

Application Referral Cultural Heritage - Response

From:	Brendan Lennard
Recommendation:	
Date Completed:	
Address:	209 - 213 HARRINGTON STREET, HOBART 215 - 217 HARRINGTON STREET, HOBART ADJACENT ROAD RESERVE
Proposal:	Demolition and New Building for Multiple Dwellings, General Retail and Hire and Food Services, and Minor Associated Road Works
Application No:	PLN-17-967
Assessment Officer:	Cameron Sherriff,

Referral Officer comments:



The above image shows the proposed development, viewed from the east (Patrick Street).

The site is located within a place of archaeological potential (Figure E13.4.1) and a preliminary statement of historic archaeological potential has been provided by the applicant. The preliminary statement confirms the high likelihood of archaeological evidence within the development site, particularly relating to eh street frontages (rather than the rear portion of the site).

The objective of Clause E13.10.1 of the scheme is:

To ensure that building, works and demolition at a place of archaeological potential is planned and implemented in a manner that seeks to understand, retain, protect, preserve and otherwise appropriately manage significant archaeological evidence.

Because the development involves excavation or ground disturbance, the performance criterion P1 applies:

P1

Buildings, works and demolition must not unnecessarily impact on archaeological resources at places of archaeological potential, having regard to:

- (a) the nature of the archaeological evidence, either known or predicted;
- (b) measures proposed to investigate the archaeological evidence to confirm predictive statements of potential;
- (c) strategies to avoid, minimise and/or control impacts arising from building, works and demolition;
- (d) where it is demonstrated there is no prudent and feasible alternative to impacts arising from building, works and demolition, measures proposed to realise both the research potential in the archaeological evidence and a meaningful public benefit from any archaeological investigation;
- (e) measures proposed to preserve significant archaeological evidence 'in situ'.

Because the proposal has been designed in the absence of any analysis of archaeological potential, it is essential that if the application is approved, any permit include appropriate conditions to address the scheme requirements.