	77
Runnymede Street			
20	Runnymede Street	Lenna	78
Sackville Street			
10 - 16	Sackville Street	Former Tasmanian Fur Traders Building	79

Street No.	Street	Other Information	Ref. No
Salamanca Place			
1	Salamanca Place	Supreme Law Courts	81
	Salamanca Place	Plantanus x "hispancia" (Plane Tree) (27 Trees along Salamanca Place)	82
2	Salamanca Place	Printing Authority of Tasmania (former State Government Printing Office)	83
21	Salamanca Place		84
23	Salamanca Place		85
25	Salamanca Place		86
27	Salamanca Place		87
29	Salamanca Place		88
31	Salamanca Place		89
33	Salamanca Place		90
35	Salamanca Place		91
39	Salamanca Place		92
41	Salamanca Place		93
45 – 47	Salamanca Place		94
49	Salamanca Place		95
51	Salamanca Place		96
53	Salamanca Place		97
55	Salamanca Place		98
57	Salamanca Place		99
59	Salamanca Place		100
61	Salamanca Place		101
63	Salamanca Place		102
65	Salamanca Place	(includes 65C Salamanca Place)	103
67	Salamanca Place		104
69	Salamanca Place		105
71	Salamanca Place		106
73	Salamanca Place		107
75	Salamanca Place		108
77	Salamanca Place		109
	Salamanca Place	Kelly's Passage	110
79	Salamanca Place		111
81	Salamanca Place		112
83	Salamanca Place		113
85	Salamanca Place		114
87	Salamanca Place		115
89	Salamanca Place		116
100	Salamanca Place		117

Street No.	Street	Other Information	Ref. No
102	Salamanca Place		118
104	Salamanca Place		119
106	Salamanca Place		120
Tasman Highway			
	Tasman Highway	Cenotaph and Cenotaph Avenue	121
	Tasman Highway	Former HMAS Huon Naval Depot	122

**Following changes to the 'planning area' arising from the statutory scheme preparation processes, the properties (places) reference numbered 4, 46 and 123 are not included in the approved version of the Sullivans Cove Planning Scheme.*

Table 2: Places of Archaeological Sensitivity

Street No.	Street or Other Location Description	Existing Archaeological Report	Other Information	Ref. No.
3	Argyle Street	SCAZP*	Dockside offices	1
10 – 14	Argyle Street	SCAZP	Chesterman's	2
-	Castray Esplanade	SCAZP	Princes Park	3
13 – 23	Castray Esplanade	SCAZP	Ordnance Stores	4
27	Castray Esplanade	SCAZP	Harbour Masters House	5
-	Cenotaph Avenue	SCAZP	The Cenotaph	6
2	Collins Street	SCAZP	Roberts store and offices	7
52	Collins Street	SCAZP		8
-	Constitution and Victoria Docks (area between)	SCAZP		9
-	Davey Street	SCAZP	Davey Street Step/Cove Escarpment	10
1	Davey Street	SCAZP	Hotel Grand Chancellor	11
2	Davey Street	SCAZP	Royal Engineers Headquarters and Kings Yard	12
3	Davey Street	SCAZP	Dunn Place	13
16 – 20	Davey Street	SCAZP		14
32	Davey Street	SCAZP	Treasury Chambers	15
34	Davey Street	SCAZP	St. Mary's Hospital	16
-	Elizabeth Street between Davey and Macquarie Streets	SCAZP	Elizabeth Street	17
5	Elizabeth Street	SCAZP	Former Nettlefold's Garage	18
-	Franklin Square	SCAZP	Franklin Square	19
2 – 4	Gladstone Street	SCAZP		20
-	Hunter Street	SCAZP	Hunter Street Roadway	21
-	Hunter Street	SCAZP	Macquarie No.1 Shed	22
15	Hunter Street	SCAZP	Former Dockside Fitness	23
17 – 19	Hunter Street	SCAZP	The Drunken Admiral	24
17 – 19	Hunter Street	SCAZP	Designer Makers Building	25
19 - 35	Hunter Street	SCAZP	Hewitt Warehouse	26
19 - 35	Hunter Street	SCAZP	Bunster House	27
19 - 35	Hunter Street	SCAZP	The Ice House	28
19A–35A	Hunter Street	SCAZP	Courtyard	29
21	Hunter Street	SCAZP	(part of 19A-35 Hunter)	30
23	Hunter Street	SCAZP	(part of 19A-35 Hunter)	31
25	Hunter Street	SCAZP	(part of 19A-35 Hunter)	32
29	Hunter Street	SCAZP	(part of 19A-35 Hunter)	33
2	Macquarie Street	SCAZP	Gasworks Village	35

Street No.	Street or Other Location Description	Existing Archaeological Report	Other Information	Ref. No.
7	Macquarie Street	SCAZP	Woolstore Tavern	36
7	Macquarie Street	SCAZP	Former Millers Soap Factory	37
7	Macquarie Street	SCAZP	The Old Woolstore Apartments	38
40	Macquarie Street	SCAZP	Tasmanian Museum and Art Gallery	39
50	Macquarie Street	SCAZP	Town Hall	40
57 - 63	Macquarie Street	SCAZP	City Hall	41
65	Macquarie Street	SCAZP	Hope and Anchor Tavern	42
67 - 69	Macquarie Street	SCAZP		43
71	Macquarie Street	SCAZP		44
85A - 87	Macquarie Street	SCAZP	Hobart Hotel	45
1 - 3	Market Place	SCAZP		46
6 - 8	Market Place	SCAZP	Albion Foundry	47
-	Mawson Place (grassed area)	SCAZP	Howard's Hotel Site	48
1	Montpelier Retreat	SCAZP		49
2 - 4	Montpelier Retreat	SCAZP		50
3 - 5	Montpelier Retreat	SCAZP		51
11 - 27	Montpelier Retreat	SCAZP	Montpelier Retreat Car Park	34
-	Morrison Street (backing onto No 5)	SCAZP	Franklin Hotel Site	53
-	Morrison Street between Brooke Street and Elizabeth Street	SCAZP	Morrison Street	54
3	Morrison Street	SCAZP		55
19	Morrison Street	SCAZP	Telegraph Hotel	56
29	Morrison Street	SCAZP	The Harbour Lights Café	57
31 - 33	Morrison Street	SCAZP	Part of 31-35 Morrison Street	58
35	Morrison Street	SCAZP	Part of 31-35 Morrison Street	59
-	Murray Street	SCAZP	Parliament House	60
1 - 3	Murray Street	SCAZP	Customs House Tavern	61
5	Murray Street	SCAZP	Marine Hotel	62
6 - 10	Murray Street	SCAZP	State Offices	63
7	Murray Street	SCAZP	New Constitution Hotel	64
12 - 14	Murray Street	SCAZP	Former Hydro Building	65
21	Murray Street	SCAZP	Public Offices	66
Cnr	Salamanca and Morrison Streets	SCAZP	Parliament Square	67
-	Salamanca Place	SCAZP	The Squares	68
21 - 23	Salamanca Place	SCAZP		69
25	Salamanca Place	SCAZP		70

Street No.	Street or Other Location Description	Existing Archaeological Report	Other Information	Ref. No.
27	Salamanca Place	SCAZP		71
29	Salamanca Place	SCAZP	Lord Rodney Inn	72
31	Salamanca Place	SCAZP	The Sailors Rest	73
33	Salamanca Place	SCAZP	Forsyth's Sail Loft	74
39	Salamanca Place	SCAZP	Knopwood's Retreat	75
47	Salamanca Place	SCAZP	Derwent Iron Works	76
49 – 61	Salamanca Place	SCAZP	Turner's Jam Factory	77
63	Salamanca Place	SCAZP	Kerr, Bogle & Co's Store	78
-	Salamanca Place	SCAZP	Woobys Lane & Smarts Walk	79
65 – 79	Salamanca Place	SCAZP	Peacock's Jam Factory	80
81	Salamanca Place	SCAZP	Johnson's Cooperage	81
83	Salamanca Place	SCAZP	Downing's Store	82
85	Salamanca Place	SCAZP	Page's Wool Store	83
87	Salamanca Place	SCAZP	McPherson's Store	84
89	Salamanca Place	SCAZP	Nathan & Moses Warehouse	85
100-106	Salamanca Place	SCAZP	Boats Crew Quarters	86
-	Salamanca Square	SCAZP	Salamanca Quarry	87
-	Tasman Highway	SCAZP	Domain Slipyards	88
-	Wapping	SCAZP	Wapping Project Precinct	89
-	Wapping/Cenotaph	SCAZP	Hobart Rivulet – Domain Diversion Tunnel	90

*SCZAP means Sullivans Cove Archaeological Zoning Plan July 2002.

