

## **E13.0 Historic Heritage Code**

### **E13.1 Purpose**

E13.1.1 To recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.

### **E13.2 Application**

E13.2.1 This code applies to development involving land defined in this code as any of the following:

- (a) a Heritage Place;
- (b) a Heritage Precinct;

- (c) a Cultural Landscape Precinct;
- (d) a Place of Archaeological Potential.

E13.2.2 This code does not apply to use, unless a Heritage Place is listed because its use or history of use is a key criterion in its listing.

E13.2.3 This code does not apply to signs.

### E13.3 Definition of Terms

E13.3.1 In this code, unless the contrary intention appears:

archaeological evidence	means low level remains of former structures and surfaces, construction debris, demolition debris, fabric, fittings and finishes, modified landforms, burials, subsurface features and deposits, artefacts, discarded waste and/or by-products, residues, pollen.
archaeological impact assessment	means a report prepared by a suitably qualified person that includes a design review and describes the impact of proposed works upon archaeological sensitivity (as defined in a statement of archaeological potential).
archaeological method statement	means a report prepared by a suitably qualified person that includes the following where relevant to the matter under consideration: <ul style="list-style-type: none"> <li>(a) strategies to identify, protect and/or mitigate impacts to known and/or potential archaeological values (typically as described in a Statement of Archaeological Potential);</li> <li>(b) collections management specifications including proposed storage and curatorial arrangements;</li> <li>(c) identification of measures aimed at achieving a public benefit;</li> <li>(d) details of methods and procedures to be followed in implementing and achieving (a), (b) and (c) above;</li> <li>(e) expertise to be employed in achieving (d) above;</li> <li>(f) reporting standards including format/s and content, instructions for dissemination and archiving protocols.</li> </ul>
conservation	means all the processes of looking after a place so as to retain its historic cultural heritage significance
conservation plan	means a plan prepared by a suitably qualified person in accordance with The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance (Kerr J, National Trust of Australia, NSW, 1982).

cultural landscape precinct	means an area shown on the planning scheme maps as a cultural landscape precinct and described in Table E13.3 as having particular historic cultural heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group for their landscape value.
heritage impact statement	means a report from a suitably qualified person setting out the effect of the proposed development on the historic cultural heritage significance of the place.
heritage precinct	means an area shown on the planning scheme maps as a heritage precinct and described in Table E13.2 as having particular historic cultural heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values.
historic cultural heritage significance	means as defined in the <i>Historic Cultural Heritage Act 1995</i> . For precincts, historic cultural heritage significance is informed by the statements of historic cultural heritage significance in Tables E13.3 and E13.4.
heritage place	means a place listed and described in Table E13.1.
place	means a place listed and described in Table E13.1 that is a site, area, landscape, building or other work, group of buildings or other works, with any associated views, spaces, and surroundings such as historic plantings or landscaping features, or evidence of past land use.
place of archaeological potential	means a place described in Table E13.4 as having the potential to contain archaeological remains that provide information about the past.
restoration	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
reconstruction	means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
statement of archaeological potential	means a report prepared by a suitably qualified person that includes all of the following: <ul style="list-style-type: none"> <li>(a) a written and illustrated site history;</li> <li>(b) overlay plans depicting the main historical phases of site development and land use on a modern base layer;</li> <li>(c) a disturbance history.</li> </ul>

	(d) a written statement of archaeological significance and potential accompanied by an archaeological sensitivity overlay plan depicting the likely surviving extent of important archaeological evidence (taking into consideration key significant phases of site development and land use, and the impacts of disturbance).
statement of compliance	means a report from a suitably qualified person setting out their assessment of the proposed development's compliance with this Code.
statement of significance	means a report from a suitably qualified person setting out the historic cultural heritage significance of the place.
suitably qualified person (historic heritage)	means a person who in respect to the type of work to be undertaken can adequately demonstrate relevant academic qualifications and experience in the cultural heritage.

## E13.4 Development Exempt from this Code

E13.4.1 The following development is exempt from this code:

### **Development within the specific extent of a heritage place**

- (a) the demolition or removal of internal building or works not involving:
  - (i) the removal of heritage fabric such as skirting boards, fire mantles or ceiling roses; or
  - (ii) alterations to the original plan form of a building;
- (b) maintenance and minor repair of buildings, including repainting, re-cladding, re-roofing and re-stumping where like-for-like materials and external colours are used;
- (c) temporary structural stabilisation works as certified by a structural engineer;
- (d) permanent stabilisation works considered by a suitably qualified person to meet the Purpose and Objectives of this Code;
- (e) building works, alterations, and modifications required for compliance with fire regulations under the Building Code of Australia not visible externally upon completion from a street, park, reserve or other public space bounded by the property;

### **Development within a heritage precinct, cultural landscape precinct, heritage place or place of archaeological potential**

- (f) works incidental to the maintenance of a garden or grounds, excepting where the garden or grounds are specifically part of the General Description column in Table E13.1;

- (g) if they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, hot water cylinders and air-conditioners;
- (h) a maximum of 1 mast for telecommunications and a single flagpole provided each is not more than 6m in height and is not attached to any building within a heritage place listed in Table E13.1;
- (i) the construction or demolition of:
  - (i) side and rear boundary fences:
    - a. not adjoining a road or public reserve; and
    - b. not more than a total height of 2.1m above natural ground level;
 

except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1;
  - (ii) fencing of agricultural land or for protection of wetlands and watercourses;
  - (iii) temporary fencing associated with occasional sporting, social and cultural events, construction works and for public safety;
- (j) except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1 the construction or demolition of:
  - (i) retaining walls, set back more than 1.5m from a boundary, and which retain a difference in ground level of less than 1m;
- (k) the planting, clearing or modification of vegetation for any of the following purposes, except where the vegetation is specifically part of the General Description column in Table E13.1:
  - (i) the landscaping and the management of vegetation:
    - a. on pasture or cropping land, other than for plantation forestry on prime agricultural land; or
    - b. within a garden, national park, public park or state-reserved land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;
  - (ii) clearance or conversion of a vegetation community in accordance with a forest practices plan certified under the *Forest Practices Act 1985*;
  - (iii) fire hazard management in accordance with a bushfire hazard management plan approved as part of subdivision or development;

- (iv) fire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
- (v) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service;
- (vi) to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;
- (vii) for soil conservation or rehabilitation works including 'Landcare' activities and the like and, provided that ground cover is maintained and erosion is managed, the removal or destruction of weeds declared under the *Weed Management Act 1999*;
- (viii) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan provided the agreement or plan has been endorsed or approved by the relevant agency;
- (ix) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building;
- (x) within 1m of a title boundary for the purpose of erecting an approved boundary fence or for maintaining an existing boundary fence;

Development within a heritage precinct, cultural landscape precinct or heritage place (but not on a place of archaeological potential)

- (l) minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:
  - (i) minor widening or narrowing of existing carriageways; or making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices; and
  - (ii) markings, street lighting and landscaping, except where any of those elements are specifically part of the General Description column in Table E13.1;

- (m) minor infrastructure within a road reservation, park, playground or outdoor recreation facility such as, playground equipment, seating and shelters, public art, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, traffic control devices and markings, and the like incidental to the function of that road reservation, park, playground or outdoor recreational facility;
- (n) construction, placement or demolition of minor outbuildings or structures if:
  - (i) no new outbuilding is closer to a street frontage than the main building;
  - (ii) the gross floor area of each outbuilding or structure does not exceed 9m<sup>2</sup> and a combined total area of such buildings or structures does not exceed 20m<sup>2</sup>;
  - (iii) no side is longer than 3m;
  - (iv) no part of the outbuilding or structure is higher than 2.4m above natural ground level;
  - (v) the maximum change of level as a result of cut or fill is 0.5m; and
  - (vi) no part of the outbuilding encroaches on any service easement or is within 1m of any underground service;
- (o) construction, placement or demolition of an unroofed deck not attached to or abutting a building, that has a floor level less than 1m above natural ground level and is at least 1m from any boundary;
- (p) except where they are within the garden or grounds that are specifically part of the General Description column in Table E13.1, the laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland;

**Development within a heritage precinct or cultural landscape precinct (but not on a heritage place or a place of archaeological potential)**

- (q) Development within a road, park or other public space that is not visible from a road, park or other public space bounding the site;

**Development within a heritage precinct, a cultural landscape precinct or a place of archaeological potential (but not on a heritage place)**

- (r) one satellite dish no more than 2m in diameter;
- (s) solar collector panels and photovoltaic cells on a roof;
- (t) boundary fences adjoining a road or public reserve, and not more than a total height of 1.2m above natural ground level;

- (u) the construction of buildings or works, other than a dwelling, in the Rural Resource Zone or the Significant Agricultural Zone, that are directly associated with, and a subservient part of, an agricultural use if:
  - (i) individual buildings do not exceed 100m<sup>2</sup> in gross floor area;
  - (ii) the setback from all property boundaries is not less than 30m;
  - (iii) no part of the building or works are located within 30m of a wetland or watercourse;
  - (iv) no part of the building or works encroach within any service easement or within 1m of any underground service; and
  - (v) the building or works are not located on prime agricultural land;

### **General**

- (v) the demolition or removal of a building or works stated in the 'particular exclusions from listing' column in the Tables to this code;
- (w) any type of development stated in the 'particular exempt development' column in the Table to this code;
- (x) the provision, maintenance or repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of the following utilities and infrastructure:
  - (i) electricity, gas, sewerage, storm water and water reticulation to individual streets, lots or buildings;
  - (ii) traffic control devices and markings, fire hydrants and the like on public land;
- (y) maintenance and repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines, where like for like materials and finishes are used for reinstatement are used;

### **Development involving the excavation of land in a place of archaeological potential**

- (z) development involving the disturbance of ground in a Place of Archaeological Potential if, either:
  - (i) the development area where ground disturbance is proposed has been assessed under a previous development application and the archaeological potential was realised when that permitted was acted upon or the site was found not to be of archaeological sensitivity; or



- (ii) an archaeological impact assessment is provided by a suitably qualified person demonstrating that the nature of the development will not result in disturbance of ground considered to be of archaeological sensitivity;
- (aa) excavation for the purposes of maintenance or replacement of electricity, gas, sewerage, stormwater or water reticulation infrastructure within a Place of Archaeological Potential, provided all such activities will be confined to within existing service trenches, pits or wells that have been previously excavated.

## E13.5 Application Requirements

E13.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

- (a) a conservation plan;
- (b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;
- (c) a statement of significance;
- (d) a heritage impact statement;
- (e) a statement of compliance;
- (f) a statement of archaeological potential;
- (g) an archaeological impact assessment;
- (h) an archaeological method statement;
- (i) a report outlining environmental, social, economic or safety reasons claimed to be of greater value to the community than the historic cultural heritage values of a place proposed to be demolished or partly demolished, and demonstrating that there is no prudent and feasible alternative;
- (j) for an application for subdivision, plans showing :
  - (i) the location of existing buildings; and
  - (ii) building envelopes on the relevant lots, including the balance lot.

## E13.6 Use Standards

E13.6.1 There are no use standards in this code.

## E13.7 Development Standards for Heritage Places

E13.7.1 Demolition

Objective:

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
<b>A1</b> No acceptable solution	<b>P1</b> Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;  (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;  (b) there are no prudent and feasible alternatives;  (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;  (d) significant fabric is documented before demolition.

#### E13.7.2 Buildings and Works other than Demolition

Objective:	
To ensure that development at a heritage place is:  (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and  (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.	
Acceptable Solutions	Performance Criteria
<b>A1</b> No Acceptable Solution.	<b>P1</b> Development must not result in any of the following:

	<p>(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</p> <p>(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</p>
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2</b></p> <p>Development must be designed to be subservient and complementary to the place through characteristics including:</p> <p>(a) scale and bulk, materials, built form and fenestration;</p> <p>(b) setback from frontage;</p> <p>(c) siting with respect to buildings, structures and listed elements;</p> <p>(d) using less dominant materials and colours.</p>
<p><b>A3</b></p> <p>No Acceptable Solution.</p>	<p><b>P3</b></p> <p>Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</p>
<p><b>A4</b></p> <p>No Acceptable Solution.</p>	<p><b>P4</b></p> <p>Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</p>
<p><b>A5</b></p> <p>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</p>	<p><b>P5</b></p> <p>New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.</p>

### E13.7.3 Subdivision

Objective:	
To ensure that subdivision of part of a heritage place maintains cohesion between the elements that collectively contribute to an understanding of historic cultural heritage values, and protects those elements from future incompatible development.	
Acceptable Solutions	Performance Criteria
<b>A1</b> No Acceptable Solution.	<b>P1</b> A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following: <ul style="list-style-type: none"> <li>(a) ensuring that sufficient curtilage and contributory heritage items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values;</li> <li>(b) ensuring a sympathetic pattern of subdivision;</li> <li>(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.</li> </ul>

### E13.8 Development Standards for Heritage Precincts

#### E13.8.1 Demolition

Objective:	
To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
<b>A1</b> No Acceptable Solution.	<b>P1</b> Demolition must not result in the loss of any of the following:

	<p>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;</p> <p>(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;</p> <p>unless all of the following apply;</p> <p>(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(ii) there are no prudent or feasible alternatives;</p> <p>(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.</p>
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**E13.8.2 Buildings and Works other than Demolition**

<b>Objective:</b>	
To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> No Acceptable Solution	<b>P1</b> Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.
<b>A2</b> No Acceptable Solution	<b>P2</b> Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.

<p><b>A3</b></p> <p>No Acceptable Solution</p>	<p><b>P3</b></p> <p>Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.</p>
<p><b>A4</b></p> <p>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</p>	<p><b>P4</b></p> <p>New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.</p>

### E13.8.3 Subdivision

<p>Objective:</p>	
<p>To ensure that subdivision within a Heritage Precinct is consistent with historic patterns of development and does not create potential for future incompatible development.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p><b>A1</b></p> <p>No Acceptable Solution</p>	<p><b>P1</b></p> <p>Subdivision must not result in any of the following:</p> <ul style="list-style-type: none"> <li>(a) detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2;</li> <li>(b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct;</li> <li>(c) potential for a confused understanding of the development of the precinct;</li> <li>(d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct.</li> </ul>
<p><b>A2</b></p> <p>No Acceptable Solution</p>	<p><b>P2</b></p> <p>Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.2.</p>

### E13.9 Development Standards for Cultural Landscape Precincts

### E13.9.1 Demolition

Objective:	
To ensure that demolition in whole or in part of buildings or works within a Cultural Landscape Precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
Acceptable Solutions	Performance Criteria
<b>A1</b> No Acceptable Solution.	<b>P1</b> Demolition must not result in the loss of any of the following:  (a) buildings or works that contribute to the historic cultural heritage significance of the precinct;  (b) fabric or landscape elements, including plants, trees, fences, walls, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;  unless both of the following apply;  (i) there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;  (ii) there are no prudent and feasible alternatives.

### E13.9.2 Buildings and Works other than Demolition

Objective:	
To ensure that development undertaken within a Cultural Landscape Precinct is sympathetic to the character of the precinct.	
Acceptable Solutions	Performance Criteria
<b>A1</b> No Acceptable Solution	<b>P1</b> Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.3.

<b>A2</b> No Acceptable Solution	<b>P2</b> Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.3.
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### E13.9.3 Subdivision

Objective:	
To ensure that subdivision within a Cultural Landscape Precinct retains the character of the precinct and does not increase the likelihood of incompatible development.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No Acceptable Solution</p>	<p><b>P1</b></p> <p>Subdivision must not result in any of the following:</p> <ul style="list-style-type: none"> <li>(a) detriment to the historic cultural heritage significance of the precinct, as set out in Table E13.3;</li> <li>(b) a pattern of subdivision unsympathetic to the historic cultural heritage significance of the precinct;</li> <li>(c) potential for a confused understanding of the development of the precinct;</li> <li>(d) an increased likelihood of future development that is incompatible with the historic cultural heritage significance of the precinct</li> </ul>
<p><b>A2</b></p> <p>No Acceptable Solution</p>	<p><b>P2</b></p> <p>Subdivision must comply with any relevant design criteria / conservation policy listed in Table E13.3.</p>

## E13.10 Development Standards for Places of Archaeological Potential

### E13.10.1 Building, Works and Demolition

Objective:	
To ensure that building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to understand, retain, protect, preserve and otherwise appropriately manage significant archaeological evidence.	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p>	<p><b>P1</b></p>

<p>Building and works do not involve excavation or ground disturbance.</p>	<p>Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the archaeological evidence, either known or predicted;</li> <li>(b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;</li> <li>(c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;</li> <li>(d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;</li> <li>(e) measures proposed to preserve significant archaeological evidence 'in situ'.</li> </ul>
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E13.10.2 Subdivision

<p>Objective:</p>	
<p>To ensure that subdivision does not increase the likelihood of adverse impact on a place of archaeological potential.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p><b>A1</b></p> <p>Subdivision provides for building restriction envelopes on titles over land defined as the Place of Archaeological Potential in Table E13.4.</p>	<p><b>P1</b></p> <p>Subdivision must not impact on archaeological resources at Places of Archaeological Potential through demonstrating either of the following:</p> <ul style="list-style-type: none"> <li>(a) that no archaeological evidence exists on the land;</li> <li>(b) that there is no significant impact upon archaeological potential.</li> </ul>

Table E13.1 Heritage Places

Ref. No.	Name, Location and/or Address	C.T.	General Description	Specific Extent	Particular Exclusions from Listing	Particular Exempt Development
1	Blackmans Bay Geoheritage Site; Fossil Cove Drive, Blackmans Bay					
2	Blackmans Bay Geological Monument; Fossil Cove Drive, Blackmans Bay					
3	Coningham Nature Recreation Area					
4	Next to public jetty, Gordon		D'Entrecasteaux Monument Historic Site			
5	2936 Channel Highway, Kettering		Old Hawkers Store, fine Victorian Gothic building			
6	Ferry Road, Kettering		Oyster Cove Inn			
7	96 Beach Road, Kingston		St Aloysius Catholic Church (1873)			
8	Channel Highway, Kingston		"Red House", Kingston Golf Club House			
9	Channel Highway, Kingston		St Clements Church (and churchyard)			
10	11 Channel Highway, (on corner of Beach Road), Kingston		St Clements Rectory			
11	203 Channel Highway, Kingston		Australian Antarctic Division HQ			
12	Near Channel Highway and Summerleas Road roundabout (Central Kingston side)		Firth Burial Ground and site of Wesleyan Chapel			

13	RA 1179 Channel Highway, Huntingfield		"Huntingfield House"			
14	67 Cleburne Street, Kingston		"Sunnyside House", single storey, sandstone dormers (1832-1840)			
15	Denison Street, Kingston		Kingston Reformed Church with prominent spire as town landmark			
16	Hutchins Street, Kingston		Former Kingston School			
17	Lynden Road, Bonnet Hill		"Bonnet Farm" house			
18	Maranoa Road, Kingston		Calvin Christian Primary School			
19	Roslyn Avenue, Kingston Heights		"Boronia House"			
20	RA 20 Scotts Road, Kingston		"Summerleas" house			
21	Southern Outlet north of overpass, Kingston		Row of poplars on eastern side of road as landmark			
22	Summerleas Road, Kingston		"Forest Glen" (house)			
23	RA 219 Summerleas Road, Kingston		"Wharnccliffe Cottage"			
24	RA 221 Summerleas Road, Kingston		"Wharnccliffe" house including stone outbuildings, Hawthorn hedges			
25	Channel Highway, Margate		Brookfield Seed Drying Kiln, 3 storey weatherboard building painted "Brookfield" on northern approach to Margate			
26	Middleton		"Sunnybanks" (house), single storey Georgian home with hipped roof			

27	Huon Road, Neika		"The Old School House"			
28	1122 Huon Road, Neika		"High Peak" (1891)			
29	Old Station Road, Oyster Cove		Oyster Cove Historic Site			
30	Taronga		"Pine Banks Farm" c 1847			
31	Taronga Road, Taronga		Browns River Probation Station 1840-1850 including: - the site of the sandstone quarries; - the stone tank for washing; - muster yard and main buildings site; - clay pits and brick clamps; - underground cells; - the main road to the landing point on the waterfront; and - the well			
32	Alum Cliffs Track, Tarooma		Foundations of Joseph Moir's Mausoleum c1874			
33	Alum Cliffs area, Tarooma					
34	Cnr Channel Highway and Churchill Avenue, Tarooma		Churchill Road tunnel built between 1840 and 1846			
35	Cnr Channel Highway and Tarooma Crescent, Tarooma		Old Public Hall c1902			
36	Channel Highway, Tarooma		Stone Trough (horse), made of stone and moved from original site			
37	98 Channel Highway, Tarooma		St Pius X Catholic Church			
38	162 Channel Highway, Tarooma		"Tarooma Tea House" 1898, weatherboard cottage with steep corrugated iron hipped roof			

39	234 Channel Highway, Tarooma		Shot Tower and adjacent stone buildings (1870)			
40	240 Channel Highway, Tarooma		"Acton" house			
41	269 Channel Highway, Tarooma		"Hillgrove"			
42	55-57 Morris Avenue, Tarooma		"Wimmarleigh" house			
43	6 Morris Avenue, Tarooma		House, former "Wimmarleigh" stables			
44	5 Oakleigh Avenue, Tarooma		James Nairn's house c1819, weatherboard home with corrugated iron roof			
45	Original Grange property, Tarooma		Stone steps c1839 leading to the waterfront			
46	South of Shot Tower in front of Garden Cottage, Tarooma		Large stone retaining walls c 1855-1870			
47	Tarooma State High School, Tarooma		Foundations of George Dixon's house c1894			
48	Tarooma Crescent, Tarooma		Batchelors Grave			
49	17 Tarooma Crescent, Tarooma		"Tarooma House" c1895-1897			
50	Tinderbox		Tinderbox Farm			
51	Tinderbox Peninsula		Mt Louis Signal Station Site			
52	Tinderbox Peninsula		Fort Pierson/Oxley Lookout			
53	332 Tinderbox Road, Tinderbox		"Pilot House"			
54	Channel Highway, Woodbridge		"St Simon's & St Jude's" Church			

55	Channel Highway, Woodbridge		Woodbridge Uniting Church, Federation Carpenter Gothic building opposite Woodbridge High School			
56	Adventure Bay Road, Adventure Bay		Captain Cook Land Site and Monument (stone monument)			
57	Adventure Bay Road, Adventure Bay		Furneaux and Cook Monument (bronze plaque on monument)			
58	Fluted Cape State Reserve, Adventure Bay					
59	5 Lumeah Road, Adventure Bay		"Lumeah" (house)			
60	Lutregala Creek Forest Reserve, Adventure Bay					
61	Main Road, Adventure Bay		Bligh Museum			
62	Mount Cook area		Lockleys Road, Adventure Bay			
63	Mount Mangana Invertebrate Site					
64	Mount Mangana Forest Reserve and adjacent areas					
65	The Neck		Big Hummock and Trugannini Steps			
66	Two Tree Point, near Resolution Creek		Two mature blue gum (E globulus)			
67	Waterfall Creek State Reserve, Adventure Bay					
68	Bruny Island Main Road, Alonnah		Former Bruny Island Council Chambers and Courthouse			

69	3764 Bruny Island Main Road, Alonnah		St Brenadan's Catholic Church (Romanesque building)			
70	Lutregala Marsh Area		Bruny Island Main Road, Alonnah			
71	School Road, Alonnah		Bruny Island District School (3 weatherboard buildings)			
72	The Esplanade, Alonnah		Alonnah Jetty			
73	Barnes Bay		"Lennonville" house (1838)			
74	Barnes Bay		Quarantine Station (Historic classification)			
75	Barnes Bay Road, Barnes Bay		Former Barnes Bay Ferry Terminal (1954-1983)			
76	680 Bruny Island Main Road, Barnes Bay		North Bruny Island CWA Rooms			
77	Missionary Road, Barnes Bay		Lawrence Family Vault (marble funerary monument) located opposite Kirby Lodge.			
78	Bay of Islands, Mount Bruny					
79	Lighthouse Road, Cape Bruny		Light Station and associated buildings			
80	South Bruny National Park					
81	35 Bruny Island Main Road, Dennes Point		"Woodlands Park" (house). Victorian Georgian home			
82	Dennes Hill					
83	4561 Bruny Island Main Road, Lunawanna		St Michaels and All Angels Anglican Church			



84	4586 Bruny Island Main Road, Lunawanna		Lunawanna Memorial Hall			
85	Jetty Beach Road, Lunawanna		Cape Bruny Lighthouse jetty			
86	Shallow Bottom Point Area, Lighthouse Road, Lunawanna					
87	"Murrayfield", Trumpeter, Variety Bay		St Peters Church (ruins) and three convict graves			

Table E13.2 Heritage Precincts

Ref. No.	Name of Precinct	Statement of Historic Cultural Heritage Significance
T1	Taroona, Oakleigh Avenue	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Significant as a good quality period 1940's and 1950's streetscape with an essentially Interwar Functionalist/Art Deco Style.</li> <li>2. The precinct has relatively intact post WWII period houses with very few later extensions or modifications from street view.</li> <li>3. House architectural styles vary but remain consistent to the one period immediately post WWII.</li> <li>4. Houses are typically single storey with an enclosed garage/storage/laundry underneath as a result of site slopes.</li> <li>5. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house.</li> <li>6. Front fences are typically absent altogether or low timber railing fences or dwarf concrete or brick fences, some with punctuated posts and intermediate iron railings/balustrading.</li> <li>7. Densities are low with a single detached dwelling per property.</li> <li>8. Dwellings are a mix of brick, rendered masonry or painted weatherboard, often on masonry and face brick foundations.</li> <li>9. Dwelling roof forms are typically hip or gable end gci roofs.</li> </ol>

		<p>10. Front gardens are generally lawn with large mature European species trees and low shrubbery.</p> <p>11. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line.</p> <p>12. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression and string streetscape of high residential amenity and character.</p>
T2	Taroona, Wimmerleigh Avenue	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Significant as a good quality streetscape demonstrating the style of house and garden of the 1940's and 1950's streetscape with an essentially Interwar Functionalist style.</li> <li>2. The precinct has relatively intact post WWII period houses with very few later extensions or modifications from street view.</li> <li>3. House architectural styles display some variation but remain generally consistent to the one period immediately post WWII.</li> <li>4. Houses are typically single storey.</li> <li>5. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house.</li> <li>6. Front fences are typically absent altogether or low timber railing fences or dwarf concrete or brick fences.</li> <li>7. Densities are low with a single detached dwelling per property.</li> <li>8. Dwellings are a mix of red brick or painted weatherboard, often on masonry and face brick foundations.</li> <li>9. Dwelling roof forms are typically pitch painted gci roofs of simple hip forms.</li> <li>10. Front gardens are generally lawn with few mature trees and generally low shrubbery and straight concrete paths.</li> <li>11. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line.</li> <li>12. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression of a post WWII suburb and streetscape of high residential amenity and character.</li> </ol>

T3	Taroona High School	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Significant as a good quality 1950's educational landscape environment.</li> <li>2. The precinct has relatively intact post WWII school buildings.</li> <li>3. When viewed from the east (newer post 1970's buildings are not visible), the Precinct has particular value as a precinct representative of 1950's educational and civic development in the form of an educational institution.</li> <li>4. The open and undeveloped foreshore contributes to the strong landscape and foreshore values.</li> <li>5. The mature foreshore pines, natural foreshore and open grassy nature of the grounds create a dramatic landscape quality.</li> <li>6. The open foreshore setting creates a 'dramatic beach landscape'.</li> <li>7. Buildings are typically detached and multistorey with few facade articulations and reasonably large glazed areas.</li> </ol>
T4	Taroona, Belhaven Avenue	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Significant as a reasonable quality streetscape demonstrating the style of house and garden of the 1940's and 1950's streetscape with an essentially Interwar Functionalist style.</li> <li>2. The precinct has relatively intact post WWII period houses with few later extensions or modifications from street view.</li> <li>3. House architectural styles display some variation but remain generally consistent to the one period immediately post WWII.</li> <li>4. Houses are typically single storey and often bungalow in form.</li> <li>5. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house.</li> <li>6. Front fences are typically absent altogether or low timber railing fences or dwarf concrete or brick fences.</li> <li>7. Densities are low with a single detached dwelling per property.</li> <li>8. Dwellings are a mix of red brick or painted weatherboard, often on masonry and face brick foundations.</li> <li>9. Dwelling roof forms are typically pitch painted gci roofs of simple hip forms.</li> <li>10. Front gardens are generally lawn with few mature trees of smaller stature and generally low shrubbery and straight concrete paths.</li> </ol>

		<ol style="list-style-type: none"> <li>11. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line.</li> <li>12. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression of a post WWII suburb and streetscape of high residential amenity and character.</li> </ol>
T5	Taroona, Seaview Avenue	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Significant as a reasonable quality streetscape originally dating from a 1920's housing estate with some properties on larger lot sizes dating from prior to gazettal of Taroona in 1941.</li> <li>2. Streetscape and existing buildings typically demonstrate the style of house and garden of the 1940's and 1950's streetscape with an essentially Interwar Functionalist style.</li> <li>3. Also present are pre War and WWII era vertical board dwellings in typically good original and relatively unmodified condition.</li> <li>4. The precinct has relatively intact post WWII period houses with few later extensions or modifications from street view.</li> <li>5. House architectural styles display some variation but remain generally consistent to the one period immediately post WWII.</li> <li>6. Houses are typically single storey.</li> <li>7. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house.</li> <li>8. Front fences are typically absent altogether or low timber railing fences or dwarf concrete or brick fences.</li> <li>9. Densities are low with a single detached dwelling per property.</li> <li>10. Dwellings are a mix of red brick, stained vertical board or painted weatherboard, often on masonry, sandstone and face brick foundations.</li> <li>11. Dwelling roof forms are typically pitch painted gci roofs of simple hip forms.</li> <li>12. Front gardens are generally lawn with few mature trees and generally low shrubbery and straight concrete paths.</li> <li>13. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line.</li> </ol>

		<p>14. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression of a post WWII suburb and streetscape of high residential amenity and character.</p>
T6	Taroona, Taroona Crescent	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Significant as a good quality period 1940's and 1950's streetscape with an essentially Interwar Functionalist/Art Deco style.</li> <li>2. The precinct has relatively intact post WWII period houses with very few later extensions or modifications from street view.</li> <li>3. House architectural styles vary but remain consistent to the one period immediately post WWII.</li> <li>4. Houses are typically single storey and modest in size and clad in painted weatherboard.</li> <li>5. Blocks are consistent in size.</li> <li>6. Front gardens and front setbacks are typically generous and often have no, or low fencing in keeping with the architectural style and period of the house.</li> <li>7. Front fences are sometimes absent or otherwise low timber railing fences or dwarf concrete or brick fences.</li> <li>8. Densities are low with a single detached dwelling per property.</li> <li>9. Dwelling roof forms are typically hip or gable end gci roofs.</li> <li>10. Front gardens are generally lawn with few small trees and typically low shrubbery.</li> <li>11. Very few properties have visible outbuildings and are further characterised by an absence of free standing garage or carport structures forward of the building line.</li> <li>12. The continuous mid 20th century post WWII facades and general uniformity of scale create a distinctive visual impression and string streetscape of high residential amenity and character.</li> </ol>
KB1	Kingston Beach	<p>This precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Significant as a good quality period late 19th century and early 20th century holiday and 'shack' suburb.</li> <li>2. Significant for the quality and quantity of late Victorian, Federation, Edwardian and early 20th century vertical board bungalow dwellings with high aesthetic qualities and appeal.</li> <li>3. Block sizes vary.</li> </ol>

		<ol style="list-style-type: none"> <li>4. Houses dating from the late 19th century and early 20th century typically are setback a generous distance from the road and consist of large lawn areas, flowering plants, shrubs and smaller species of trees.</li> <li>5. Older properties have generously landscaped front gardens with typically an absence of freestanding garage or carport structures.</li> <li>6. Properties on the hill overlooking Kingston Beach with frontage onto Roslyn Avenue are typically well landscaped with mature trees including both native Eucalyptus and exotics.</li> <li>7. Houses directly face the street and have open verandahs.</li> <li>8. Early to mid 20th century vertical board dwellings are typically on smaller lots and have lesser setbacks.</li> <li>9. Dwellings are typically single storey with an absence of ground floor enclosed garages or storage areas.</li> <li>10. Dwellings are typically Victorian, Edwardian and pre war in architectural design and generally intact examples with little modification.</li> <li>11. Dwelling facades are often symmetrical and dwellings typically have solid timber front doors and double hung timber framed sash windows either side of the front door.</li> <li>12. The precinct also exhibits a significant percentage of good quality and mostly intact and unmodified vertical board cottages dating from the 1930's and 1940's of simple bungalow design and original dark brown oiled vertical board external wall cladding.</li> <li>13. Front fences are typically low (less than 1 metre) and simple picket designs with timber posts.</li> <li>14. The precinct exhibits a strong beachside landscape with strong residential amenity and character.</li> </ol>
W1	Woodbridge	<p>This precinct is significant for reasons including;</p> <ol style="list-style-type: none"> <li>1. Significant as a rare and excellent quality example of a late 19th century Channel Village.</li> <li>2. Significant as retaining a good quality collection of late 19th century cottages and shop fronts with very small setbacks from Channel Highway, with high aesthetic appeal and few modifications or alteration.</li> <li>3. Significant for the quality and quantity of late Victorian and Federation buildings with high aesthetic qualities and appeal.</li> </ol>

		<ol style="list-style-type: none"> <li>4. Channel Highway significantly narrows and undulates through the town centre giving a very distinct character and charm.</li> <li>5. Sealed footpaths are generally absent which contribute to the charm and character.</li> <li>6. Block sizes vary with smaller properties displaying suburban characteristics and larger properties surrounded by pasture exhibiting a distinct rural countryside character.</li> <li>7. The entrance (northern end) of Woodbridge has a distinct rural countryside character with open rolling pasture and relatively few trees, strongly contributing to the rural character of the village.</li> <li>8. Houses in side streets off Channel Highway dating from the late 19th century and early 20th century typically are setback a reasonable distance from the road and consist of lawn areas and primarily exotic flowering plants, shrubs and smaller species of trees.</li> <li>9. Older properties have generously landscaped front gardens with typically an absence of freestanding garage or carport structures forward of the building line.</li> <li>10. Many residential properties directly face the street and have open verandahs.</li> <li>11. Dwellings and commercial and civic buildings are all single storey with an absence of ground floor enclosed garages or storage areas.</li> <li>12. Dwellings are typically Victorian and Edwardian in architectural design and generally intact examples with little modification.</li> <li>13. Front fences are typically low (less than 1 metre) and simple picket designs with timber posts.</li> <li>14. The precinct exhibits a strong low density rural landscape with strong residential amenity and character.</li> </ol>
E1	Electrona	<p>The precinct is significant for reasons including:</p> <ol style="list-style-type: none"> <li>1. Strong relationship to the services associated with the manufacturing, housing and landscape setting of the Electrona Carbide Works industrial estate.</li> <li>2. A small area of purpose-built c.1940's housing for the Electrona Carbide Works that have been left within the Peggy's Beach Estate.</li> <li>3. The streetscape between the junction of Graham Street and Channel Highway to the junction of Graham Street and Staff Road is characterised by low unpainted picket fences, uniform setbacks and building heights and similar design for the dwellings.</li> </ol>

		<p>4. A compact area of dwellings that are all in, or accessed by Graham Street, although, five dwellings front the Channel Highway.</p> <p>5. Numbers 1,2,4,7,9,11,13,14,16,18 &amp; 20 Graham Street are small weatherboard cottages/bungalows of the same design with low gabled roofs with a gable and skillion extension to rear; two plain external face brick chimneys (to rear and with one on each wing); on brick foundations; with timber framed casement windows (some have been replaced with aluminium windows) all have articulated front verandah with timber posts.</p> <p>6. Numbers 6, 8, 10 &amp; 12 Graham Street are considered to be of contributory value as they are single storey weatherboard houses, but all different styles and/or appear more modified (e.g. new windows, new cladding).</p> <p>7. All cottages have low unpainted picket fences of the same style.</p>
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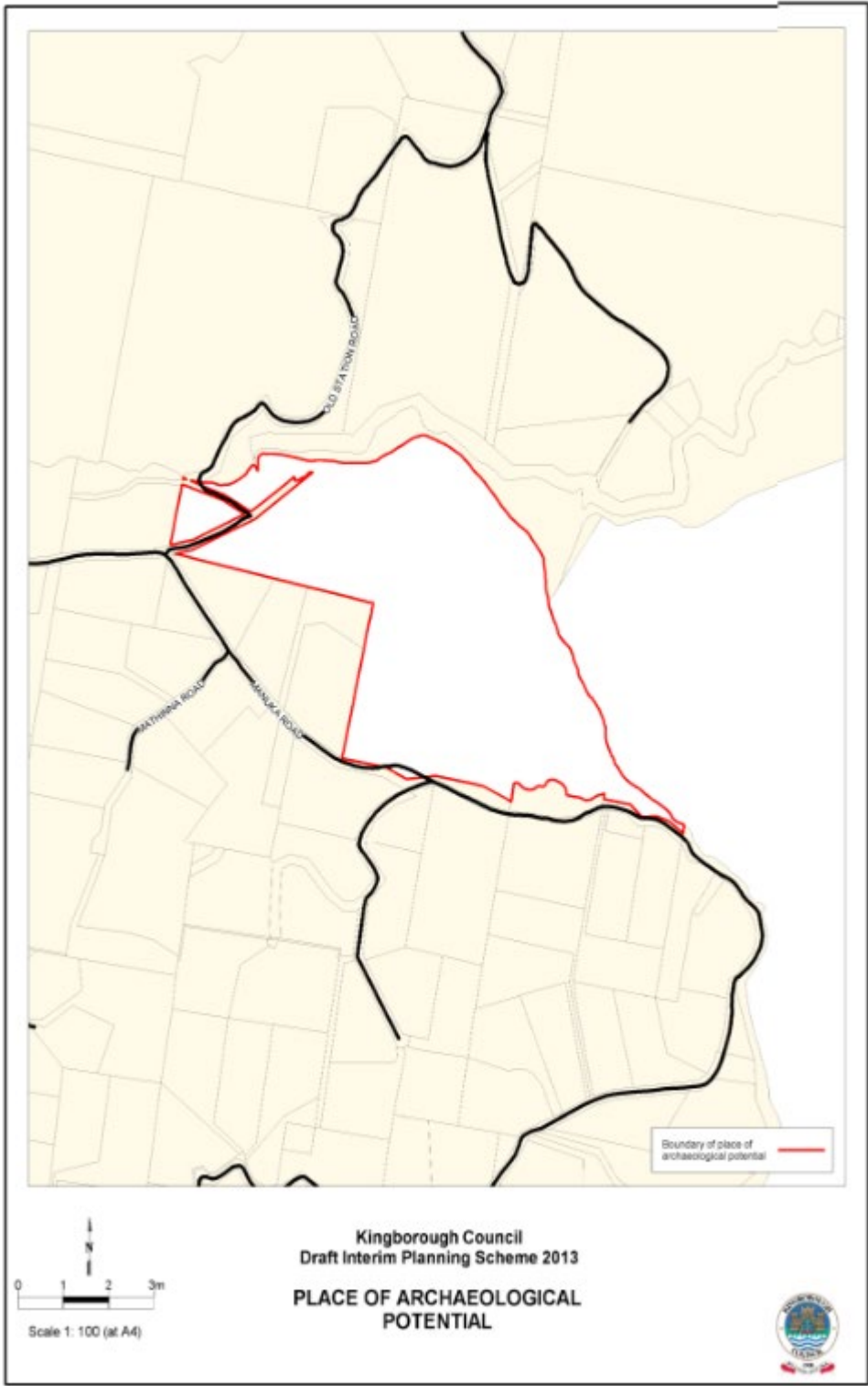
**Table E13.3 Cultural Landscape Precincts**

There are no Cultural Landscape Precincts listed in this Scheme.

**Table E13.4 Places of Archaeological Potential**

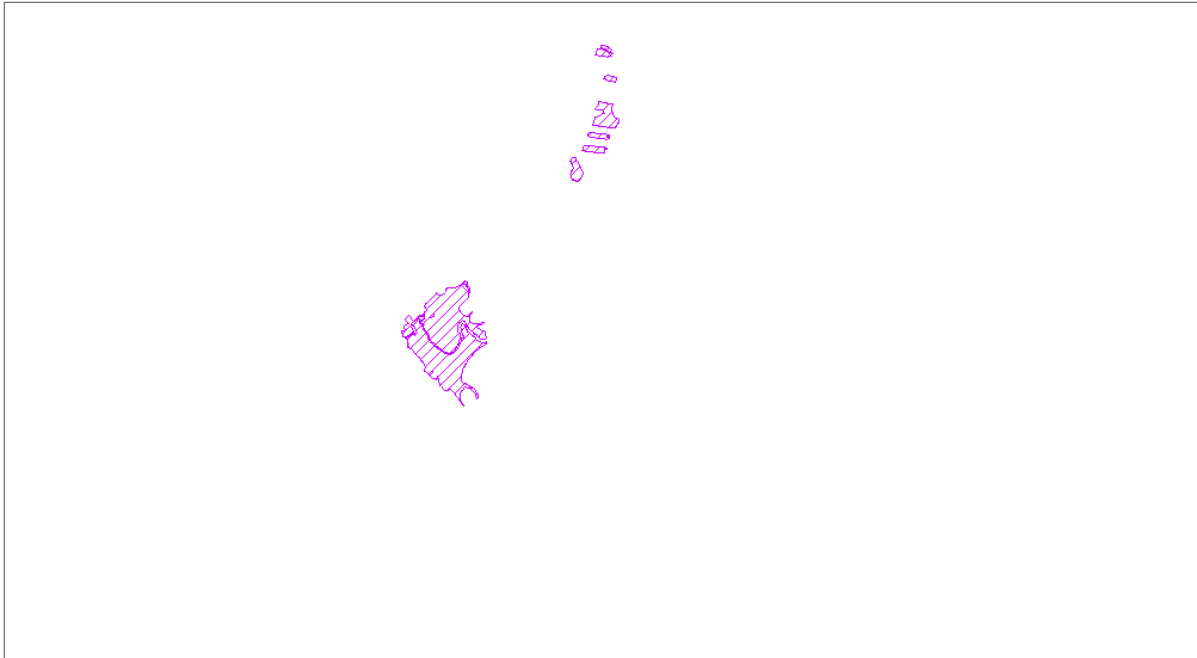
<b>Ref. No.</b>	<b>Address</b>	<b>Name</b>	<b>C.T.</b>	<b>Specific Extent</b>	<b>General Description (site features)</b>	<b>Likely Archaeological Potential</b>	<b>Particular Exempt Development</b>
	Old Station Road, Oyster Cove		126088/1				






## Map E13 Historic Heritage – LISTmap

Open the full map extent (link to the [interactive map](#))



**Legend**

Historic Heritage Areas 

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Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.