

# Application Referral Cultural Heritage - Response

<b>From:</b>	Nick Booth
<b>Recommendation:</b>	Proposal is acceptable subject to conditions.
<b>Date Completed:</b>	
<b>Address:</b>	209 - 213 HARRINGTON STREET, HOBART 215 - 217 HARRINGTON STREET, HOBART ADJACENT ROAD RESERVE
<b>Proposal:</b>	Demolition and New Building for 39 Multiple Dwellings, Food Services and General Retail and Hire
<b>Application No:</b>	PLN-18-770
<b>Assessment Officer:</b>	Cameron Sherriff,

## Referral Officer comments:

The site is located within a place of archaeological potential (Figure E13.4.1). The proposal must therefore be considered against the objective set under Clause E13.10.1 of the scheme which deals with Building, Works and Demolition. The objective of the Clause 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.’

Given that the proposal intends to implement significant excavation and ground disturbance across the majority of the site, performance criterion P1 applies. This states that:

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’.

Notwithstanding requests from the Council that a full archaeological report of potential be submitted, the application only contains a preliminary statement of historic archaeological potential or be it by a suitably qualified practitioner. Although based on only a preliminary desk bound examination of the history of the site, the statement confirms that due to the regular

occupation of the site with a number of residential properties, it is considered that there is a high likelihood of archaeological evidence within the development site, particularly relating to those areas close to the street frontages of the site.

Given the above and because the proposal has been designed in the absence of any analysis of archaeological potential, it is considered essential that if the application is approved, any permit include appropriate conditions to address the scheme requirements. A number of suitably worded conditions relating to the submission of a full Statement of Archaeological Potential including acceptable methodology, suitable on-site monitoring during excavation works with provisions for stop orders and agreed procedures for protection, retaining, salvage and re-use of heritage fabric are therefore recommended.

Nick Booth  
Cultural Heritage  
11 April 2019