

PLANNING SCHEME AMENDMENT

APPLICATION NUMBER:	PLAM-22/06
PROPOSAL	Heritage Review
LOCATION:	Various Properties
ADVERTISING START DATE:	28 March 2025
ADVERTISING EXPIRY DATE:	28 April 2025

The decision to prepare the amendment was made at the 17 March 2025 Glenorchy Planning Authority meeting and can be accessed here: <https://www.gcc.tas.gov.au/wp-content/uploads/2025/03/GPA-Agenda-17.03.2025.pdf>

The Planning Scheme Amendment documentation is available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and on the Glenorchy City Council's website (www.gcc.tas.gov.au) until **28 April 2025**.

Any person may make a representation either for or against the proposed amendment. Representations must be in writing and addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **28 April 2025**.

**5 PLANNING SCHEME AMENDMENT REQUEST - HERITAGE REVIEW–
VARIOUS PROPERTIES**

Author: Senior Strategic Planner (Darshini Bangaru Hyde)
Qualified Person: Senior Strategic Planner (Darshini Bangaru Hyde)
Property ID: 2645478

REPORT SUMMARY

Application No.:	PLAM-22/06
Applicant:	N/A
Owner:	Various (Council and private properties)
Existing Zoning:	Various
Existing Land Use:	Various
Proposal in Brief:	Several amendments to GLE – C6.0 Local Historic Heritage Code List in the Glenorchy LPS including: <ul style="list-style-type: none"> • De-listing 'below threshold' sites; • Modifying existing heritage listings; and • Listing new sites with local historic significance or archaeological potential.
Representations:	Advertising occurs after amendment is prepared
GPA delegation:	Officers do not have delegation to prepare the planning scheme amendment
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

REPORT IN DETAIL

EXECUTIVE SUMMARY

The draft amendment is generally in accordance with the requirements of the Land Use Planning and Approvals Act 1993 (LUPAA), and it is recommended that it be prepared.

The proposed amendment seeks to update the GLE-C6.0 Local Historic Heritage Code list within the Glenorchy Local Provisions Schedule (Glenorchy LPS). This includes removing sites that no longer meet heritage listing criteria, refining existing entries to better reflect their

heritage significance, and adding new sites that meet the established thresholds for heritage listing. The amendment seeks to ensure the accurate identification and appropriate listing of heritage places and places with archaeological potential—encompassing physical and cultural resources. This will refine and improve the integrity of the Glenorchy LPS, support the protection of heritage values, and allow for the mitigation of potential development impacts in accordance with the State Planning Provisions (SPPs) applicable to heritage through the C6.0 the Local Historic Heritage Code.

The benefits of the proposed amendment are:

- The opportunity to recognise, protect or appropriately manage known cultural heritage values and potential archaeological sites of significance which contribute to understanding our history and sense of place.
- Potential impacts from development on places with heritage values that are currently not listed, will now be able to be either preserved or appropriately managed under the development application process

The consequences of the proposed amendment are:

- Property owners of the sites proposed to be listed will now need to consider heritage impacts of future development and apply for planning permission to undertake development.
- Requirements for heritage permit applications and potential impacts on development potential for places that are currently listed with no significant values will no longer occur.

However, no detrimental impacts to social, economic or environmental values are anticipated as a result of the proposed amendment. On balance, the proposal will enable appropriate consideration of places with local heritage values and archaeological potential and is considered to be a fair, orderly and sustainable amendment to the planning scheme. Therefore, it is recommended that the planning authority prepare the amendment.

The report provides details of the amendment and the sites. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance. The report ends with a discussion of the degree of compliance with legislative requirements.

If prepared, the following two outcomes must occur:

- The amendment is exhibited for 28 days.
- The Tasmanian Planning Commission (the Commission) will decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

Any representations to the amendment will be considered at a future Glenorchy Planning Authority (GPA) meeting, where modifications can be recommended in response to the representations and for the consideration of the Commission.

If no representations are received, the senior planning staff have delegation to forward a report to that effect to the Commission.

The Commission will assess and decide on the amendment, based on the issues raised in the representations and the outcomes of any hearings it may hold.

PROPOSED PLANNING SCHEME AMENDMENT

The proposed planning scheme amendment seeks to allow for several modifications to GLE – C6.0 Local Historic Heritage Code list in the Glenorchy LPS including:

- De-listing/ removing ‘below threshold’ sites currently listed under Table C6.1 Local Heritage Places and an associated Site-Specific Qualification GLE-C6.1;
- Amending existing heritage entries currently listed under Table C6.1 Local Heritage Places to better reflect the extent of heritage values; and
- Adding new listings relating to Council-owned sites to Table C6.1 Local Heritage Places and one Council-owned site to Table C6.4 Places or Precincts of Archaeological Potential.

By undertaking this review, the planning processes for some sites where there are no significant heritage values will be simplified, while the other sites with heritage values will be better protected.

A description of the properties and their heritage values being considered is under **Attachment 1**. Attachment 1 provides a more ‘accessible’ overview of the sites beyond the statutory requirements that must be met under LUPAA.

The assessment against the criteria requirements for Local Provisions Schedules under LUPAA is at **Attachment 2**. The amendment documents including the draft heritage entries and details regarding the associated modifications to the planning scheme maps is under **Attachment 3**, and various supporting documents are included in **Attachments 4, 5 and 6**.

SITE AND LOCALITY:

The draft amendment applies to 17 sites (noting some are grouped in Table 1), some privately owned and some owned by Council. Table 1 below provides an overview of the affected sites.

Table 1: Overview of sites considered under this planning scheme amendment application

	Title Reference	Address	Current use	Proposed Heritage Amendment
1.	179351/1	36 Cadbury Road, Claremont	Currently vacant, however approved for significant mixed-use development (PLN-20-097.02). This site is already subject to heritage listing – the amendment relates to adding Council’s Road Reserve to the existing listing, and as such	Amendment to existing listing under GLE-C6.1.57, to include part of Cadbury Road (item 2 below).

			would not have an impact on the approved development, or the ability to have their permit extended or amended.	
2.	15566/9, 62772/1	Part of Cadbury Road (Council-owned)	Road Reservation	Proposed to be integrated with the existing listing that applies to 36 Cadbury Road, Claremont under GLE-C6.1.57.
3.	248715/1	41 Main Road, Claremont (Council-owned)	Claremont War Memorial Hall	Proposed new listing GLE-C6.1.363.
4.	147768/2	2 Wyndham Rd, Claremont	Dwelling	Proposed de-listing of GLE-C6.1.363.
5.	40547/1	4 Myrtle Forest Road, Collinsvale	Outbuilding	Proposed de-listing of 0404 GLE-C6.1.99.
6.	170114/3	564 Kalang Avenue, Glenorchy	Dwelling	Proposed amendment to GLE-C6.1.133 to de-list this site.
7.	170114/2	566 Kalang Avenue, Glenorchy	Dwelling	Proposed amendment to GLE-C6.1.133 to de-list this site.
8.	170114/1	568 Kalang Avenue, Glenorchy	Dwelling	Proposed amendment to GLE-C6.1.133 to de-list this site.
9.	124634/1, 43579/1	Parts of 374 Main Road Glenorchy (Council chambers site)	Glenorchy City Council Chambers site	Two proposed new listings: 1 Heritage Place GLE-C6.1.364 and 1 Place of Archaeological Potential GLE-C6.4.7.
10.	156256/20	37 Black Snake Road, Granton	Land part of New Bridgewater Bridge project with heritage attributes demolished as per previous planning permits	Proposed de-listing under Heritage Place GLE-C6.1.181 and deletion of associated Site Specific Qualification GLE-C6.1.
11.	62455/27	116 Bowen Road, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.201.

12.	217900/1	20 Cook Street, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.206.
13.	20293/46	6A Cox Avenue, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.231.
14.	20293/2	117 Derwent Park Road, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.256.
15.	62455/28	14 O'Grady Avenue, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.203.
16.	247922/32	10 O'Grady Avenue, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.205.
17.	91782/4, 200123/1	105-111 Main Road, Moonah	Retail shops and offices	Amendment to extent of existing listing under GLE-C6.1.321.

The sites included in the proposed amendment exhibit diverse characteristics and hold varying degrees of environmental, social, and economic value across different zones, with a range of existing uses and developments. Some Council-owned sites are recommended for new heritage listings due to their significant heritage values, which are meaningful to the community and meet the criteria for listing. Detailed descriptions of these properties and their heritage values can be found in **Attachment 1**.

BACKGROUND:

The Tasmanian Planning Scheme – Glenorchy (TPS-G) was adopted in August 2021, marking the transition from the Glenorchy Interim Planning Scheme 2015. To establish heritage listings under the new Scheme, specific criteria were introduced for entries in the Glenorchy Local Provisions Schedule (LPS). During this process, certain properties were flagged as potentially below the listing threshold and others as candidates for a review of the heritage overlay extent. Council's Heritage Officer has since reviewed these flagged entries against the LPS criteria, forming the basis for the proposed deletions and modifications of existing listings. Supporting documentation is provided in **Attachments 4, 5 and 6**.

Council-owned sites proposed for heritage listing

The proposal to list certain Council-owned sites as heritage places and a place for archaeological potential is based on several key reasons:

- *Recognition of Heritage Value:* These locations have been independently evaluated and meet the criteria for heritage listing at the local level—some assessments date back over 15 years. The assessments are still valid as the values have not been reduced in that timeframe
- *Equity and Fair Process:* While Council has heritage-listed numerous privately owned properties at intervals since the heritage schedules were first established, it has not always applied the same level of recognition to similarly significant places in its ownership. This listing aims to address that discrepancy.
- *Certainty and Confidence:* As development pressure increases, heritage listing will ensure a consistent, published and transparent standard is applied, countering any perception of internal bias and safeguarding the recognised values of these places.

Informal landowner consultation

Informal consultation has been undertaken with all landowners, including Council as landowner.

Private landowners were consulted regarding the proposal to de-list and amend heritage entries on their properties from September to October 2024, with no negative feedback received. For Council-owned properties, preliminary consultation with Property Services took place in June 2024, followed by an independent peer review of draft heritage entries by a heritage consultant in October 2024. The Executive Leadership Team was subsequently briefed, leading to their endorsement and the CEO's approval to include Council-owned properties in the listings, after which a briefing was provided to the Elected Members in Council workshops held in November 2024 and February 2025.

ASSESSMENT / STRATEGIC OUTCOMES**Local Strategy, Policy and Impacts:**

The draft amendment aligns with Council's policies and Strategic Plan as appropriately recognising heritage values will not have any adverse impacts on future development. **Attachment 2** includes the Statutory Assessment - Response to criteria requirements for Local Provisions Schedules under LUPAA, for assessment of the amendment against the relevant local strategies and policies.

Strategic Plan

The municipal strategic plan is the Glenorchy Strategic Plan 2023-2032. The amendment is consistent with the *Building Image and Pride* goal – "We nurture and celebrate our proud and vibrant City with its strong sense of belonging", and the *Valuing our Environment* goal – "We protect and manage our city's natural environment and special places now and for the future."

The amendment will enable known heritage places and archaeological sites of significance identified within the Glenorchy municipality to be appropriately protected and managed, where relevant, through the application of the heritage provisions in the TPS-G including C6.0, the Local Historic Heritage Code. This will serve as a trigger for regulation of works and development (not otherwise exempt) corresponding to a listed place ensuring – in general terms – that what is proposed is compatible with the assigned values.

This proposal to protect, conserve, and manage these assets in recognition of their heritage significance reflects the Council's commitment to preserving its proud history, fostering a strong sense of community belonging and continuity.

Infrastructure, Environmental and Amenity Impacts

The proposed updates to the planning scheme will enable appropriate use and development of the land, by reflecting accurate, up-to-date information regarding the qualities and characteristics of the land. The proposal will have no negative infrastructure, environmental or amenity impacts.

Social and economic impacts

The proposed amendment balances social and economic impacts by providing certainty through the recognition, protection and/or mitigation of cultural values when decisions are made about the use and development of land.

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. **Attachment 2** provides a detailed assessment of the amendment against the relevant STRLUS strategies.

In summary, the amendment promotes, and is consistent with, the 'Cultural Values' strategy as it will:

- Enable clear identification, protection, and management of appropriate sites that have heritage values under C6.0, the Local Historic Heritage Code;
- Accurately reflect the extent of heritage listings, enabling appropriate consideration of identified values of places and sites with archaeological potential; and
- Facilitate awareness and appropriate management of historic cultural and archaeological values to ensure they are either protected or their potential investigated and 'realised' in a manner that will contribute to the community's understanding of our culture and history.

State Strategy and Policy

The proposed amendment furthers the objectives in Schedule 1 of LUPAA by promoting fair, orderly, and sustainable land development. It introduces clarity and certainty through well-defined application, extent, and assessment guidelines under C6.0, the Local Historic Heritage Code. Attachment 2 includes a detailed assessment of the amendment's alignment with the objectives of Schedule 1 of LUPAA and relevant State Policies.

To be approved, the amendment must align with State Policies which include,

- The Tasmanian State Coastal Policy 1996;
- State Policy on Water Quality Management 1997;
- State Policy on Protection of Agricultural Land 2009; and
- National Environmental Protection Measures (NEPMs)

Although the amendment itself does not directly impact water quality, future development applications can be conditioned by Council to manage water quality during construction, ensuring consistency with the State Policy on Water Quality Management 1997.

Coastal values will be protected through continued application of Codes related to natural assets and coastal values, allowing the assessment of potential development impacts on nearby coastal areas. Additionally, the Aboriginal Heritage Act 1975 and the Urban Drainage Act 2013 will apply to support water and air quality management.

The amendment does not alter the existing regulatory framework for managing potential contamination issues. Therefore, the amendment aligns with the key principles of relevant State Policies and Strategies, with existing legislation and planning provisions ensuring ongoing environmental protections.

Statutory considerations

Section 34 of LUPAA outlines the LPS Criteria. **Attachment 2** provides a detailed assessment of the amendment against the requirements of these provisions, and satisfies the LPS Criteria.

The proposal also meets the requirements of Section 32 of LUPAA which stipulates the contents of LPSs. No additional provisions are proposed under the draft amendment to be considered under Section 32(4) of LUPAA. The proposal is only to remove, modify and add new entries under the GLE-C6.0 Local Historic Heritage Code list.

CONCLUSIONS ON THE AMENDMENT

The draft amendment relates to modifications to GLE – C6.0 Local Historic Heritage Code list under the Glenorchy LPS. The proposed amendment seeks to:

- De-list sites that fall below the heritage threshold for entry in the LPS including one associated site-specific qualification;
- Amend selected, existing, heritage listings in the LPS-Glenorchy to better reflect and protect heritage values, and;
- Add new heritage listings for sites meeting the heritage threshold for entry in the LPS.

A total of 17 sites are subject to the proposed amendment, including privately owned and Council owned sites. The proposed changes will streamline planning processes and refine the LPS-Glenorchy by removing places (or parts of places) that do not satisfy the current criteria for listing, while enhancing protection for those with heritage significance through entry in the relevant category in the Glenorchy LPS.

It is assessed that the proposed amendment is consistent with the objectives and other requirements of the Land Use Planning and Approvals Act 1993, the tenor of the Tasmanian Planning Scheme - Glenorchy and is consistent with the Southern Tasmanian Regional Land Use Strategy and State policies.

Recommendation:

- A. That pursuant to Section 40D(b) of the Land Use Planning and Approvals Act 1993, the Planning Authority agrees to prepare Amendment PLAM-22/06 to the Glenorchy Local Provisions Schedule to GLE – C6.0 Local Historic Heritage Code list and associated planning scheme maps as shown in **Attachment 3**.
- B. That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the Land Use Planning and Approvals Act 1993 that the draft amendment meets the Land Use Planning and Approvals Act 1993.
- C. That, in accordance with Section 40G of the Land Use Planning and Approvals Act 1993, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Attachments

Attachment 1 – Description of properties

Attachment 2 – Statutory Assessment – Response to criteria requirements for Local Provisions Schedule under LUPAA

Attachment 3 – Instrument of Amendment

Attachment 4 – Heritage Discussion Paper for site, 105 – 111 Main Road, Moonah prepared by Praxis Environment

Attachment 5 – Preliminary Arboriculture Assessment, Cadbury Road, Claremont prepared by Colin Fry, 08/05/2024

Attachment 6 – Peer review, Praxis Environment, 4th October 2024

ATTACHMENT 1
PLANNING SCHEME AMENDMENT
PLAM-22/06 — DESCRIPTION OF PROPERTIES

Attachment 1 – Description of properties being considered under the Heritage Review Planning Scheme Amendment– PLAM- 22/06

This document outlines the properties under consideration for the Heritage Review planning scheme amendment. It includes summary information regarding the proposals for the removal or de-listing of sites that no longer meet the heritage criteria, revisions to current entries, and the addition of newly identified Council-owned sites with recognised heritage significance. See **Attachment 3** for illustration maps of the proposed changes in extent.

Existing entries within GLE-C6.0 Local Historic Heritage Code proposed to be de-listed

4 Myrtle Forest Road, Collinsvale – Reference number: 0404 GLE-C6.1.99



This simple rural vernacular shed at 4 Myrtle Forest Road, Collinsvale is proposed to be de-listed on the grounds that, whilst it is broadly representative of a type of structure commonly encountered in rural areas such as Collinsvale throughout the early to mid-20th century, it does not have a degree of distinctiveness within that class of building sufficient to sustain its status as a listed Heritage Place under the current LPS criteria. Moreover, its condition is such that to recover its structural integrity would require extensive reconstruction involving introduction of new fabric that would remove many of the key qualities, that formed the basis for its listing in the first place.

2 Wyndham Rd, Claremont – Reference number: GLE-C6.1.363



While it is an early 20th century (likely Federation period) building that predates much of the surrounding building stock in the immediate locality, No. 2 Wyndham Road is proposed for de-listing on the grounds that it does not possess the range of characteristics that would make it a distinctive example of this class of building, nor any known historical associations that could be considered 'beyond the ordinary' in heritage terms.

116 Bowen Road, Lutana – Reference number: GLE-C6.1.201



116 Bowen Road, Lutana is proposed for de-listing on the grounds that it does not exhibit attributes that warrant listing as a Heritage Place at the local level. Likely built in the 1920s, it was not part of the EZ worker estate and moreover possesses no distinctive architectural characteristics or known historical associations that could be considered 'beyond the ordinary' in heritage terms.

14 O'Grady Avenue, Lutana – Reference number: GLE-C6.1.203



14 O'Grady Avenue, Lutana is proposed for de-listing on the grounds that it does not exhibit attributes that warrant listing as a Heritage Place at the local level. Built in 1956, it was not part of the EZ worker estate and could not be said to possess a range of characteristics or known historical associations that could be considered 'beyond the ordinary' in heritage terms.

10 O'Grady Avenue, Lutana – Reference number: GLE-C6.1.205



10 O'Grady Avenue, Lutana is proposed for de-listing on the grounds that it does not exhibit attributes that warrant listing as a Heritage Place at the local level. Built by 1924, this house was auctioned as allotment 32 of the Gordon Estate and as such has no link with the EZ worker estate and no distinctive characteristics or known associations that could be considered 'beyond the ordinary' in heritage terms.

20 Cook Street, Lutana – Reference number: GLE-C6.1.206



20 Cook Street, Lutana is proposed for de-listing on the grounds that it does not exhibit attributes that warrant listing as a Heritage Place at the local level. Built c1950, this house post-dates all key phases in the adjoining EZ worker estate and exhibits no attributes that could be considered 'beyond the ordinary', in heritage terms.

6A Cox Avenue, Lutana – Reference number: GLE-C6.1.231



6A Cox Avenue, Lutana is proposed for de-listing on the grounds that it does not exhibit attributes that warrant listing as a Heritage Place at the local level. Built post-1960, this house post-dates all key phases in the adjoining EZ worker estate and exhibits no attributes that could be considered 'beyond the ordinary', in heritage terms.

117 Derwent Park Road, Lutana – Reference number: GLE-C6.1.256



117 Derwent Park Road, Lutana, although part of the Lutana worker estate is proposed for de-listing on the grounds that it has been externally altered to an extent that no longer exhibits the characteristics typical of the phase 1A houses.

564, 566 & 568 Kalang Avenue, Glenorchy – Reference number: GLE-C6.1.133



Figure 1: Aerial map of the current heritage overlay and extent of the proposed de-listing in relation to the listed heritage values



Figure 2: Current listing that applies to 564, 566 and 568 Kalang Avenue and proposed de-listing

564, 566 & 568 Kalang Avenue, Glenorchy, are proposed to be de-listed on the grounds that these comprise subdivided lots, the development of which could have no conceivable impact upon the house

and outbuilding complex forming the subject of the listing and situated in excess of 250metres to the north, at 123 Barossa Road, Glenorchy as shown in *Figure 1* above. The illustration of the proposed change in extent is shown in *Figure 2*. The amended LPS statement is under **Attachment 3** and deletes references to 564, 566 and 568 Kalang Avenue under the Street Address section, deletes the historic Title Reference 140348/1, and includes the current Title Reference for the lot, which is also updated under 'Specific Extent'.

37 Black Snake Road, Granton – Reference number: GLE-C6.1.181 and Site-specific Qualification GLE-C6.1



(Source: New Bridgewater Bridge website: https://bridgewaterbridge.tas.gov.au/current_work/images_and_video accessed 12.11.2024).

Subsequent to the establishment of the Glenorchy Local Provisions Schedule, the New Bridgewater Bridge Project was declared a Major Project and assessed by the Tasmanian Planning Commission under the relevant legislation.

The conditional Permit duly issued by the Tasmanian Planning Commission enabled demolition of 37 Black Snake Road, Granton (as per requirements under the Site -specific Qualification GLE-C6.1) and this has been done, except for a solitary fig tree amid the new interchange.

On this basis and noting the exemptions that apply to maintenance of infrastructure, de-listing under GLE-Table C6.1 Local Heritage Places and deletion of the associated entry under GLE-Site-specific Qualifications is proposed.

Existing entries within GLE-C6.0 Local Historic Heritage Code proposed to be amended

105- 111 Main Road, Moonah – Reference number: GLE-C6.1.321





Figure 3: Current extent of heritage overlay highlighted in yellow



Figure 4: Proposed extent of the heritage overlay highlighted in red

The proposal is to reduce the extent of the listing so that it covers the Baker's Corner building (built 1927), only. This will have the effect of removing the heritage overlay from the Dickenson's Arcade part of the property. While the Arcade is a long-standing element in Moonah, it has been modified and re-modelled several times and, in its current form, makes no significant contribution to the streetscape at a level that could sustain continued listing in the Local Provisions Schedule (Heritage). This is supported by the Heritage Discussion Paper for site at 105 – 111 Main Road, Moonah prepared by Praxis Environment under **Attachment 4**. The amended LPS statement is under **Attachment 3** and deletes references to 'Dickenson's Arcade' under the Property Name section and deletes Title References 91782/4 and 200123/1 which fall outside the lot highlighted in Figure 4 above.

36 Cadbury Road, Claremont – Reference number: GLE-C6.1.57



Specific Extent to include: Cadbury era pine trees within the Cadbury Road reservation (white dots indicate trees with retention potential medium-long term, while yellow dots indicate trees previously identified with retention potential – short term (now removed due to safety reasons.)



Mid 20th century views of the subject site showing the Monterey Pines flanking Cadbury Road as it curves past the School


The proposal is to amend an existing listing GLE-C6.1.57 that references the Cadbury-era pine trees within the site at 36 Cadbury Road, Claremont to also include the pine trees within the Cadbury Road Reserve. The amendment also includes an update to reference the current title for the site at 36 Cadbury Road, Claremont which currently references a historic title. The proposed amendment to the listing has dual aims:

1. For equity reasons and to address an anomaly whereby Cadbury-era pine trees within the 36 Cadbury Road property are subject to heritage listing whereas those in the adjoining Council Road Reserve, currently, are not.
2. To amend the wording of the listing placing emphasis on the heritage importance of the Cadbury landscaping philosophy – that is – in demonstrating the importance of green belts and landscaped (in this case, road) corridors and approaches from what was the original gateway to the Cadbury estate near the former school, through to the heritage listed Cadbury factory.

Expert advice received from an arborist has indicated that the existing Pines in Council's Road Reserve have between 20- and 40-years landscape life expectancy (refer to Arborist Report under **Attachment 5**, noting that the two trees highlighted yellow have been removed on arborist advice). It is anticipated that a cohesive listing, framed in these terms, will provide the basis for integrated decision-making around future landscaping, striking a balance between heritage imperatives predicated on the perpetuation of a landscaped corridor and the need to be responsive to the needs of development and appropriate species selection in the face of climate change. Refer to **Attachment 3** for the proposed amendment to the LPS Statement under GLE-C6.1.57. Below is a track changed version of the proposed amendments to LPS entry GLE-C6.1.57.

Track changed version of the proposed amendments to LPS entry GLE-C6.1.57

Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
GLE-C6.1.57	11600 (part CT 167249/1, and part CT 167249/2 179351/1)	Claremont	36 Cadbury Road, [Part] Cadbury Road reservation	Former Claremont Primary School, 'Ashburton'	179351/1, 15566/9, 62772/1	<p><i>Description</i></p> <p>Former Claremont Primary School main building and setting, <u>the continuity of plantings reflecting the Cadbury approach to landscaping and following the line of Cadbury Road to the point of divergence on approach to the Cadbury factory, Cadbury-era Radiata pine trees</u> and former site of the Ashburton house complex.</p> <p><i>Specific Extent</i></p> <p><u>All of: CT179351/1 and corridor of Pinus radiata trees and/or any future succession plantings within the section of Cadbury Road Reserve shown shaded and within the bold line in Figure GLE-C6.1.15, including CT 15566/9 and CT 62772/1.</u></p>

					 <p><u>Figure GLE-C6.1.15</u></p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i></p> <p>Claremont Primary School is an uncommon example of a sustained private/public partnership between the Tasmanian government and Cadbury. The place contains an unusual composition of attributes in its extant building stock, <u>road corridor</u> landscaping (<u>avenue of trees</u>) at what was effectively the gateway to the Cadbury Industrial Estate, and sub-surface archaeological potential associated with Ashburton house.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p>
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					<p>(a)(i) Local history including – as a key plank in the post-WWI transformation of Glenorchy from rural municipality to industrial hub and the educational needs of a an expanding population delivered in a partnership struck between a major Industrial entity (Cadbury) and the Tasmanian government with landscaping demonstrating adherence to garden city movement principles at the gateway to the Claremont Industrial Estate, and, as evidence potentially contained in archaeological contexts of 19th century rural land use in the Ashburton complex, and later, as part of the former Claremont Army Camp.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - in the form and detailing of the main 1924/1936 Claremont Primary School building, the principal characteristics of a modest Inter War educational building, landscaped margins consistent with garden city principles, and, in the site environment corresponding to the former Ashburton farm complex, the potential for survival of archaeological features and deposits related to 19th century rural land use and later Claremont Army Camp phase of use.</p> <p>(a)(iv) Aesthetic characteristics - the main school building being a prominent feature in the Cadbury Road streetscape and the landscaped margins demonstrating the broader treed approaches to the Claremont Industrial Estate.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a land mark and being the principal primary educational facility in the locality for over 85 years.</p> <p>(b)(ii) The Cadbury Executive who established the factory, estate and provided the land on which the former school is located.</p>
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Proposed new entries to GLE-C6.0 Local Historic Heritage Code

Claremont War Memorial Hall, 41 Main Road, Claremont – proposed new Heritage Place GLE-C6.1.363



Specific Extent: All of CT248715/1 (shown in red)

A landmark public building on a prominent corner, the Claremont War Memorial Hall was built in 1925 (replacing an earlier 1919 hall), as a community facility reflecting a shift from symbolic monuments and then extended post WW2 through addition of a Post War Functionalist front. The place is proposed for listing on historical, architectural and aesthetic grounds, and for its importance to the local community, noting that the associated library extension on the south side is of no architectural significance and is excluded from the proposed listing. Refer to **Attachment 3** for the proposed LPS Statement, and **Attachment 6** for Peer Review response.

Former Labour Bureau Building, Glenorchy Library, 374 Main Road, Glenorchy – proposed new Heritage Place GLE-C6.1.364



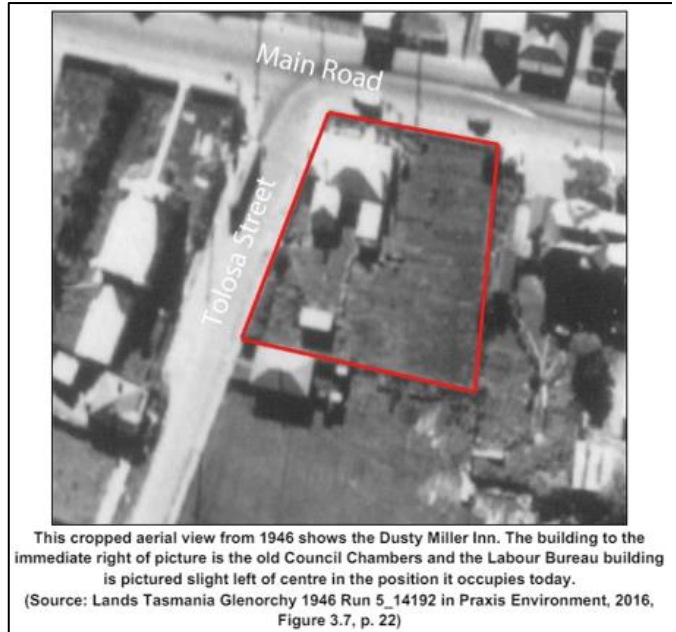
Specific Extent: All that part of the building encompassing the footprint and a 2-metre clear curtilage all around.

The modesty of this gem of a building, situated on the edge of the Tolosa Street bus mall belies its significance. Designed by architect SWT Blythe in 1936, the Labour Bureau as it was known was built by Albert Ogilvie's Labor government for the supply of unemployment relief measures, principally as the administrative centre providing payment to unemployed workers involved in building the road to the summit of Mount Wellington. After the passage of the *Libraries Act* in 1945 it served as the Glenorchy Library until the Derwent Regional Library in Terry Street was built c1979. Its symmetry, fine brickwork, distinctive rooftop vent and remnant stencilled "Labour Bureau" lettering provide a point of interest and significance in the civic space occupied by the later Council Chambers. Refer to **Attachment 3** for the proposed LPS Statement, and **Attachment 6** for Peer Review response.

Dusty Miller Inn site, 374 Main Road, Glenorchy – proposed new Place with Archaeological Potential
GLE-C6.4.7



Specific Extent: All that part of the land shaded in red, orange and green (highlighted with dashed line in red)



With just one significant development phase (and hence very little disturbance) this entry relates to an area that has the potential to contain subsurface archaeological evidence of the former Dusty Miller Inn (1837 – 1884).

Surviving attributes may include but not necessarily be limited to: Site formation and construction details including evidence of the natural land form, construction debris, low level structural remains of the Inn e.g., foundations, basements, wells, cesspits wherever present; artefact bearing occupation deposits yielding insights to use and functions of spaces; alterations and additions during a later, residential, phase (1884 – 1951); evidence contained in demolition rubble (incl. potentially fittings and finishes) and post-demolition deposits (e.g., fill and disturbance). Refer to **Attachment 3** for the proposed LPS Statement, and **Attachment 6** for Peer Review response.

ATTACHMENT 2

PLANNING SCHEME AMENDMENT PLAM-
22/06 –

STATUTORY ASSESSMENT – RESPONSE TO CRITERIA
REQUIREMENTS FOR LOCAL PROVISIONS SCHEDULE UNDER
LUPAA

Attachment 2 Statutory Assessment – Response to criteria requirements for Local Provisions Schedule under LUPAA

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposal is to remove, amend and add new heritage entries contained within the GLE-C6.0 Local Historic Heritage Code list in accordance with LP1.8.1 of LP1.0 Local Provisions Schedule (LPS) Requirements. As such, the proposal complies with the State Planning Provisions (SPPs) requirements for an LPS.

(b) is in accordance with section 32

This section identifies the technical aspects of an LPS such as inclusion of zone maps and overlay, and what additional local provisions can be included if permitted to do so under the SPPs, to add to or override the SPPs.

Section 32(4) identifies that a LPS may only include these additional local provisions – specifically, Particular Purpose Zones, Specific Area Plans or Site Specific Qualifications – where:

- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area;
or*
- (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The proposal includes amendments to the GLE-C6.0 Local Historic Heritage Code list (heritage code list) that the SPPs require to be included in an LPS. The proposal does not include any other additional local provisions.

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Comment
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The proposal aims to update the heritage code list to more accurately reflect and safeguard the heritage value of certain properties. There would be no impact on sustainable development of natural and physical resources and maintenance of ecological processes and genetic diversity.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	<p>The proposal to amend the heritage code list aims to more accurately reflect local heritage values. Council has heritage-listed numerous privately owned properties at intervals since the heritage schedules were first established, however, it has not always applied the same level of recognition to similarly significant places in its ownership. This amendment aims to address that discrepancy, therefore supporting fair, orderly, and sustainable use and development while ensuring the appropriate protection of cultural heritage.</p> <p>The amendment also deletes those sites listed under the Heritage Code which are not considered to meet the threshold for heritage listing, ensuring orderly and fair planning.</p>
(c) <i>to encourage public involvement in resource management and planning</i>	The statutory process for assessment of amendments involves a public notification period. Any representations received will be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	Clarifying heritage entries brings greater certainty for applicants and simplifies the assessment of planning permit applications, reducing costs for both the Council and applicants. Although adding new entries (Council properties) to the heritage code list may increase time and costs for potential development by Council as a landowner, ensuring

	that heritage values are appropriately recognised and regulated significantly outweighs these economic considerations.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	<p>Community, industry and other government agencies will have the opportunity to comment on the amendment controls during the exhibition process.</p> <p>Informal consultation has been undertaken with the landowners of the sites being considered under this planning scheme amendment application.</p>
Part 2 Objectives	
(a) <i>to require sound strategic planning and co-ordinated action by State and local government</i>	The draft amendment will provide a sound basis for strategic planning and action, by reflecting more accurate, up-to-date information regarding the qualities and values of the land.
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The draft amendment improves the accuracy of the heritage code list in the LPS and is consistent with the requirements for an LPS, as set out in LP1.0 Local Provisions Schedule Requirements of the SPPs.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	<p>The draft amendment will not facilitate any detrimental impact on the environment. Appropriate protection of heritage values will not have any negative social and economic effects when decisions are made about the use and development of land.</p> <p>This proposal to protect, conserve, and manage these assets in recognition of their heritage significance reflects the Council's commitment to preserving its proud history, fostering a strong sense of community belonging and continuity.</p>
(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource</i>	The draft amendment relates to accurately addressing heritage values for sites. The proposed amendment would be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.

<i>management policies at State, regional and municipal levels</i>	
(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The draft amendment relies on the State Planning Provisions with respect to consolidation and coordination of use and development approvals.
(f) <i>to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>	The draft amendment supports the objective, by helping to maintain a sense of place and valuing the City's cultural heritage.
(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	<p>The draft amendment proposes:</p> <ul style="list-style-type: none"> • To remove places, including an associated site-specific qualification, that do not meet the thresholds for listing under current LPS criteria; • To refine existing listings to more accurately represent the extent of heritage values therein, and; • To add new entries that satisfy the criteria for heritage listing, and, in so doing to conserve their historic cultural heritage significance through regulation. <p>It is to be noted that without the proposed amendment this objective would not be adequately met.</p>
(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>	The proposed draft amendments to the GLE – C6.0 Local Historic Heritage Code lists in the LPS-Glenorchy would not impact on public infrastructure and other assets.

(i) <i>to provide a planning framework which fully considers land capability.</i>	The draft amendment reflects more accurate and up-to-date information about the qualities and characteristics of the land, enabling full consideration of the land's capability through the planning assessment process.
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(d) is consistent with each State policy;

Assessment of the amendment against the various policies is provided in the following table

State Policy	Comment
<i>State Policy on the Protection of Agricultural Land 2000.</i>	The proposal does not involve the conversion of prime agricultural land to non-agricultural use.
<i>State Policy on Water Quality Management 1997</i> Specific outcomes to achieve water quality objectives are specified under the following divisions: <ul style="list-style-type: none"> ▪ Division 1 – Measure to achieve policy objectives ▪ Division 2 – Management of point sources of pollution ▪ Division 3- Management of diffuse sources of pollution. 	The draft amendment per se would not result in an increase in sediment transport to surface waters. Any future planning permits issued for development within the sites would require that appropriate water quality management measures are put in place at the time of works.
<i>State Coastal Policy 1996.</i> The key principles are: <ul style="list-style-type: none"> ▪ Natural and Cultural values of the coast shall be protected ▪ The coast shall be used and developed in a sustainable manner 	Several of the impacted properties are within the coastal zone. De-listing below-threshold sites, correcting existing heritage entries to better describe and/or reflect the extent of values and adding new entries that meet the threshold criteria for heritage listing will not impact on the natural values or sustainable management of coastal areas. As such the proposed amendment would not impact on the key principles negatively.

<ul style="list-style-type: none"> ▪ Integrated management and protection of the coastal zone is a shared responsibility. 	
<p><i>National Environmental Protection Measures</i></p> <p>National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the State Policies and Projects Act 1993 and are administered by the Environment Protection Authority.</p> <p>The NEPMs relate to:</p> <ul style="list-style-type: none"> ▪ ambient air quality ▪ ambient marine, estuarine and fresh water quality ▪ the protection of amenity in relation to noise (but only if differences in markets for goods and services) ▪ general guidelines for the assessment of site contamination ▪ environmental impacts associated with hazardous wastes ▪ the re-use and recycling of used materials. <p>Principle 5 of the NEPMs states that planning authorities 'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.</p>	<p>The draft amendment would not change how any potential contamination issues would be regulated or managed.</p>

(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Policies have not been implemented.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

The regional land use strategy for Glenorchy is the *Southern Tasmanian Regional Land Use Policy 2010-2035* (STRLUS). Comments against the relevant STRLUS strategies are provided below:

Relevant STRLUS strategies	Comment
<p>Cultural Values</p> <p>CV2: Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.</p> <p>CV2.6: Standardise statutory heritage management at the local level as much as possible:</p> <p>(a) Listings in planning schemes should be based on a common regional inventory template, (recognising that not all listings will include all details due to knowledge gaps).</p> <p>(b) Heritage code provisions in planning schemes should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control.</p> <p>CV3: Undertake the statutory recognition (listing) and management of heritage values in an open and transparent</p>	<p>The draft amendment proposes:</p> <ul style="list-style-type: none">• To remove places that do not meet the thresholds for listing under current LPS criteria;• To refine existing listings to more accurately represent the extent of heritage values therein; and• To add new entries underpinned in each instance by a Statement of Significance that satisfies the existing LPS criteria, and content requirements, for heritage listing, and, in so doing, recognise and conserve their historic cultural heritage significance through regulation in line with the current standards for Heritage as set out in the State Planning Provisions (including but not limited to C6.0, the Local Historic Heritage Code). <p>No additional standards are proposed as part of the draft Amendment.</p> <p>A description of the properties considered under this amendment, include heritage rationale is under Attachment 1.</p> <p>The proposal to list new properties or amend existing properties is supported by the documentation within Attachments 4 and 5.</p>

<p>fashion in which the views of the community are taken into consideration.</p> <p>CV3.1 Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation.</p> <p>CV5: Recognise and manage archaeological values throughout the region to preserve their key values.</p> <p>CV5.1 - Known archaeological sites of significance to be considered for listing as places of either local or state significance within Heritage Codes contained within planning schemes or on the State Heritage Register respectively, as appropriate.</p> <p>CV5.2 Ensure development that includes soil disturbance within archaeology zones of significance is undertaken in accordance with archaeological management plans to ensure values are not lost, or are recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.</p>	<p>A peer review by an independent consultant for the new heritage listings proposed for Council-owned sites has been undertaken and included as Attachment 6.</p> <p>Preliminary informal consultation has been undertaken with landowners of the sites subject to this draft planning scheme amendment. The subject planning scheme amendment will also go through a formal advertising period if prepared by the GPA ensuring recognition (listing) and management of heritage values occurs in an open and transparent fashion in which the views of the community are taken into consideration. Any representations received during the formal advertising period will be addressed and considered by the GPA at a future meeting and subsequently considered by the TPC prior to the final decision being made.</p> <p>The proposed new LPS entry in the Place of Archaeological Potential list will ensure recognition, protection and management of potential subsurface archaeological values which would trigger consideration and, where appropriate, regulation in response to proposals for ground disturbance within the specified extent of the site (Place).</p> <p>In summary, the proposed alterations and additions to the Local Historical Heritage Code list are consistent with the regional policies and strategies under STRLUS on the basis that they will enable the clear and accurate identification, protection and management of land with heritage values to which the SPPs (Heritage), including those set out in C6.0, the Local Historic Heritage Code, apply.</p>
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(f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#) , that applies in relation to the land to which the relevant planning instrument relates

The municipal strategic plan is the *Glenorchy Strategic Plan 2023-2032*. The amendment is consistent with the following goal:

Building Image and Pride

- We nurture and celebrate our proud and vibrant City with its strong sense of belonging.

Response: The proposed new heritage listings include sites owned by the Council, cherished public assets with deep-rooted heritage value and a wealth of community memories. Sooner or later, these valued places and attributes will face development pressures. Heritage listing serves as a proactive measure, establishing the basis for consideration against a transparent, published, set of standards that will guide decision-making and counter any perception of internal or institutional bias. This proposal to protect, conserve, and manage these assets in recognition of their heritage significance reflects the Council's commitment to preserving its proud history, fostering a strong sense of community belonging and continuity.

Valuing our Environment

- We protect and manage our city's natural environment and special places now and for the future.

Response: The draft amendment will ensure known heritage values and archaeological sites of significance identified within the Glenorchy LGA are appropriately protected and managed by the proper application of the C6.0 Local Historic Heritage Code. This will serve as a trigger for the assessment of any development that includes development works to heritage listed properties or ground disturbance corresponding to the areas of archaeological potential. This will ensure the heritage values are not lost, or that the impacts of works and development (that are not otherwise exempt) can be mitigated through employment of appropriate measures to protect historic heritage, or through controlled archaeological methods of practice that provide the opportunity to gather, record, conserve, and otherwise 'realise' the information embedded in archaeological contexts scientifically and in a manner that will deliver a public benefit (e.g., through interpretation).

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

LPSs are in effect in the Brighton and Clarence municipalities, which do not adjoin the Glenorchy municipality as they are separated by the River Derwent. There are no LPSs in effect in the remaining neighbouring municipalities. The draft amendment to GLE-C6.0 Local Historic Heritage Code list would not impact on any of the adjacent LGAs and their associated planning schemes (including the LPS and Interim Schemes).

(h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#).

The TasGas Declared Pipeline Corridor extends through the Glenorchy LGA from the southern edge along Creek Road to the northern boundary of the municipality (Figure 1 overleaf).

The draft amendment to consider heritage values and archaeological evidence identified at various sites under the Local Historical Heritage Code will not impact on access to or the use of the declared gas corridor. The proposed amendments would not provide opportunities for increased development on these sites than what is already permissible and only facilitates the appropriate protection of heritage values. TasGas would be notified of the proposed amendment during the formal public consultation process.

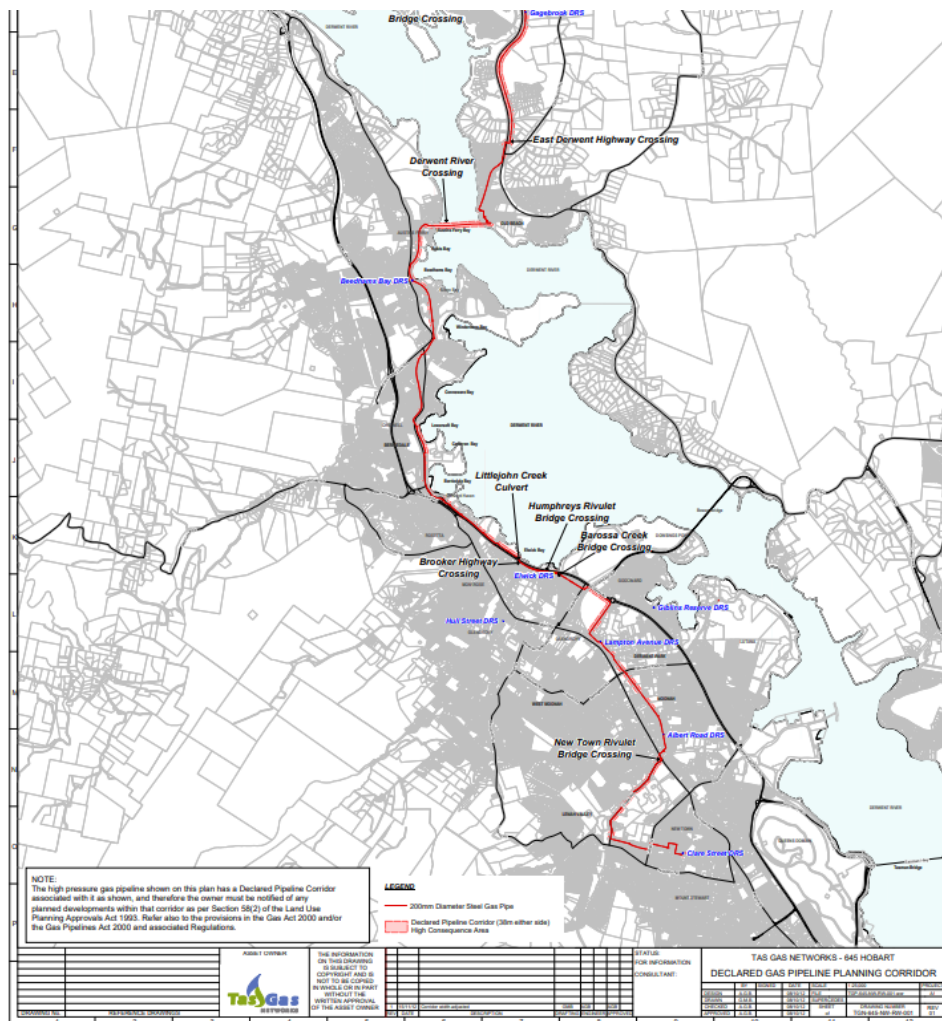


Figure 1: TasGas Declared Pipeline Corridor extends through the Glenorchy LGA (red line)

ATTACHMENT 3
PLANNING SCHEME AMENDMENT PLAM-
22/06 –
INSTRUMENT OF AMENDMENT

GLENORCHY LOCAL PROVISIONS SCHEDULE
AMENDMENT PLAM-22/06

The Glenorchy Local Provisions Schedule is amended as follows.

A. Land affected by this amendment:

No	Folio of the Register	PID	Address
1	179351/1	9357242	36 Cadbury Road, Claremont
2	15566/9 & 62772/1	0	Road reserve (extent shown in Figure 1), Cadbury Road, Claremont
3	248715/1	5328291	41 Main Road, Claremont
4	147768/2	2731560	2 Wyndham Rd, Claremont
5	40547/1	2065836	4 Myrtle Forest Road, Collinsvale
6	170114/3	3381590	564 Kalang Avenue, Glenorchy
7	170114/2	3381582	566 Kalang Avenue, Glenorchy
8	170114/1	3381574	568 Kalang Avenue, Glenorchy
9	124634/1 & 43579/1	2645478	374 Main Road Glenorchy
10	156256/20	3038696	37 Black Snake Road, Granton
11	62455/27	5410623	116 Bowen Road, Lutana
12	217900/1	5419660	20 Cook Street, Lutana
13	20293/46	5420506	6A Cox Avenue, Lutana
14	20293/2	5422157	117 Derwent Park Road, Lutana
15	62455/28	5440179	14 O'Grady Avenue, Lutana
16	247922/32	5440152	10 O'Grady Avenue, Lutana
17	91782/4 & 200123/1	5437957	105-111 Main Road, Moonah



Figure 1: Extent of Cadbury Road reserve affected by the subject planning scheme amendment highlighted in red

B. The Planning Scheme ordinance is amended by:

1. Deleting GLE- C6.1 from GLE- Site-specific Qualifications (37 Black Snake Road, Granton).
2. Deleting the following entries from GLE-Table C6.1 Local Heritage Places
 - GLE-C6.1.363 (2 Wyndham Road, Claremont)
 - 0404 GLE-C6.1.99 (4 Myrtle Forest Road, Collinsvale)
 - GLE-C6.1.181 (37 Black Snake Road, Granton)
 - GLE-C6.1.201 (116 Bowen Road, Lutana)
 - GLE-C6.1.203 (14 O'Grady Avenue, Lutana)
 - GLE-C6.1.205 (10 O'Grady Avenue, Lutana)
 - GLE-C6.1.206 (20 Cook Street, Lutana)
 - GLE-C6.1.231 (6A Cox Avenue, Lutana), and
 - GLE-C6.1.256 (117 Derwent Park Road, Lutana).

3. Modifying the following entries in GLE-Table C6.1 Local Heritage Places by:
 - Deleting the current entry GLE-C6.1.57 (36 Cadbury Road, Claremont) and replacing with amended entry GLE-C6.1.57 (36 Cadbury Road, Claremont and Part Cadbury Road reservation) as shown in Annexure A.
 - Deleting the current entry GLE-C6.1.321 (105-111 Main Road, Moonah) and replacing with amended entry GLE-C6.1.321 (105-111 Main Road, Moonah) as shown in Annexure A.
 - Deleting the current entry GLE-C6.1.133 (123 Barossa Road and 564, 566 & 568 Kalang Avenue, Glenorchy) and replacing with amended entry GLE-C6.1.133 (123 Barossa Road, Glenorchy) as shown in Annexure A.
4. Inserting a new row after entry GLE-C6.1.54 with new entry GLE-C6.1.363 (41 Main Road, Claremont) into GLE-Table C6.1 Local Heritage Places, as shown in Annexure A.
5. Inserting a new row after entry GLE-C6.1.140 with new entry GLE-C6.1.364 (374 Main Road, Glenorchy) into GLE-Table C6.1 Local Heritage Places, as shown in Annexure A.
6. Inserting a new row after entry GLE-C6.4.3 with new entry GLE-C6.4.7 (Former Dusty Miller Inn site, 374 Main Road, Glenorchy) into GLE-Table C6.4 Places or Precincts of Archaeological Potential, as shown in Annexure A.
7. Deleting the following row from GLE-Applied, Adopted or Incorporated documents

<i>Bridgewater Interchange, Assessment, Final Report prepared for GHD Pty Ltd</i>	<i>Crossing: Historic Heritage</i>	<i>Granton Heritage</i>	Austral Tasmania (2 June 2011)	GLE-C6.1
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C. The Planning Scheme maps are amended by:

1. Modifying the Local Heritage Place overlay by deleting the following land as shown in Annexure B:
 - CT 147768/2 (2 Wyndham Road, Claremont)
 - CT 40547/1 (4 Myrtle Forest Road, Collinsvale)
 - CT 170114/3 (564 Kalang Avenue, Glenorchy)
 - CT 170114/2 (566 Kalang Avenue, Glenorchy)
 - CT 170114/1 (568 Kalang Avenue, Glenorchy)
 - CT 156256/20 (37 Black Snake Road, Granton)

- CT 62455/27 (116 Bowen Road, Lutana)
 - CT 62455/28 (14 O’Grady Avenue, Lutana)
 - CT 247922/32 (10 O’Grady Avenue, Lutana)
 - CT 217900/1 (20 Cook Street, Lutana)
 - CT 20293/46 (6A Cox Avenue, Lutana)
 - CT 20293/2 (117 Derwent Park Road, Lutana), and
 - CT 91782/4 and CT 200123/1 (part of 105-111 Main Road, Moonah).
2. Modifying the Site-specific Qualification overlay by removing land within CT 156256/20 (37 Black Snake Road, Granton) as shown in Annexure B.
3. Modifying the Local Heritage Place overlay by applying it to the following land as shown in Annexure B:
- CT 248715/1 (41 Main Road, Claremont)
 - The road casement adjoining 36 Cadbury Road, including CT 15566/9 and CT 62772/1, and
 - Part of CT 124634/1 and part of CT 43579/1 (374 Main Road, Glenorchy).
4. Modifying the Place or Precinct of Archaeological Potential overlay by applying it to the land within part of CT 43579/1 (374 Main Road, Glenorchy) as shown in Annexure B.

<p>The common seal of the Glenorchy City Council has been affixed on the</p> <p>_____ (date)</p> <p>as authorised by the Planning Authority in the presence of:</p> <p>_____</p> <p>Council Delegate</p>
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Annexure A – Amendments to Glenorchy Local Provisions

Replace existing entries under GLE-C6.0 Local Historic Heritage Code with modified versions as follows:

Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	<i>Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values</i>
GLE-C6.1.57	11600 (part CT 179351/)	Claremont	36 Cadbury Road, [Part] Cadbury Road reservation	Former Claremont Primary School, 'Ashburton'	179351/1, 15566/9, 62772/1	<p><i>Description</i></p> <p>Former Claremont Primary School main building and setting, the continuity of plantings reflecting the Cadbury approach to landscaping and following the line of Cadbury Road to the point of divergence on approach to the Cadbury factory, and former site of the Ashburton house complex.</p> <p><i>Specific Extent</i></p> <p>All of: CT179351/1 and corridor of Pinus radiata trees and/or any future succession plantings within the section of Cadbury Road Reserve shown shaded and within the bold line in Figure GLE-C6.1.15, including CT 15566/9 and CT 62772/1.</p>



Figure GLE-C6.1.15

Statement of Local Historic Heritage Significance and Historic Heritage Values

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

Identified in the Local Provisions Schedule because of:

					<p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – as a key plank in the post-WWI transformation of Glenorchy from rural municipality to industrial hub and the educational needs of an expanding population delivered in a partnership struck between a major Industrial entity (Cadbury) and the Tasmanian government with landscaping demonstrating adherence to garden city movement principles at the gateway to the Claremont Industrial Estate, and, as evidence potentially contained in archaeological contexts of 19th century rural land use in the Ashburton complex, and later, as part of the former Claremont Army Camp.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits - in the form and detailing of the main 1924/1936 Claremont Primary School building, the principal characteristics of a modest Inter War educational building, landscaped margins consistent with garden city principles, and, in the site environment corresponding to the former Ashburton farm complex, the potential for survival of archaeological features and deposits related to 19th century rural land use and later Claremont Army Camp phase of use.</p> <p>(a)(iv) Aesthetic characteristics - the main school building being a prominent feature in the Cadbury Road streetscape and the landscaped margins demonstrating the broader treed approaches to the Claremont Industrial Estate.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a landmark and being the principal primary educational facility in the locality for over 85 years.</p>
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						(b)(ii) The Cadbury Executive who established the factory, estate and provided the land on which the former school is located.
GLE-C6.1.321		Moonah	105-111 Main Road	Baker's Corner	91782/3	<p><i>Description</i> Circa 1927 Baker's Corner building.</p> <p><i>Specific Extent</i> All of CT91782/3.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i> Landmark building of high surviving integrity situated on a prominent corner. Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – optimism and the development of commerce in the post-war boom period resulting in the advent of small, specialty shops and businesses typical of an advanced consumer culture and increasing prosperity.</p> <p>(a)(ii) Not applicable.</p> <p>(a)(iii) A class of building or place that exhibits –the principal characteristics of a commercial premises with Free Style detailing reminiscent of the Federation period. Significant attributes include but are not necessarily limited to: its finely detailed façade and parapet addressing the Main Road and Hopkins Street corner incorporating horizontal banding in string courses and pilasters, dentils, rising sun motifs enlivened by archivolts above segmented fenestration divided into three lights, faceted corner displaying classical motif, lettering and year of construction.</p> <p>(a)(iv) Aesthetic characteristics – as a distinctive and identifiably historic landmark defining Baker's Corner in the core of the Moonah commercial area.</p> <p>(b) Its association with:</p>

						<p>(b)(i) Not applicable.</p> <p>1. (b)(ii) The life or works of – prominent business owners and advocates, the Dickenson family.</p>
GLE-C6.1.133		Glenorchy	123 Barossa Road		170114/4	<p><i>Description</i> 19th – 20th century farm complex.</p> <p><i>Specific Extent</i> All of CT170114/4.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i> A multi-phase farm complex demonstrating the changing needs of farm owners set within a remnant rural landscape. Identified in the Local Provisions Schedule because of: (a) Its role in, representation of, or potential for contributing to the understanding of: (a)(i) Local history including – as representative of Glenorchy’s agricultural origins including dairy farming and as a soldier settler block. (a)(ii) Not applicable. (a)(iii) A class of building or place that exhibits – a variety of attributes including but not necessarily limited to: construction in timber including weatherboard with a combination of hipped and gabled corrugated roof forms, timber framed windows and sundry sheds in a mature garden setting. (a)(iv) Not applicable. (b) Its association with: (b)(i) Not applicable. (b)(ii) Not applicable.</p>

Insert new entries under GLE-C6.0 Local Historic Heritage Code as follows:

GLE-Table C6.1 Local Heritage Places


Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
GLE-C6.1.363		Claremont	41 Main Road	Claremont War Memorial Hall	248715/1	<p>Description</p> <p>A brick War Memorial Hall built in at least two stages and being a distinctive element in the streetscape.</p> <p>Specific Extent</p> <p>All of CT248715/1.</p> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i></p> <p>The existing building was opened in 1925 as a War Memorial Hall replacing an earlier 1919 hall, and extended again after WW2 giving rise to its distinctive Functionalist form. It has had a variety of uses included as a venue for; showing motion pictures during the mid 20th century, a library, and flower shows.</p> <p>Identified in the Local Provisions Schedule because of:</p> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> <p>(a)(i) Local history including – As an unusual utilitarian post-WW1 war memorial built at a time when most war memorials were symbolic (ie, monuments).</p> <p>(a)(ii) Not applicable</p>

						<p>(a)(iii) A class of building or place that exhibits – the principal characteristics of a brick soldiers memorial hall built in at least two stages. The body of the hall is a gable-roofed brick structure with timber-framed sash windows and a series of metal roof vents. A new Functionalist façade added to the building circa 1950 is distinguished by its symmetry, curved walled bays flanking acentrally situated, recessed, straight sided, flat topped two-level entrance with concrete pilasters, glass panelled doors with top and side lights, an upstairs room with central timber-framed sash window, with the words CLAREMONT WAR MEMORIAL HALL signed in fine metal lettering affixed to a light frame on the upper face of the building, surmounted by a flagpole. Note: The portion of the building to the south (that is, the section built c1970 and used as a library) is of no heritage significance.</p> <p>(a)(iv) Aesthetic characteristics - evident in the distinctive Post-War Functionalist architecture that stands out as a feature contributing strongly to the Main Road streetscape in Claremont.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a memorial and, in keeping with its intended utilitarian function, as a place of local amenity.</p> <p>(b)(ii) Not applicable</p>
GLE-C6.1.364		Glenorchy	374 Main Road	Former: Labour Bureau Building, Glenorchy Library	Part 124634/1, Part 43579/1	<p><i>Description</i></p> <p>1936 Labour Bureau designed by SWT (Syd) Blythe.</p> <p><i>Specific Extent</i></p> <p>All that part of the building encompassing the footprint and a 2 metre clear curtilage all around, as shown shaded and within the bold line in Figure GLE- C6.1.16</p>

					<div data-bbox="1256 199 2029 743" data-label="Image"> </div> <div data-bbox="1256 756 1503 788" data-label="Caption"> <p>Figure GLE-C6.1.16</p> </div> <div data-bbox="1256 831 2029 900" data-label="Section-Header"> <p><i>Statement of Local Historic Heritage Significance and Historic Heritage Values</i></p> </div> <div data-bbox="1256 919 2096 989" data-label="Text"> <p>A small and unassuming yet significant Inter-War building, predating the Council Chambers.</p> </div> <div data-bbox="1256 1008 1939 1040" data-label="Text"> <p>Identified in the Local Provisions Schedule because of:</p> </div> <div data-bbox="1256 1059 2096 1129" data-label="Text"> <p>(a) Its role in, representation of, or potential for contributing to the understanding of:</p> </div> <div data-bbox="1256 1149 2096 1326" data-label="Text"> <p>(a)(i) Local history including – as a Labour Bureau established by Albert Ogilvie’s Labor Government for the supply of unemployment relief measures (eg, payments to unemployed workers involved in building the road to the summit of Mt Wellington) and, later, the Glenorchy Library after the passage of the <i>Libraries Act</i> in 1945, a</p> </div>
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					<p>role it performed until the Derwent Regional Library in Terry Street was built c1979.</p> <p>(a)(ii) Not applicable</p> <p>(a)(iii) A class of building or place that exhibits the principal characteristics of a small Inter- War period building. Significant attributes include but are not necessarily limited to; Its stand-alone rectangular form, corrugated galvanised iron hipped roof surmounted by a metal vent, symmetry, low piers flanking the entrance, unpainted red brick superstructure in stretcher bond with contrasting dark brick details in the ruled top course (the band above under the eaves expressed in horizontal white painted concrete) and, notably, in the finely laid narrow bricks – also dark in colour - surrounding the main entry. The original grey hand drawn and painted/stencilled “Labour Bureau” lettering survives as testimony to an earlier time above the door. Small high set timber-framed windows wrapping around the front corners to deliver light to the interior and a bank of three centrally situated sash windows to the rear - all multi-paned with horizontal glazing bars – complete the picture of what is a modest but carefully conceived design.</p> <p>(a)(iv) Aesthetic characteristics - arising from its curious and somewhat anachronous presentation to Tolosa Street.</p> <p>(b) Its association with:</p> <p>(b)(i) The local community as a much loved and appreciated library.</p> <p>(b)(ii) The life or works of designing architect SWT Blythe.</p>
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GLE-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/ Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
GLE-C6.4.7	Glenorchy	Former Dusty Miller Inn site 374 Main Road	Part 43579/1	<p><i>Description</i></p> <p>Former Dusty Miller Inn site.</p> <p><i>Specific Extent</i></p> <p>All that part of the land shown shaded and within the bold line in Figure GLE-C6.4.2.</p>  <p>Figure GLE-C6.4.2</p> <p><i>Archaeological Potential</i></p> <p>A site that has only one significant development phase and, therefore, has the potential to contain archaeological evidence in sub-surface contexts that will provide original insight to construction and occupation of the</p>

				<p>Dusty Miller Inn for nearly half a century from 1837 until 1884. Surviving attributes of the site may include, but not necessarily be limited to: Site formation and construction details including evidence of the natural land form, construction debris, low level structural remains of the Inn e.g., foundations, basements, wells, cesspits wherever present; Artefact bearing occupation deposits yielding insights to use and functions of spaces; Alterations and additions during the residential phase (1884 – 1951); Evidence contained in demolition rubble (incl. potentially fittings and finishes) and post-demolition deposits (e.g., fill and disturbance).</p>
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Annexure B – Amendments to Planning Scheme maps

Removing the Local Heritage Place overlay from the following land as follows:

1. CT 147768/2 (2 Wyndham Road, Claremont)



2. CT 40547/1 (4 Myrtle Forest Road, Collinsvale)



3. CT 170114/3 (564 Kalang Avenue, Glenorchy)



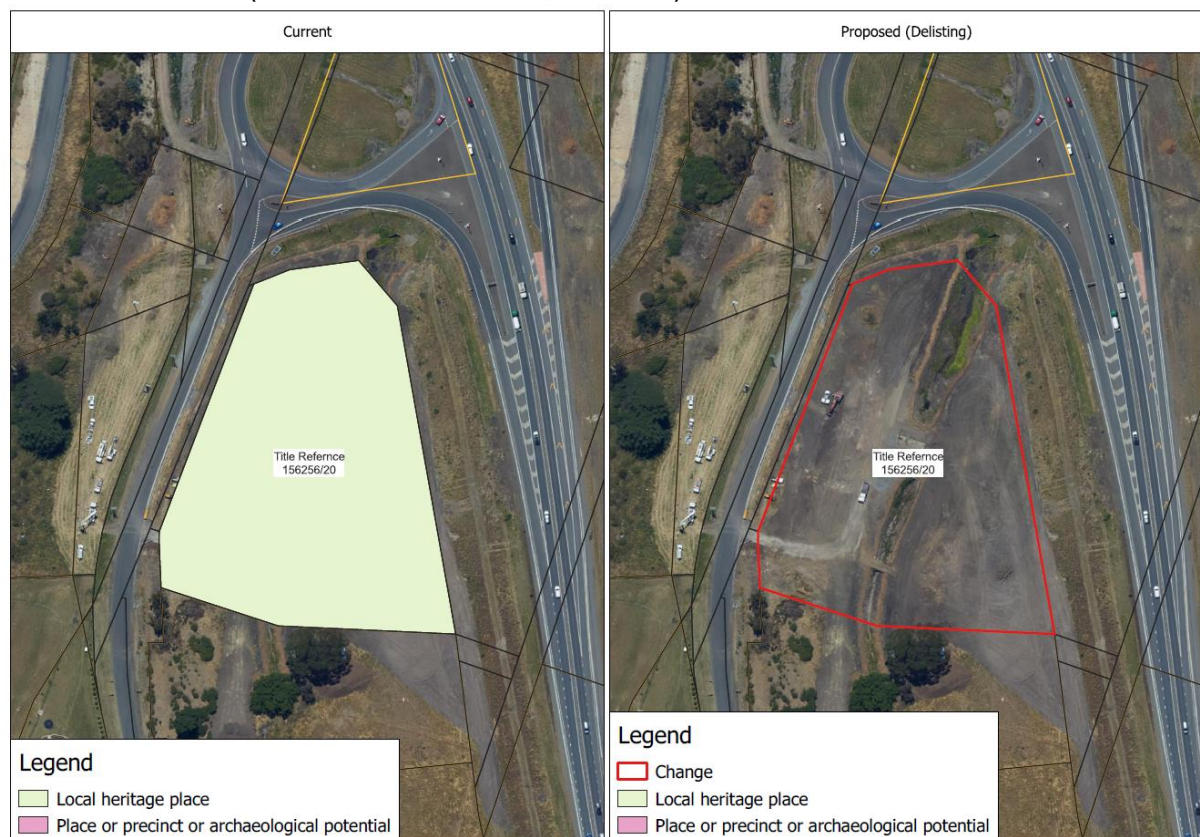
4. CT 170114/2 (566 Kalang Avenue, Glenorchy)



5. CT 170114/1 (568 Kalang Avenue, Glenorchy)



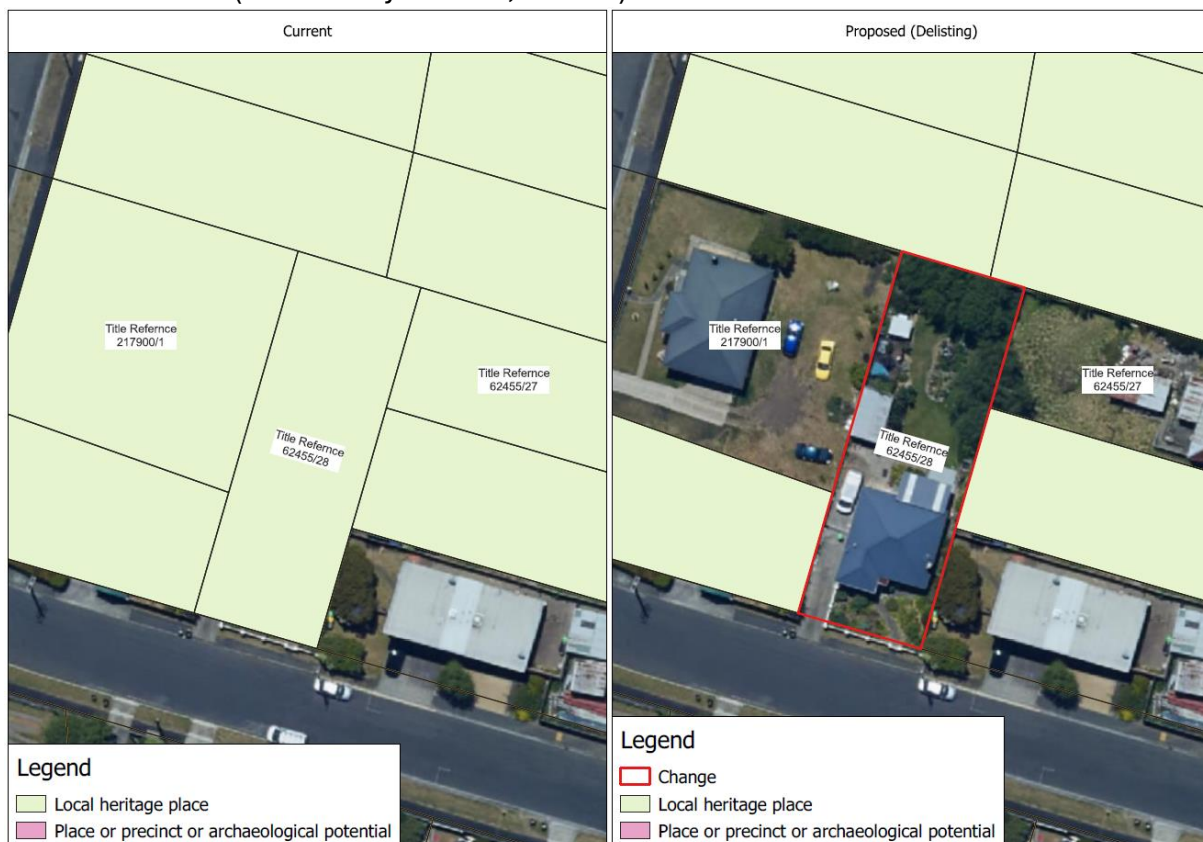
6. CT 156256/20 (37 Black Snake Road, Granton)



7. CT 62455/27 (116 Bowen Road, Lutana)



8. CT 62455/28 (14 O'Grady Avenue, Lutana)



9. CT 247922/32 (10 O'Grady Avenue, Lutana)



10. CT 217900/1 (20 Cook Street, Lutana)



11. CT 20293/46 (6A Cox Avenue, Lutana)



12. CT 20293/2 (117 Derwent Park Road, Lutana)



13. CT 91782/4 and CT 200123/1 (part of 105-111 Main Road, Moonah).



Removing the Site-specific Qualification overlay from the following land as follows:

14. CT 156256/20 (37 Black Snake Road, Granton)

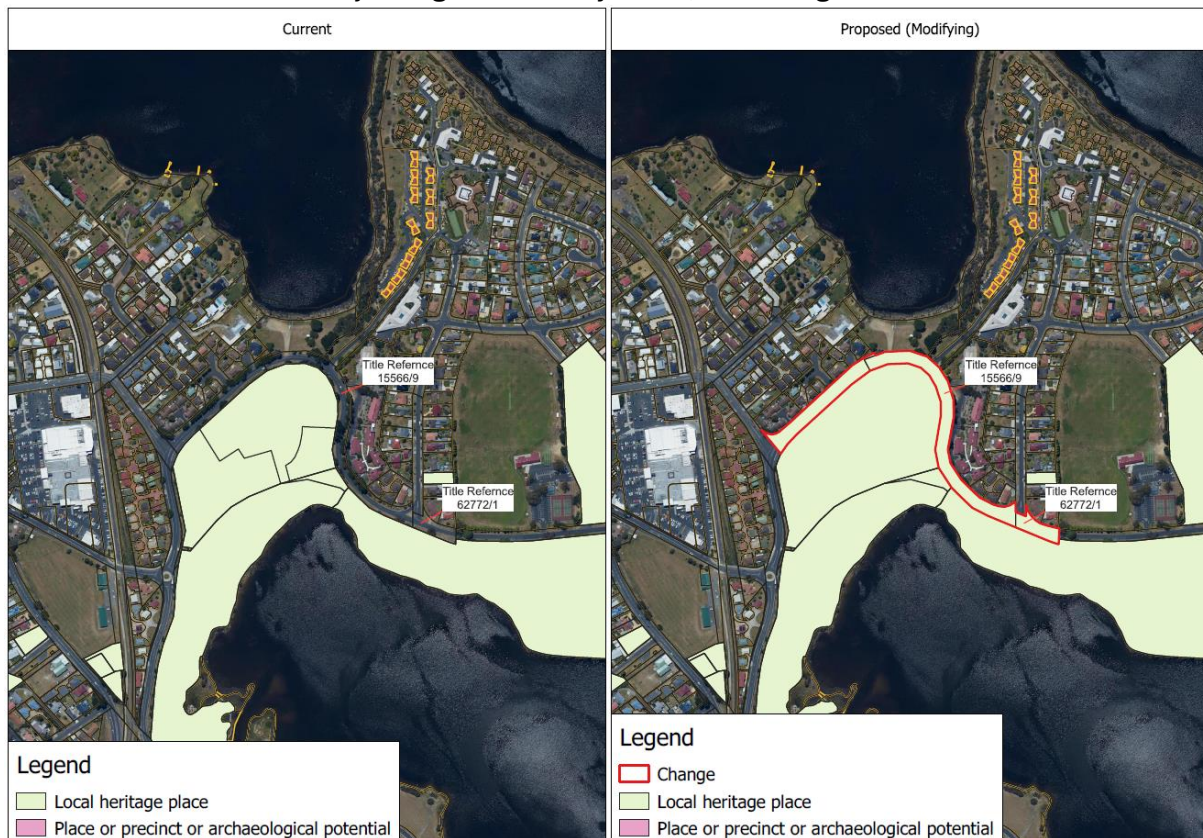


Applying the Local Heritage Place overlay from the following land as follows:

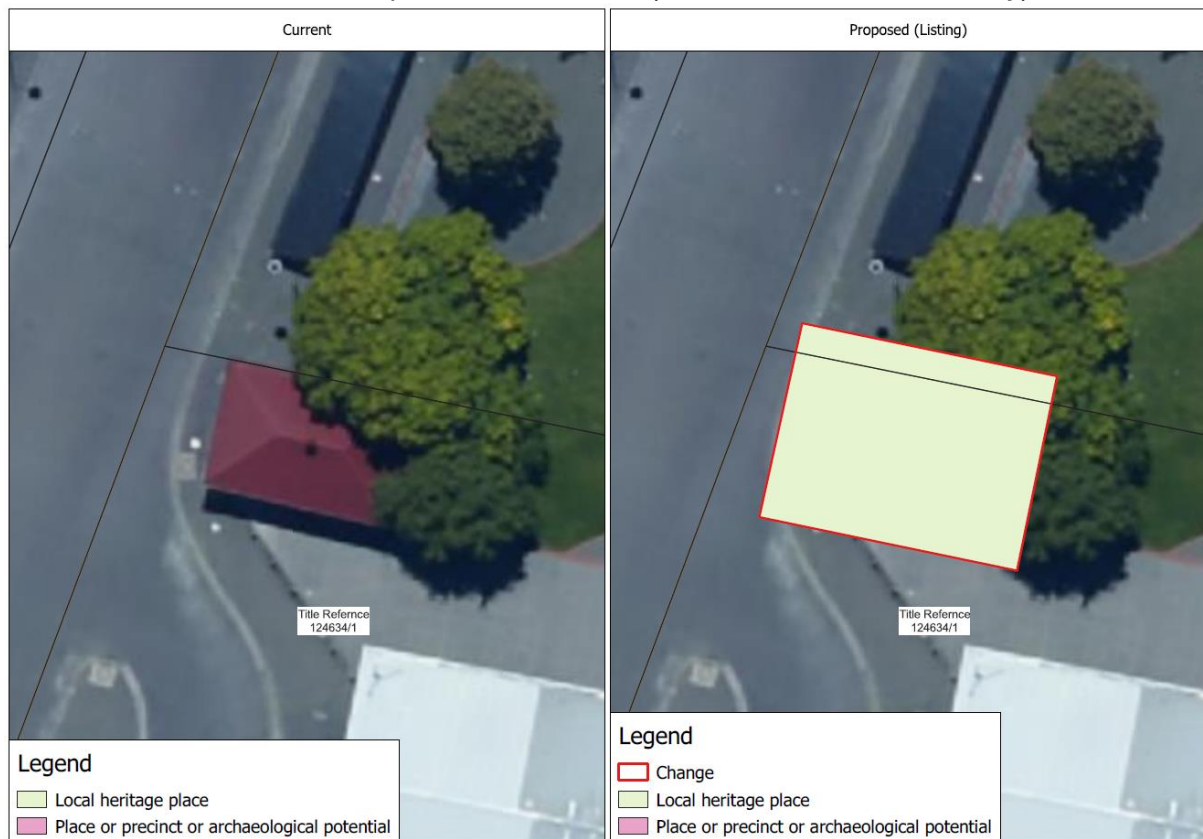
15. CT 248715/1 (41 Main Road, Claremont)



16. The road casement adjoining 36 Cadbury Road, including CT 15566/9 and CT 62772/1

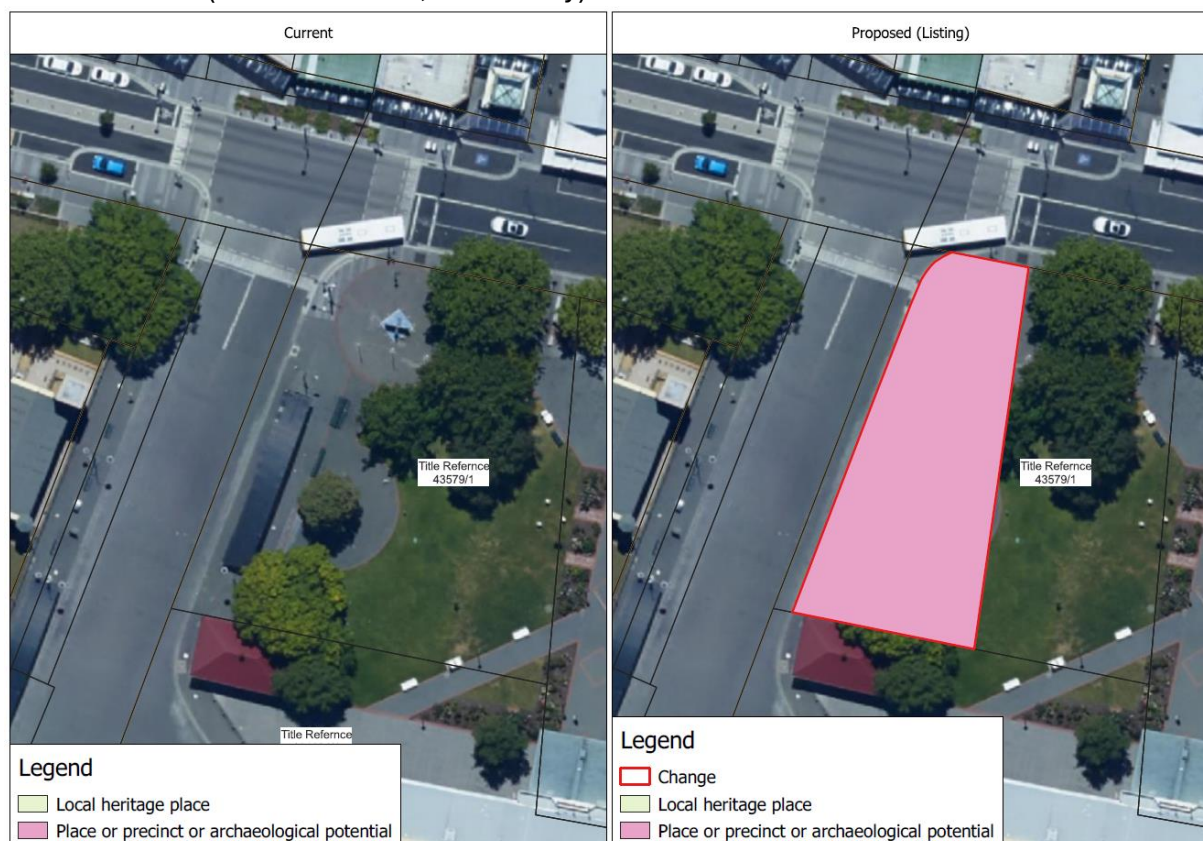


17. Part of CT 124634/1 and part of CT 43579/1 (374 Main Road, Glenorchy)



Applying the Place or Precinct of Archaeological Potential overlay from the following land as follows:

18. CT 43579/1 (374 Main Road, Glenorchy)



ATTACHMENT 4

PLANNING SCHEME AMENDMENT PLAM-
22/06 –

HERITAGE DISCUSSION PAPER FOR SITE, 105-111 MAIN
ROAD, MOONAH BY PRAXIS ENVIRONMENT

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Heritage Discussion Paper
Dickenson's Arcade &
'The Windjammer'

105-111 Main Road
MOONAH, TASMANIA

Brad Williams
Heritage Consultant

For Mr. C. Coppleman

July 2017

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Historical Archaeologist, Heritage Consultant and Director of Praxis Environment.

Unless otherwise stated, all photographs were taken by Brad Williams, July 2017

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page.

Cadastral information depicted in this document must not be relied upon without verification by a Surveyor. Rectified aerial imagery has not been used; therefore the actual location as depicted in aerial images may differ to that of actual survey.

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1. Introduction, rationale and brief

This report has been commissioned by Mr. Cleve Coppleman, owner of Dickenson's Arcade, forming part of 105-111 Main Road, Moonah, in order to support an application to the Glenorchy City Council (as planning authority) seeking retrospective approval for the removal of the *windjammer* structure which was formerly installed on the front roof plane of the arcade, and was removed without planning permission in January 2017.



Figure 1.1 – Overview of 105-111 Main Road, Moonah, the red arrow depicting the windjammer. Adapted from [Google Streetview](#).

105-111 Main Road Moonah is included on Table E.13.1 of the Glenorchy interim Planning Scheme 2015 (the *scheme*) and accordingly is subject to the provisions of Clause E.13.7 of the scheme – specifically in the current case, any demolition (including partial demolition – as per the definitions of the scheme) would require a discretionary development application to the planning authority.

The place comprises of three titles as depicted on Figure 1.2 all of which are included on Table E.13.1. The current assessment considers only C/T 91782/4, traditionally known as 105 Main Road, Moonah, and contains the 1961 Dickenson's Arcade building (formerly with the windjammer on the front roof plane).

The place is not listed on the Tasmanian Heritage Register or any other statutory heritage register/list.

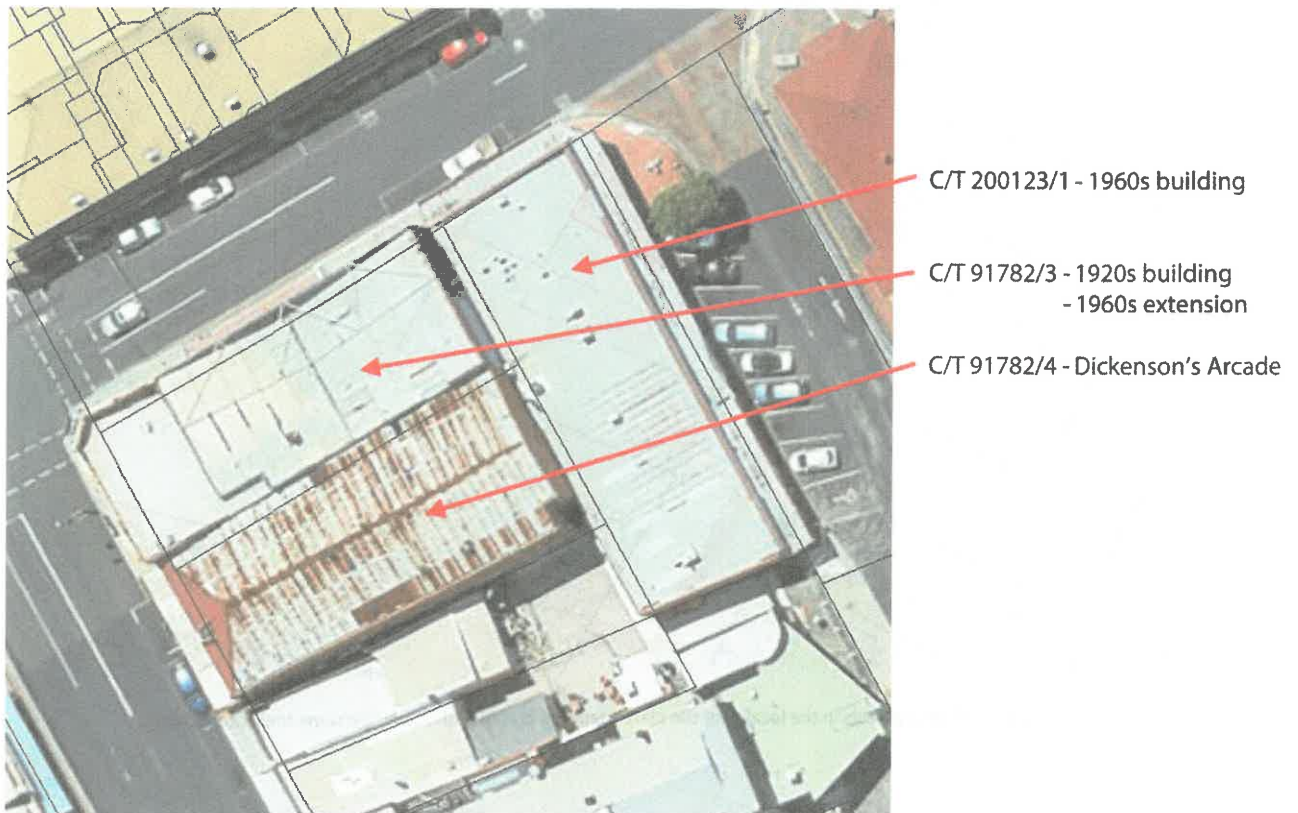


Figure 1.2 – Aerial photograph of the place (and definition of titles). Adapted from www.thelist.tas.gov.au



Figure 1.3 – Cadastral parcels in the locality of the place (denoted in red). Adapted from www.thelist.tas.gov.au.

The brief for this project was to:

- Consider the overall historic heritage significance of Dickenson's Arcade, and the (former) Windjammer club.
- Consider the specific significance of the windjammer structure.
- Consider whether there were alternatives to the total removal of the windjammer.
- Document the windjammer as best as possible.
- Consider a proposed action from here.
- Prepare documentation for a development application to Glenorchy City Council based on the proposed actions.

2. Background and recent actions regarding the windjammer

Further to instructions by the owner of the place, APF Welding were commissioned to remove the windjammer structure on the 17th January 2017.

The rationale for the removal, as provided by the owner (Mr. Coppleman), was that for the previous 12 months, there had been substantial ingress of rainwater into the upper floor of the building which apparently derived from faults in the roof structure and cladding resulting from the degradation of fixings associated with the windjammer. Advice from a roofing contractor was that in order to undertake the necessary roof repairs, the windjammer structure would need to be removed (temporarily at least). Further inspection revealed that the structure had clearly become unstable and in windy conditions it was moving. The rigging had become detached – with a perceived imminent threat to public and property during high wind events (noting the busy pedestrian footpath below the awning below).

Just after the time of the removal of the structure, APF welding provided a brief report on the condition of the structure (provided here as ATTACHMENT B) which concluded that:

Removal of the structure found inadequate fixings for the size and weight of the feature. The boat was fixed to the roofing iron with typical roofing screws which had become loose and threaded. The front of the boat was a welded structural beam with short brackets, the welds were damaged and not coated for weather resistance. The boat feature itself was in disrepair showing signs of split panelling and loose wire braces to the mast. The internal frame work had bent and showed signs of stress. APF considers the existing steel frame and fixings too degraded for restoration.

As part of the current project, further questions were asked of APF Welding as experts in welding and metal fabrication, in order to gain more detail on matter such as:

- Whether the condition of the structure posed a likely/real threat to people/property
- Whether the structure *may* have been restorable
- If so, how much new fabric would have been required.
- Whether it may have been possible to facilitate the necessary roof and box-gutter repairs without removal of the structure.
- Whether it may be feasible to construct a replica and reinstate if necessary.

A further and more detailed report was subsequently provided by APF Welding in answer to the above (also provided here in ATTACHMENT B). In brief, that report concluded that:

- That the fixings into the roof required replacement – further that the structure of the roof may have required additional purlins added to adequately support the windjammer structure.
- The weld holding the structure at the nearby roof beam required replacement and weatherproofing. Whilst support brackets were in good condition, all fixings were deteriorated and would have required replacement.
- The framework of the windjammer structure itself showed signs of deterioration and oxidation. The internal frame was deeply rusted and would require replacing. The welding between members was weathered to the point of holes appearing.
- The sheeting of the windjammer was delaminating and rivets would need replacing.
- The mast was rusting from the base, and if it were to be retained would need replacement or shortening and reattaching.
- The bracing of the windjammer feature was inadequate – being attached to a nearby light-gauge duct.

In conclusion APF Welding were concerned that the windjammer feature may have deteriorated beyond feasible refurbishment. If it were to be refurbished and retained substantial work would have been required, including repair and patching of sheeting, sandblasting of the framing and repair of defective sections, refurbishment/shortening of the mast and re-fabrication of existing brackets to provide an adequate fixing. The overall conclusion of APF was that if the windjammer were to be retained, then full replacement and a more suitable fixing system would be required – **i.e. the c1970 windjammer was beyond feasible repair.**

The removal of the windjammer structure (i.e. partial demolition of a Heritage Place) occurred on January 17th 2017 without the required planning permission. On March 20th 2017, Glenorchy City Council's Development Compliance Officer wrote to the owner notifying that Council were aware of the actions that would require a discretionary development application, and requested that details of a timeframe for reinstatement of the windjammer structure be provided within 14 days. The owner immediately complied with that instruction and met with council officers on March 24th. The advice from officers was that the preferred outcome be that a development application be lodged for reinstatement of the removed windjammer structure, however the owner advised (subsequent to enquiries following that meeting) that the remnant structure had been scrapped and that reinstatement of the *actual* windjammer would not be possible.

Consequently, the owner was advised that a development application for the partial demolition of a heritage place must be submitted within six weeks of that notification (i.e. from April 11th 2017). That application must address all elements of the performance criteria of Clause E.13.7.1 of the Glenorchy Interim Planning Scheme

2015. The advice given by council officers us that a heritage advisor be engaged, and that the application consider the significance of the Windjammer phase in the context of Dickenson's arcade (and by comparison of other notable clubs that operated out of the arcade such as the Blue Moon and Spook).

Again, the owner complied with the request of council officers and engaged heritage consultant Brad Williams of Praxis Environment to manage the process of submission of a development application. Praxis corresponded with David Parham (Heritage Officer, Glenorchy Council) to negotiate an extended timeframe for preparation and submission of documentation and to precisely clarify what would be required to satisfy a valid development application (as per ATTACHMENT C). A submission date of no later than July 31st 2017 was negotiated. **Note that this negotiated submission date was the result of the heritage consultant's workload and leave – and in no way implies the owner's delaying or intent to be uncooperative with council officers instructions/advice.**

The current document is intended to provide the background and justification for the proposal as submitted in the development application.

3. Brief historical overview of the place

The name 'windjammer' derives from the nightclub and reception centre by that name which operated from the first floor of the building at 105 Main Road Moonah (known as Dickenson's Arcade) from c1970 to 1993 and again from 2005-2013.

Building of the arcade

Dickenson's Arcade at 105 Main Road Moonah was built in 1960 on the site of an earlier shop which was built by Sam Baker in 1922 as part of the 'Baker's Corner' complex, of which the prominent corner building at 107-111 Main Road remains (built 1927 also on the site of an earlier shop). The building was commissioned by Keith Dickenson, who had married Baker's daughter, Win, and together they had operated the Baker's Corner shop from 1939.

The Dickenson Family

[information supplied by Glenorchy City Council Heritage Officer] Keith Dickenson became a leading Glenorchy businessman, who with John Beakley later established the Moonah and Glenorchy Professional and Businessmen's Association, which aimed to increase business prosperity by united action. His daughter Bev Wills, who learned business skills in the original Dickenson newsagency, also became a successful local businesswoman, establishing Dickenson's Travel and being elected to the Glenorchy City Council as only its third female alderman.

The use of the arcade

Originally the arcade included 12 ground-floor shops, including a newsagency and the Blue Moon restaurant. Early in the arcade's life, it was found that 12 shops were too ambitious and the arcade was remodelled in 1966 to house a single retail space – Oscar's Hardware, which operated until 1993. The current owner (Mr. Cleve Coppleman) purchased the property in 1993 and remodelled the arcade back into several smaller retail spaces and named the arcade Dickenson's Arcade.

The first-floor nightclubs

Following construction of the building, the first floor was occupied by the *Spook Club* (also known as the *Blue Moon Club* and *Humpty's*) – a teenage dance club which included live bands, artists and DJ's. The Blue Moon/Spook nightclub operated until 1969 when it closed for several months, and the first floor of the building was then opened by Mike Ward as the *Windjammer Reception Centre*, with the boat structure being mounted to the roof at (or shortly after) that time.

In 1970 Kevin Escourt acquitted the Windjammer Reception Centre, gained a liquor license and established the centre again as a night club. The Windjammer operated until 1993 when the property was purchased by Cleve Coppleman (the current owner) and renamed *Nauticals Reception Centre* (later *Nauticals Night Club*) which operated until 2003. In 2005, Kevin Escourt again leased the venue and reopened the *Windjammer* until its eventual closure in 2013. Since late 2013, the venue has been leased by Kate Smith as *Centre Stage Dance Studio*.

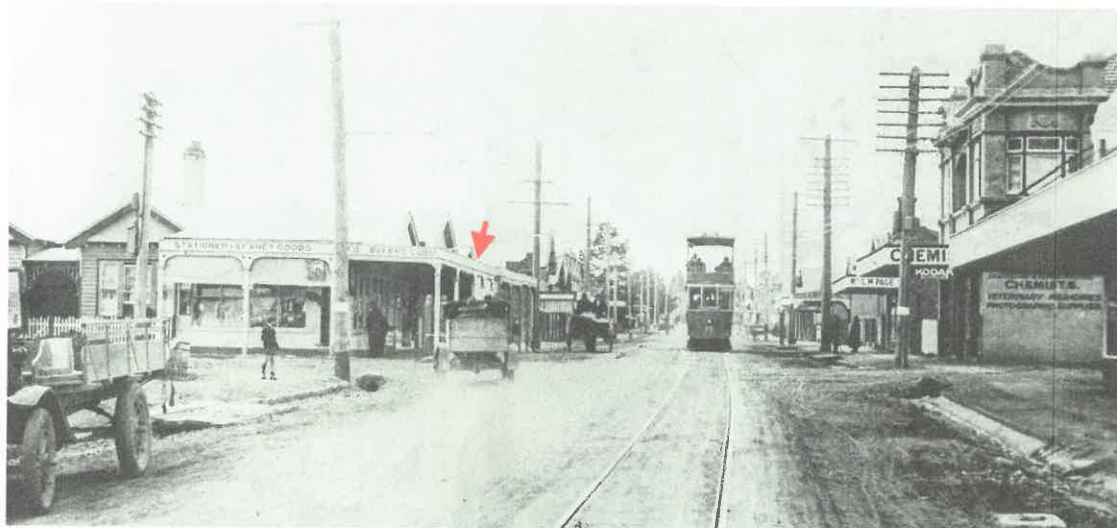


Figure 3.1 – Baker's Corner, c1910s, showing the original corner building. The red arrow depicting the later site of Dickenson's Arcade. Photograph: Beatties Studio.

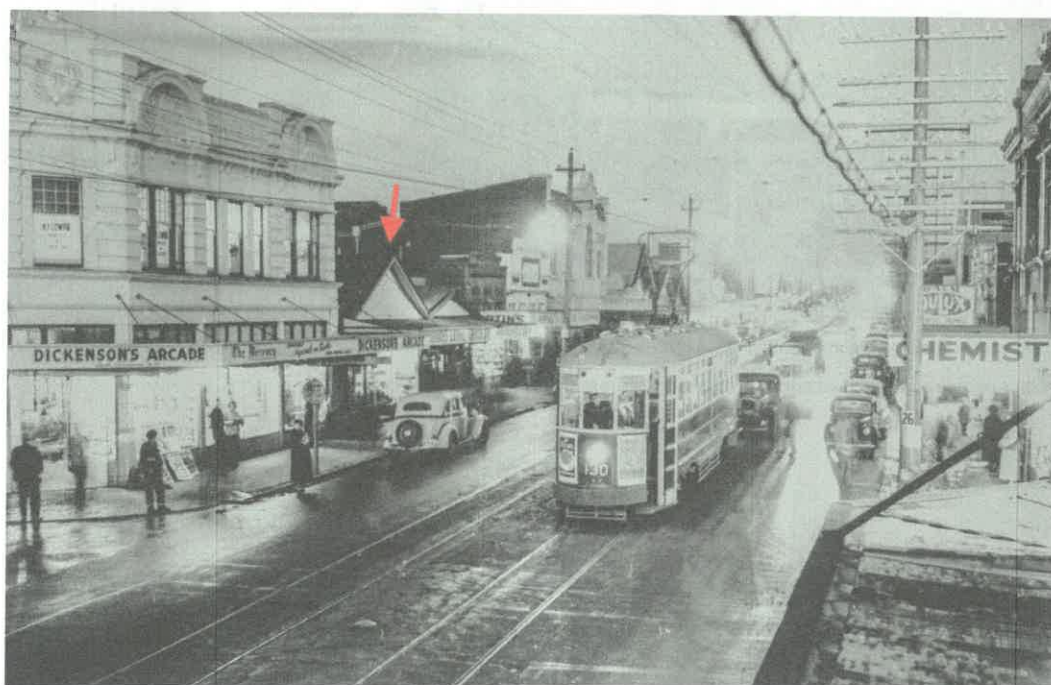


Figure 3.2 – Baker's Corner, c1940s, showing the 1927 building. The red arrow depicting the shop on the later site of Dickenson's Arcade. Photograph: Beatties Studio.



Figure 3.3 - A 1962 street scene at Moonah, showing what is presumably the Blue Moon club sign (owing to the moon shape) on the newly erected Dickenson's Arcade building. Tasmanian Archive and Heritage Office AA116-1-64.

4. Description of the place

Dickenson's Arcade is part of the wider (former) Baker's Corner complex on the corner of Main Road and Hopkins Street, Moonah. Whilst under common ownership, the arcade has no physical connection beyond adjacency to the Baker's Corner building and is a distinctly separate element to that building.

The building is a non-remarkable 1960s commercial retail building, with a modern (c1993) glass frontage at street level with a central door opening into the arcade. The internal layout of the ground floor is also c1993 and in no way resembles a heritage building with practically all visible fabric (from public vantage points) deriving from that renovation.

The ground floor of the building has an awning over the footpath which retains the triangular 'windjammer' sign. The windjammer boat structure was formerly mounted above this on the front plane of the shallow-pitched hipped roof.

The first-floor façade comprises of seven aluminium framed windows, each with a large lower pane with two top panes. It is unclear whether these are original or more modern replacements. Internal inspection of the first floor was not undertaken.

The rear portion of the arcade is a more recent addition (c.later-1960s).



Figure 4.1 – Overview of the Main Road frontage of the Baker's Corner and Dickenson's Arcade buildings.



Figure 4.2 – Overview of the Main Road frontage of the Baker's Corner and Dickenson's Arcade buildings.



Figure 4.3 – The Main Road entry to Dickenson's Arcade showing the post-1993 divisions and renovation.

The streetscape within which Dickenson's arcade is located (i.e. the stretch of Main Road between Albert Road and Hopkins Street) is comprised of a diverse mix of architectural styles and eras, although is solely 1-2 storey commercial development. The south-western side of the street (i.e. opposite the arcade) is largely mid-c20th larger-scale retail development (e.g. Harris Scarfe, Commonwealth Bank, Moonah Post Office, Coogans) – the only heritage building being the 1920s building on the corner of Main Road and Hopkins Street (100-104).

The north-eastern side of the street comprises predominantly of c-1920s-50s small scale retail development, with a greater concentration of heritage buildings, largely deriving from the 1920s-30s. Baker's Corner being an example, along with the Moonah Hotel, 61-69 Main Road, 91-97 Main Road and 101-103 Main Road. Dickenson's Arcade being a noticeably later building in the streetscape, which makes no contribution to the predominant 1920s-30s characteristics of the streetscape.



Figure 4.4 – The immediate environs of Dickenson's Arcade (denoted by red arrow) showing the predominant 1920s-30s streetscape, within which the arcade is an inconsistent element.

5. Statement of historic heritage significance

The following statements of significance are based on the national HERCON standard for statements of significance, based on the amount of information currently at-hand. Note that natural history and indigenous heritage values have not been assessed here, as these are beyond the scope of, and irrelevant to this assessment.

This assessment will consider the values of Dickenson's Arcade as a whole (i.e. the site traditionally known as 105 Main Road Moonah) but does not necessarily consider the wider 105-111 Main Road site, as it is clear that the windjammer itself bears no direct relationship to that wider site beyond a history of common ownership. Nonetheless, where appropriate the arcade and windjammer structure will be considered within a wider streetscape/townscape context and the wider site has some relevance in consideration of the significance of the Dickinson family in the history of the Moonah area.

The assessment methodology for each criterion follows the methodology details in the Tasmanian Government's *Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995* (October 2011). Whilst the place is not subject to the Historic Cultural Heritage Act 1995, that document provides a 'tiered' approach to assessing significance at both a state and local level and is considered to represent a sound approach to assessing values.

Where it may initially appear marginal as to whether a place may or may not meet a particular criterion, a further discussion against the *Exclusion Parameters* as proposed in the *Assessing Historic Heritage Significance* document is provided.

A. Importance to the course, or pattern of our cultural or natural history.

Whilst Dickenson's arcade is representative of the mid-c20th retail expansion of Moonah, which is representative of the post-WWII growth of greater Hobart and expansion of consumerism within the region, it is not considered that the arcade represents any notable importance in that overall trend and cultural evolution.

Similarly, whilst the use of the first floor of the building as a nightclub represents an evolution in the way people socialise, the place is not considered to represent any individual historical importance in such evolution.

To test the possibility that the place would meet this Criterion even at a local level, further to the commentary above, the *Exclusion Factors* from the *Assessing Historic Heritage Significance* (as cited above) are applied:

Parameter		Response
XA1	The association of the place to the historically important event, phase, period, process or movement is either incidental (minor, secondary) or cannot be substantiated. For example, every farm house is not of historical importance in demonstrating the spread of European settlement or pastoral land use across Tasmania; while a local legend of a link between a place and an event may make an interesting story it needs to be backed up by reasonable evidence if the place is to be registered on the basis of that link.	<p>Whilst the themes of mid-late c20th shopping, consumerism and socialising on the fringe of an expanding Glenorchy and Hobart may be an interesting local history theme, it is dubious that this represents an important local heritage theme.</p> <p>Even if so, it is similarly dubious that every place that represents such should meet this Criterion – i.e. it should be reserved for only those examples which are of the higher end of the ability to demonstrate that theme or represent an unusual or very prominent example of that theme.</p>
XA2	The place has an association with, or demonstrates evidence of, an historical event, phase, period, process or movement that is of dubious historical importance. For example, the historical event, etc, needs to possess an importance 'beyond the ordinary' in respect of its state or local significance.	<p>It is not considered that Dickenson's Arcade, nor the Windjammer Club are good examples of such a place that can adequately demonstrate this theme.</p>
XA3	The significant fabric of the place has been so altered that it can no longer provide evidence of a particular association.	<p>Given the late construction date, the lack of any remarkable architectural qualities, loose associative value and substantial modification of the building (as detailed in other criteria) that the place does not have sufficient merit for meeting this Criterion at any level.</p>

B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.

Dickenson's Arcade and the Windjammer Club (including the windjammer structure itself) is not considered to possess any uncommon, rare or endangered aspects of our cultural history.

To test the possibility that the place would meet this Criterion even at a local level, further to the commentary above, the *Exclusion Factors* from the *Assessing Historic Heritage Significance* (as cited above) are applied:

Parameter		Response
XB1	The place is not rare within the relevant state/local context.	Mid-c20th small shopping arcades are not a rare item in any context within Tasmania, with countless surviving examples throughout the towns and cities of the state. Whilst the windjammer structure was most likely the only boat structure on the roof of any building in Moonah – these descriptive factors would be ‘grasping at straws’ to suggest that is a significance factor in its own right.
XB2	The claim of rarity or uncommonness has too many descriptive qualifiers linked to it. For example, this is the only stone house . . with a slate roof . . and a bull-nosed verandah . . within the former estate of . .	
XB3	The place is the only one of its type and the event/custom/function is rare but its importance is questionable. For example, the only place to overlap the corrugated iron roofing four ridges instead of two; the only place to have a toilet suite in the kitchen; the only 2-storey potting shed; the only place having vinyl floor tiles on the ceiling, etc.	
XB4	The place is under threat of destruction, but its importance is questionable.	

C. Potential to yield information that will contribute to an understanding of our cultural or natural history.

No substantial development occurred in the vicinity of the place prior to the c1920 construction of the original shop on that site, therefore the place is not considered to have any potential to yield information (e.g. archaeological) that will contribute to our understanding of our cultural history. Nor is the building itself considered to have any such potential to yield information.

D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Whilst the overall form and shell of Dickenson’s Arcade represents a mid-c20th small shopping arcade, the interior of the building has been substantially modified, typical of such a building in an urban context which has housed transient businesses over almost six decades. The interior detailing and layout is more reminiscent of a late-c20th arcade and the exterior retains no remarkable characteristics which set it ‘above and beyond’ any number of other examples of such buildings in Tasmania. It is dubious that such buildings represent an historically important architectural style or type of building even if in exceptionally original condition.

To test the possibility that the place would meet this Criterion even at a local level, further to the commentary above, the *Exclusion Factors* from the *Assessing Historic Heritage Significance* (as cited above) are applied:

Parameter		Response
XD1	The place does not have a degree of distinctiveness within that class. For example, it is not a particularly, fine, intact or pivotal example. A place is not eligible simply because it is representative of a class of places as nearly every historic place in the state can be defined as representative of one class or another.	<p>The building does represent the exterior characteristics of a mid-c20th small retail building of a functional, but of no particularly notable, architectural style. Unless exceptional circumstances apply (e.g. a highly intact work of a prominent architect), mid-c20th retail buildings in suburban Glenorchy are not considered to be a class of places which could be assigned any historic heritage significance at any level.</p> <p>The upper façade of the building appears largely original; however the ground floor façade has been wholly modified (c1993) and the side walls are blank party-walls.</p> <p>The ground floor (at least) interior of the building has been completely modified from original and bears no resemblance to its original form or layout.</p> <p>The building sits within a streetscape largely dominated by c1920s-30s retail buildings, therefore makes no significant contribution to that streetscape – in fact it replaces a building from that era, so is arguably an intrusive element in the heritage streetscape.</p> <p>It is considered that the building does not represent any important architectural style and is not even a good example of a mid-c20th retail building.</p>
XD2	The place does not include a reasonable range of characteristics that define the class, either having never possessed them or having lost them through subsequent development, activity or disturbance.	
XD4	The class itself is of dubious importance. For example, a place is claimed to be a fine example of a post-World War II road culvert or milepost. Whilst it is conceivable a culvert or milepost might be significant, this would be an exceptional circumstance and it would be unreasonable to consider culverts and milestones as such significant classes that every fine example of each warrants inclusion on the Heritage Register.	

E. Importance in exhibiting particular aesthetic characteristics

Dickenson's Arcade is not considered in any way to exhibit any particular aesthetic characteristics of historic heritage value.

The windjammer structure, whilst being a point of interest in the streetscape, is not considered to be of any particular aesthetic importance. Whilst possibly of landmark qualities due to its 'quirky' nature, this should not be confused with aesthetic value.

F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.

No aspect of Dickenson's Arcade (including the windjammer structure) is considered to demonstrate any high degree of creative or technical achievement. The fact that the windjammer structure became so degraded within a few decades attests to the lack of technical achievement in its construction.

G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Dickenson's Arcade has been open as a retail space for over 50 years, but is considered to offer no remarkable attributes to any particular community beyond that of a small local shopping arcade.

The Windjammer Club (and the previous Blue Moon and Spook Clubs) were popular social venues in Moonah for over three decades from c1970 onwards. Whilst undoubtedly countless locals hold fond memories of those venues¹, this does not necessarily mean that historic heritage significance need be attributed.

An assessment of the significance of the place to the indigenous community is irrelevant to the current assessment.

To test the possibility that the place would meet this Criterion even at a local level, further to the commentary above, the *Exclusion Factors* from the *Assessing Historic Heritage Significance* (as cited above) are applied (noting that the letter sequence of Criteria differs in that document – it is discussed there as Criterion F):

Parameter		Response
XF1	The place is important to the community solely for amenity reasons. For example, most modern picnic and parkland areas, playgrounds and beaches, used for contemporary recreation.	It is simply not feasible nor desirable to ascribe historic heritage significance to every retail or social gathering space simply because those places have been traditionally publicly accessible and particularly if those places do not (or only
XF2	The place is important to the community only as they seek to retain it in preference to a proposed alternative. For example, a place is occupied by an unremarkable development.	

¹ For example, an exhibition including memories of the Spook Club was staged at the Moonah Arts Centre in 2008 – see http://www.gcc.tas.gov.au/content/Remembering_the_Spook_GCC and <http://livinglovinghobart.com.au/2014/03/150-years-of-glenorchy/>

XF3	<p>The community group for which the place is claimed to have strong or special meaning does not have reasonable standing. That is, it is not recognised within the wider Tasmanian community, or the group is unable to demonstrate an important cultural association with the place. For example, a residential lobby group formed in response to a proposed development or activity at the place and unlikely to have the capacity to maintain an ongoing involvement with the place; a state-wide organisation whose functions and operational history has no direct link to the place or places of a similar nature.</p>	<p>marginally) meet other criteria.</p> <p>Whilst Dickenson's Arcade (and other retail phases) as well as the various clubs (including the Windjammer Club and reception centre) were always publicly accessible and probably well frequented, this use and association cannot be considered as anything beyond the ordinary.</p> <p>The windjammer structure is likely to have been a recognisable landmark of the vicinity – however does not necessarily mean it is of historic heritage significance.</p>
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H. Special association with the life or works of a person, or group of persons, of importance in our history.

Dickenson's Arcade was originally built for Keith Dickenson, who was to become a prominent Glenorchy identity, an Alderman on the Glenorchy City Council and leading businessperson in the area. The place is associated with the Baker family who were prominent Moonah businesspeople for at least three generations. This does not necessarily imply that Dickenson's Arcade is of historic heritage significance due to that association – it is not feasible nor desirable to simply ascribe heritage significance to a business premises simply because it was established by someone in business.

In any case, the Windjammer Club was not established nor operated by the Dickenson family, therefore the windjammer structure has no relevance with any associative values that may arise from the Dickenson family.

To test the likelihood that the place would not meet this Criterion even at a local level, further to the commentary above, the *Exclusion Factors* from the *Assessing Historic Heritage Significance* (as cited above) are applied (noting that the letter sequence of Criteria differs in that document – it is discussed there as Criterion G):

Parameter		Response
XG1	The person(s) or organisation associated with the place lacks reasonable prominence or historical importance to the relevant state or local area.	With all due respect to the Baker and Dickenson families, their activities arising from Dickenson's Arcade were that of generations of that family
XG2	The association of the person(s) or organisation with the place cannot be	

	demonstrated or substantiated.	conducting a successful business. Whilst possibly of historical interest to the Moonah community, there is no evidence at hand that these activities represented anything beyond that of a hard-working and successful family, who operated from Dickenson's Arcade itself for only around ten years.
XG3	The association of the person(s) or organisation with the place is not strong, unusual or extraordinary enough to warrant recognition in this way. For example, the person spent a brief, transitory or incidental time at the place without leaving evidence or achieving anything relevant to their importance; and the association of the person or organisation with the place is totally unconnected with their achievement and not of historical interest in interpreting the context of their life and achievement.	
XG4	The person or organisation is perceived to draw more importance from their connection with the place than vice versa. For example, a person who acquires a famous property cannot be considered important merely for being the one-time owner of the property.	<p>The building has been substantially modified from that as built by the Dickenson's and even the name of Dickenson's Arcade was not in use for over two decades before being reinstated by the current owner in 1993.</p> <p>Whilst Keith Dickenson was a prominent Glenorchy identity, that prominence arguably arose more from his wider-spread business advocacy and association with Glenorchy City Council, rather than his association with the arcade itself.</p>

Overall, it is considered that Dickenson's Arcade does not meet any of the criteria generally used to assign historic heritage significance at any level.

Further, whilst of historical interest, the Windjammer Club is not considered to be a place of any tangible or intangible historic heritage value.

Whilst the windjammer structure may have had landmark qualities as a point of interest, this does not necessarily mean it had historic heritage significance. It made no contribution to any possible values that could be ascribed to Dickenson's Arcade, which as per above is of very questionable significance in its own right.

6. Heritage Impact Assessment and Assessment Against Heritage Provisions – Removal of the Windjammer Structure

Section 5 has considered the possibility of whether both Dickenson's Arcade and the windjammer structure itself are of historic heritage significance and has concluded that **neither the arcade, nor the windjammer structure are of historic heritage significance at any level.**

Nonetheless, the place, including all external fabric, is listed on Table E.13.1 (Heritage Places) of the Glenorchy Interim Planning Scheme 2015 as part of 105-111 Main Road, Moonah, therefore is subject to clause E.13.7 of the scheme.

The removal of the windjammer structure constitutes 'demolition' by definition of the scheme, therefore requires assessment against Clause 13.7.1 of the scheme (i.e. demolition affecting a heritage place):

	Acceptable Solution	Performance Criteria
E.13.7.1 - Demolition	A1. No Acceptable Solution.	<p>P1. 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;</p> <ul style="list-style-type: none"> (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.

Accordingly, the removal of the windjammer structure must be assessed against all of the performance criteria of P1 of Clause 13.7.1. The following table makes commentary against each point within that criterion:

Performance Criterion (P1 of Clause 13.7.1)	Comment
<i>P1. 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;</i>	
<i>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i>	<p>The removal of the windjammer structure was primarily driven by the possibility that the structure, as it finally existed, posed a threat to people and property due to excessive degradation of fixings which have been assessed by a professional welding and metal fabrication company as being defective and in need of widespread replacement. The presence of the structure was also inhibiting the repair of degraded roofing elements which were causing damage to the building upon which it was attached.</p> <p>Whilst the structure may have been repairable, this would require widespread replacement of steel elements which would result in the structure being largely a replica which, if any significance was ascribed to the structure, would result in a largely reconstructed structure merely representative of the original.</p> <p>Given the low/no historic heritage significance assigned to the structure, it is considered that the course of action taken is not inappropriate and that removal of the structure was the most pragmatic and economically viable way of addressing the safety issues resulting from the degradation of the structure.</p>
<i>(b) there are no prudent and feasible alternatives;</i>	<p>As per above, repair of the structure was probably possible, however this would be costly and result in a structure which would be largely constructed from new materials and only be representative (i.e. a replica) of the original. This is not considered prudent nor feasible given the absence of any significant heritage value as assessed in the current document.</p>
<i>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</i>	<p>As per the APF Welding report, substantial replacement of the steel elements of the structure would have been required to make good and safe the structure. Whilst some elements may have been retained and incorporated into a largely replicated structure, given the lack of historic heritage significance as assessed by the current document, this would not be warranted.</p>
<i>(d) significant fabric is documented before demolition.</i>	<p>Despite the lack of historic heritage significance of the windjammer structure as concluded in the current document, ATTACHMENT A of this document provides as best as possible record of the structure post-removal.</p>

7. Recommendations

In summary, this report recommends:

- Whilst an assessment of the overall heritage values of 105-111 Main Road Moonah is beyond the scope of the current document, it is very likely that large portions of that address should be specifically excluded from that listing. It is considered that Dickenson's Arcade itself is of no historic heritage significance.
- Even if Dickenson's Arcade could be ascribed heritage significance, the windjammer structure was added post-Dickenson era and associated with a use which also post-dated that era.
- The use of the first floor of Dickenson's Arcade as a nightclub for several decades from c1970 is of historical interest and likely to be memorable to the community, however such interest and memory is not necessarily interchangeable with heritage significance.
- That although having landmark qualities, it is considered that the windjammer structure was of no historic heritage significance. Such landmark qualities should not be confused with historic heritage significance.
- That the removal of the windjammer was an appropriate course of action given the degradation of the structure and fixings, possibility of public danger and ongoing threat to the integrity of the building resulting from its presence. Whilst repairable, the likely costs of such, which would ultimately result in the structure largely being a replica of the original, are not considered to be justifiable given the lack of historic heritage significance.
- That the current document be used as supporting documentation for a development application to Glenorchy City Council, as planning authority, for the removal of the windjammer structure, to be lodged as a valid application before July 21st 2017, as per agreement with council officers.
- That Glenorchy City Council, as planning authority, consider the retrospective approval of the removal of the windjammer structure.
- To perpetuate the possible historical interest of the place, that the owner consider installing interpretation within the arcade which tells the story of the site, the Dickenson association and the story of the Blue Moon, Spook and Windjammer clubs.

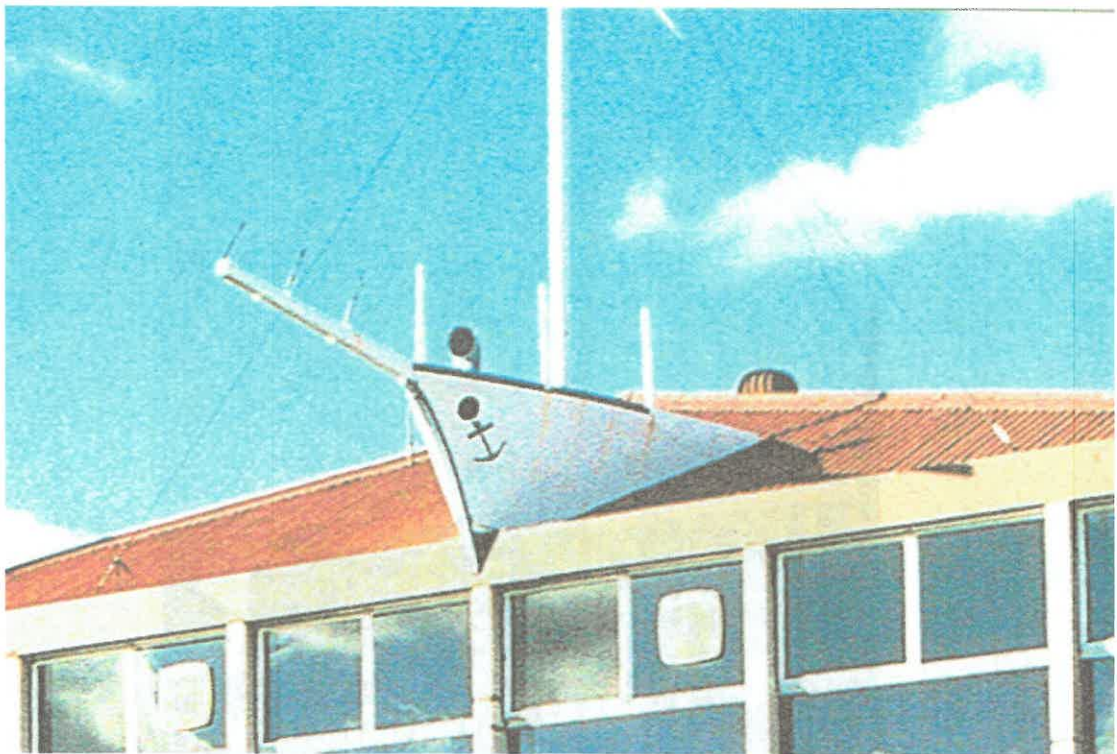
ATTACHMENT A

Images of the Windjammer pre-removal

Early 1980s (supplied by Mr. C. Coppleman)

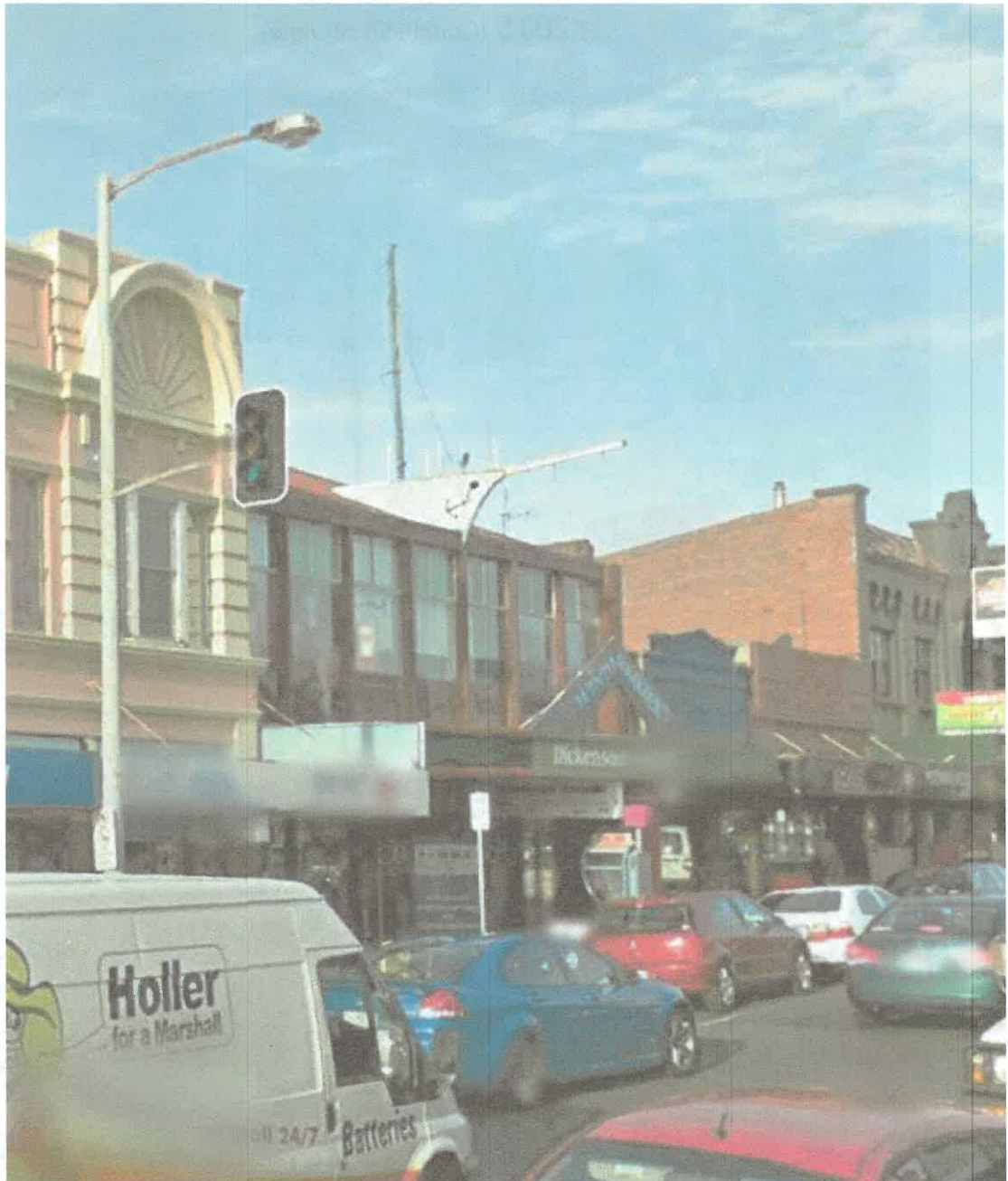


Early 2000s (supplied by Mr. C. Coppleman)



c2015 (Google Streetview)



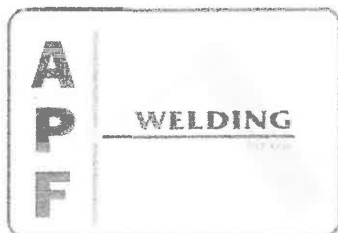






ATTACHMENT B

APF Welding reports



Postal: 9 Emerald Court Blackmans Bay Tas 7052
Workshop: 4 Hale Street Derwent Park Tas 7009
t: 03 6273 3424 • f: 03 6273 3846 • m: 0416 120 096

SITE REPORT

Address: Windjammer Main Rd Moonah
Job description: Remove boat front feature from roof

APF Welding were employed to remove a half boat feature from the roof of the Dickenson's Arcade entrance from the main road as it had become unstable in windy conditions and posed a threat of damage or possible injury to public.

Removal of the structure found inadequate fixings for the size and weight of the feature. The boat was fixed to the roofing iron with typical roofing screws which had become loose and threaded. The front of the boat was welded to a structural beam with short brackets, the welds were damaged and not coated for weather resistance.

The boat feature it's self was in disrepair showing signs of split panelling and loose wire braces to the mast. The internal frame work had bent and showed signs of stress.

APF considers the existing steel frame and fixings too degraded for restoration.

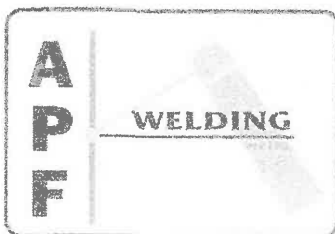


Regards,


Andrew Furminger

Picture before dismantle

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Date 30/05/17

Dickenson's Arcade – Windjammer club

The following document contains the consultation and action taken by APF Welding in regards to the facade feature of the Dickenson's Arcade, a cut of a boat bow including mast and guy wires.

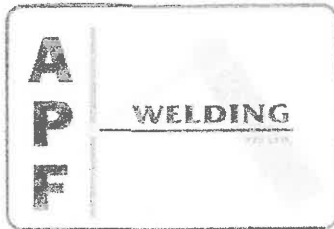
Consultation

A week prior to the 17th of January 2017 APF Welding Director Andrew Furninger was contacted by one Cleave Coppleman asking for an on site consultation regarding the safety and stability of an existing feature housed on the roof of Dickenson's Arcade.

A visual inspection revealed the following issues;

- **Roofing iron deterioration**
The existing roofing iron which the frame was screwed onto showed loose fixings, missing fixings, rust and weather damage. To become a suitable surface to hold the feature down the iron and possibly some purlins would need replacing.
- **Fixings for feature including screws, brackets and welds showed signs of deterioration**
The feature was held in place by a welded bracket to a nearby roof beam, the weld had not been treated with weather protection and had severe oxidation. Repairing the weld would require removing the weld, cleaning the surfaces, completing a new weld which would then be weather treated.
Various brackets were used to bolt/screw the feature into place, the brackets showed minimal signs of deterioration however the bolts and screws used were not galvanised and severely weathered.
- **The internal frame work of the feature had signs of stress, cracks, rust and lamination of the steel work**
Inspection of the internal steel work housing the outer sheet metal had signs of deterioration and oxidation. Without further and closer inspection to what extent was unknown at this point.

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- **Feature was inadequately braced**

Holding the mast in place and bracing the frame of the feature were steel angle struts, these struts had been fixed to light gauge ducting against a near by brick wall.

Conclusion of consultation

After the visual inspection APF Welding were concerned the feature may have deteriorated past the point of reasonable refurbishment. APF also voiced concerns should the feature be returned to its position more adequate fixings and framing would need to be fabricated.

Action undertaken

On the 17th of January APF were employed to remove the feature and return it to the APF yard. During the early morning before public commute the frame was released, lifted down and transported to APF Weldings yard in Derwent Park.

Closer inspection and consultation

A closer inspection of the feature showed the extent of deterioration, the following was uncovered.

- **Internal frame rusted**

The internal frame was deeply rusted and would require replacing, welding between steel members were weathered to the point of holes appearing.

- **Inside face of sheeting showed lamination**

Corner joints of the sheeting had started to laminate around pop rivets and would need replacing

- **Connection of mast to frame rusted**

Inside of the steel mast had rusted from the welded joint and made it's way up the inside of the steel pipe, this could be removed, shortened and reused if necessary.

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Conclusion of inspection

To refurbish and make new the feature would require removal of the outside sheeting, patching or replacing of any laminated material and sand blasting both the sheets and the internal frame work clear of surface rust and uncovering any parts or joints that have rusted through the material.

Should any holes be uncovered these would require patching and or welding to return the integrity of the frame.

Should the mast be refurbished it would require a chemical rust treatment to ensure the interior of the pipe does not oxidise any further (sand blasting will not reach this area).

The welds holding the mast to the frame would need machine removal, surface prepping and re-welding.

Existing brackets and struts would need to be re-fabricated and the fixing modified as the original methods were unsuitable for the conditions it was housed in.

The feature would need to be repainted with a weather appropriate paint.

Estimating the amount of labour and materials required to complete a refurbish APF did not consider this to be a cost effective method.

Replacement of the feature and a more suitable cradle or bracing system is suggested.

Rhys Anderson

A handwritten signature in black ink, appearing to read 'Rhys Anderson', is written over a light, wavy line.

APF Welding

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ATTACHMENT 5

PLANNING SCHEME AMENDMENT PLAM-
22/06 –

PRELIMINARY ARBORICULTURE ASSESSMENT, CADBURY
ROAD, CLAREMONT PREPARED BY COLIN FRY, 8/05/2024



Preliminary Arboriculture Assessment

CADBURY RD - CLAREMONT 7011

Client	Glenorchy City Council
Contact	David Parham
Phone	6216 6771
Email	david.parham@gcc.tas.gov.au
Job Ref no.	QU-156 / ED000195
Date	08/05/2024
Version History	1.0



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Executive summary

Twenty-five mature pine trees that line Cadbury Road from the entrance of the former Claremont Primary School (36 Cadbury Rd) until the original entrance to the Cadbury factory (100 Cadbury Rd) were assessed to provide information about their retention value and aid in decision making to the Glenorchy City Council's planning department. Tree assessment included determination of age class, vigour, condition, life expectancy, retention priority and risk of harm. Trees were identified as Monterey pine (*Pinus radiata*) and the historical context allowed the age to be determined as between 80 and 100 years. The majority of pine trees present good vigour and condition, with only two trees that showed low vigour (trees TR00376 and TR00392). Life expectancy was estimated using the safe useful life expectancy methodology (SULE) and was determined to be between 15 and 40 years for most trees. However, given that *Pinus radiata* rarely lives beyond 150 years, a conservative estimation is to expect the trees to stay alive, healthy and presenting low risk within the low end of this range (~15 years). Using the Sustainable Retention Index Value methodology, the retention priority was ranked, showing most of the pine trees to be able to be retained in the medium to long term (15 – 40 years), with two exceptions that can be retained, moved or replaced depending on whether their growing conditions can be improved (trees TR00376 and TR00392). The risk of harm of the trees was calculated using a Quantitative Tree Risk Assessment Methodology. The assessment resulted in a risk of harm of $< 1/1,000,000$ which can be considered 'broadly acceptable', and no action is currently required to reduce the risk further. Preventative maintenance pruning to reduce size and length of large branches near high occupancy areas should be considered in future assessments.

Brief

Tasmanian Arboriculture Consultants Pty Ltd have been engaged by the Glenorchy City Council, to provide a preliminary arboriculture assessment of the pine trees on the council managed land along Cadbury Road at Claremont, Tasmania. This report intends to provide advice on each tree's vigour and condition, safe useful life expectancy, risk assessment, and retention priority. This report adheres to the requirements for preliminary arboriculture assessments outlined in AS 4970-2009 *Protection of trees on development sites* (Australian Standards 2009).

Preliminary assessments are intended to identify trees that have a lasting contribution to the property and broader community. This aids the design stage of the development process to ensure the layout of the site includes and preserves the best arboricultural assets. The Australian Standard 4970-2009 *Protection of Trees on Development Sites* sections 2.3.2 – 2.3.3 provides guidance on the process and details on what should be recorded and assessed. The most important components of the assessment are the objective rating of the viability of trees and life expectancy. The Institute of Australian Consulting Arboriculturists (IACA) has produced an assessment methodology, the Sustainable Retention Index Value (SRIV) (IACA 2010), which we have adopted as part of the preliminary assessment process.

Method

Obtain relevant documents and information

Initial landscape maps and historical aerial photographs have been provided from the Glenorchy City Council on 24 August 2023 (Document are listed in Appendix A).

Tree assessment

Twenty-five mature pine trees that line Cadbury Road from the former Claremont Primary School (36 Cadbury Rd) until the original entrance to the Cadbury factory (100 Cadbury Rd) were visually assessed. Only the trees within council managed land were assessed. A ground-based Visual Tree Assessment (VTA) (Mattheck & Breloer 1994) was undertaken on 29/04/2024 to determine the trees' vigour and condition.

- Vigour was measured by a tree's response to the environment and percentage of canopy cover (Bayley & Brouwer 2014). Vigour has been categorised as either 'normal' or 'low' using descriptions provided in *Dictionary for Managing Trees in Urban Environments* (Draper & Richards 2009) (Appendix B).
- Condition was determined by assessing a tree's growth habit and crown form as modified by its environment, and includes structural defects such as wounds, cavities, pests, and diseases. Condition has been categorised as either 'good', 'fair', or 'poor' using descriptions provided in *Dictionary for Managing Trees in Urban Environments* (Draper & Richards 2009) (Appendix B).
- Diameter at breast height (DBH) and tree protection zones (TPZ) were calculated according to the methods provided in AS 4970-2009 *Protection of trees on development sites* (Standards Australia 2009).
- Photos and measurements were recorded on an iPad using a custom data collection application designed with *Fulcrum* (Fulcrum 2024).

Each tree was labelled with a metallic tag that was fixed on its trunk with an aluminium nail. To identify each tree, Tasmanian Arboriculture Consultants Pty Ltd used the same ID that has been provided in the document 'GCC Cadbury Rd Tree ID's' for consistency in naming convention (Appendix C).

Safe useful life expectancy

The estimated life expectancy of each tree was determined using a modified version of "SULE: Its Use and Status into the New Millennium" (Barrell, 2001). This methodology employs the formula: **Life Expectancy = Modified Lifespan – Estimated Age of Tree.**

Modified Lifespan: According to McDonald and Laacke (1990), Monterey pine (*Pinus radiata*) rarely exceeds a lifespan of 150 years under optimal site and environmental conditions. Observations from other locations in Hobart indicate that some trees have reached this age while maintaining in good health. In our assessment, if evidence suggests that a tree's health is reduced or suboptimal, the maximum lifespan is adjusted accordingly. This adjustment considers both the site and environmental conditions, as well as the tree's observed vigour and condition.

Age Estimation: The age of each trees was estimated using historical information provided by the Glenorchy City Council, documented in "Cadbury Rd Trees." This evidence included a 1923 design sketch, 'plan to work by,' and aerial imagery of the tree line from 1946.

Life Expectancy: Based on the calculated life expectancy, trees were categorised into three groups:

- Long life expectancy: more than 40 years
- Medium life expectancy: between 15 and 40 years
- Short life expectancy: between 5 and 15 years.

Retention priority

Retention priority of a tree was determined based on the Sustainable Retention Index Value (SRIV) (IACA, 2010b). SRIV provides an objective method of rating a tree's ability to remain viable in the landscape while continuing to provide benefits. The methodology considers the tree age class, condition and vigour to determine an Index Value associated with a retention potential. Index Values range from 0 to 10, with the lowest values indicating low retention (i.e. recommended tree removal immediately or short term), while the highest values indicating the tree may be retained in the long term (see the Matrix of Sustainable Retention Index Value in Appendix D for more detail).

Conservation and legislative requirements

The conservation status and legislative requirements for the trees was determined using the *Tasmanian Planning Scheme (TPS)*, *Land Information System Tasmania maps (LISTmap)* and the *Threatened Species Protection Act 1995*. The TPS and LISTmap were used to determine what zone the trees are in and whether any Code Overlays apply to the site. Schedule 3 of the *Threatened Species Protection Act 1995* was used to determine whether a tree, or fauna that uses the tree as habitat, is considered a threatened species.

Tree risk assessment

This report uses the Quantitative Tree Risk Assessment method (QTRA, Ellison 2005) of assessing the Risk of Harm (RoH) to the public. QTRA applies established and accepted methods to assessing risk of harm

consistent with International Organization for Standardization 31000-2018. The three main components of the QTRA analysis are:

- Target occupation – The amount of time the **target** spends in the impact zone.
- Consequence of impact – The **size** of the part of tree that is most likely to fail and the monetary value of property or life, calculated using the Value of Statistical Life (VOSL), of which it impacts upon.
- Likelihood of hazard failure – Considers the technical assessment of the tree and the Probability of Failure (**PoF**) for the next 12 months.

Each component of the QTRA (i.e. Target, Size and Likelihood of hazard failure) can be expressed as a range, which is associated with a probability. Visual assessment of the trees allowed estimating the target, branch size and their probability of failure. The product of the probabilities for each component gives the output of the analysis, which is the probability of significant harm occurring. QTRA provides a framework around what is an acceptable and tolerable level of risk (Appendix E).

Since the pine tree line exist on both sides of Cadbury Road there may be various different target values to consider which may subsequently affect the significant harm results. Therefore, risk assessments were calculated independently for trees along the roadside and for trees near 61 Cadbury Road. The main target of trees along the roadside is moving vehicles while target values for trees near 61 Cadbury Road is property and occupation. As branches do not extend across both lanes of the road, only the traffic in one direction was considered. The speed limit for that section of Cadbury Road was included in the estimation of the risk assessment. In addition, information about the average number of vehicles per day was provided by the Glenorchy City Council (David Parham, pers. commun.).

Results

Tree assessment

The twenty-five mature pine trees which belong to the species Monterey pine (*Pinus radiata*) were assessed. The position for each tree, their identification and the two defined areas used for the calculation of the risk assessment are shown in Figure 1. Details of the tree position can be found in Appendix C. Overall, general vigour and condition of the trees was good (Figure 2), with two exceptions that showed low vigour (trees TR00376 and TR00392). Detailed data for all the trees are provided in Appendix B.



Figure 1. Satellite image of the tree line at Cadbury Road at 10/02/2024. Source: Nearmap (<https://apps.nearmap.com>).

The line indicates the study area of Cadbury Road near the former site of Claremont Primary School and near housing areas considered in the target value for the risk assessment. White dots indicate trees with retention potential - medium and long term, while yellow dots indicate trees with retention potential - short term (more details in Results - Retention Priorities)

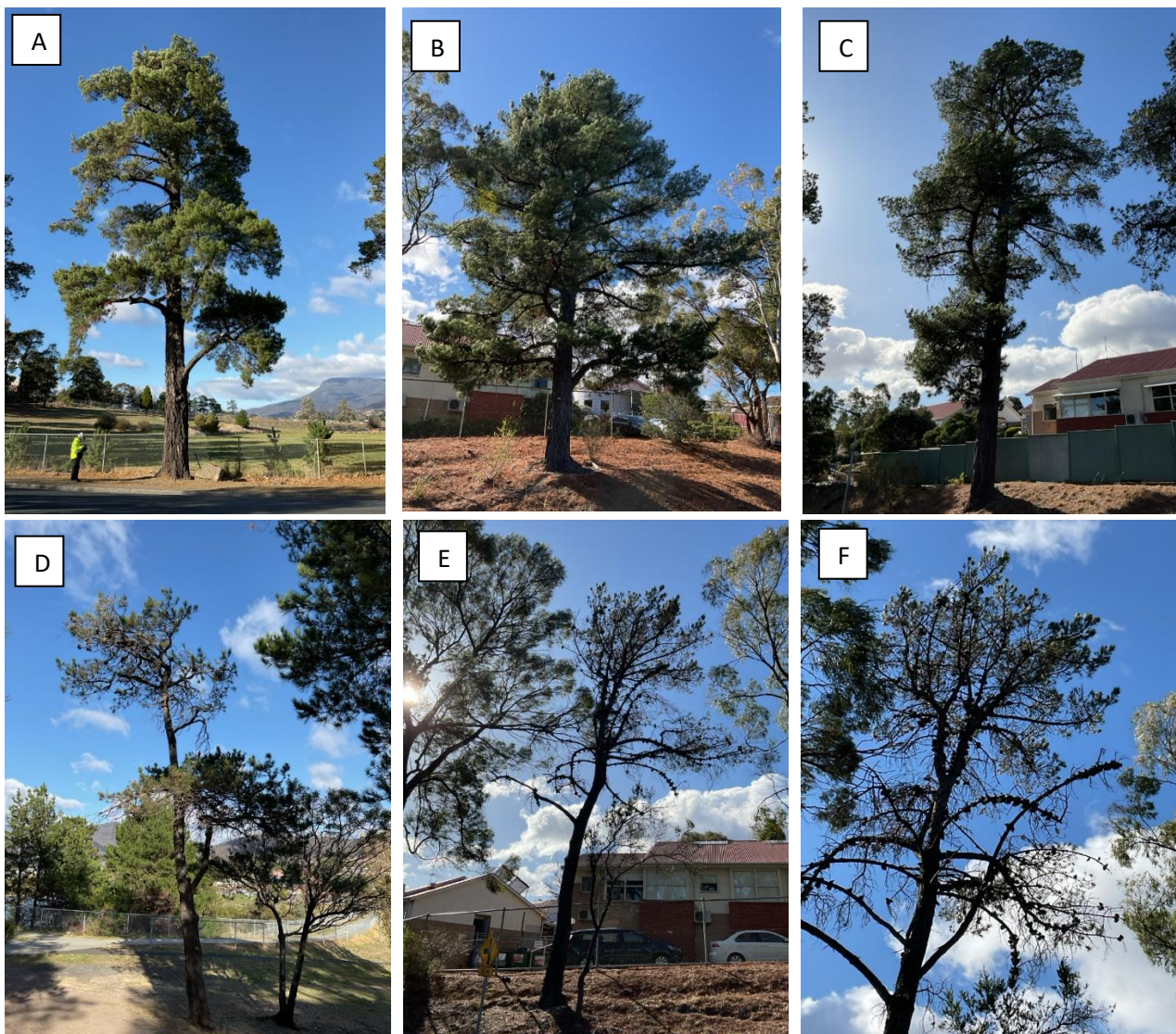


Figure 2. Pine trees on the Cadbury Road, Claremont. **A**, **B** and **C** show pine trees with good vigour and condition. **D** and **E** show trees TR00392 and TR00376 respectively, which were the only ones that present low vigour. **F** shows the low canopy density of tree TR00376.

Safe useful life expectancy

Modified lifespan: The modified lifespan of the trees was assessed by evaluating both site-specific environmental conditions and the vigour and condition of each tree. These assessments reveal that while most of the trees exhibit good vigour and structural condition, they are not in the optimal state necessary to reach the maximum lifespan typical for their species as outlined by McDonald. Therefore, a modified lifespan of 120-140 years has been assigned to the majority of the trees. For the two trees showing reduced vigour, a shorter modified lifespan of 100-120 years has been determined.

Age estimation: The records suggest that the tree planting commenced concurrent with the completion of construction at Claremont Primary School in 1924. Furthermore, aerial photographs from 1946 depict a well-established tree line along Cadbury Road. Based on this evidence, it is reasonable to conclude that the pine trees on Cadbury Road are approximately eighty to one hundred years old.

Life expectancy: Based on the adopted methodology and considering the good vigour and condition as well as the estimated age of the trees, the life expectancy for 23 of the 25 assessed trees is categorised as medium (15 to 40 years). Two trees (TR00392 and TR00376) however, which exhibit reduced vigour, have been determined to have a safe useful life expectancy of short (5 to 15 years).

Retention priority

From the Twenty-five pine trees assessed, twenty-three of them have a high retention priority, which means they can be retained in the medium to long term. On the other hand, only two pine trees (trees TR00376 and TR00392) with low vigour resulted in a retention index value of MLVG – 5 and MLVF – 4 based on the methodology of Sustainable Retention Index Value and Safe Useful Life Expectancy (Table 1). The retention potential for these two trees is described as: 'Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Low-medium potential for future growth and adaptability. Retain, move or replace.'

Table 1. The trees' retention priority based on their Sustainable Retention Index Value (SRIV) value and Safe useful life expectancy (SULE)

Tree no.	Age	SULE	SRIV	Retention Priority
TR01427	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00347	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00350	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00357	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00359	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00287	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00384	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00386	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00389	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00390	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00391	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00392	Mature	< 15 years	MLVG – 5	Short Term
TR00393	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00407	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00382	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00380	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00378	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00376	Mature	< 15 years	MLVF – 4	Short Term
TR00374	Mature	Between 15 and 40 years	MGVF– 9	Medium Term
TR00373	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00372	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00369	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00367	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00368	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term
TR00286	Mature	Between 15 and 40 years	MGVG– 10	Medium – Long Term

Conservation and legislative requirements

The Cadbury-era pine trees within the bounds of the property at 36 Cadbury Road are subject to both State and local level heritage listings, whereas those on the adjoining/adjacent Council land, currently, are not. Given that the *Threatened Species Protection Act 1995* enables and promotes the conservation of native flora and fauna, the tree line in Cadbury Road, which is comprised of the exotic species *Pinus radiata*, does not present a conservation value under this Tasmanian legislation.

Tree risk assessment

Risk of harm was calculated separately for two groups of trees lining Cadbury Road. Most trees near the road have a target value which relates to vehicle traffic (roadside), while the target for trees located near the housing area is property and occupation (housing). The ranges used for each component of the Quantitative Tree Risk Assessment are listed in Table 2. Using the probabilities associated with the range for each component, the risk of harm for both groups of trees resulted in < 1/1,000,000. This result means that the risk is 'broadly acceptable' and no action to reduce the risk further is currently required.

Table 2. Ranges used for the calculation of Risk of Harm according to the Quantitative Tree Risk Assessment method for two groups of trees on Cadbury Road

Component of the assessment	Description	Ranges	
Target (roadside)	Vehicle traffic- 4200- 430 @ 60 kmph	2	–
Target (housing)	Property - Occupation: 2.4 h/day – 15 min/day Pedestrians: 72/hours – 8/hours	–	2
Branch size	460 – 260 mm diameter	2	2
Likelihood of hazard failure	1/100,000 - 1/1,000,000	6	6

Discussion

Most of the trees at the Cadbury Road in Claremont exhibit good vigour and good condition and have high retention priority according to the SRIV method. These trees can reasonably be considered to provide average ongoing benefits for the next 15 - 40 years. Only the trees TR00376 and TR00392 showed low vigour, and thus have a short-term retention priority, which may be extended if their growing conditions can be improved.

Life expectancy has been estimated at between 15 and 40 years. However, since the majority of them are thought to be between 80 – 100 years old and the species *Pinus radiata* is considered a short-lived pine that rarely lives beyond 150 years, a conservative estimation is to expect the trees to remain alive and in a safe condition providing benefits within the low end of the range described as 15 and 40 years. If an accurate determination of tree age is needed, we recommend performing a dendrochronological analysis, which requires the extraction of increment bores of wood from the pith to the cambium (i.e. tissue near the bark) to count tree rings.

The risk of harm using the QTRA methodology is broadly acceptable for all the trees. Overall, the result of the risk assessment indicates that no immediate action is required to reduce risk any further. The majority of trees can be retained and will continue to have the same level of risk while provide the same level of benefits that they are currently providing until the medium to long term (for the next 15 years).

Within the next 15 years, regular preventative maintenance would be expected to continue, and should not create abnormal management considerations or financial expenditure. Regular monitoring and risk assessments should continue and may involve reduction of large limbs over parking spaces in the housing area at 61 Cadbury Road in addition of the management of the two declining trees (TR00392 and TR00376).

In the medium to long term (15 - 40 years), or with abnormal environmental or climactic conditions, we would expect senescence of some trees and progressive removal and replacement requiring additional management considerations and financial expenditure.

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Disclaimer

This report assesses and considers the impacts of the proposed development. The authors do not account for unforeseen circumstances, potential nefarious actions / vandalism or unobserved biological factors which are beyond the scope of the assessment and may contribute to the decline or demise of some trees.

This report has been prepared using information believed to be accurate and reliable. However, the authors and producers of this report make no warranties or representations, express or implied, as to the accuracy or completeness of the information contained within. The authors and producers of this report will not be liable for any damages or losses of any kind arising from or in connection with the use or reliance on the information contained within this report. The report is not intended to create any legally binding obligations or rights and is produced in compliance with any relevant legal requirements and regulations.

While we strive to provide objective and accurate information, it is important to note that Tasmanian Tree Care Pty Ltd, which is also owned as a subsidiary under the parent organisation Tasmanian Arboriculture Management Solutions Pty Ltd, may bid for tree works outlined in this report. We assure that our report has been conducted with integrity and transparency, and any potential conflict of interest will not impact the objectivity of our findings.

We encourage the client to seek independent verification of our findings and recommendations and welcome any questions or inquiries related to this report.

Appendix A: List of documents provided by the Glenorchy City Council

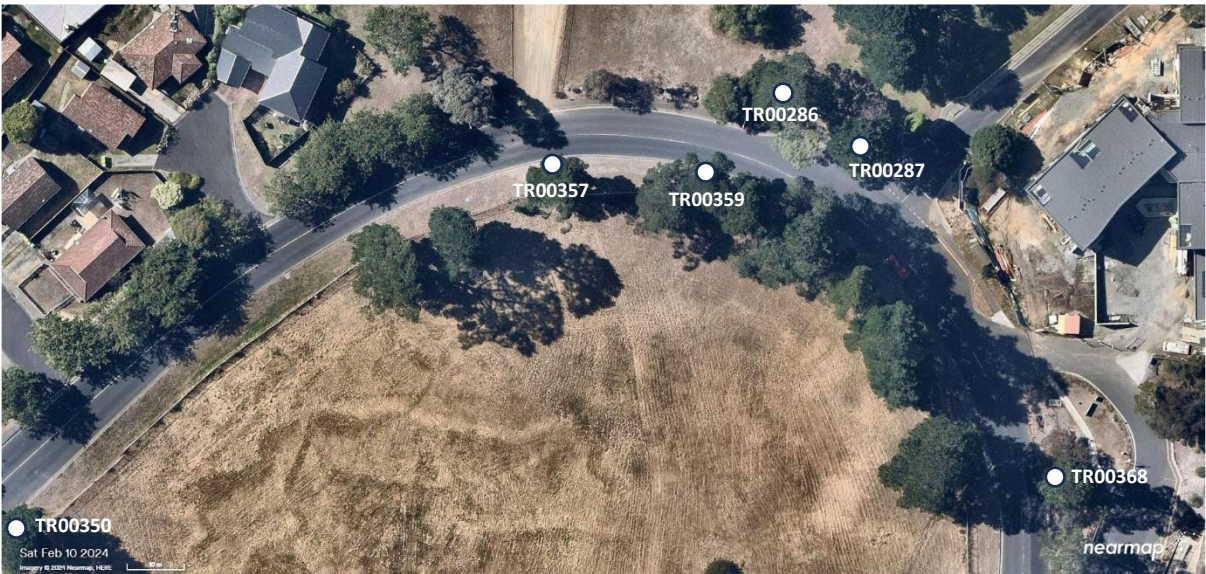
Document description	Document name	Date of document	Date received
Map with tree location	Cadbury Rd Study Area - Trees.pdf	07/08/2023	24/08/2023
Aerial Photograph	Aerial Photograph in GCC collection: 1946_Run3_19849	1946	24/08/2023
Historical context of the tree line	Cadbury_Rd_Trees.doc	–	30/04/2024
Tree ID's	GCC Cadbury Rd Tree ID's		24/04/2024

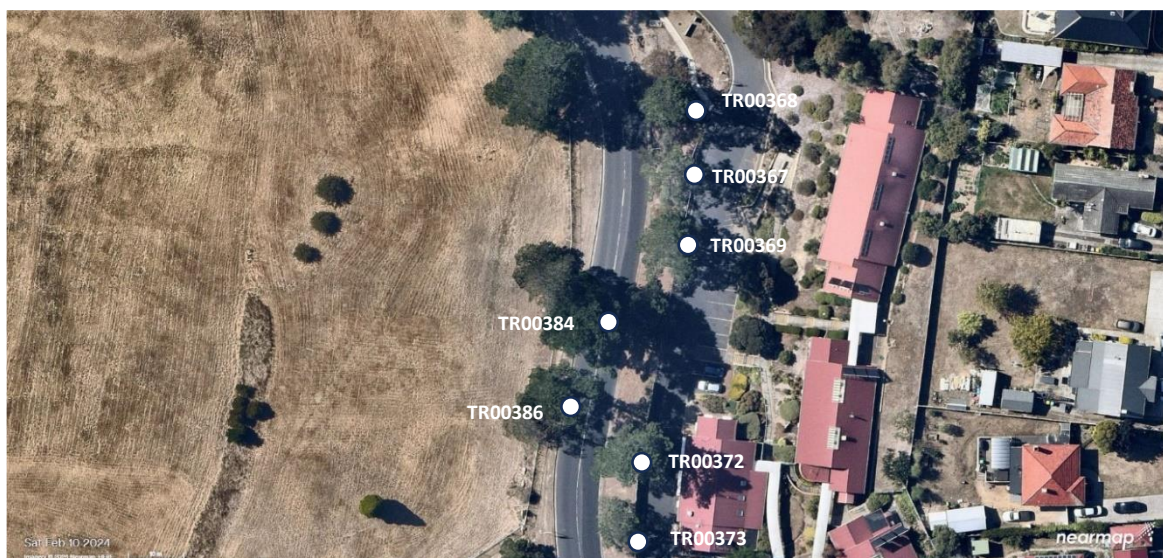
Appendix B: Detailed tree data

Tree no.	Species	Age	Vigour	Condition	DBH (m)	TPZ (m)	Comments
TR01427	<i>Pinus radiata</i>	Mature	Good	Good	0.82	9.84	
TR00347	<i>Pinus radiata</i>	Mature	Good	Good	0.82	9.84	
TR00350	<i>Pinus radiata</i>	Mature	Good	Good	0.89	10.68	May require pruning
TR00357	<i>Pinus radiata</i>	Mature	Good	Good	1.15	13.68	
TR00359	<i>Pinus radiata</i>	Mature	Good	Good	0.9	10.8	
TR00287	<i>Pinus radiata</i>	Mature	Good	Good	0.74	8.88	
TR00384	<i>Pinus radiata</i>	Mature	Good	Good	1.11	13.32	
TR00386	<i>Pinus radiata</i>	Mature	Good	Good	0.95	11.4	
TR00389	<i>Pinus radiata</i>	Mature	Good	Good	0.70	8.4	
TR00390	<i>Pinus radiata</i>	Mature	Good	Good	0.86	10.32	
TR00391	<i>Pinus radiata</i>	Mature	Good	Good	0.74	8.88	
TR00392	<i>Pinus radiata</i>	Mature	Low	Good	0.36	4.32	Scarce foliage
TR00393	<i>Pinus radiata</i>	Mature	Good	Good	0.73	8.76	
TR00407	<i>Pinus radiata</i>	Mature	Good	Good	0.69	8.28	
TR00382	<i>Pinus radiata</i>	Mature	Good	Good	0.88	10.56	
TR00380	<i>Pinus radiata</i>	Mature	Good	Good	0.46	5.52	May require pruning
TR00378	<i>Pinus radiata</i>	Mature	Good	Good	0.98	11.76	May require pruning
TR00376	<i>Pinus radiata</i>	Mature	Low	Fair	0.41	4.92	Sparse foliage
TR00374	<i>Pinus radiata</i>	Mature	Good	Fair	0.37	4.44	
TR00373	<i>Pinus radiata</i>	Mature	Good	Good	0.7	8.4	
TR00372	<i>Pinus radiata</i>	Mature	Good	Good	0.93	11.16	
TR00369	<i>Pinus radiata</i>	Mature	Good	Good	0.90	10.8	Atypical in form -monitor
TR00367	<i>Pinus radiata</i>	Mature	Good	Good	0.93	11.16	
TR00368	<i>Pinus radiata</i>	Mature	Good	Good	0.81	9.72	
TR00368	<i>Pinus radiata</i>	Mature	Good	Good	1.03	12.36	

Note: diameter at breast height (DBH), tree protection zone (TPZ).

Appendix C: Detail of satellite image for the pine tree line at Cadbury Road.





Note: White dots indicate trees with retention potential - short term, while yellow dots indicate trees with retention potential - medium and long term using the SRIV methodology

Appendix D: Matrix of Sustainable Retention Index Value (SRIV)

Age Class	Vigour Class and Condition Class					
	Good Vigour & Good Condition (GVG)	Good Vigour & Fair Condition (GVF)	Good Vigour & Poor Condition (GVP)	Low Vigour & Good Condition (LVG)	Low Vigour & Fair Condition (LVF)	Low Vigour & Poor Condition (LVP)
	Able to be retained if sufficient space available above and below ground for future growth. No remedial work or improvement to growing environment required. May be subject to high vigour. Retention potential - Medium - Long Term.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work may be required or improvement to growing environment may assist. Retention potential - Medium Term. Potential for longer with remediation or favourable environmental conditions.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work unlikely to assist condition, improvement to growing environment may assist. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. No remedial work required, but improvement to growing environment may assist vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment may assist condition and vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	Unlikely to be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment unlikely to assist condition or vigour. Retention potential - Likely to be removed immediately or retained for Short Term. Potential for longer with remediation or favourable environmental conditions.
Young (Y)	YGVG - 9 Index Value 9 Retention potential - Long Term. Likely to provide minimal contribution to local amenity if height <5 m. High potential for future growth and adaptability. Retain, move or replace.	YGVF - 8 Index Value 8 Retention potential - Short - Medium Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Medium-high potential for future growth and adaptability. Retain, move or replace.	YGVP - 5 Index Value 5 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Low-medium potential for future growth and adaptability. Retain, move or replace.	YLVG - 4 Index Value 4 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Medium potential for future growth and adaptability. Retain, move or replace.	YLVF - 3 Index Value 3 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5m. Low-medium potential for future growth and adaptability. Retain, move or replace.	YLVP - 1 Index Value 1 Retention potential - Likely to be removed immediately or retained for Short Term. Likely to provide minimal contribution to local amenity if height <5 m. Low potential for future growth and adaptability.
Mature (M)	MGVG - 10 Index Value 10 Retention potential - Medium - Long Term.	MGVF - 9 Index Value 9 Retention potential - Medium Term. Potential for longer with improved growing conditions.	MGVP - 6 Index Value 6 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVG - 5 Index Value 5 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVF - 4 Index Value 4 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVP - 2 Index Value 2 Retention potential - Likely to be removed immediately or retained for Short Term.
Over-mature (O)	OGVG - 6 Index Value 6 Retention potential - Medium - Long Term.	OGVF - 5 Index Value 5 Retention potential - Medium Term.	OGVP - 4 Index Value 4 Retention potential - Short Term.	OLVG - 3 Index Value 3 Retention potential - Short Term. Potential for longer with improved growing conditions.	OLVF - 2 Index Value 2 Retention potential - Short Term.	OLVP - 0 Index Value 0 Retention potential - Likely to be removed immediately or retained for Short Term.

Appendix E: Quantitative Tree Risk Assessment Advisory Risk Thresholds

Thresholds	Description	Action
	Unacceptable Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk Periodically review the risk
1/1,000		
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk Periodically review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	<ul style="list-style-type: none"> Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value Periodically review the risk
1/10,000		
	Tolerable (where imposed on others) Risks are tolerable if as low as reasonably practicable (ALARP)*	<ul style="list-style-type: none"> Assess costs and benefits of risk control Control the risk only where a significant benefit might be achieved at a reasonable cost Periodically review the risk
<1/1,000,000		
	Broadly Acceptable Risk is already ALARP*	<ul style="list-style-type: none"> No action currently required Periodically review the risk

*Determining whether a risk is As Low As Reasonably Practicable (ALARP) involves evaluating the risk and the cost involved in reducing the risk. If the risk is insignificant in relation to the sacrifice to the tree or the cost in reducing the risk, then it is already ALARP.

Appendix F: Definitions of arboricultural terms

Definitions taken from *Dictionary for Managing Trees in Urban Environments*, Draper & Richards 2009 and *AS 4970-2009 Protection of trees on development sites*, and the author.

Age: Most trees have a stable biomass for the major proportion of their life. The estimation of the age of a tree is based on the knowledge of the expected lifespan of the taxa in situ divided into three distinct stages of measurable biomass.

Condition: A tree's crown form and growth habit, as modified by its environment (aspect, suppression by other trees, soils), the stability and viability of the root plate, trunk and structural branches including structural defects such as wounds, cavities or hollows, crooked trunk or weak trunk/branch junctions and the effects of predation by pests and diseases. These may not be directly connected with vigour and it is possible for a tree to be of good vigour but in poor condition.

Diameter at breast height (DBH): The nominal trunk diameter at 1.4 m above ground level determined from the circumference of the trunk divided by pi (π).

Fair condition: Tree is of good habit or misshapen, a form not severely restricted for space and light, has some physical indication of decline due to the early effects of predation by pests and diseases, fungal, bacterial, or insect infestation, or has suffered physical injury to itself that may be contributing to instability or structural weaknesses, or is faltering due to the modification of the environment essential for its basic survival. Such a tree may recover with remedial works where appropriate, or without intervention may stabilise or improve over time, or in response to the implementation of beneficial changes to its local environment.

Good condition: Tree is of good habit, with crown form not severely restricted for space and light, physically free from the adverse effects of predation by pests and diseases, obvious instability or structural weaknesses, fungal, bacterial or insect infestation and is expected to continue to live in much the same condition as at the time of inspection provided conditions around it for its basic survival do not alter greatly.

Major encroachment: Proposed encroachment that is greater than 10% of the TPZ or inside the SRZ.

Minor encroachment: Proposed encroachment that is less than 10% of the TPZ and is outside the SRZ.

Multi-stemmed: Two or more first order structural branches or lower order branches of similar dimensions arising from about the same position from a trunk or stem. Equation for calculating DBH for multi-stemmed trees: $DBH = (\sqrt{d_1^2 + d_2^2 + d_3^2})$, where 'd' indicates individual stem.

Normal vigour: Ability of a tree to maintain and sustain its life processes. This may be evident by the typical growth of leaves, crown cover and crown density, branches, roots and trunk and resistance to predation.

Poor condition: Tree is of good habit or misshapen, a form that may be severely restricted for space and light, exhibits symptoms of advanced and irreversible decline such as fungal, or bacterial infestation, major

dieback in the branch and foliage crown, structural deterioration from insect damage, e.g. termite infestation, or storm damage or lightning strike, ring barking from borer activity in the trunk, root damage or instability of the tree, or damage from physical wounding impacts or abrasion, or from altered local environmental conditions and has been unable to adapt to such changes and may decline further to death regardless of remedial works or other modifications to the local environment that would normally be sufficient to provide for its basic survival if in good to fair condition. Deterioration physically, often characterised by a gradual and continuous reduction in vigour but may be independent of a change in vigour, but characterised by a proportionate increase in susceptibility to, and predation by pests and diseases against which the tree cannot be sustained. Such conditions may also be evident in trees of advanced senescence due to normal phenological processes, without modifications to the growing environment or physical damage having been inflicted upon the tree.

Project arborist: Has attained a minimum AQF level 5 in arboriculture, understands the potential impacts to the tree, and is familiar with the conditions in the Tree protection plan. Used interchangeably with the arborist which has been involved in previous stages of the development. A suitably qualified arborist (min AQF level 5) can be substituted, provided they are familiar with AS 4970-2009, have access to this report, and have consulted with the current project arborist beforehand.

Reduced vigour: Reduced ability of a tree to sustain its life processes. This may be evident by the atypical growth of leaves, reduced crown cover and reduced crown density, branches, roots and trunk, and a deterioration of their functions with reduced resistance to predation.

Structural root zone (SRZ): The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area. $SRZ\ radius = (DAB \times 50)^{0.42} \times 0.64$ (DAB = diameter above buttress and is measured in metres).

Tree protection zone (TPZ): A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. $TPZ\ radius = DBH \times 12$ (measured in metres).

Vigour: The ability of a tree to sustain its life processes. This is independent of the condition of a tree but may impact upon it.

ATTACHMENT 6

PLANNING SCHEME AMENDMENT PLAM-
22/06 –

PEER REVIEW, PRAXIS ENVIRONMENT, 4TH OCTOBER 2024

Ms Darshini Bangaru Hyde

Strategic Planner

Glenorchy City Council

374 Main Road

GLENORCHY TAS 7010

4th October 2024

Dear Darshini

Re – Peer review of proposed Tasmanian Planning Scheme – Glenorchy, Local Provisions Schedule Table C6.1 (Local Heritage Places) entries of Glenorchy City Council owned places.

Thank you for the request for input into the abovementioned project. I make the following commentary on each place below. My understanding of the task is that I review the draft Table C6.1 entries (including one Table C6.4 entry – Places or Precincts of Archaeological Potential), utilising supplementary information, to consider whether the places meet the threshold for inclusion on that table. The methodology I use is the Tasmanian Government's *Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995*. Whilst the title of that document implies it is applicable to state-listed places, it also has provision for understanding the threshold for local heritage significance, which aligns with the objectives of the Land Use Planning and Approvals Act 1993. I note that the criteria for local historic heritage significance as defined in C6.3.1 of the State Planning Provisions (SPP) differs in its construct to that of the Historic Cultural Heritage Act, the tenor of these criteria are similar and interchangeable. Whilst I don't explicitly run each place through the inclusion and exclusion factors of each criterion in the *Assessing Historic Heritage Significance* document – it is this methodology that I have in-mind as I make the comments below.

My approach is such that I will consider the likely heritage values of each place, and consider whether those places would reach the threshold for inclusion on the table (against each criteria), but also consider the important balance of publicly owned and used places potentially having significance embodied in their continued use – and how evolution of the place to continue significant uses may need to be balanced with the maintenance of other attributes of heritage values.

1. Claremont War Memorial Hall (41 Main Road, Claremont).

The Claremont War Memorial Hall was identified in the 2006 *Glenorchy Heritage Place Assessment Project*¹ (GHPAP) as being of local historic heritage significance. That document (via a datasheet) provided a brief history and description of the place and assigned statements of significance against Criterion A (historical) and Criterion F (community). Those criteria correspond to Criterion (a)(i) and Criterion (b)(i) of the SPP respectively.

The draft Table C6.1 entry adds two further criteria (note that a place only needs to meet one criterion for inclusion on the table), that of (a)(iii) – a class of building or place; and (a)(iv) – aesthetic characteristics.

As a class of building or place, the draft Table C6.1 entry has succinctly articulated the important characteristics of the place as a guide to determine possible heritage impact of any future development. This is considered a sound approach. The building has some aesthetic character given its prominent corner location.

It would however be pragmatic to include in this entry that the portion of the building to the south (i.e. the portion utilised as a library) is of no heritage significance (built c1970)². It is prudent to include the whole of title in the Table C6.1 entry, even though a portion of that title does not contain any item of heritage interest, as that would allow scrutiny of any future development on that part of the title (e.g. if the library building were demolished and replaced, or extended forward) which could have impact upon the hall itself (e.g. its aesthetic values). It is suggested that the words ‘A c1970 extension to the south of the building is of no heritage significance’ be added to the Criterion (a)(iii).

This information is not relevant to the proposed
planning scheme amendment PLAM-22/06

¹ Terry, I., Davies, P. (2004-5): *Glenorchy Heritage Place Assessment Project, Inventory, Heritage Conservation Areas*. For Glenorchy City Council. Note that this was produced in two volumes, one covering Collinsvale, Goodwood, Lutana and Northern Suburbs, the other covering Glenorchy centre, Moonah and Derwent Park.

² Land Tasmania aerial photograph 0534-047 (1969) shows that part of the site as vacant land. Aerial photograph 0629-155 (1973) shows the building.

This information is not relevant to the proposed
planning scheme amendment PLAM-22/06

3. Former Labour Bureau/Library

The former Labour Bureau/Library (aka Tasmanian Pensioners Union) building was identified in the *GHPAP* as being of local historic heritage significance. That document (via a datasheet) provided a brief history and description of the place and assigned statements of significance against Criterion A (historical), criterion B (rarity) and Criterion F (community). Those criteria correspond to Criterion (a)(i) (historical) and Criterion (b)(i) of the SPP. The SPP has no provision for an equivalent to Criterion B (rarity) – although the rare nature of the building contributes to its historical value.

The draft Table C6.1 provides further historical information on the building to strengthen the statement of significance (a)(i) and also provides sound statements of significance against (a)(iii) (representative), and (a)(iv) (aesthetic) - which were not ascribed in the *GHPAP* – this provides a useful understanding of how the siting, form and fabric of the building assists in demonstrating its significance.

The historical information provided on the draft Table C6.1 entry notes that the architect was S.W.T. Blythe. Examples of Blythe's work warrant consideration of significance, particularly given the rare characteristics of this building as identified in the *GHPAP*. Whilst not essential, consideration might be given to providing a statement of significance against Criterion (b)(ii) for the Blythe link.

The building was built to address Tolosa Street, therefore the five metre extent of listing around the building is considered to provide sufficient curtilage to maintain its streetscape qualities.

This information is not relevant to the proposed
planning scheme amendment PLAM-22/06

5. Dusty Miller Inn archaeological site

In 2016, Praxis Environment (with myself as author) produced a statement of archaeological potential for the Dusty Miller Inn site at Glenorchy⁴. That document utilised the methodology of the Tasmanian Heritage Council's Guidelines for Historical Archaeological Research on Registered Places and concluded that the site variously had degrees of medium to high archaeological potential. Those

³ Praxis Environment (2024): *Statement of Local Historic Heritage Significance. Glenorchy Aquatic Centre, 2a Anfield Street, Glenorchy, Tasmania*. (V4). For Glenorchy City Council.

⁴ Praxis Environment (2016): *Statement of Archaeological Potential, Dusty Miller Inn site, 374 Main Road, Glenorchy, Tasmania*. For Glenorchy City Council.

areas correlate with what is proposed for the Table C6.4 entry. The definition of *place or precinct of archaeological potential* in the State Planning Provisions means:

a place that is a site, precinct or parcel of land that has been identified as having the potential to contain archaeological evidence that provides information about the past and is:

(a) shown on an overlay map in the relevant Local Provisions Schedule; and

(b) listed and identified in the places or precincts of archaeological potential list in the relevant Local Provisions Schedule.

The proposed Table C6.4 entry has been drafted with sufficient and rigorous background to determine that the site has local (or higher) archaeological significance, and the entry includes an overlay map based on that research. The entry, although succinct (by necessity) adequately summarises the archaeological potential and the proposed area to be affected by Table C6.4 is considered appropriate based on the background research.

Please contact me if you have any further queries or require any clarification.

Regards



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