

CITY FRINGE HERITAGE REVIEW

Volume One

MAIN REPORT



Prepared by Katheryn Bennett

for



Cover Photograph: Elizabeth Street, Hobart, [c1910] Tasmania, Post Card Collection,
Tasmaniana Library, State Library of Tasmania.

Published September 2003 by
Hobart City Council
GPO Box 503
Hobart Tasmania 7001

©Hobart City Council 2003

This document was prepared by Katheryn Bennett
as a report to the Hobart City Council.

CONTENTS

CONTENTS.....	I
1 INTRODUCTION.....	1
1.1 BACKGROUND	1
1.2 STUDY AREA	1
1.3 KEY OUTCOMES	1
1.4 AUTHORSHIP	1
1.5 TIMING	1
1.6 LIMITATIONS	2
1.7 METHODOLOGY.....	2
1.8 TERMINOLOGY	2
1.9 ACKNOWLEDGEMENTS	3
1.10 REPORT STRUCTURE.....	4
2 PROJECT TASKS	5
2.1 LITERATURE REVIEW	5
2.2 PRELIMINARY MAPPING	5
2.3 FIELD WORK AND SURVEY.....	6
2.4 HISTORICAL RESEARCH.....	6
2.5 CONFIRMATION OF HERITAGE VALUES	6
2.6 REVIEW OF HERITAGE AREAS	6
2.7 PLANNING AND MANAGEMENT RECOMMENDATIONS	7
3 REVIEW OF EXISTING HERITAGE AREAS.....	9
3.1 HERITAGE AREAS WITHIN THE CITY FRINGE	9
3.1.1 <i>New Heritage Areas</i>	9
3.1.2 <i>Existing Heritage Areas</i>	9
3.2 HERITAGE AREA 2 - CITY CENTRE	11
3.2.1 <i>Boundary</i>	11
3.2.2 <i>Historical Outline</i>	11
3.2.2 <i>General Description</i>	12
3.2.3 <i>Statement of Significance</i>	13
3.3 HERITAGE AREA 3 - HAMPDEN ROAD	15
3.3.1 <i>Boundary</i>	15
3.3.2 <i>Historical Outline</i>	15
3.3.3 <i>General Description</i>	16
3.3.4 <i>Statement of Significance</i>	17
3.4 HERITAGE AREA 4 - ANGLESEA BARRACKS	19
3.4.1 <i>Boundary</i>	19
3.4.2 <i>Historical Outline</i>	19
3.4.3 <i>General Description</i>	20
3.4.4 <i>Statement of Significance</i>	21
3.5 HERITAGE AREA 5 - FITZROY CRESCENT, FITZROY PLACE, DAVEY STREET SOUTH AND MACQUARIE STREET SOUTH	25
3.5.1 <i>Boundary</i>	25
3.5.2 <i>Historical Outline</i>	25
3.5.3 <i>General Description</i>	26
3.5.4 <i>Statement of Significance</i>	27
3.6 HERITAGE AREA 8 - INNER HILLSIDE HOUSING/LIVERPOOL STREET.....	29
3.6.1 <i>Boundary</i>	29
3.6.2 <i>Historical Outline</i>	29
3.6.3 <i>General Description</i>	30

3.6.4 <i>Statement of Significance</i>	31
3.7 HERITAGE AREA 9 - INNER HILLSIDE HOUSING/BATHURST STREET	33
3.7.1 <i>Boundary</i>	33
3.7.2 <i>Historical Outline</i>	33
3.7.3 <i>General Description</i>	34
3.7.4 <i>Statement of Significance</i>	35
3.8 HERITAGE AREA 13 - HOLY TRINITY CHURCH AND SURROUNDS	37
3.8.1 <i>Boundary</i>	37
3.8.2 <i>Historical Outline</i>	37
3.8.3 <i>General Description</i>	38
3.8.4 <i>Statement of Significance</i>	39
3.9 HERITAGE AREA 18 - HOBART RIVULET	41
3.9.1 <i>Boundary</i>	41
3.9.2 <i>Historical Outline</i>	41
3.9.3 <i>General Description</i>	43
3.9.4 <i>Statement of Significance</i>	44
4 PLANNING AND MANAGEMENT RECOMMENDATIONS.....	47
4.1 REVIEW OF RELEVANT ZONE OBJECTIVES AND STATEMENTS OF DESIRED FUTURE CHARACTER	47
4.1.1 <i>Objective of the Central Retail Zone</i>	47
4.1.2 <i>Objective of the Central Commercial and Administrative Zone</i>	47
4.1.3 <i>Objective of the Central Service Zone</i>	49
4.1.4 <i>Objective of the Commercial and Residential Zone</i>	50
4.1.5 <i>Objective of the Residential 1 Zone</i>	51
4.2 REVIEW OF PROPOSED AMENDMENTS TO HERITAGE SCHEDULE F	53
4.2.1 <i>Previously Identified Heritage Places</i>	53
4.2.2 <i>RAIA Nominations</i>	55
4.2.3 <i>Newly Identified Heritage Places</i>	56
4.2.3 <i>Heritage Areas</i>	59
4.3 REVIEW OF OTHER PROVISIONS OF THE PLANNING SCHEME	60
4.3.1 <i>Parking</i>	60
4.3.2 <i>Height and Siting</i>	60
4.3.3 <i>Density and Subdivision</i>	60
4.3.4 <i>Exemptions to Planning Approval</i>	60
4.4 CONSERVATION AND DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS	61
4.4.1 <i>Opportunities</i>	61
4.4.2 <i>Constraints</i>	62
4.5 ACTION PLAN: STATUTORY PLANNING STRATEGIES	64
4.5.1 <i>Australian Heritage Commission Act 1975</i>	64
4.5.2 <i>Historic Cultural Heritage Act 1995</i>	64
4.5.3 <i>Land Use Planning and Approvals Act 1993</i>	65
4.5.4 <i>City of Hobart Planning Scheme 1982</i>	65
4.6 ACTION PLAN: NON-STATUTORY PLANNING STRATEGIES	70
4.6.1 <i>The National Trust of Australia (Tasmania)</i>	70
4.6.2 <i>The Hobart City Council Strategic Plan 2001-2005</i>	70
4.7 METHODS FOR ASSESSMENT AND MANAGEMENT OF POTENTIAL HERITAGE PLACES.....	72

5 COMMUNITY CONSULTATION	73
5.1 INTRODUCTION.....	73
5.2 COMPLETED COMMUNITY CONSULTATION.....	73
5.2.1 Newspaper Feature.....	73
5.2.2 Local History Fair.....	73
5.3 FUTURE COMMUNITY CONSULTATION.....	73
5.3.1 Public Exhibition.....	73
6 REFERENCES	75
6.1 KEY PRIMARY SOURCES.....	75
6.2 SECONDARY SOURCES.....	75
6.3 RELATED LEGISLATION.....	76
6.5 REGISTERS.....	76
6.6 WEBSITES.....	76
6.7 MAP SOURCES.....	76
6.8 PHOTOGRAPHIC SOURCES.....	76

APPENDICES

APPENDIX A	CITY FRINGE HERITAGE REVIEW PROJECT BRIEF.
APPENDIX B	PLACES LISTED ON SCHEDULE F OF THE <i>CITY OF HOBART PLANNING SCHEME 1982</i> AND OTHER HERITAGE REGISTERS LOCATED WITHIN THE CITY FRINGE.
APPENDIX C	PLACES LISTED ON THE REGISTER OF THE NATIONAL ESTATE LOCATED WITHIN THE CITY FRINGE AND DATASHEETS.
APPENDIX D	A REVIEW OF 38 PLACES LISTED ONLY BY HCC.
APPENDIX E	DATASHEETS FOR 14 PLACES ONLY LISTED BY THC.
APPENDIX F	COMMUNITY CONSULTATION: <i>THE MERCURY</i> ARTICLE: <i>BEHIND THOSE FACADES</i> .
APPENDIX G	COMMUNITY CONSULTATION: LIST OF RESPONDENTS.
APPENDIX H	A COPY OF CITY FRINGE HERITAGE REVIEW INFORMATION PAMPHLET.

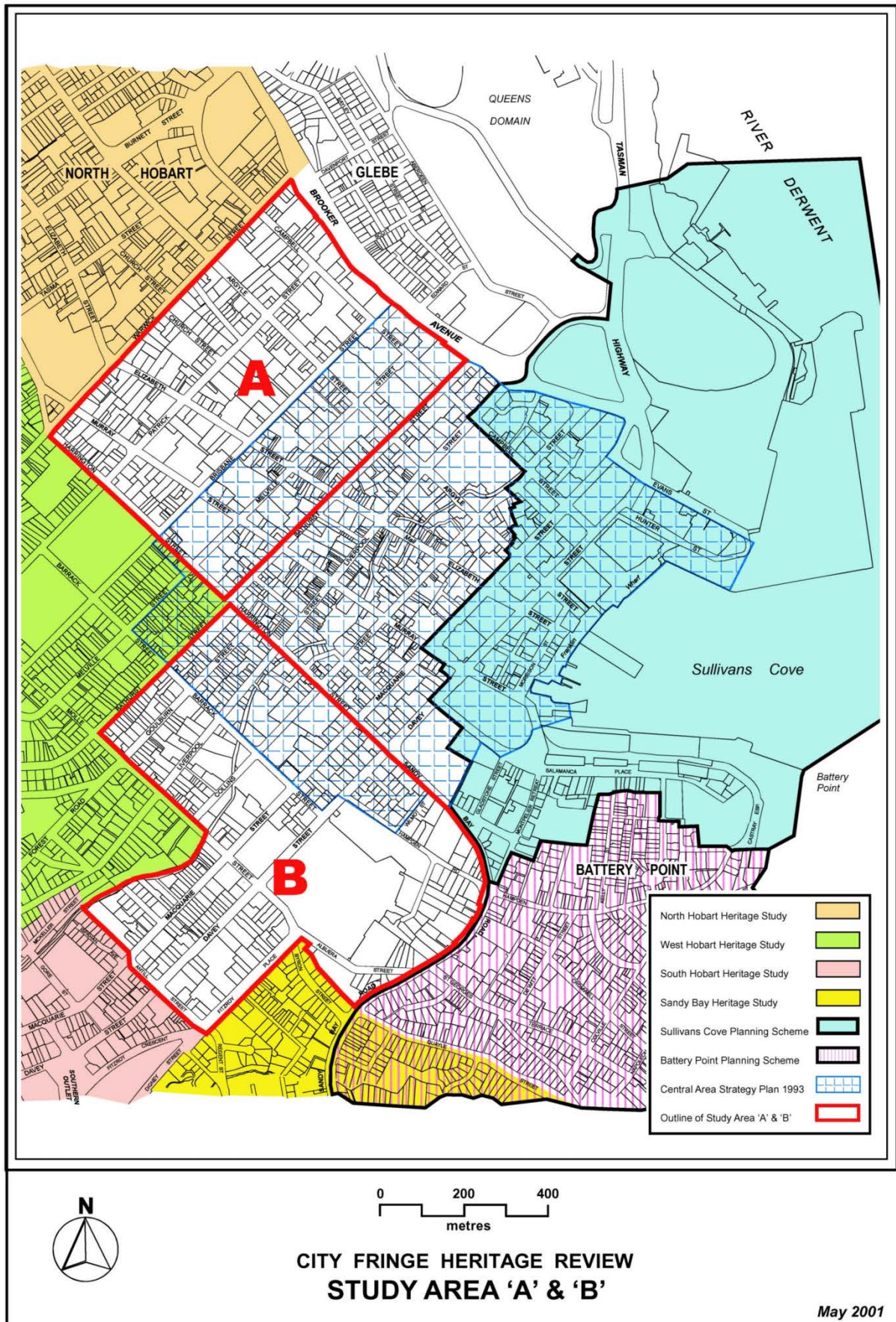


Figure 1 City Fringe Detailed Study Areas A and B.

Source: Jeffery, S., 2001.

1 INTRODUCTION

1.1 Background

The Hobart City Council is undertaking a major systematic review of Hobart's heritage. This study represents a continuation of that process, as it seeks to analyse the area between the central business district and the suburban areas (specifically North Hobart, West Hobart, Sandy Bay and South Hobart) which have already been examined.

This project is consistent with the Council's *Strategic Plan 2001-2005*, which recognises that "*Hobart's identity is dependent upon its unique cultural heritage*" and that it is the Council's responsibility "*to ensure the City's intrinsic cultural heritage values are conserved, protected and celebrated.*"

A copy of the project brief for the City Fringe Heritage Review is included as Appendix A.

1.2 Study Area

The detailed study area consists of two parts defined as Area A and B (Figure 1). Area A is defined by Warwick Street in the north, Bathurst Street in the south, Brooker Avenue in the east and Harrington Street in the west. Area B is bounded by Bathurst Street in the north, Sandy Bay Road and Fitzroy Place in the south, Sandy Bay Road and Harrington Street in the east; and Antill Street and the eastern property boundaries located in Byron Street.

1.3 Key Outcomes

The key outcomes identified for this heritage review by the Hobart City Council include:

6.1 An Inventory of significant heritage places within the Study Area.

6.2 A review of existing Heritage Areas within the Study Area, including a brief description of their characteristics and a "Statement of Significance".

6.3 Recommendations for future strategic management and protection of the environmental heritage of the Study Area.

1.4 Authorship

This study was conducted by Katheryn Bennett, Project Consultant, under the guidance of Brendan Lennard, Cultural Heritage Officer, Hobart City Council.

1.5 Timing

The project was conducted and substantially completed over a twelve month period. Some preliminary study was commenced in May 2001. The majority of the field work, however, was undertaken between August and December 2001, and the report write-up was undertaken between February and August 2002.

1.6 Limitations

The level of documentation undertaken for individual heritage places, though sufficient to establish their significance for the purpose of inclusion on to the final inventory, must not be regarded as definitive or as a replacement for systematic research and documentation undertaken as part of the conservation planning or development consent process.

A more specific limitation is the use of street addresses to identify places included within the final inventory. In some cases places were found to have more than one possible street address. In other cases, ownership of a single structure was found to be newly divided by stratum titles. In order to avoid confusion, and to provide some level of consistency, the address and general property information provided by Land Information System Tasmania (LIST) has been used in preference to property information provided by the Hobart City Council's Geographical Information System (GIS), which is currently being reviewed so that it is consistent with the land information details that are presented on LIST.

The community consultation component of this study was limited in terms of consultation with specific community organisations. It was found that, unlike other suburban areas, there is no community group that operates specifically within this area. This is reflected in the nature of the study area, which is a 'fringe area' by definition.

1.7 Methodology

The project was undertaken in accordance with the methodology and program of works set out in the project brief. The project methodology outlined in *Heritage Studies*, Heritage Office and Department of Urban Affairs and Planning [NSW] 1996 was closely followed during the course of this study.

The evaluation criteria applied to inventory items are those required for entry onto the Tasmanian Heritage Register, and are clearly stated in *the Historic Cultural Heritage Act 1995*. The definitions of key heritage terms as stated in the *City of Hobart Planning Scheme 1982* have also been considered when evaluating items for inclusion on to the final inventory.

1.8 Terminology

This report does not adopt any special terminology. Words related to cultural heritage such as place, cultural significance, heritage area etc., are in accordance with definitions supplied in Heritage Schedule F, *City of Hobart Planning Scheme 1982*, and those provided by the Burra Charter of Australian ICOMOS, which is reproduced in Appendix B.

The terminology used to describe building styles generally follows the nomenclature set out in *A Pictorial Guide to Identifying Australian Architecture*. Architectural styles attached to many of the inventory items differ from the abovementioned book, as places were commonly found to be a vernacular mix of style elements. In these cases, the general architectural period has been ascribed (for example: Victorian, Federation, or Inter-War).

1.9 Acknowledgements

The author wishes to acknowledge the assistance of the following organisations and individuals:

Organisations

- Anglesea Military Barracks
- Archives Office of Tasmania
- Davies Brothers Ltd
- Hobart City Council
- Parliamentary Library
- Tasmanian Heritage Council
- Tasmaniana Library, State Library of Tasmania.

Individuals

- Ms Megan Baynes
- Mr Peter Brokate
- Mr Mark Burgess
- Ms Sue Burrill
- Mr Henry Baldwin
- Mr Nigel Carins
- Mr Colin Dennison
- Mr Peter Fulsang
- Ms Sandra Hogue
- Mr Steve Jeffery
- Ms Heather Jones
- Mr Tony Marshall
- Mr James McIlhenny
- Mr Barry McNeill
- Mr Warwick Oakman
- Ms Danielle Pacaud
- Mr Andrew Robert-Tissot
- Mr William Stewart
- Mr Andrew Todd
- Mr Bernard Walker (jnr.)
- Mr Tom Wass

1.10 Report Structure

The report is presented in three volumes.

- Volume One Main Report (this document);
- Volume Two Thematic History; and
- Volume Three Inventory of Significant Heritage Places (Electronic Version is Access Database 1997).

Volume One (this document) is the Main Report of the heritage review and consists of six major sections. Section two examines the seven major project tasks as defined in the project brief. Heritage Areas, both existing and proposed, are addressed in section three. A series of planning and management recommendations are provided in section four, and an outline of the community consultation program is provided in section five. The final sections of the Main Report include references and appendices. Schedules of previously identified heritage places are provided within the appendices of this volume.

Volume Two is the Thematic History that has been prepared for the City Fringe. Study Area A and B are examined separately through key historical themes that are relevant to each area.

The inventory of significant heritage places is provided in Volume Three. This consists of a list of the places identified as part of the study, and individual inventory sheets for each place in the prescribed format. There is also an electronic version (in Access '97) of the inventory which is located at the Hobart City Council in electronic format.

2 PROJECT TASKS

2.1 Literature Review

A number of key documents were reviewed during the course of this study to assist in the identification of the history and historical geography of the study areas, to identify previously listed places, and to identify potential places and areas of heritage significance.

Key documents examined include:

- *South Hobart Heritage Review* (2000);
- *West Hobart Heritage Review* (2000);
- *Women's Sites and Lives in Hobart* (2000);
- *North Hobart Heritage Review* (1999);
- *Industrial Heritage of Hobart* (1997);
- *Twentieth Century Buildings for the National Estate Register: Tasmania*, volumes 1 and 2; (1994/1997)
- *Central Area Strategy Plan - including the Heritage Topic Report and Appendix 1 - Central Hobart: A Thematic History* (1990);
- *Hobart Heritage Listings* (1985);
- *An Architectural Guide to the City: Hobart* (1984);
- *City of Hobart Planning Scheme 1982*;
- *Hobart Urban Conservation Study Stage 2* (1982);
- *City of Hobart Metropolitan Drainage Board Plans* (1905-1910);
- *Sprent's Survey of Hobart Town* (1841-1845); and
- Other sources (refer Section 6).

A thematic history was prepared with information provided through the abovementioned key documents, and through other varied sources examined during the course of the study. The field work and compilation of the preliminary inventory of places were also of use in this regard. Refer to Volume 1: Part 2 for the Thematic History.

2.2 Preliminary Mapping

A preliminary map has been prepared of the study areas showing previously listed heritage places. This includes places that are listed under Schedule F of the *City of Hobart Planning Scheme 1982*, and places listed on the Tasmanian Heritage Register. Places listed on the Register of the National Estate or nominated by the Royal Australian Institute of Architects (Tasmanian Chapter) (RAIA) are also included.

In addition to the previously listed places, there were numerous unlisted places identified by other documents and studies.

All places were plotted on a City of Hobart House Numbers Map, scale 1:2000. Previously listed heritage places were coloured in red (with the exception of places nominated by the RAIA that were shaded in green), and places identified by other studies were highlighted in yellow.

Historical maps and plans were also examined at this stage, namely the City of Hobart Metropolitan Drainage Board Plans and Sprent's Survey of Hobart Town. Several other early survey plans of the city were also reviewed and compared with contemporary plans in an attempt to identify possible sites of cultural heritage value.

2.3 Field Work and Survey

The first task was to undertake a survey of all previously identified heritage places, using the 1:2000 base plan created during the preliminary mapping stage. The cultural significance of these places was reviewed and verified.

The second task was to physically locate places highlighted in existing research documents and studies. Other places of prima facie heritage value were also identified during this field survey.

The third task was the preparation of a preliminary heritage inventory comprised of sites with prima facie heritage value.

2.4 Historical Research

Historical research was undertaken on those sites included in the preliminary inventory. This was to enable an adequate assessment of their cultural significance. Key primary historical sources used in this stage include:

- Building Plans, produced for individual places, which can consist of original building plans and/or later proposed additions and alterations.
- House Connections, files on individual places that show when a place was first connected to the City's sewerage system, and subsequent sewerage works.

Other material held within the collections of the Hobart City Council (such as Valuation Rolls), and the State Library of Tasmania (such as Post Office Directories), was also consulted during this stage.

2.5 Confirmation of Heritage Values

The cultural significance of places identified in the preliminary inventory was further assessed during this stage of the study. A standard inventory form was prepared, using the Tasmanian Heritage Register format, for each place.

The inventory was reviewed, and a final inventory of places ready for inclusion within the *City of Hobart Planning Scheme 1982* and for nomination for inclusion on to the Tasmanian Heritage Register was prepared. During this final review phase all items found to possess negligible heritage significance were excluded. Refer to Volume 2 for the Inventory of Significant Heritage Places.

2.6 Review of Heritage Areas

Existing heritage areas detailed in the *City of Hobart Planning Scheme 1982* and located either partially or wholly within the detailed study areas were reviewed during this phase of the project. The current boundaries of these eight heritage areas were reviewed; and consideration was given to the possible need for boundary adjustments. Time was also spent assessing the need for new heritage areas.

A boundary description, historical outline, general description and statement of significance was then prepared for all eight heritage areas where this information had not previously been provided. This level of information and structure is consistent with that provided in previously completed heritage reviews. Completed heritage studies were examined, and

material from these relating to specific heritage areas has been reproduced, where appropriate, in Section 3.

2.7 Planning and Management Recommendations

There were several phases to this project task. The first was a review of the relevant Zone Objectives and Statements of Desired Future Character as stated in the *City of Hobart Planning Scheme 1982*.

Schedule F - *City of Hobart Planning Scheme 1982* was reviewed and comments were given addressing proposed amendments. Other provisions of the Planning Scheme which have the potential to impact upon the protection of cultural heritage values within the study area were also reviewed.

Conservation and development constraints were identified, and an assessment was made of potential heritage places under immediate threat.

An action plan was then formulated which includes aims, objectives, policies and strategies (both statutory and non-statutory) to conserve and enhance appreciation of the environmental heritage of the study area.

Recommendations concerning ongoing methods for the assessment and management of potential heritage places not identified in the heritage study were also made. Please refer to Section 4 for the detailed Planning and Management Recommendations.

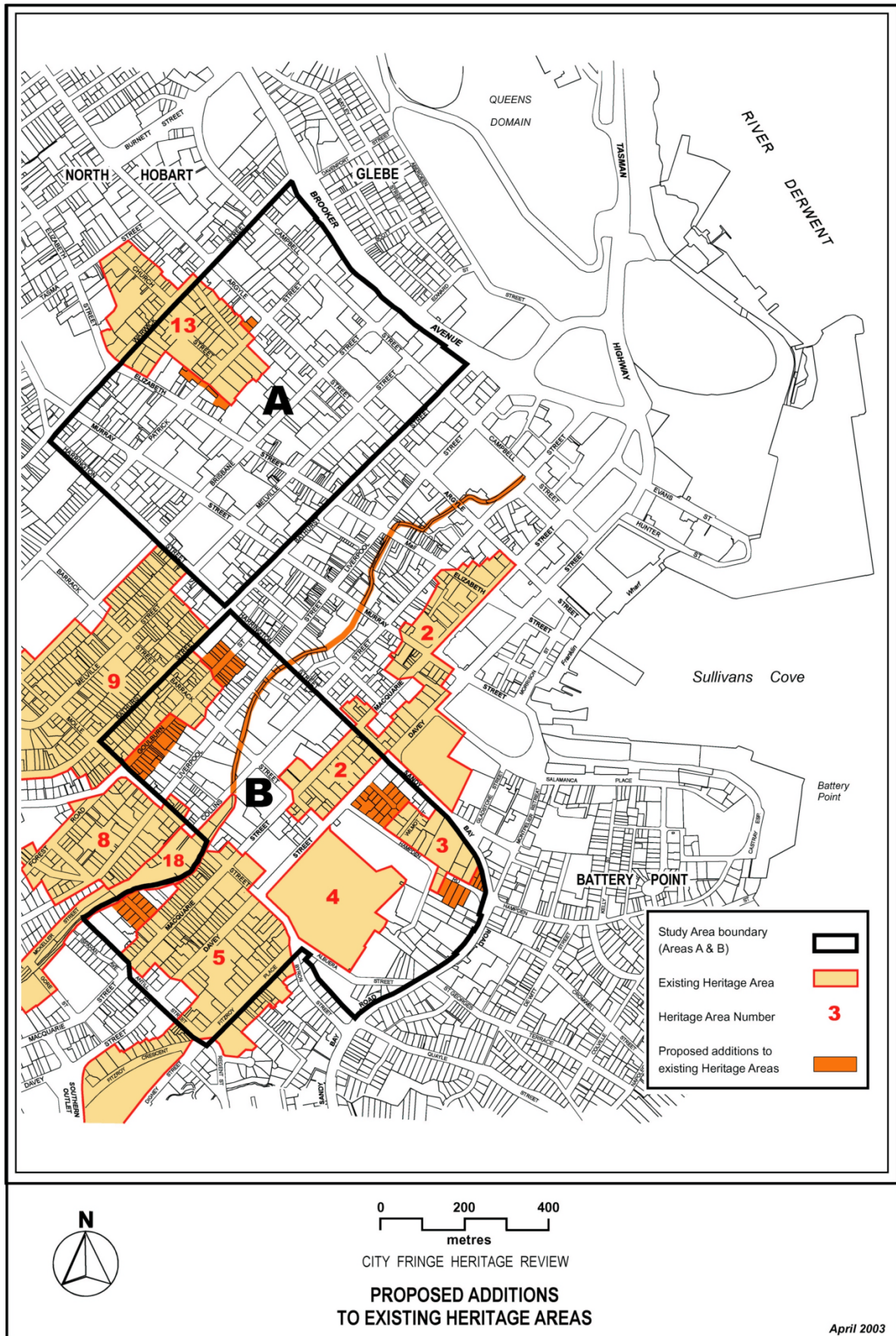


Figure 2 Existing Heritage Areas located partially and wholly within Study Areas A and B showing recommended boundary changes.

Source: Jeffery, S., 2002.

3 REVIEW OF EXISTING HERITAGE AREAS

3.1 Heritage Areas within the City Fringe

There are eight existing heritage areas located within study areas A and B that are defined in the *City of Hobart Planning Scheme 1982*. These are numbers 2, 3, 4, 5, 8, 9, 13 and 18.

Heritage Areas 3 and 4 are the only areas wholly located within the study areas. The remaining six heritage areas are partly located within the study areas and partly located in surrounding areas including: the City Centre, North Hobart, South Hobart and West Hobart.

3.1.1 New Heritage Areas

No new individual heritage areas were identified during the course of this study. However several recommendations have been made for the extension of existing heritage areas.

3.1.2 Existing Heritage Areas

Five out of the eight existing heritage areas have been recommended for expansion (Figure 2). A summary of these recommendations is provided below.

- Heritage Area 3 - Hampden Road, should be enlarged to encompass Heathfield Avenue, houses located at the northern end of Hampden Road, and the southern end of Hampden Road up to the intersection with Sandy Bay Road.
- Heritage Area 5 - Fitzroy Crescent, Fitzroy Place, Davey Street South and Macquarie Street South, should be extended to incorporate the buildings located on either side of Warneford Street, which runs between Macquarie Street and the Hobart Rivulet.
- Heritage Area 9 - Inner Hillside Housing/Bathurst Street, should have the southern boundary extended to include the southern side of Goulburn Street, and the eastern boundary extended further east along Goulburn Street nearer to the intersection with Harrington Street.
- Heritage Area 13 - Holy Trinity Church and Surrounds, should have the eastern and western boundaries adjusted to allow for the inclusion of several properties that make a valuable contribution to the streetscape of the area.
- The Heritage Area 18 - Hobart Rivulet, should be extended through to Collins Street at the intersection with Campbell Street. This extension is to follow the course of the Rivulet, and extend to approximately ten metres either side of the water course. It is acknowledged that a significant portion of this recommended extension is located outside of the City Fringe Study Areas, however, the issue is thought to be one of considerable importance and therefore has been raised in this study.

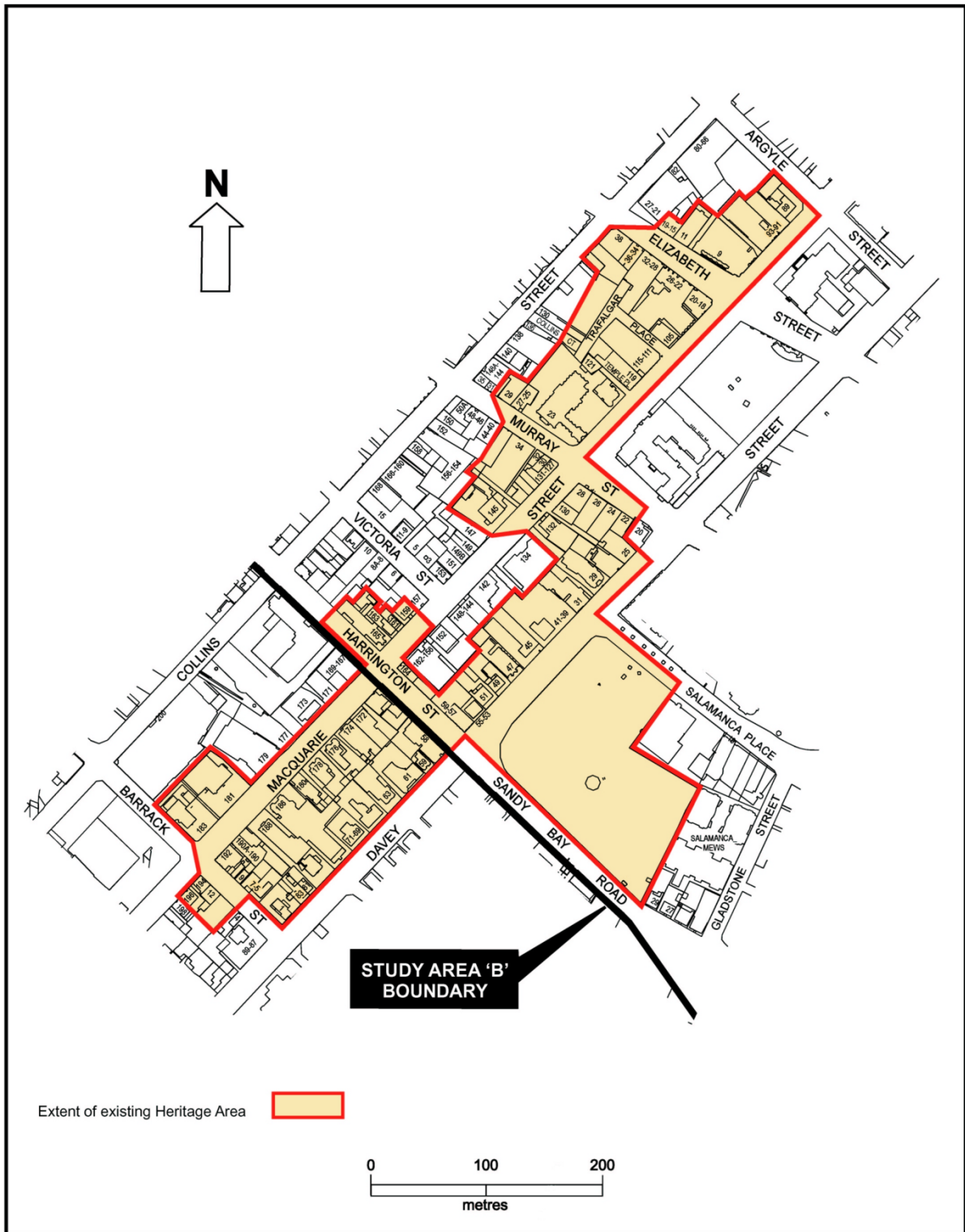


Figure 3 Heritage Area 2 – City Centre.

Source: Jeffery, S., 2002.

3.2 Heritage Area 2 - City Centre

3.2.1 Boundary

Heritage Area 2 is centred around Davey and Macquarie Streets roughly between Barrack and Argyle Streets. The boundaries are irregular in that they follow cadastral boundaries more than established streets. The western boundary encompasses properties on the eastern and western side of Barrack Street; the eastern boundary extends to properties located on the western side of Argyle Street (between Collins and Macquarie Streets); the northern boundary includes (for the most part) properties located on both sides of Macquarie Street; and the southern boundary runs along sections of Macquarie and Davey Streets, excluding Franklin Square and the Government Buildings, but including St David's Park.

It is only the western section of this Heritage Area between Barrack Street and Sandy Bay Road (including both sides of Macquarie Street and the northern side of Davey Street) that falls within the City Fringe Study Area 'B' (Figure 3).

3.2.2 Historical Outline

This area is part of the old town core, and developed from the early nineteenth century into an area with mixed religious, financial, government/administrative, commercial and, to a lesser extent, residential functions.

Many of the streets traversing this area were formed by the introduction of a rectangular street grid ordered by Governor Lachlan Macquarie and surveyed by Acting Surveyor James Meehan in 1811. Macquarie Street was the main street and formed the base line of the grid. The lines of Harrington and Murray Streets were chosen because they were at right-angles with Macquarie Street, and also because they coincided with the fence lines of various pre-existing properties. In 1826, the town plan was extended, and two new streets were consequently created in this area, these were Davey and Barrack Streets.¹

Substantial buildings were constructed from an early time. By the 1820s, there were numerous large brick and stone buildings clustered along Macquarie and Davey Streets around key intersections. These structures were mostly houses of officials as well as public buildings.² The town's gaol, for example, was a large complex that dominated the block of Davey, Murray and Macquarie Streets.³

As well as buildings, six acres of land was set aside for a burial ground. St David's Burial Ground (now St David's Park) was established in 1804, however, was not consecrated until 1823. The site, was chosen for its close proximity to the original camp and for its natural beauty.⁴

During the 1840s, ribbon development occurred. Various churches, public and commercial buildings were constructed at the core, while elegant rows of townhouses lined streets (such as Davey Street) around the periphery. In fact it was earlier observed that richer people were advancing to the centre of the city and leaving their former cottages of two rooms on the outskirts of the town.⁵ The former Hutchins School (1847-1849) designed by William Archer, St Joseph's Catholic Church (1841-1843) designed by J Thomson, and the former Bank of

¹ Scott, P, 1955, Hobart: A Emergent City, *Australian Geographer*, Vol. 6, pp19-20.

² Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p45.

³ Bolger, P, 1973, *Hobart Town*, p60.

⁴ Godden Mackay Logan, 1998, *Cemeteries and Burial Grounds Brochure Project*, Reference No. 11.

⁵ Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p45.

Australasia (now Queen Mary Club) (1843) designed by James Blackburn, are a few examples of the type and quality of buildings erected at this time.⁶

The area was further developed during the prosperity of the 1870s and 1880s, with the construction of fine edifices mainly along Davey, Macquarie and Murray Streets. The old Gaol in Murray Street, for example, was demolished in 1857, and replaced with a row of finely detailed stone buildings that included a Masonic Temple, Savings Bank and Insurance offices.⁷ This was indicative of the type of urban renewal that took place within the area during this period.

3.2.2 General Description

This central area is traversed by major arterial roads. The topography is gently sloping, however, there are steep sections such as the western end of Davey Street and a small section of Harrington Street. Macquarie and Davey Streets are wide arterial roads that slope from west to east. There are uninterrupted vistas that are punctuated with landmark structures set against backdrops of forested foothills to the east and west. The finely detailed building façades which dominate the area are clearly visible as the common building line is against the street edge.

The architectural styles within the area are impressively consistent. The streetscapes of Macquarie, Murray and Davey Streets are dominated by Colonial/Victorian Georgian/Regency commercial/public buildings. Finely hewn sandstone is the most common building material, however, brick is used mostly in buildings dating from the Federation period.

The area contains many fine groups of Colonial/Victorian architecture. Examples of some key groups are the former Hutchins School and St John's Church; St Joseph's Church and neighbouring Georgian townhouses at 159-163 Macquarie Street; Royal Tennis Club, former Congregationalist Church, surrounding Georgian townhouses as well as the later Athenaeum Club; and St David's Cathedral and the finely detailed stone buildings at 127-139A Macquarie Street, 128-132 Macquarie Street, 22-26 Murray Street and Hadley's Hotel at 34-38 Murray Street.

There are many places that are of outstanding individual importance, such as Ingle Hall which is the oldest remaining intact townhouse in Australia, and St David Park which was Tasmania's first official burial ground. Landmark structures such as St David's Cathedral and the Post Office are also immensely important.

Intrusions within this area are mainly focused within the area west of Davey Street, where there are some unsympathetic additions and alterations to a few Colonial/Victorian Georgian townhouses, and unsympathetic urban infill related to St Helen's Hospital.

⁶Australian Heritage Commission, 1983, *The Heritage of Tasmania: The Illustrated Register of the National Estate*, pp42-49.

⁷Clark, J, 1988, *This Southern Outpost: Hobart 1846-1914*, p22.

3.2.3 Statement of Significance

- a) The quality and quantity of Colonial/Victorian Georgian/Regency buildings exemplifies the economic boom period of the early to mid nineteenth. Many of the buildings are impressive reminders of the original mixed religious, financial, government/administrative, commercial and to a lesser extent, residential functions of the area.
- b) A large number of individual buildings within this area that are intact examples of Colonial/Victorian architecture of high quality. Many of these structures possess landmark qualities.
- c) The continuous two and three storey finely detailed sandstone facades and the general uniformity of scale particularly along Macquarie and Davey Streets create a distinctive visual impression and outstanding streetscape qualities.
- d) The streetscape has high aesthetic value which is enhanced by the open vistas created by the straight alignment of Davey and Macquarie Street, and at either end of these streets that are dominated by the forested foothills of the Meehan Range.
- e) The area is socially important to the local and broader community due to the location of numerous structures that were/ and are currently places of community focus. Some examples include: St David's Cathedral, St David's Park, St Joseph's Church, Congregational Church, St John's Church, Royal Tennis Club, the former Hutchins School, and the Post Office. This area is also important because groups and individual places within the area have been recognised by various State and Federal heritage bodies.

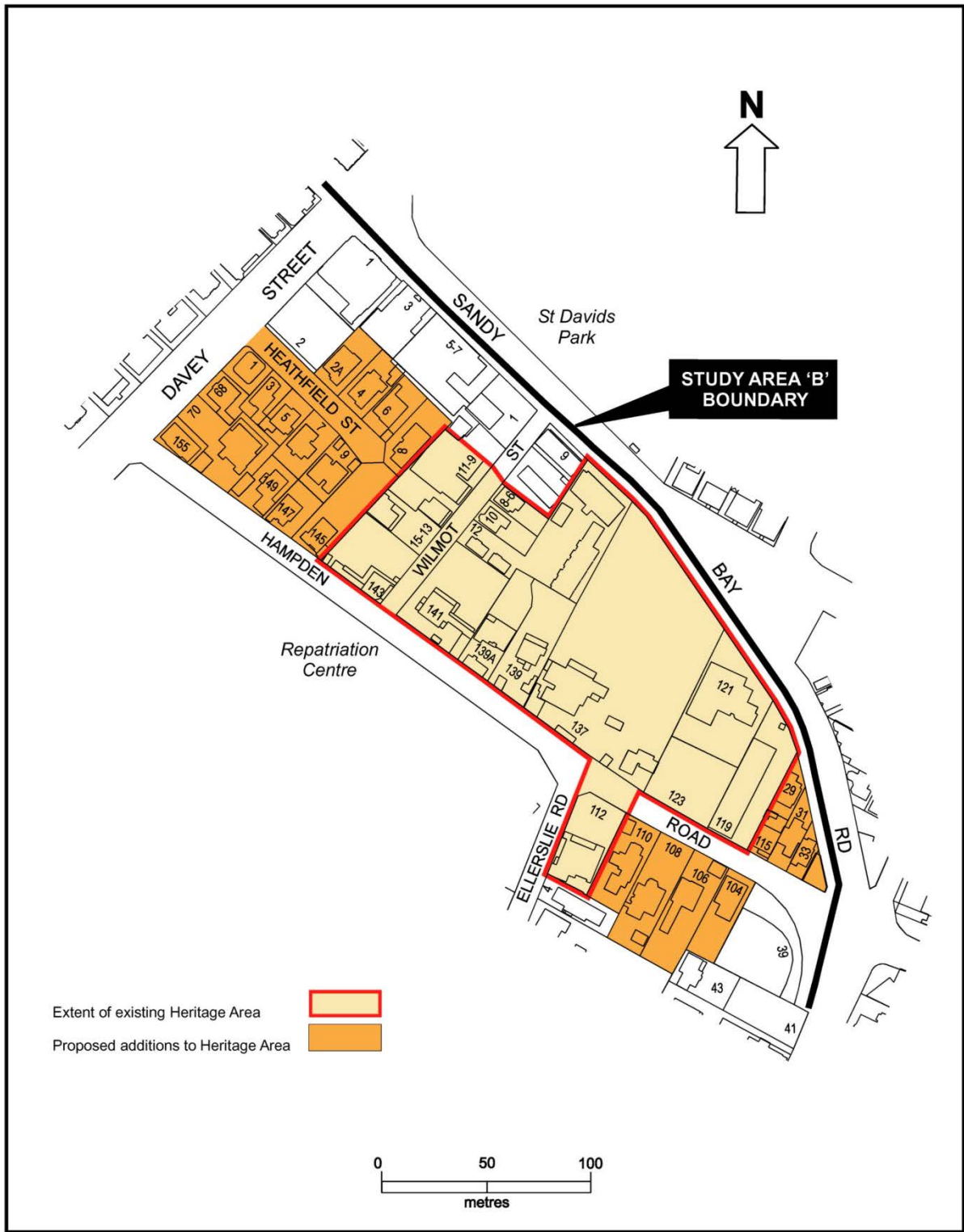


Figure 4 Heritage Area 3 – Hampden Road, showing proposed boundary adjustments.

Source: Jeffery, S., 2002.

3.3 Heritage Area 3 - Hampden Road

3.3.1 Boundary

Heritage Area 3 is mostly contained between Hampden and Sandy Bay Roads. The northern boundary is defined by the northern property boundaries of residences located on the northern side of Wilmot Street. The southern boundary follows the southern boundary of 119 Hampden Road – formerly Tooth’s Brewery. The eastern boundary runs along the western side of Sandy Bay Road and also follows the eastern property boundaries of houses located in Wilmot Street. The western boundary is mainly defined by Hampden Road, although a small section protrudes into Ellerslie Road incorporating the stately old residence of ‘Ellerslie’ within the area.

The whole of Heritage Area 3 is located within the City Fringe Study Area ‘B’. It is recommended that the area be enlarged to encompass Heathfield Avenue, houses located at the northern end of Hampden Road, and the southern end of Hampden Road up to the intersection with Sandy Bay Road (Figure 4).

3.3.2 Historical Outline

The first major development within this area was the creation of streets. By the late 1820s, Davey Street traversed the area, as well as a portion of Harrington Street⁸. Heathfield Estate was also formed by this time, by way of a three acre one rood and forty-seven perch land grant to Affleck Moodie, Assistant Commissary General.⁹ Heathfield villa was completed by 1829 and thick stone boundary walls were constructed.¹⁰

By the early 1840s, Hampden Road, Wilmot Street and Montpelier Retreat had been formed, while Harrington Street was pushed through to intersect with Montpelier Retreat. The land within the area had been cleared and subdivided, and several new properties were created. Wivenhoe (137 Hampden Road) and Devoren Cottage (139 Hampden Road) were constructed by the 1830s, while Lumeah (143 Hampden Road) was built c1845. Many of the small workers’ cottages located along both sides of Wilmot Street were also in existence by this time. Residential development continued into the 1850s. Melrose (141 Hampden Road) was constructed c1850, as well as the stately mansion of Ellerslie (112 Hampden Road).¹¹

Industrial development also took place when Edwin Tooth’s Brewery was established in 1847 on a large parcel of land at the southern end of Hampden Road. This land was once part of a 30 acre grant to Robert Knopwood, first colonial chaplain. On 28th October 1836, approximately six acres of Knopwood’s original grant was given to William Thomas Parramore. Tooth’s Brewery was established on just a portion of the six acres. The brewery was taken over by Walker & Son in the 1850s, which operated it until the 1870s. The industrial complex was transformed into a hat factory in the 1870s, and operated by J.Z. Bidendope until the late nineteenth century.¹²

The Harrington Street Deviation was implemented by the mid-1880s¹³, and created the sharp intersection of Hampden and Sandy Bay Roads. The Deviation is thought to have been

⁸ Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p42.

⁹ Oakman, W, 2000, *Heathfield: 70 Davey Street, Hobart, Tasmania – Conservation Plan*, p7.

¹⁰ *Sprent’s Survey of Hobart 1841-1845*, p19.

¹¹ Australian Heritage Commission, 1983, *The Heritage of Tasmania: The Illustrated Register of the National Estate*, pp37; and Bolt, F, 1981, *Old Hobart Town Today*, p171.

¹² Inventory, *City Fringe Heritage Review*, Collection No. 42.

¹³ *Map of Hobart*, 1886, scale 1:30 000, published by Davis Brothers, held at Tasmaniana Library, Hobart.

created in response to the introduction of an electric tram system to Hobart¹⁴. The original intersection of Harrington Street and Montpelier Retreat was probably too sharp and the gradient too steep to allow for the easy passage of a tram. The Sandy Bay Electric Tram Line ran through the Deviation from 1893.¹⁵

A distinctive phase of residential development took place during the first half of the twentieth century. Several two storey residences were constructed on elevated land at the western side of Hampden Road near the intersection with Sandy Bay Road during the early 1900s. A decade later, there was a building boom. Five new houses were built between the Harrington Street Deviation and Hampden Road from c1921 to c1925¹⁶. Heathfield's grounds were subdivided from c1925 under the ownership of Charles Atkin who formed the Heathfield Court Co. Heathfield Avenue was pushed through in 1926¹⁷, and numerous houses and residential flats were built around Heathfield Avenue, and along Hampden Road between c1926 and c1945.¹⁸

3.3.3 General Description

The land ranges from flat to steeply sloping. Most of the area is elevated and northern sloping. There are mostly uninterrupted views to St David's Park and across to the City Centre. The area is set against the backdrop of Barracks Hill that is dominated by Anglesea Barracks. Most buildings are setback from the street edge, with front gardens. High stone boundary walls are a feature of many properties dating from the nineteenth century, and are located along Harrington Street and parts of Hampden Road.

Architectural styles range from Colonial/Victorian Georgian/Regency, Federation Queen Anne, and Inter-War with an emphasis on Spanish Mission and Bungalow styling. Materials are a mixture of stone, brick (mostly face brick) and stucco.

Important building groups include the small Victorian Georgian workers' cottages that are stepped down Wilmot Street, together with the large Victorian Regency mansions of Melrose and Lumeah that are positioned either side of Wilmot Street at the intersection with Hampden Road. The streetscape of Heathfield Avenue is also remarkable consistent and intact, and is composed of a small group of residences/residential flats that date from the Inter-War period. The group of four Inter-War buildings, which face onto Sandy Bay Road but are positioned at the intersection of Hampden Road, are also a key group.

There are several key individual buildings, including Ellerslie, Heathfield, Tooth's old brewery building (Old Malt House) including the landmark chimney stack, Wivenhoe, Lumeah, Melrose and Devoren Cottage. The Inter-War block of residential flats known as Rothsay is also considered to be important because it frames the corner of Hampden Road and Davey Street, as does the corner shop/flat complex at 35-37 Sandy Bay Road which is a visually prominent building.

Intrusions within the area include the use of front yards for car parking, and large scale medium-rise developments such as the Telstra tower block at the corner of Heathfield Avenue and Davey Street, which has destroyed long established view fields.

¹⁴ The *Hobart Tramway Company Act 1884* gave the Hobart Tramway Co. Ltd the authority to construct and maintain a working tramway in the City of Hobart. In this context the company was given the authority to compulsorily acquire land as may be required. Construction of the tramway did not begin until 1892 by the contractors Messrs Siemens Brothers of London.

¹⁵ HCC, 1943, *Hobart Tramways Jubilee 1893-1943*, p3.

¹⁶ Inventory, *City Fringe Heritage Review*, various sites.

¹⁷ *City of Hobart Plan t*, Part of 3.0.6 Granted to Affleck Moodie, No. 47-11D, 19th May, 1926, does not show Heathfield Avenue, however, the *Diagram from Actual Survey*, *City of Hobart*, No. 68804, 24th November, 1926, shows Heathfield Avenue.

¹⁸ Inventory, *City Fringe Heritage Review*, various sites.

3.3.4 Statement of Significance

- a) The quality and quantity of Colonial/Victorian Georgian/Regency residential buildings exemplifies the economic boom period of the early to mid nineteenth, and is also indicative of the early settlement pattern of inner Hobart.
- b) The quality and quantity of Inter-War residential buildings is indicative of early twentieth century economic prosperity, and the later, economically disastrous times of the Great Depression, which is reflected in the small collection of residential flats built at the height of the Depression for a middle class market.
- c) A large number of individual buildings within this area are intact examples of Colonial/Victorian and Inter-War residential architecture of high quality. Many of these structures possess landmark qualities.
- d) The sections of continuous one and two storey finely detailed brick facades of Heathfield Avenue and Wilmot Street, and the prominence of high stone boundary walls, create a general uniformity of scale and creates a distinctive visual impression and outstanding streetscape qualities.
- e) The streetscape has high aesthetic value which is enhanced by the vistas to St David's Park and the City Centre, and the backdrop of Barracks Hill.
- f) There are areas of potentially high archaeological value, particularly with respect to former long-established estates, such as Heathfield.

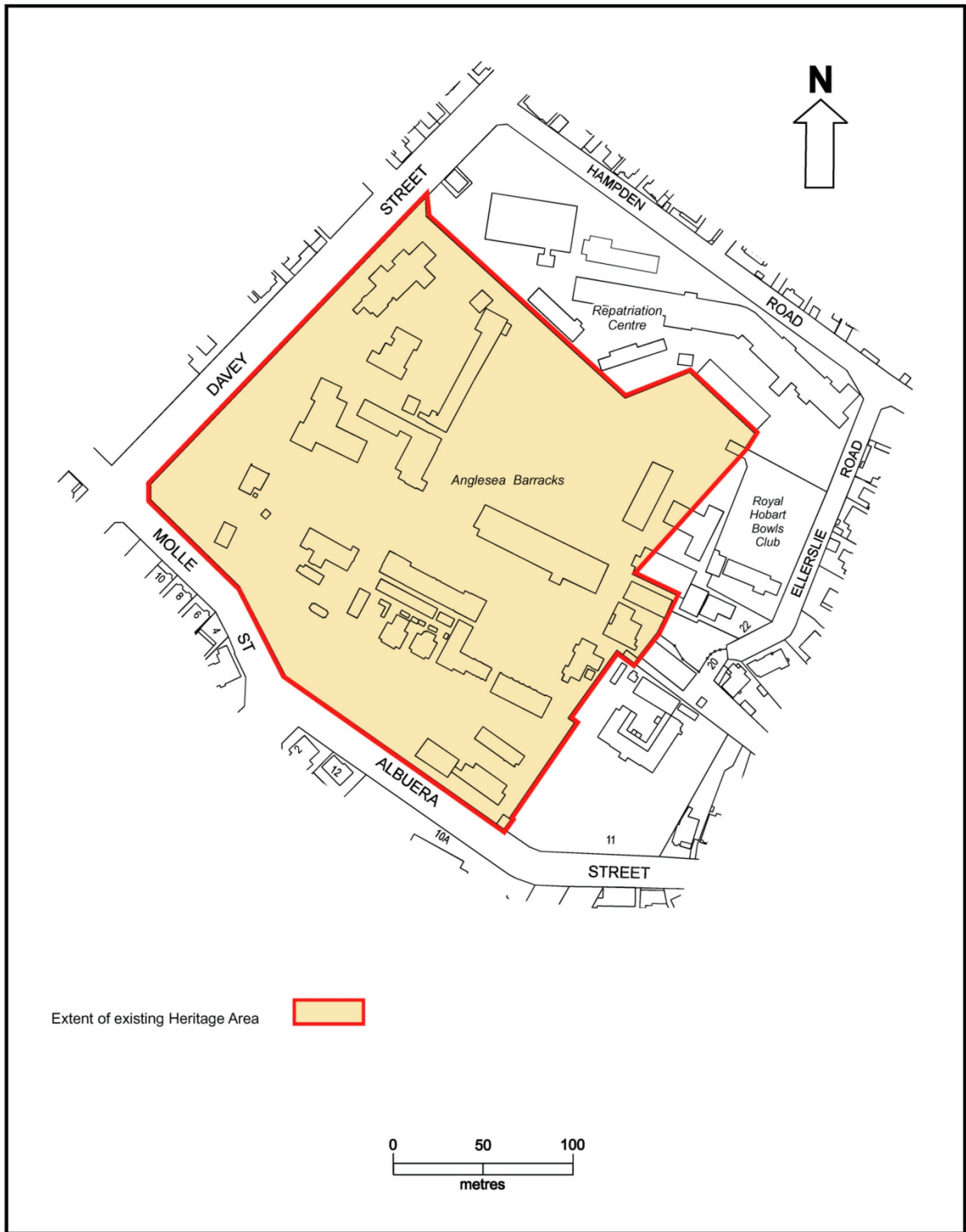


Figure 5 Heritage Area 4 – Anglesea Barracks.

Source: Jeffery, S., 2002.

3.4 Heritage Area 4 - Anglesea Barracks

The information provided in section 3.4.4 is quoted directly from the *Anglesea Barracks Conservation Plan*¹⁹, and is thought to adequately reflect the heritage values of Heritage Area 4 – Anglesea Barracks.

3.4.1 Boundary

Heritage Area 4 encompasses what is now defined as Anglesea Barracks. The northern boundary runs along Davey Street between Linden Avenue and Molle Street. The southern boundary is defined by the northern boundaries of properties located along the northern side of Ellerslie Road. The eastern boundary is aligned with Linden Avenue; and the western boundary follows Albuera and Molle Streets (Figure 5).

The whole of Heritage Area 4 is located within the City Fringe Study Area ‘B’.

3.4.2 Historical Outline

The site for Anglesea Barracks was selected by Governor Macquarie in 1811. Military Barracks were subsequently constructed on 21 acres of land on top of a small hill, later known as Barracks Hill. The initial construction phase took place between 1814 and 1818, at the end of which time the Barracks was officially listed as being completed. The early buildings were to provide accommodation for 150 men. By 1818 the Officers Quarters and Mess had been constructed as well as the Hospital, which could accommodate up to 32 patients.²⁰

Other structures were subsequently built on the site during the first half of the nineteenth century, including the Officers Married Quarters (1824), the Soldiers Barracks (1824), Garrison Taproom (1834), Guard House (1838), the Military Gaol (1846), the Soldiers Barrack Room (1850), and the Memorial to the 99th Regiment (1850). The Fives Court was the only substantial structure erected in the later nineteenth century. Both this building and the avenue of Linden (or Lime) trees were constructed/planted in 1860. Twentieth century buildings include the south-eastern wing of ‘A’ Block, which was completed in 1912, an ornamental fountain erected in 1967 to commemorate the efforts of soldiers who assisted victims of the 1967 bushfires, and the Bath Inn Archway (1842) that was brought to the site in 1974, and now serves as a memorial.²¹

The area of land occupied by the Barracks has diminished over time. By the 1840s, the site was contained between Davey, Molle and Albuera Streets, Hampden Road, and the southern boundary was aligned with what is now Ellerslie Road.²²

The site now occupied by the former Albuera Street State School was part of the Barracks from 1811-1885. In the early years, this land was occupied by gardens and the huts of married soldiers. In 1855, it was subdivided from the Barracks, passed into State Government ownership, and was subsequently used as a park. Part of this reserve was subdivided in 1912, and Albuera Street State School was built on the site in c1913. The site was re-purchased by the military in 1989.²³

A large section of the original grounds located along Hampden Road (between Davey Street and Ellerslie Road) was also developed for other purposes. By the 1840s the site, now occupied by the Repatriation Hospital, appears to have been surplus land. It was separated

¹⁹ Australian Construction Services, 1992, *Conservation Plan: Anglesea Barracks, Hobart, Tasmania*, Vol. 3, pp161-162.

²⁰ Anglesea Barracks Museum, 2001, *A Visitor's Guide to Anglesea Barracks*, (pamphlet).

²¹ Loc. Cit.

²² Solomon, R.J, 1976, *Urbanisation: The Evolution of an Australian Capital*, Plate 16, p64.

²³ Australian Construction Services, 1992, *Conservation Plan: Anglesea Barracks, Hobart, Tasmania*, Vol. 2, p52.

from the Parade Ground by a roadway (Linden Avenue), and had a flag staff positioned at the south-western end. Gardens were established on this site from the 1870s. This Barracks Reserve remained intact at least until 1918, when a Repatriation/Base Hospital was built on the site²⁴. This hospital was operational at least until the late 1920s²⁵. The Repatriation Hospital complex, which currently occupies the site, was built in the early 1940s.²⁶

In 1892, a portion of land, which in the 1840s had been used for gardens, was leased by the newly formed Royal Hobart Bowling Club. This was subsequently developed by the club, and bowling greens were built as well as a club house.²⁷

3.4.3 General Description

Anglesea Barracks is located on elevated land, approximately 1.5 km south-west of the Central Business District. It is a highly visible precinct that contains a unique collection of military buildings that are essentially Georgian in character, and which date from the Colonial/Victorian architectural periods. Common building materials include brick and sandstone, which reflect two distinct phases of development. Buildings constructed between 1814-c1838 are commonly of brick construction, whereas structures built between c1838-1870 are mostly of sandstone construction.

The precinct is tightly organised. Buildings are arranged around the centrally located parade ground, and are often sheltered by mature trees positioned along roadways within the site. Important landscape elements include the avenue of Linden (or Lime Trees) located along Linden Avenue, a large Tasmanian Blue Gum growing opposite the former Military Gaol, and the memorial corner at the southern end of Linden Avenue which is a grassed area sheltered by mature trees that is occupied by various military memorials.

Older buildings are located near to the centre of the site, while more recent structures are found at the periphery. Key buildings include the original Officers Quarters and Mess, the Military Gaol, Old Soldiers Barracks, Guard House, Hospital, Soldiers Barrack Room, Officers Married Quarters, and the Garrison Taproom.

²⁴ Australian Construction Services, 1992, *Conservation Plan: Anglesea Barracks, Hobart, Tasmania*, Vol. 2, p2.

²⁵ *A Map of the City of Hobart, 1927*, by Denis Colbron Pearse.

²⁶ Trees - Repatriation Centre Grounds, *City Fringe Heritage Review*, Inventory, Collection No. 155.

²⁷ Anglesea Barracks Museum, 2001, *A Visitor's Guide to Anglesea Barracks*, (pamphlet).

3.4.4 Statement of Significance

*Historically, Anglesea Barracks... is:*²⁸

- (i) *significant as the oldest continually occupied military facility in Australia;*
- (ii) *significant as the focus for military activities within Tasmania both in its colonial and post-Federation eras;*
- (iii) *significant for its manifestation of the social and historical process of colonial and state development of Tasmania as reflected [by the] military and institutional use of the site;*
- (iv) *significant for the involvement of several notable individuals in Tasmanian and Australian history including Governors Lachlan Macquarie and George Arthur, and architect John Lee Archer.*

Physically, Anglesea Barracks...is significant for several individual buildings which are valuable architectural examples of their respective periods.

Physically, Anglesea Barracks ...is:

- (i) *significant for its unique asymmetrical layout and the major remnants of its early layout – the parade ground, the Barracks road and the buildings which define them;*
- (ii) *significant for its outstanding collection of Colonial Georgian and Regency buildings which in their scale and character reflect both the simplicity and refinement of that period and the relatively minor imperial role of the Barracks;*
- (iii) *significant for its military building types, now rare within Hobart;*
- (iv) *important for the existence of remnant fabric of the early former fives court;*
- (v) *important for the probable existence of historical archaeological remains and artefacts both within existing early buildings and from the relatively undisturbed sites of former buildings;*
- (vi) *important for its Edwardian/Federation buildings which, while modest in appearance, illustrate an important period of renewed activity at the Barracks (this importance extends to the changes to the earlier buildings dating from this later period).*
- (vii) *Important for its military memorials, particularly the 99th Regiment*
- (viii) *Of interest for the existence of unusual and rare features such as:*
 - *the air raid shelter*
 - *the sentry box at the main gate*
 - *the transit of Venus pedestal*

²⁸ Australian Construction Services, 1992, *Conservation Plan: Anglesea Barracks, Hobart, Tasmania*, Vol. 3, pp161-162.

Environmentally, Anglesea Barracks...is important for its internal streetscapes:

- (i) along the Barracks Road;*
- (ii) along the road in front of [the Former Subalterns' Quarters and Former Military Gaol];*
- (iii) along Linden Avenue to the 99th Regiment Memorial.*

Environmentally, Anglesea Barracks...is of interest for its generally supportive contribution to its environs in a neutral, non intrusive sense.

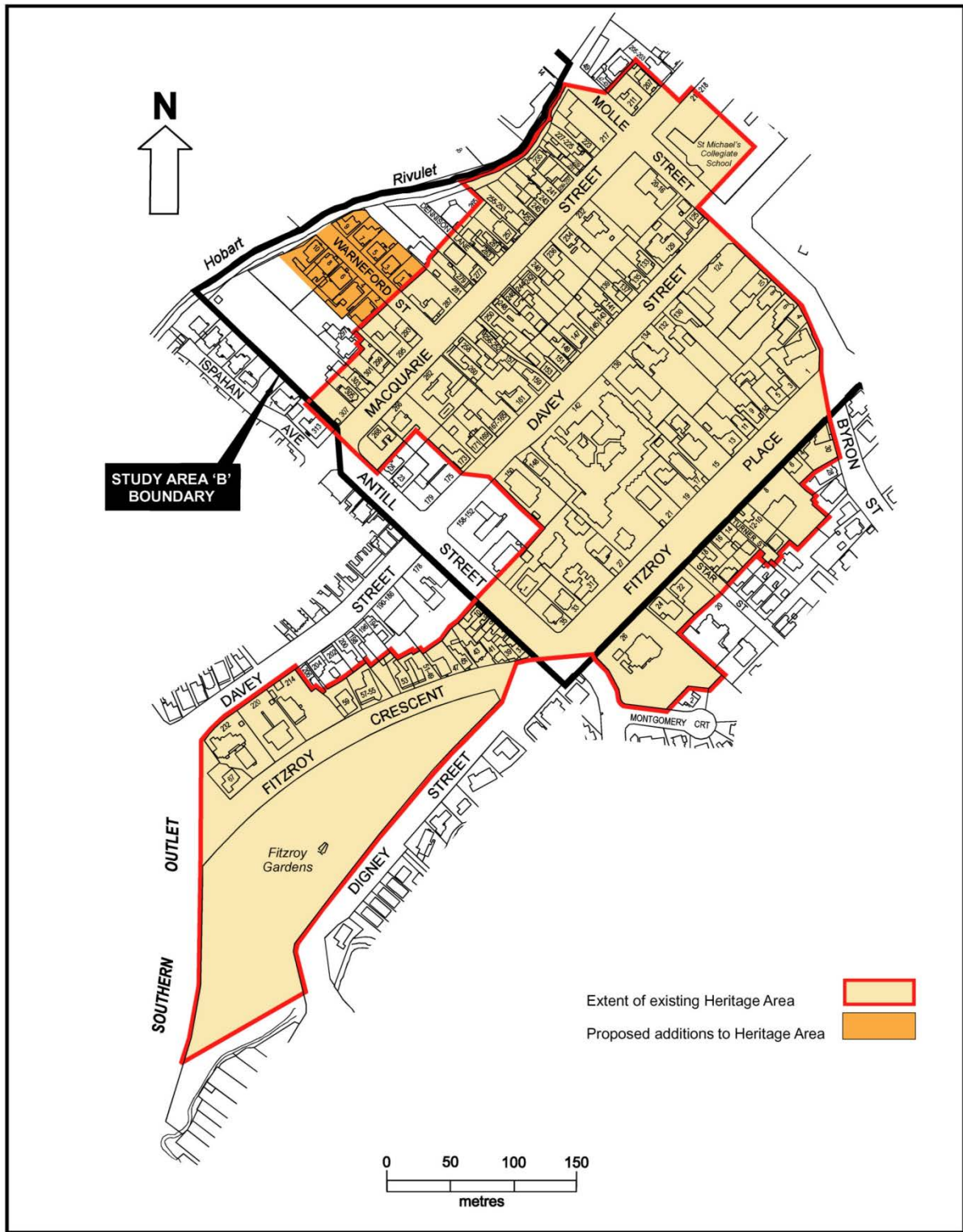


Figure 6 Heritage Area 5 – Fitzroy Crescent, Fitzroy Place, Davey Street South and Macquarie Street South, showing proposed boundary adjustment.

Source: Jeffery, S., 2002.

3.5 Heritage Area 5 - Fitzroy Crescent, Fitzroy Place, Davey Street South and Macquarie Street South

Heritage Area 5 is partly located in the *South Hobart Heritage Review* Study Area and partly in the City Fringe Study Area B. The information presented in sections 3.5.2, 3.5.3 and 3.5.4 is partly quoted from the *South Hobart Heritage Review* and partly added by this study to incorporate a recommended boundary change. The information in section 3.5.1 provides a written description of the current boundaries and recommended boundary changes.

3.5.1 Boundary

Heritage Area 5 is centred around Fitzroy Place, Fitzroy Crescent, Davey and Macquarie Streets. The northern boundary is defined by the northern boundaries of properties fronting onto Macquarie Street and Fitzroy Crescent, while the southern boundary follows the southern boundaries of properties located along the southern side of Fitzroy Place and the northern side of Digney Street. The western boundary ends at the eastern edge of the Southern Outlet, and the eastern boundary loosely follows Byron and Molle Streets (Figure 6).

It is recommended that Heritage Area 5 is extended to incorporate the buildings located on either side of Warneford Street, which runs between Macquarie Street and the Hobart Rivulet.

3.5.2 Historical Outline

*The earliest housing precinct in South Hobart with many of the existing dwellings being erected by 1845. Larger two storey townhouses were built along the eastern side of Macquarie Street while Fitzroy Crescent and Davey Street were the site of more modest single storey cottages. The conservation area includes two former nineteenth century industrial sites—Nicholl’s brewery (adjacent to the Globe Hotel) and Mann’s wind powered flourmill on Davey Street. It also contained South Hobart’s first police station—a watch house erected next to what is now Wheatsheaf Lane in Macquarie St in 1832.*²⁹

The land occupied by Warneford Street and surrounding buildings was originally granted to Joseph Morgan.³⁰ This one acre one rood and 24 perch grant was built upon by the 1840s, and the original house that occupied a corner of the site survives today (295 Macquarie Street). Warneford Street and the surrounding subdivision were created in c1916.

²⁹ Paul Davies Pty Ltd, Terry, Ian, 1999, *South Hobart Heritage Study: Final Report*, p9.

³⁰ Sprent’s Survey of Hobart Town 1841-1845, p69.

3.5.3 General Description

This conservation area is now divided by Davey Street and the Southern Outlet, which has dramatically changed the character of the central part of the precinct. It is also separated by the Southern Outlet from South Hobart and more properly forms an extension of the Davey and Macquarie Streets precincts in that it marks the end of the early city development.

Despite this the area has retained a strong and consistent character with its predominance of early buildings (some dramatically modified but discernable behind new facades) and clearly indicates the pattern of development of the various streets. Fitzroy Crescent, with its grander houses (also seen in the lower section of the Davey Street conservation area which once formed a contiguous part of this precinct) facing the park has a separate character to Davey or Macquarie Streets with their more intense and generally smaller scale development. The precinct is marked by several landmark buildings including the church and hotel.

The key character elements are the scale of development, the relationship of buildings, the lack of newer inappropriate buildings (except for several buildings including 220 Davey Street) and the large number of significant and contributory buildings and elements that survive.³¹

Warneford Street is steep and northern sloping. The street is straight, wide and open, and the Rivulet is a focal point at the northern end of the street. Building allotments are of a consistent size, and shape. Setbacks are also similar, and most front gardens have been retained. Most buildings date from the Inter-War architectural period, and are of brick construction.

The whole street (excluding 10 Warneford Street) represents a key group. There are, however, key buildings within the streetscape. These include 2 and 4 Warneford Street, which are an identical pair of former residences, and 6 and 8 Warneford Street that are also very similar in design and impressively intact.

The primarily residential character of the area has survived despite the conversion of several residences to medical offices. Major intrusions within the street are associated with this change of use, such as the replacement of front gardens with off-street parking, heavy metal security grills over windows, doors and porches, painting of face brick and signage.

³¹ Paul Davies Pty Ltd, Terry, Ian, 1999, *South Hobart Heritage Study: Final Report*, p9.

3.5.4 Statement of Significance

Fitzroy Place, Davey Street South and Macquarie Street South Heritage Area is of significance for:

- *the large number of early buildings that survive which provide evidence of the development of early Hobart.*
- *the historically significant relationship of Fitzroy Street to the adjacent gardens.*
- *the largely intact streetscapes.*³²

Warneford Street is of significance for:

- a) The quality and quantity of Inter-War residential buildings that exemplify the economically prosperous years of the early twentieth century.
- b) The small number of individual buildings within this area that are intact examples of Inter-War residential architecture of high quality.
- c) The sections of continuous single storey finely detailed brick facades of buildings within the street create a general uniformity of scale and creates a distinctive and impressive streetscape.
- d) The relationship of the street to the Rivulet is an important feature of the setting of the area, which is reinforced by the topography.
- e) The area is a largely intact example of an early twentieth century subdivision overlaying an earlier nineteenth century settlement pattern.

³² Loc. Cit.

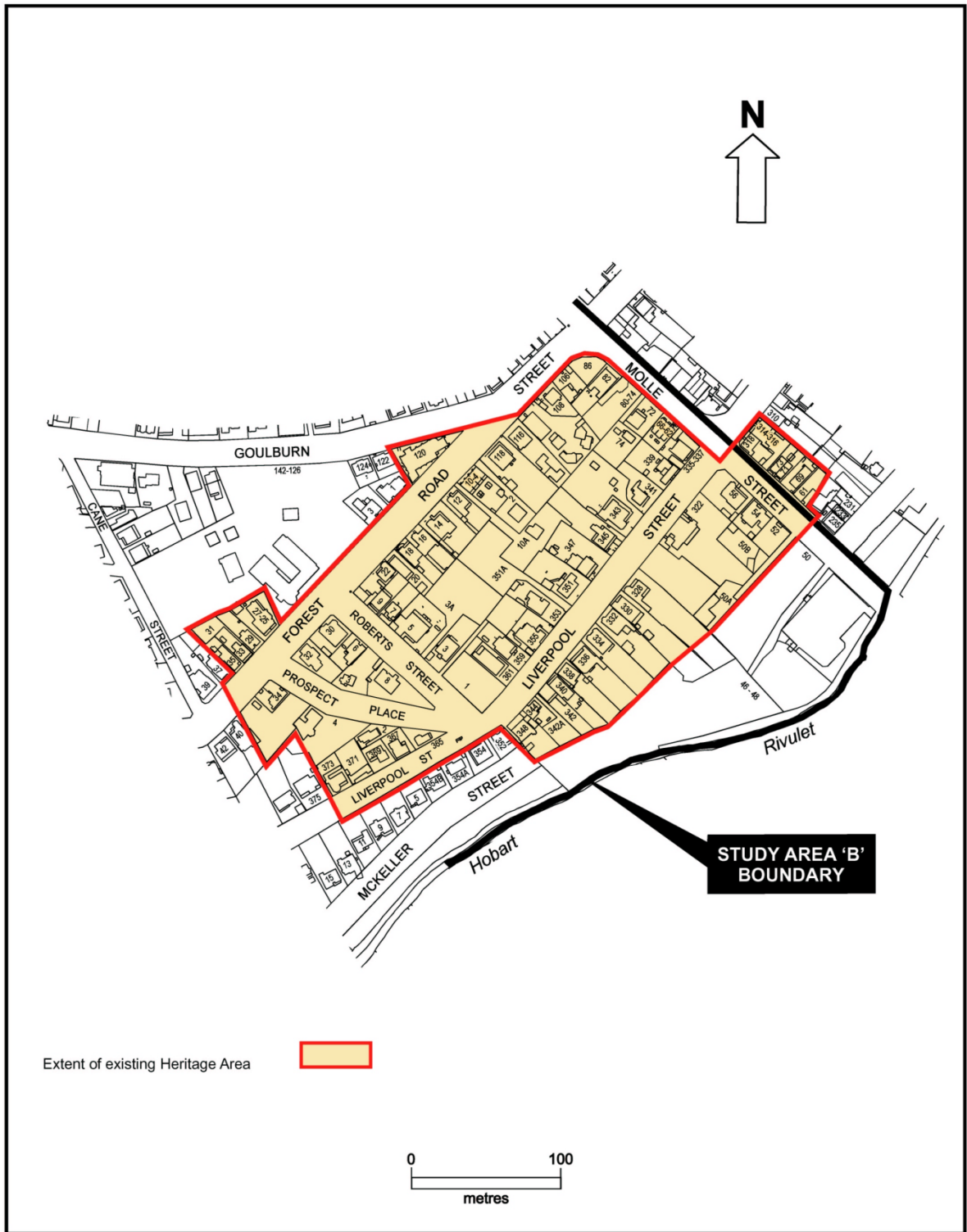


Figure 7 Heritage Area 8 – Inner Hillside Housing/Liverpool Street.

Source: Jeffery, S., 2002.

3.6 Heritage Area 8 - Inner Hillside Housing/Liverpool Street

Only a small part of Heritage Area 8 is located within the City Fringe Study Area B. The majority of the area is located in West Hobart. The following information is quoted directly from the *West Hobart Heritage Review* main report.

There are no recommended boundary changes to Heritage Area 8 as a result of the examination undertaken by this study.

3.6.1 Boundary

*Heritage Area 8 is bounded by Forest Road in the north, Liverpool Street in the south, including a section encompassing the southern property boundaries of several houses facing Liverpool Street, Molle Street in the east, and the far western property boundaries of properties fronting onto and directly opposite Prospect Place (Figure 7).*³³

3.6.2 Historical Outline

This area was one of the first developed in West Hobart. Roads such as Liverpool and Goulburn Streets, extended to this area from the 1820s. By 1829 there were approximately twenty-five structures in this zone, the majority of which were of timber construction. By the 1840s the area of land bounded by Liverpool, Molle and Roberts Streets was roughly subdivided and there was a slight increase in the number of built structures.

Land on the southern side of Liverpool Street remained development free until the mid-nineteenth century. Various agricultural activities were pursued on this parcel of land, which was known as Freeman Paddocks. Orcharding was also a popular land use within the area. In the 1860s, fine orchards were kept by George Wilson, whose property was located near the end of Liverpool Street.

By the mid nineteenth century Liverpool Street had become a select place to live. Several elegant sandstone houses were built on the northern side of the street in the 1840s. Prominent owner/occupiers of the 1860s included Mr Henry Boose Tokin, retired sea captain, Mr George Roberts, who ran the first Goulburn Street School and Mr E Boothman, a prominent solicitor. There were also more humble dwellings built for the working class. These were located on land which attracted high-density, low-cost developments because it was far enough away from the city to be cheap. A network of small specialty shops services the area, as well as numerous public houses.

*The area appears to have been substantially built upon by the early 1900s. Land on the southern side of Liverpool Street was fully subdivided and built upon by this time and a number of large houses were built on land along the northern side of Liverpool Street.*³⁴

³³ Godden Mackay Logan, 2000, *West Hobart Heritage Review*, p110.

³⁴ Loc Cit.

3.6.3 General Description

It is a steep residential housing area which forms an important and unique backdrop to the city. There are panoramic views of the city, river and mountain from this area. The topography (it is very steep in parts) allows facades to be fully visible from the street. The area contains a mix of architecture, ranging from single-storey Colonial/Victorian Georgian cottages and terraces to larger and more substantial late nineteenth/early twentieth century houses. There are a number of early buildings which have modern alterations, most of these are located in the western hillside area along Liverpool Street. There is an even mix of stone, brick and weatherboard houses. Many of the earlier houses are symmetrical in plan, while bay windows are characteristic of the late nineteenth/early twentieth century structures.

There is one section of streetscape where the integrity and consistency of the building stock is very high. This section encompasses both sides of Liverpool Street between Molle Street and Prospect Place. The northern side of this section of Liverpool Street is characterized by more substantial brick and sandstone dwellings, while simple timber cottages dominate the southern side of the street.

Key buildings include St John the Baptist Church, which is located at the corner of Goulburn Street and Forest Road. This is a landmark structure which forms the traditional gateway to West Hobart. Goulburn Street Primary School (c1943 structure) also contributes greatly to the streetscape of the area, as well as the group of houses (including 337, 341, 343, 345, 347, 349, 351 and 332, 334, 336, 338, 340, 344 and 348 Liverpool Street) which form an important historic streetscape. There are also sections of original sandstone kerbing, street steps, retaining walls, and high stone walling (along Liverpool Street) that are important streetscape elements. Contributory landscape elements include the mature Oak Tree in front of Goulburn Street Primary School.

Intrusions within the area include some unsympathetic alterations and additions to houses and the development of off-street parking facilities which have greatly impacted on the front yards of some properties.³⁵

³⁵ Ibid, p112.

3.6.4 Statement of Significance

- a) *The quality and quantity of Colonial/Victorian/Federation period housing stock exemplifies the economic boom period of the early to mid nineteenth/early twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the area.*
- b) *A large number of individual houses in this area are intact examples of early to late nineteenth/early twentieth-century architecture of high quality. Many of these structures possess landmark qualities.*
- c) *The continuous single-storey timber, brick and sandstone facades and the general uniformity of scale in the area within Liverpool Street create a distinctive visual impression and outstanding streetscape qualities.*
- d) *The streetscape has high aesthetic value which is enhanced by the open vistas created by the straight alignment of Liverpool Street and Forest Road, and by the views over the city, river and mountain afforded by the topography of the area.*
- e) *The area has social significance to the local and broader community due to the location of two major structures that were/ and are currently places of community focus (including St John the Baptist Church and the Goulburn Street Primary School) and because sections and individual items of the area have been recognised by various State heritage bodies and the Australian Heritage Commission.³⁶*

³⁶ Ibid, p114.

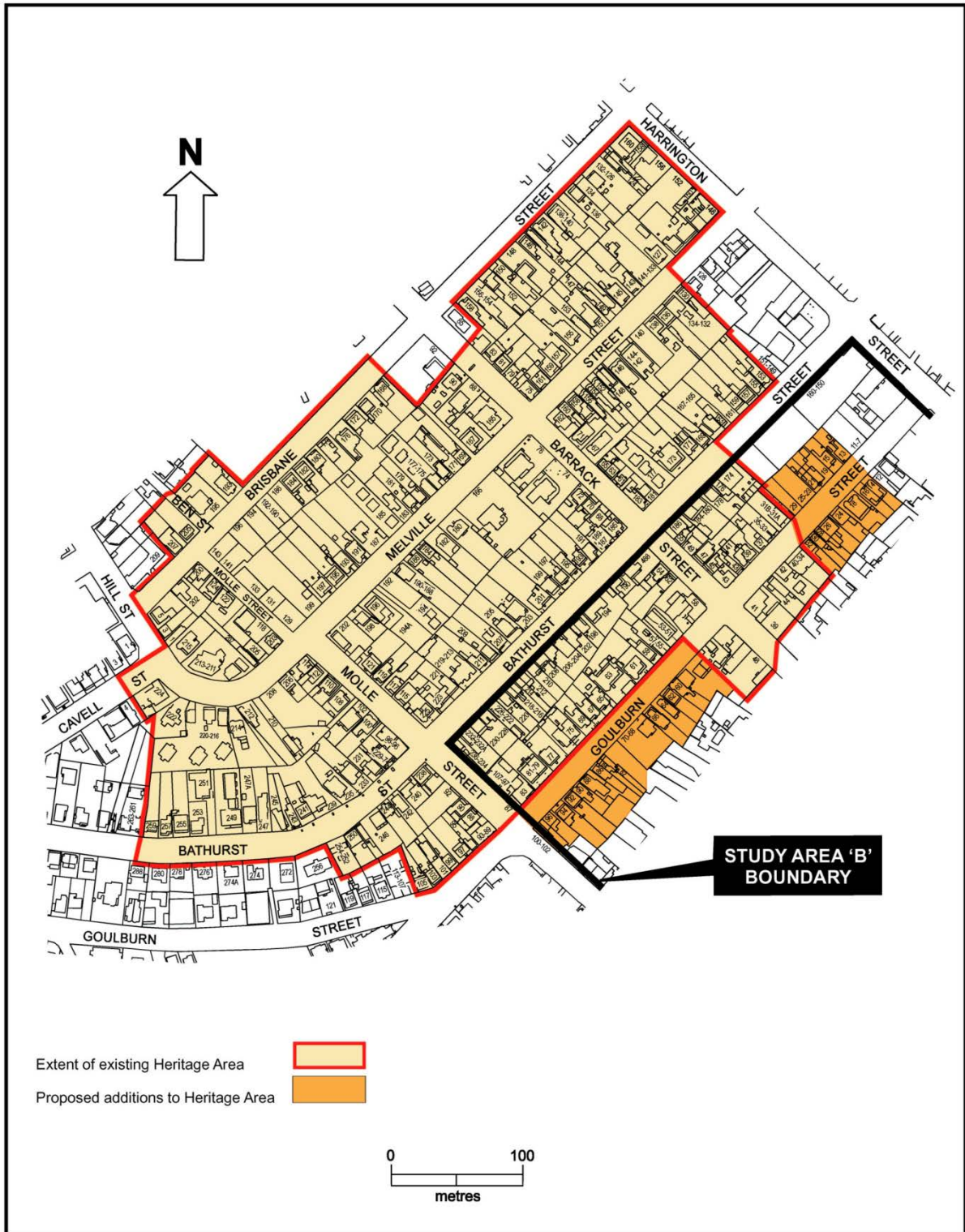


Figure 8 Heritage Area 9 – Inner Hillside Housing/Bathurst Street, showing proposed boundary adjustments.

Source: Jeffery, S., 2002.

3.7 Heritage Area 9 - Inner Hillside Housing/Bathurst Street

A small south-eastern section of Heritage Area 9 is located within the City Fringe Study Area B. Most of this Heritage Area is positioned within West Hobart. The following information is partly quoted from the *West Hobart Heritage Review* main report, and partly added under this study to incorporate recommended boundary changes.

3.7.1 Boundary

*Heritage Area 9 is partly bounded by Harrington Street in the east, Brisbane Street in the north, the western property boundaries of residences located along Bathurst and Melville Streets in the west, and Goulburn Street in the south. The boundaries do not run in a linear fashion along streets, they cut across various blocks.*³⁷

It is recommended that the southern boundary is extended to include the southern side of Goulburn Street, and that the eastern boundary is extended further east along Goulburn Street nearer to the intersection with Harrington Street (Figure 8).

3.7.2 Historical Outline

Structures are scattered within the area...by the 1820s. The majority were of timber construction, although there appears to have been a small number of larger brick or stone buildings. Most of this development was concentrated around the edge of blocks. A large portion of this land was allocated for third class allotments. Most of the early inhabitants, therefore, were poor free-settlers and emancipated convicts. The land was steep, but had the advantage of being close to the city and also had a plentiful supply of water from small creeks and streams that meandered through the area.

The land was substantially subdivided and built upon by the 1830s. Residential development within the area was high-density and low-cost. Early housing appears to have consisted of small detached and conjoined cottages located on small to medium size allotments. The area, therefore, was working class. This was confirmed by a survey of the 1830s in which a large number of the inhabitants were found to be stonemasons or labourers.

*The area continued to evolve throughout the nineteenth and early twentieth centuries. Small row houses are evident on the Metropolitan Drainage Board Plans of 1910. These were often located in the rear yards of larger houses, and some fronted onto main streets. They appear to have been evenly scattered throughout the area. By the early 1900s, a considerable number of small Colonial structures had been replaced by larger Victorian/Federation buildings. The steep land became highly attractive as mobility and access was improved.*³⁸

The two areas being recommended for addition to Heritage Area 9 share a similar history of development to that which is described above.

³⁷ Ibid, p119.

³⁸ Loc. Cit.

3.7.3 General Description

This is a hillside area located immediately west of the city centre. It is very steep and is traversed by several major roads, namely Bathurst, Melville, Brisbane and Molle Streets. The area is mostly residential, however there is a small section at the western end of Melville Street and along Harrington Street which has commercial functions. Due to the topography of the area, houses located on the northern side of streets running east-west occupy elevated land and therefore are usually highly visible elements within the streetscape. This situation also applies to structures located on the western side of streets running north-south.

The two predominant housing forms are Colonial/Victorian Georgian brick and weatherboard detached cottages and larger late Victorian/Federation brick/stucco structures that often occupy landmark positions. Many of the later Victorian/Federation structures are located on land that was previously built upon.

There are a few sections of streetscape that are highly intact and consistent. One section encompasses the northern side of Bathurst Street between Harrington and Barrack Streets. A varied collection of early to late Victorian two/three-storey townhouses constructed from a variety of materials (namely sandstone, timber, brick and stucco) are located within this section of Bathurst Street. Further up Bathurst Street between Barrack and Molle Streets is another highly intact and consistent area of streetscape. This is mainly comprised of Colonial/Victorian Georgian residences that are small to medium in size.

Key buildings include Clutha, a large Federation mansion located near the corner of Melville and Bathurst Streets, and another large Federation house that is adjacent. Both these structures are located within a central highly visible zone and, as such, possess landmark qualities. There are also important streetscape elements such as sections of sandstone kerbing, and the walls of the former Roman Catholic Cemetery (Brisbane Street). There are several industrial buildings along Harrington Street, namely Cramp Brothers Body Works, that are testament to the early industrial nature of Harrington Street.

Intrusions within the area include industrial and commercial expansion along Harrington and Melville Streets, which may impact on historic fabric, and carparks, which have been established, especially along Melville Street, in the rear yards of older houses. Unsympathetic additions and alterations to historic housing stock have also occurred, while off-street parking facilities have engulfed a number of front yards. Low to medium-rise flats that are out of character with the scale, form, mass and materials of the area have also been constructed.³⁹

The eastern end of Goulburn Street is a consistent streetscape of nineteenth/early twentieth century residential buildings. The southern side of Goulburn Street is also occupied by mainly residential development dating from the early nineteenth to the early twentieth centuries. Both areas are consistent with the overall physical character of Heritage Area 9 as stated above.

³⁹ Ibid, p121.

3.7.4 Statement of Significance

The two areas being recommended for inclusion into Heritage Area 9 share the values described below.

- a) *The quality and quantity of Colonial and Victorian/Federation period housing stock exemplifies the economic boom period of the early to late nineteenth/early twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the area.*
- b) *A large number of individual houses in this area are intact examples of early to late nineteenth/early twentieth century architecture of high quality. Many of these structures possess landmark qualities.*
- c) *The section of continuous two and three-storey early to late Victorian facades constructed from a variety of materials and located along an eastern section of Bathurst Street create a distinctive visual impression and outstanding streetscape qualities.*
- d) *The section of continuous single-storey Colonial/Victorian Georgian residences constructed from brick and sandstone and located along a western section of Bathurst Street, create a distinctive visual impression and outstanding streetscape qualities.*
- e) *The small number of intact nineteenth/early twentieth century industrial structures located along Harrington Street are physical and working reminders of early industry within the area.*
- f) *The streetscape has high aesthetic value which is enhanced by the open vistas created by the width and straight alignment of the major intersecting streets and by the views over the city, river and mountains afforded by the topography of the area.*
- g) *The area has social significance to the local and broader community because sections of streetscape and individual items within the area have been recognised by various Local and State heritage bodies and the Australian Heritage Commission.⁴⁰*

⁴⁰ Ibid, p123.

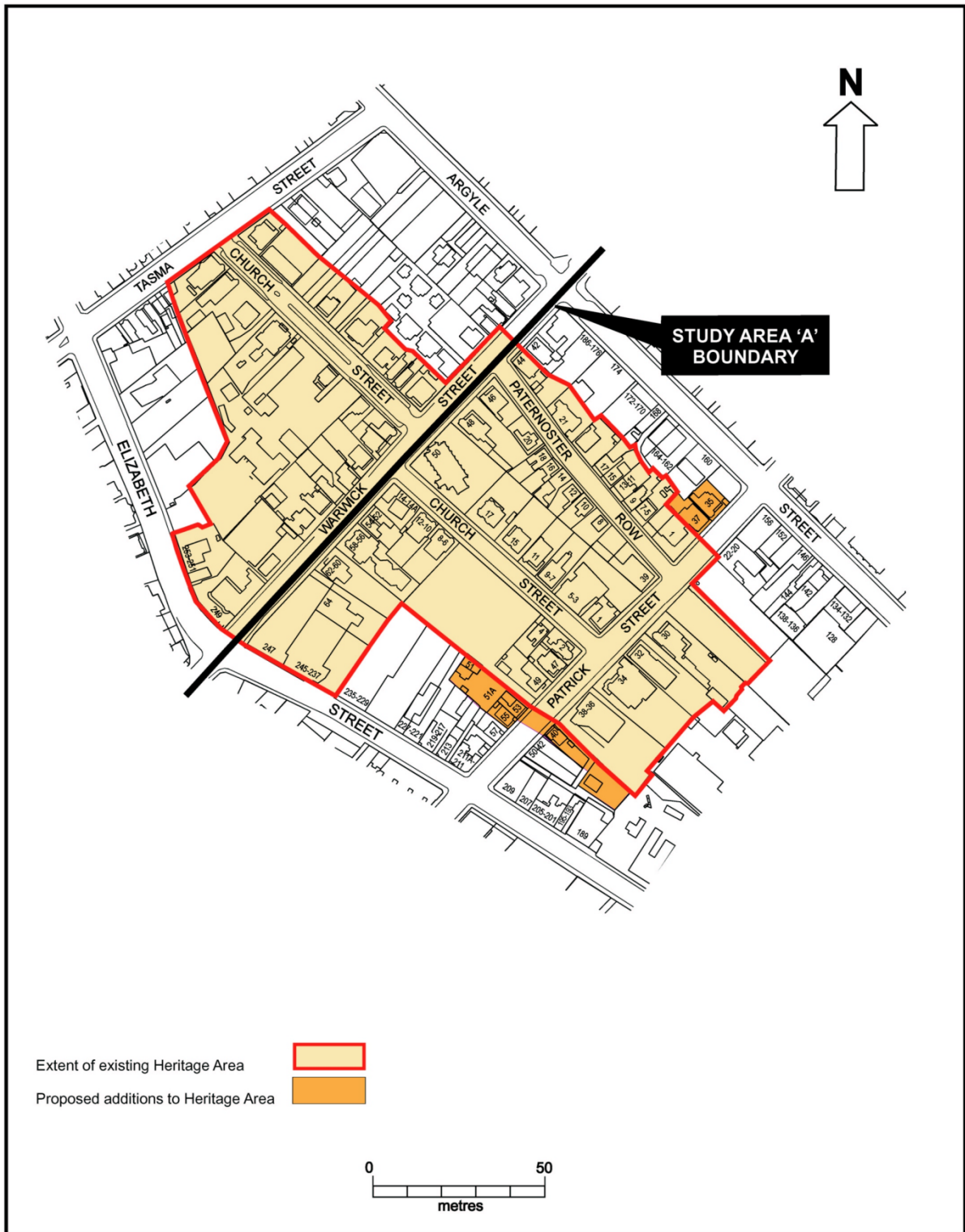


Figure 9 Heritage Area 13 – Holy Trinity Church and Surrounds, showing proposed boundary adjustments.

Source: Jeffery, S., 2002.

3.8 Heritage Area 13 - Holy Trinity Church and Surrounds

The southern half of Heritage Area 13 is located within the City Fringe Study Area A. The other half (north of Warwick Street) is located in North Hobart. The following information is quoted partly from *North Hobart Heritage Areas: A Detailed Assessment*. This study built on the work commenced in the *North Hobart Heritage Review*, and examines the area as a whole. Additional information has been added as part of this study in relation to recommended boundary changes.

3.8.1 Boundary

Heritage Area 13 is loosely defined by Tasma Street in the north, Church Street and Paternoster Row in the east; Patrick Street in the south; and Elizabeth Street in the west. It is only the northern section of the heritage area that falls within the general study area.

It is recommended that the northern boundary be extended, and that the western boundary be adjusted slightly. The northern boundary extension would encompass properties located on either side of Tasma Street (to the east of Elizabeth Street). The adjustment of the western boundary would remove 251-253 Elizabeth Street (Prospect House) and 249 Elizabeth Street (Melbourne Lodge) from the existing heritage area, however they would be included in Proposed Heritage Area D - Elizabeth Street.⁴¹

It is recommended that small adjustments be made to the eastern and western boundaries, which would allow for the inclusion of several properties that make a valuable contribution to the streetscape of the area (Figure 9).

3.8.2 Historical Outline

The earliest sign of development within this area was the construction of Patrick and Warwick Streets in 1826, and the designation of five acres of land at the top of Trinity Hill to allow for the construction of a church. Although one acre of this land was granted for a burial ground in 1828 and Trinity Church was eventually constructed in 1844, a large portion of the original five acre church reserve was subdivided into residential allotments by the 1840s.

All streets within this area were constructed by the 1840s, and by the 1860s it had become a highly desirable residential neighbourhood. This was due mainly to its elevation which afforded wonderful views and a healthy and airy place to live - an important concern for educated city dwellers of the nineteenth century.

Many of the early houses were substantial dwellings of brick or sandstone construction. Smaller houses and cottages tended to be built in lower-lying areas such as Paternoster Row and Tasma Street. In the later nineteenth century numerous ornately decorated terraces and larger houses were built, particularly along either side of Church and Warwick Streets.

As the population of North Hobart increased, private and public schools were established. The first school was the parochial school which moved to the Trinity Church parish rooms in 1853. In 1883 Trinity Hill State School opened; this was the first government school established in Hobart. Shops operated from an early time, mainly along Elizabeth Street; and a brewery was established at the corner of Warwick and Elizabeth Streets in 1863.⁴²

⁴¹ HCC, 2001, *North Hobart Heritage Areas: A Detailed Assessment*, p12.

⁴² Loc. Cit.

Most of the buildings within the areas being recommended for inclusion in Heritage Area 13 date from the early twentieth century, and therefore represent a later historical phase of development not mentioned in the above historical outline.

3.8.3 General Description

It is a very steep area as it encompasses Trinity Hill, which is the second highest point within North Hobart. There are streets contained within the area, including Church Street and Paternoster Row; and streets that run through the area, including Tasma and Warwick Streets. Elizabeth Street bends around the base of the hill. Streets are wide and straight, and there are panoramic views of the city, Mount Wellington, River Derwent and Domain.

Many houses have small to medium sized front gardens. There are numerous mature trees growing in the grounds of larger properties. Deciduous street trees are scattered throughout the area, and there is a wide and lightly vegetated nature strip along the north-western section of Church Street.

Representative examples of nineteenth/early twentieth century architecture can be found within this area. There are structures which date from the early years of settlement, as well as more substantial houses from the later nineteenth/early twentieth century. Most houses are brick or sandstone, and one or two storey. They are situated on rectangular shaped allotments which vary in width and depth.

There are many important individual buildings and groups. Trinity Church is one of the most historic and visible buildings. The former brewery building on the corner of Elizabeth and Warwick Streets is also important, as is the row of Victorian Georgian terraces, built in the 1840s, that are located at 45-51 Church Street. Important groups include: the late Victorian/Federation two storey houses on either side of Tasma Street; the cluster of impressive Victorian Italianate conjoined houses located on the eastern side of Warwick Street (between Church and Elizabeth Streets); and the delightful group of mid to late Victorian cottages staggered along the northern side of Warwick Street.

The main intrusions are unsympathetic additions and alterations, and the alienation of some historic buildings due to extensive land uses such as carparking.⁴³

The buildings recommended for inclusion into Heritage Area 13 are mostly residences that date from the Federation/Inter-War periods with the exception of the cottage at 42-50 Patrick Street which dates from the Colonial period. All these structures make a valuable contribution to the streetscape of the area, and are consistent with the general character of the heritage area.

⁴³ Ibid, p14.

3.8.4 Statement of Significance

Refer to point 'a' below which addresses the values present within the recommended boundary changes that have not been previously acknowledged.

Heritage Area 13 - Holy Trinity Church Area is of cultural heritage significance because:

1. *The fine quality and quantity of Old Colonial, mid to late Victorian and Federation period houses provide evidence of the original middle-class nature of this prominent and popular residential area of North Hobart.*
 2. *Individual houses within this area that are intact representative examples of Old Colonial, Victorian and Federation period architecture.*
 3. *The number of significant groups of mid to late Victorian and Federation houses within the area.*
 4. *The aesthetic value of the streetscape which is enhanced by the panoramic views of the City, Mount Wellington, River Derwent and the Domain, created by the distinctive topography of the area.*
 5. *The front gardens of properties within the area and street plantings, that are highly significant aesthetic features which reinforce the residential character of the area.*
 6. *The area has social significance to the local and broader community due to the location of two major structures that were/and are currently places of community focus (including Trinity Church and the former Trinity Hill State School).⁴⁴*
- a) Individual houses within this area that are intact representative examples of Inter-War period domestic architecture, and which possess landmark qualities.

⁴⁴ Ibid, p16.

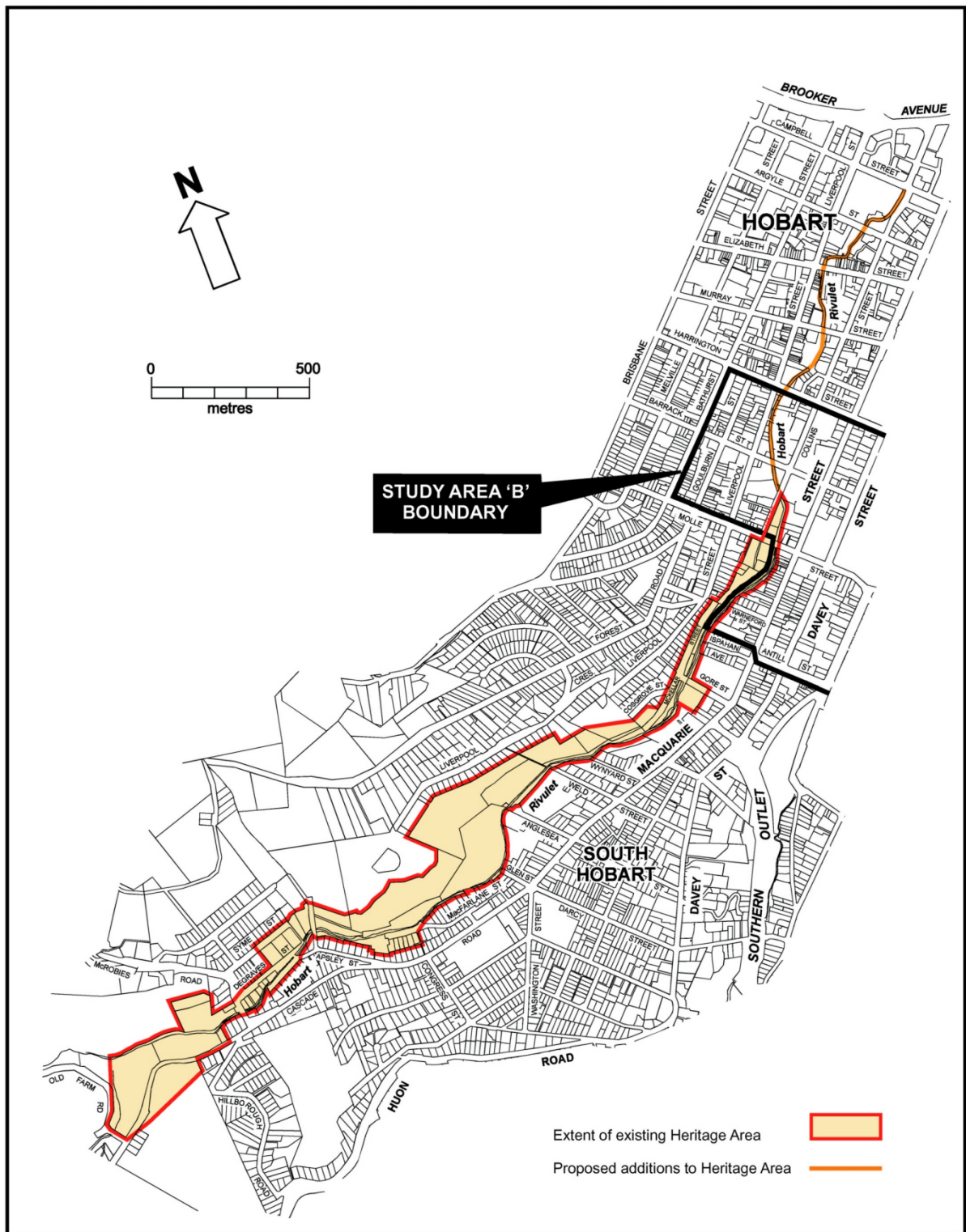


Figure 10 Heritage Area 18 – Hobart Rivulet, showing proposed boundary adjustment.

Source: Jeffery, S., 2003.

3.9 Heritage Area 18 - Hobart Rivulet

Heritage Area 18 is partly located in the *South Hobart Heritage Review* Study Area and partly in the City Fringe Study Area B. Information in section 3.9.1 provides a written description of the current boundaries and recommended changes. The information presented in sections 3.9.2, 3.9.3 and 3.9.4 is partly quoted from the *South Hobart Heritage Review*, and partly provided through this study.

3.9.1 Boundary

This Heritage Area starts at the far western end of Cascade Road, and surrounds the Cascade Brewery complex. It extends east along the Hobart Rivulet, covering Degraeves Street and the southern side of Syme Street. It continues east, following the course of the Rivulet, and ends half way along Collins Street (between Molle and Barrack Streets), encompassing the southern side of the street including the former Tepid Baths, and the former Malt Houses (Figure 10).

It is recommended that Heritage Area 18 be extended through to Collins Street at the intersection with Campbell Street. This extension is to follow the course of the Rivulet, and extend to approximately ten metres either side of the water course.

It is acknowledged that a significant portion of the recommended extension to Heritage Area 18 is located out of the City Fringe Study Areas, however, the issue is thought to be one of considerable importance and therefore has been raised in this study (Figure 10).

3.9.2 Historical Outline

The Hobart Rivulet was Tasmania's first major industrial area with flourmills being erected in the study area from 1822. Other industries established along the rivulet in South Hobart include distilleries and breweries, sawmills, tanneries, woollen mills and flock mills. The conservation area, includes the former Cascade Female Factory, which occupied the former 1822 Lowes' Distillery from 1828. Nine houses in Degraeves and Syme Streets were built on former female factory land after the state government subdivided the site in 1905. The expanded conservation area also includes a number of small houses and cottages in side streets close to the watercourse. These dwellings provided accommodation for managers and workers at the various mills. Within the study area the rivulet continues to have a much reduced industrial presence with Cuthbertson's Tannery.

From the early twentieth century a number of small dairies and orchards were sited close to the rivulet. Most of these declined with stricter health controls after World War II with the 1967 bushfires destroying many former farms. The best known of farm was Anders dairy at what is now the Boags Brewery warehouse. An extant remnant of this agricultural land use is the c1900 farmhouse for Munro's orchard at 21 Wynyard Street.⁴⁵

The use of the Hobart Rivulet between Antill and Campbell Streets has a similar history to that described above. There were various industrial enterprises positioned along this section of the Rivulet, the earliest of which was the Old Mill that was built before 1817 and located 150 metres beyond the end of Collins Street. Other early flour mills operating in this section include: the Waterloo Mill built 1817 located between the Rivulet and Liverpool Street (approximate opposite Criterion Street); the Government Mill, which was built on the corner of Collins and Barrack Streets in 1818, and the Yates and Tedder Mill which began operation in 1820, and was located half-way between Harrington and Barrack Street between the

⁴⁵ Paul Davies Pty Ltd, Terry, Ian, 1999, *South Hobart Heritage Study: Final Report*, p5.

Rivulet and Liverpool Street. These early mills also had related infrastructure such as weirs and mill races.⁴⁶

Brewing and Distilling were also common industrial activities undertaken within this section. In 1820, Loane's Brewery was constructed next to the Rivulet above the Old Mill. This complex was used until the 1870s. Dudgeon and Bell's Derwent Brewery began operating in the 1820s and was replaced in 1852 with fine stone malt houses built by milling and brewing entrepreneur John Walker. Wood and Spencer's Brewery began operating in the 1830s, and was located at the end of Victoria Street next to the Rivulet.⁴⁷

Woollen mills were also established at various sites along the Rivulet in the later nineteenth century. Johnstone Brothers Derwent Woollen Mills Factory was constructed in 1898 in Molle Street next to the Rivulet as the company expanded their milling operations⁴⁸. This prosperity dissolved during the Inter-War years of the twentieth century, and the factory closed in c1938.⁴⁹

Infrastructure related to the Rivulet was also developed during the early years of settlement. In the 1820s, the course of the Rivulet was diverted through the middle of Collins Street between Campbell and Park Street. This work was known as the New Cut, and contained the Rivulet in a stone-lined channel. Improvements continued throughout the nineteenth century as the Rivulet was progressively lined with stone walls. From the 1880s, concern for public health led to paving being laid along the Rivulet bed.⁵⁰

Several bridges of solid construction were built over the Rivulet between Antill and Campbell Streets from an early time. In 1819, a brick and sandstone bridge was constructed in Argyle Street.⁵¹ The present Wellington Bridge, which crosses the Rivulet at Elizabeth Street, dates from c1841, and the Palladio Bridge was built across Campbell Street in c1844 as a result of the incompleteness of works associated with the New Cut.⁵²

In later years, bridges of solid construction were built across Barrack, Molle and Harrington Streets. Many of these early bridges had to be re-built due to occasional flooding.

⁴⁶ Rayner, T, 1988, *The Hobart Rivulet*, pp7-10, 16, 20.

⁴⁷ *Ibid*, pp10-11.

⁴⁸ Scripps, L, 1997, *The Industrial Heritage of Hobart: Historical Study*, Vol. 1, p80.

⁴⁹ Rayner, T, 1988, *The Hobart Rivulet*, p20.

⁵⁰ Rayner, T, 1988, *The Hobart Rivulet*, p11.

⁵¹ *Ibid*, pp6-7.

⁵² The Wapping History Group, 1988, *Down Wapping*, p25.

3.9.3 General Description

This strongly linear conservation area that follows the course of the Hobart Rivulet incorporates former industrial sites and their remnants along the valley, some related residential development, the natural hillside, early quarry sites, a range of historic sites including the female factory site and a range of archaeological features such as bridge abutments and walls. The character of the precinct is now mixed with a strong recreational component seen in the walking track along the rivulet combined with some continuing industrial activity and a range of new uses on former industrial and historic sites.

It is important to retain the small amount of archaeological material in the precinct and to retain the low key industrial character of areas such as Wynyard and Weld Streets in any future development of the area.

Of high significance is the steep hillside on the northern side of the rivulet which is crowned by the former chicken farm complex and grassed hillside. These elements (although partially outside the conservation area) are key visual elements in the South Hobart landscape and the views to this hillside are one of the defining features of the broader South Hobart landscape and environment.

The changing character from industrial to residential, recreational and institutional (seen in the school grounds flanking the precinct) is appropriate provided that the significant sites are retained and interpreted.⁵³

The portion of the Rivulet between Antill and Campbell Streets incorporates former industrial sites (such as Walker's Brewery and Flour Mill Buildings at 210 Collins Street), a range of archaeological features related to past industrial activities (such as water weirs and races), and early built infrastructure directly related to the Rivulet (such as stone walling and bridges etc).

The character of this linear area is now mixed industrial and commercial with some residential development near Campbell Street. The Rivulet is open in a few places along this section, including upper Collins Street near Molle and Barrack Streets; and Collins Street near the Royal Hobart Hospital. Wellington Bridge is also visible at Elizabeth Street Mall. Most of the watercourse flows through the Central Business District, and has subsequently been built over.

⁵³ Paul Davies Pty Ltd, Terry, Ian, 1999, *South Hobart Heritage Study: Final Report*, p5.

3.9.4 Statement of Significance

The Hobart Rivulet Conservation Area is significant for:

- *the important historic development of industrial activities along the rivulet evidenced in some of the remaining archaeological features and building complexes.*
- *the very important visual contribution to South Hobart of the hillside, quarry faces and escarpments and the hilltop beyond the conservation area that provide much of the visual focus of the suburb.*
- *the historically significant elements, particularly the former Female Factory site and its remnant walls and features.*
- *the interpretive value of the precinct to demonstrate the development of early Hobart and its industrial base.*⁵⁴

The statement of significance that follows applies directly to the section of the Hobart Rivulet that flows between Antill and Campbell Streets.

- a) the important historic development of industrial activities along the Rivulet evidenced in some of the remaining building complexes, intact infrastructure, and remaining archaeological features.
- b) the important aesthetic value of the Rivulet and its general contribution to the streetscape of areas where it flows above ground; and its influence on the overall urban form of areas through which it flows.
- c) the interpretive value of the area to demonstrate the development of early Hobart and related commercial, industrial and residential activities.

⁵⁴ Ibid, p6.

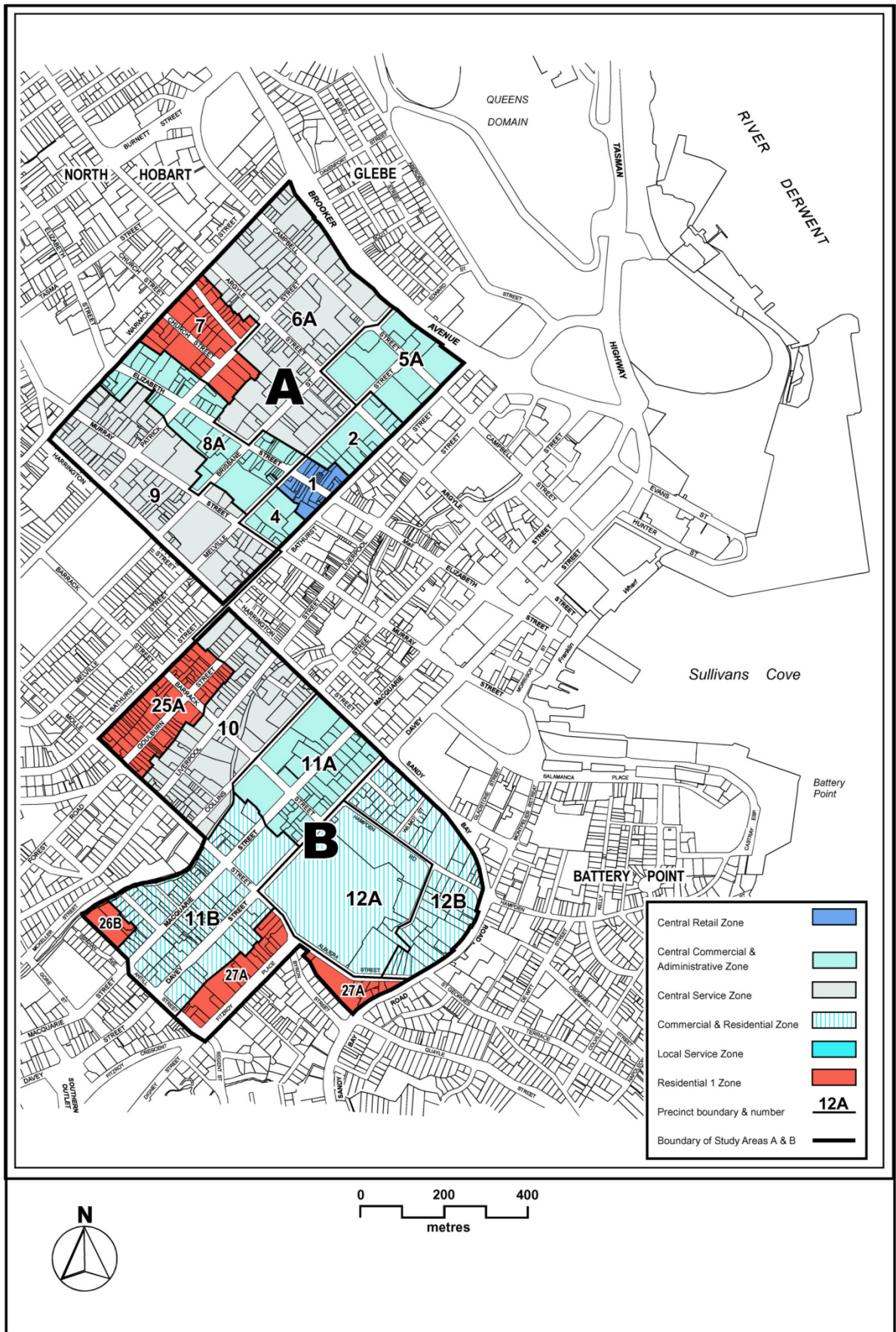


Figure 11 Extract from the City of Hobart Planning Scheme 1982 Plan showing the zones within Study Area A and B.

Source: City of Hobart Planning Scheme 1982.

4 PLANNING AND MANAGEMENT RECOMMENDATIONS

4.1 Review of Relevant Zone Objectives and Statements of Desired Future Character

A review has been undertaken of relevant Zone Objectives and Statements of Desired Future Character as stated in the *City of Hobart Planning Scheme 1982* (Figure 11). These have been quoted below and recommendations provided in regard to their suitability based upon the results of this project.

4.1.1 Objective of the Central Retail Zone

The Objective of the Central Retail Zone is to maintain and strengthen the primary shopping centre of Metropolitan Hobart, in which major retailers and speciality shops and services are supported by convenience shops, restaurants, take-away food shops and hotels to serve the work force and visitors, all with convenient and safe access to public transport.

Recommendation

It is recommended that the heritage values of the Central Retail Zone be acknowledged in the objective statement. These values are directly associated with the numerous commercial buildings located within the zone.

The Central Retail Precinct – No. 1

The overall townscape should be primarily determined by intense activity at pedestrian levels. A network of malls, arcades and through-site links should be characterised by bright shop windows, displays and activities.

The streets should be characterised by continuous facades. While large plazas and tower blocks are inappropriate, the occasional setting back of frontages should be encouraged to provide intimate spaces with high quality furniture and finishes where people can relax.

Above awning level, the design of buildings should reinforce the existing character of ornate and intricate 'walls' to the street, and generally reflect or complement the window-patterns and proportions of adjacent buildings.

Note: Only a small part of the City Fringe is located within this Precinct.

Recommendation

It is recommended that the word 'historic' be inserted into the first line of the third paragraph, so that the sentence reads:

Above awning level, the design of buildings should reinforce the existing historic character of ornate and intricate 'walls' to the street....

4.1.2 Objective of the Central Commercial and Administrative Zone

The Objective of the Central Commercial and Administrative Zone is to provide for the administrative, commercial, financial and professional headquarters of the State, for intensive generators of employment, and for cultural and community activities and supporting uses associated with those functions.

Recommendation

This Zone Objective is thought to be consistent with the heritage values identified in this study.

The Central Commercial Precinct – No. 2

The Precinct should be characterised by closely linked activities at high densities. The current stock of vacant or under-utilised sites and derelict buildings should be progressively redeveloped. Offices and institutions should be supported by shops, services and eating and entertainment establishments for the benefit of the workforce and visitors. A network of public spaces should link major generators of pedestrian traffic and vary from compact urban spaces adjacent to the Central Retail Precinct to larger landscaped terraces, plazas and pocket parks to the north-east. Development throughout the Precinct should have a high level of vehicular accessibility for deliveries and business communications. Parking stations should be developed as necessary to serve both its own demand and that of the Central Retail Precinct.

Recommendation

This Statement of Desired Future Character is not consistent with the heritage values identified in this study. Mention of the “...current stock of vacant or under-utilised sites and derelict buildings”, that should be “...progressively redeveloped” is of concern. Any redevelopment undertaken within this precinct should be undertaken with careful assessment of the heritage values of the place and surrounding structures.

The Lower Brooker Precinct – No. 5A

The Precinct should continue to consolidate its education, administrative and public utility functions. New development should reflect the scale and form of the existing fabric.

Recommendation

It is recommended that mention is made of the archaeological values associated with this zone, specifically related to the Old Hobart Gaol site. The following sentence should be added to the Precinct statement:

New development should reflect the scale and form of the existing fabric and be carried out with due consideration for the significant archaeological values of the Precinct.

The Elizabeth Street Precinct – No. 8A

The Elizabeth Street Precinct should maintain its function as a retail, wholesale and office area, with residential use being an important subsidiary activity. New development should maintain the linear image of Elizabeth Street which is a dominant feature of the overall character of the Precinct.

Recommendation

It is recommended that a sentence be added to the end of this paragraph. The sentence should read:

New development should maintain the linear image of Elizabeth Street, which is a dominant feature of the overall character of the Precinct, and be sympathetic to the historic form of the many commercial buildings located within the Precinct.

The Macquarie-Davey Precinct – No. 11A

The Precinct should continue to function predominantly as an area for professional offices and medical activities together with the protection of associated residential usage. Individual offices, shops, restaurants, clubs and hotels of a small size will also continue to be appropriate to the Precinct. The intensity of activity should be transitional from the central area, reducing towards the boundary with Precinct 11B. Buildings on the west side of Davey Street should be a maximum of three to four storeys.

Recommendation

This Statement of Desired Future Character is considered to be consistent with the heritage values identified in this study.

4.1.3 Objective of the Central Service Zone

The Objective of the Central Service Zone is to provide for a changing diversity of general non-residential uses reflecting the transition between other Central Zones, the waterfront, and inner residential areas.

Recommendation

This Zone Objective is thought to be consistent with the heritage values identified in this study.

The Argyle Precincts – Nos. 6A and 6B

These Precincts should serve as an area for the consolidation of activities servicing the central area and also as a location for activities inappropriate to the central Precincts but nevertheless requiring or benefiting from a central metropolitan location. As such, it should continue to develop with a mixture of medium density activities such as small offices, retailing, wholesaling, light industry and automotive uses. The present excess of vacant and under-utilised land should be progressively reduced. A higher density of development is encouraged in Precinct 6A in comparison to Precinct 6B.

The present blighted image of these Precincts should be progressively upgraded, not only by improvements to the public environment but also by new development and the recycling of existing buildings with provision of high quality landscaped open space on individual lots.

Note: Only Precinct 6A is located within the City Fringe.

Recommendation

It is recommended that a sentence be added to the end of the second paragraph, which reads:

This progressive upgrading should be sympathetic to the historic places that are located within the area.

The Murray Precinct – No. 9

The Murray Precinct should contain a diversity of uses such as wholesaling, light industry and automotive businesses. These activities should be encouraged to intensify while not detracting from the amenity of existing residential development. The Council's programme of environmental improvement on public land should be reinforced by on-site landscaping where possible. The height and scale of new development should lessen in areas adjacent to residential development.

Recommendation

This Statement of Desired Future Character is considered to be consistent with the heritage values identified in this study.

The Liverpool Precinct – No. 10

The Liverpool Precinct should contain activities which reflect its position as a transitional link between the City Centre and Residential Precincts. Low intensity and speciality shops, entertainment and community services and wholesaling should continue to locate within the Precinct.

Recommendation

This Statement of Desired Future Character is considered to be consistent with the heritage values identified in this study.

4.1.4 Objective of the Commercial and Residential Zone

The Objective of the Commercial and Residential Zone is to provide for a diversity of commercial and professional uses and some important associated residential uses at densities responsive to the character of historic areas and buildings and/or adjacent Precincts.

Recommendation

This Zone Objective is thought to be consistent with the heritage values identified in this study.

The Macquarie-Davey Street Precinct – No. 11B

The Precinct should continue to function as an area for offices and institutions together with the protection of residential uses and the encouragement of its further development.

The overall townscape of the Precinct derives its character from Georgian and Victorian town houses and cottages. New development should respect this existing streetscape character.

Recommendation

This Statement of Desired Future Character is considered to be consistent with the heritage values identified in this study.

The Barracks Precinct – Nos. 12A and 12B

The Barracks Precincts should continue to be dominated by the Barracks complex, surrounded by an inner city mixed use area with the main uses being commercial and administrative. The present diversity of activities should be sustained; uses not presently established in the Precincts should be excluded. On Hampden Road and within the Anglesea Barracks (Precinct 12A) any new building work should reinforce the predominant character of existing 19th Century buildings. Development in Precinct 12B should reinforce the existing character of the residential scale buildings surrounded by extensive landscaped open space; the visual prominence of the historic wall and chimney in Sandy Bay Road should not be diminished.

Recommendation

This Statement of Desired Future Character is considered to be consistent with the heritage values identified in this study.

4.1.5 Objective of the Residential 1 Zone

The Objective of the Residential 1 Zone is to sustain and enhance the character and amenity of established residential areas with diverse dwelling-types with minimum intrusion or further development of non-residential uses not necessary to serve local residents.

Recommendation

This Zone Objective is thought to be consistent with the heritage values identified in this study.

The Trinity Hill Precinct – No. 7

The Precinct should maintain its traditional role as an inner urban residential area. The character of the Precinct, dominated by its location on high ground with Holy Trinity Church at its knoll, and reinforced by grand and lesser houses seeking to maximize views, should be conserved and enhanced.

The presence of the church in the Precinct has generated complementary community services which should continue.

Any further development should reflect and accentuate the hillside character of the Precinct, acknowledging the townscape dominance of the Church and its view corridors.

Rear access from Church Street and Paternoster Row to Argyle and Elizabeth Street should be severely restricted.

Recommendation

It is recommended that the phrase: “grand and lesser houses”, be replaced with the words “large and small historic houses”.

The Inner West Hobart Precinct – Nos. 25A, 25B, 25C and 25D

These Precincts should be conserved and reinforced as an inner city residential area of major heritage and overall townscape importance. Because of their location, Precincts 25A and 25B should continue to contain their significant education institutions. A gradual decrease in density of development is encouraged from Precinct 25A through 25B and 25D to 25C.

The height of new development or extensions to existing buildings on the southern side of Lower Jordan Hill Road, in particular, must have regard to the potential impact on both the streetscape and the townscape of the wider Providence Valley area, taking into account the gradient of the land.

Similarly, the built form and materials proposed as part of any development in that part of the Precinct must be sympathetic with the existing older development in the vicinity.

The further encroachment of commercial and retail activities should be resisted in order to maximise availability of inner city housing and maintain this at a high standard.

Pedestrian access to the Hobart Rivulet should be progressively increased.

Note: Only Precinct 25A is located within the City Fringe.

Recommendation

This Statement of Desired Future Character is considered to be consistent with the heritage values identified in this study.

The Sandy Bay/Dynnyrne Precincts – Nos. 27A and 27B

These Precincts should continue to function as an inner residential area with a range of accommodation types from large family houses to smaller houses and flats, and accommodation for students. A slightly higher density of development is encouraged in Precinct 27A in comparison to Precinct 27B.

Note: Only 27A is located within the City Fringe.

Recommendation

This Statement of Desired Future Character is considered to be consistent with the heritage values identified in this study.

4.2 Review of Proposed Amendments to Heritage Schedule F

In order to understand the context in which the amendments to Schedule F are being proposed, it is first necessary to understand the major characteristics of places that are already listed within the City Fringe.

This section of the report analyses the major characteristics and related statistics of previously identified heritage places and recommended heritage places, and also briefly describes the amendments being proposed to Heritage Areas.

4.2.1 Previously Identified Heritage Places

Characteristics

The majority of previously identified heritage places date from the early to late nineteenth century, and while many of these are houses there are also a significant portion of other structures, such as churches, halls, hotels, schools, and buildings that serve general commercial functions.

The distribution of previously identified heritage places in Study Area A is scattered, however, there are concentrations along Warwick Street, between Elizabeth and Argyle Streets, along both sides of Elizabeth Street and along the eastern side of Campbell Street.

In contrast to Study Area A, the distribution of places in Study Area B is concentrated around several city blocks. The most obvious block is that of Anglesea Barracks; other clusters are within the block bounded by Fitzroy Place, Antill, Davey and Molle Street, along both sides of Macquarie Street between Antill and Molle Streets and Barrack and Harrington Street. There are also small groupings along both sides of Goulburn and Liverpool Streets and along the southern side of Bathurst Street.

Statistics

There are a total of 374 places located within the City Fringe that are listed. A total of 363 of these places are listed on Schedule F, *City of Hobart Planning Scheme 1982* (Appendix B), while there are 12 places listed solely on the Tasmanian Heritage Register. Places listed on the two abovementioned registers as well as the Register of the National Estate number 87 (refer Appendix C for individual RNE datasheets). The relevant statistics provided in Figure 12.

TYPE OF HERITAGE LISTING	HCC Only	THC Only	HCC/THC	HCC/RNE	HCC/THC/RNE	TOTAL
Previously Identified Heritage Place	38	12	236	1	87	374
Percentage	10	3	63	Less than 0.5	23.5	100

Figure 12 Table of Previously Identified Heritage Places.

Source: Assorted Heritage Registers

Schedule F, of the *City of Hobart Planning Scheme 1982*, was originally compiled from the Register of the National Trust of Australia (Tasmania). In 1997, all places listed on Schedule F were systematically reviewed by the Tasmanian Heritage Council, as a new State heritage register (Tasmanian Heritage Register) was compiled.

Despite this review, 38 places listed on Schedule F have not been included on the Tasmanian Heritage Register. One of the major reasons for this is that many of these places were added to Schedule F through Series X Amendments to the Planning Scheme on 11 March 1997, after the initial formation of the Tasmanian Heritage Register. The majority of these places, 30 in total, were found to have a high level of cultural significance, and therefore recommended to be retained on Schedule F. Only seven places were recommended for removal due to various reasons such as incorrect addresses; additions and alterations that have impacted upon heritage significance, and demolition. Further heritage assessment was recommended for one place, 215 Elizabeth Street, in order to determine cultural significance. A detailed explanation of the survey method and final results is provided in Appendix D.

The 12 places listed on the THC and not on Schedule F mostly centre around one feature – a stone wall. A total of ten separate listings have been produced in order to list an early stone wall running along a section of Sandy Bay Road near the intersection with Wilmot Street. The wall was once part of 12 Wilmot Street, however this property has since been divided into stratum titles due to a complex of units having been constructed. The other sites include the International Wall of Friendship at 188 Collins Street and the Masonic Temple at 3 Sandy Bay Road. For data sheets on these 12 places refer to Appendix E.

There is one RNE listed place that is not registered by the Tasmanian Heritage Council, this is a Colonial Georgian house at 301 Macquarie Street. The building is located within an internal block and may simply have been over-looked during the THC's field survey. The structure is listed on Schedule F and should be added to the Tasmanian Heritage Register.

The ultimate aim should be to list all places solely registered by the THC on to Schedule F. Conversely, all places listed solely on Schedule F should be considered for inclusion onto the Tasmanian Heritage Register.

4.2.2 RAlA Nominations

The Royal Australian Institute of Architects has nominated several places for inclusion onto Schedule F. All of these places were constructed during different periods of the twentieth century. A brief survey was undertaken of the sites, and it was found that many have prima facie heritage value, however, further investigation is needed to determine whether they should be added to the Schedule. The Masonic Temple at 3 Sandy Bay Road, however, should be added to Schedule F as soon as practicable. Refer to Figure 13 for the current heritage listing status of these places.

PLACE NOMINATES BY RAlA	HERITAGE LISTING STATUS	RECOMMENDATION
Albuera Street Primary School, 17-19 Byron Street.	Not listed by HCC or THC.	Further information needed
Scots Child Care Centre, 25-29 Bathurst Street.	The building is part of a property that is listed by HCC and THC, however the specific building has not been individually identified within this listing.	Further information needed
St Ann's Rest Home, 25 Fitzroy Place, building designed by Heffernan, Nation and Viney Architects 1974 and 1979.	Not listed by HCC or THC.	Further information needed.
Motors Showroom, 179 Macquarie Street. (170 Macquarie Street is the actual address given with the nomination, however this is incorrect.)	Not listed by HCC or THC.	Further information needed
Animal Hospital , 198 Murray Street.	Not listed by HCC or THC.	Further information needed.
Offices, 55 Sandy Bay Road.	Not listed by HCC. Listed by THC.	Further information needed
Masonic Temple, 3 Sandy Bay Road	Not listed by HCC. Listed by THC.	List on Schedule F.

Figure 13 Table of RAlA Nominations: Heritage Listing Status.

Source: RAlA Nomination Reference List

4.2.3 Newly Identified Heritage Places

Characteristics

The majority of these places date from the early to mid-twentieth century, and many are predominantly intact examples of Federation or Inter-War vernacular architecture. This particular period of the twentieth century is currently under represented in established heritage registers, because in the past all efforts were concentrated on listing places dating from the early to mid nineteenth century.

Many of the places included on the inventory are either houses or flats. There are, however, also numerous commercial buildings, mainly shops, and some buildings with mixed uses. An attempt has been made to assess a broad range of places, and subsequently, there are many different place types represented on the inventory; examples include public houses, bridges, churches and halls, former hospitals and rest homes, trees, workshops, swimming pools and other sporting complexes (Figures 16-23).

The places located within Study Area A tend to be distributed in clusters. There are key groups of building along both sides of Elizabeth Street between Brisbane and Bathurst Streets; and other smaller groupings in Brisbane Street, between Elizabeth and Argyle Streets; Patrick Street between Elizabeth and Argyle Streets; Warwick Street between Paternoster Row and Brooker Highway. Other individual places tend to be scattered around the periphery of the study area, such as along Harrington and Campbell Streets.

The places located within Study Area B are mainly located in small groups. There are a concentration of identified places in Fitzroy Place, Davey and Macquarie Streets, as well as in Goulburn and Bathurst Streets. A particularly large group of places is located along either side of Heathfield Avenue.

Statistics

A total of 167 places have been included on the Inventory of Significant Places. Detailed inventory sheets have been prepared for each place (refer Inventory of Significant Places, Volume 2). There are 64 places located in Study Area A, and 103 in Study Area B (Figure 24). A breakdown of the inventory composition detailing the present use of places is provided in Figure 25.

CITY FRINGE	STUDY AREA A	STUDY AREA B	TOTAL
Number of Places	64	103	167
Percentage	38	62	100

Figure 24 Number of Newly Identified Places within the City Fringe.

Source: Inventory of Significant Places

CURRENT USE	NUMBER OF PLACES	PERCENTAGE
Residential	98	59
Commercial	48	29
Commercial/Residential	9	5
Industrial	3	7
Community/Recreation	7	4
Other	2	1
Total Number	167	100

Figure 25 Table of Place Types: Inventory of Significant Places.

Source: Inventory of Significant Places



Figure 16 A Victorian Georgian former residence, 145 Davey Street. This structure is thought to date from the 1840s.

Source: City Fringe Field Survey, 2001.



Figure 17 A Federation residence, 40 Patrick Street, which was constructed in 1913.

Source: City Fringe Field Survey, 2001.



Figure 18. A corner shop and conjoined houses dating from the Federation period, which were constructed in 1912. These are located at 288-290 Murray Street.

Source: City Fringe Field Survey, 2001.



Figure 19 Sandstone pillars located on either side of Barrack Street, near the intersection with Collins Street. These are remnants of the Barrack Street Bridge that straddled the Hobart Rivulet from the early 1900s.

Source: City Fringe Field Survey, 2001.



Figure 20 A Federation building originally built in 1909 as a maternity hospital, and now used as offices. It occupies a prominent position at the corner of Macquarie and Molle Streets.

Source: City Fringe Field Survey, 2001.



Figure 21 Christian Science Church at 69 Brisbane Street was designed by prominent local architect Bernard Walker, and constructed in c1929.

Source: City Fringe Field Survey, 2001.



Figure 22 City Swim - D.R. Plaister Aquatic House, originally known as the Tepid Baths (and later Amateur House). The swimming complex was the earliest of its type. It was constructed in 1938, and later became the headquarters for Education Department's Learn to Swim Program. As a result, thousands of young Tasmanian children learnt to swim at the complex.

Source: City Fringe Field Survey, 2001.



Figure 23 A shop at 52 Melville Street, which was constructed in 1890 as a Temperance Hall. It later became the Avalon Cinema, and functioned as such until 1976.

Source: City Fringe Field Survey, 2001.

Format

The abbreviated inventory sheets are identical in format to those produced by the Tasmanian Heritage Council, because both have been produced using the Tasmanian Heritage Register format. The following fields appear on the detailed inventory sheets:

FIELD	DEFINITION
Location Reference Number	Located at the top right-hand corner of each inventory sheet, this number refers to the location of the item within the computer database.
Name	Current property name and former names, where known.
Address	Current street address according to LIST and HCC base maps.
Original Use	What the items was originally used for.
Present Use	What the items is presently used for.
Feature Type	What type of item it is, e.g. shed, house, bridge, church.
Architectural Style	Defined by the architectural periods and styles outlines in <i>A Pictorial Guide to Identifying Australian Architecture</i> .
Integrity	The integrity of a place is related to the degree to which its fabric and curtilage remains intact. Where a place appears to be intact, the phrase “externally predominantly intact” has been used. Alternatively, when a place is not externally intact, a brief description is given of the elements affecting its integrity (or intactness).
Floors	The number of floor/storeys.
Roof	The type of roofing material used, e.g. shingles, corrugated iron, tiles.
Walls	The material from which the exterior walls of the place are constructed, e.g. face brick, weatherboard, stone; and details of any subsequently applied coating, e.g. painted or rendered brick.
Attic/Basement	A tick box is provided to indicate whether the items has none, one or both of these features.
Streetscape Contribution	The location of the place within the study area, and the contribution it makes to the streetscape.
History	The history of the place, its development and evolution. Includes a historical information about the place, e.g. construction date, original owners etc.
Physical Description	A brief physical description of the place as it appeared at the time of the field survey.
Criteria for Entry in Register	These criteria are outlined in the <i>Historic Cultural Heritage Act 1995</i> , Section 16. Through these criteria a statement of significance is produced.
Digital Images	Two digital images are provided of each place. Photographs showing the front and side elevations are included on each inventory sheet.

4.2.3 Heritage Areas

Heritage Areas located within the City Fringe were also examined as part of this study, and detailed recommendations have been formulated (refer to Section 3 of this document).

4.3 Review of Other Provisions of the Planning Scheme

4.3.1 Parking

The field survey of the City Fringe revealed that there is an increasing demand for off-street parking, which often results in the erosion of historic curtilages, including the removal of front fences, garden etc. The recommendation provided in the *West Hobart Heritage Review* sufficiently covers the issue as it relates to the City Fringe. According to the study:

*The parking provisions contained in Schedule E of the Planning Scheme should be reviewed and supplemented with detailed guidelines to avoid adverse heritage impacts on Heritage Areas and Places due to inappropriate location of garages and carports. Detailed guidelines, including a survey of existing garages/carports and recommended locations for future car parking, should supplement the management policies, drafted in this Review, for Heritage Areas and to protect Heritage Places.*⁵⁵

4.3.2 Height and Siting

The observations and recommendation made in regards to height and siting in the *West Hobart Heritage Review* are considered to be of equal relevance to the City Fringe. The key recommendation from that study is quoted below.

*While the merit based heritage considerations contained in Schedule F appear to be adequate to moderate the height and setback provisions contained in Schedules C and D of The Planning Scheme, these provisions should be supplemented with detailed guidelines to ensure that these controls do not lead to adverse heritage impacts on Heritage Areas and Places.*⁵⁶

4.3.3 Density and Subdivision

The observations and recommendation made in regards to density and subdivision in the *West Hobart Heritage Review* are considered to be of equal relevance to the City Fringe. The key recommendation from that study is as follows:

*The density and subdivision provisions contained in Schedule B of The Planning Scheme should be reviewed and/or supplemented with detailed heritage guidelines to avoid adverse heritage impacts on Heritage Areas and Places, due to inappropriate subdivision and over development of rear gardens.*⁵⁷

4.3.4 Exemptions to Planning Approval

The observations and recommendation made in regards to exemptions to planning approval in the *West Hobart Heritage Review* are considered to be of equal relevance to the City Fringe. The key recommendation from that study is as follows:

*Exemptions from development approval requirements contained in Clause 1.6.1 (e, f, g and h) should be reviewed if there is evidence that these are contributing to adverse impacts on Heritage Areas or Places.*⁵⁸

⁵⁵ Godden Mackay Logan, 2000, *West Hobart Heritage Review*, p176.

⁵⁶ Loc cit, p176.

⁵⁷ Ibid, p175.

⁵⁸ Ibid, p172.

4.4 Conservation and Development Opportunities and Constraints

4.4.1 Opportunities

Financial and/or Other Incentives

It became apparent while undertaking the fieldwork component of this study that there are numerous buildings located within the City Fringe that have unsympathetically altered facades. In Elizabeth Street, for example, there are a few prominent commercial buildings with metal cladding over the first floor façade. Similarly, in Bathurst Street (between Argyle and Elizabeth Street) there are several two storey commercial buildings with intricately designed facades that have simply been painted white. All of these buildings make a significant contribution to the streetscape of the area, and many have been included on the inventory of places.

A major opportunity to improve the abovementioned conditions would be to encourage sensitive re-painting and/or restoration of facades, most of which belong to prominent commercial buildings adjacent to the Central Business District. Financial incentives could be provided through the Council's Heritage Funding Program.

Other incentives that could be used include:

Land use concessions;

Rate relief;

Waiving of DA Application fees; and/or

Free professional advice (e.g. offered by Council's Cultural Heritage Officer).

Recommendation

It is recommended that Council further investigates the opportunity to encourage façade restoration/re-painting of key commercial buildings with identified heritage significance, by use of the Council's Heritage Fund and/or through other incentives.

Community Involvement and Heritage Promotion

In addition to the Council's well developed community education program, information should be provided to property owners and members of the general public relating to the restoration or painting of facades. Although Council does not deal with paint scheme in a statutory sense, this information is regularly requested from members of the public, and it would be beneficial if general information was prepared on this subject. An initiative such as this would also serve to increase the communities general awareness of the concepts of heritage significance and the objectives of conservation.

Recommendation

It is recommended that Council further investigates the opportunity to encourage façade restoration/re-painting of buildings with identified heritage significance, by the provision of general information to property owners and the broader community.

4.4.2 Constraints

Erosion of Twentieth Century Heritage Fabric

One of the major heritage conservation issues relating to many places of recognised and potential heritage significance located within the City Fringe is the painting or rendering of face brickwork. Many of these places are houses or commercial buildings that are constructed in the Federation or Inter War styles, and an integral feature of their architectural design, and therefore heritage significance, is ornate face brickwork. This issue has been recently raised by McNeill, who writes:

One of the saddest examples of the lack of regard and understanding of 20th Century architecture...is the manner in which their distinctive 'layering' of materials is often overpainted. ...To destroy the differences by overpainting with a single colour, usually white, denies the complex horizontality, especially in two storey examples.⁵⁹

Another feature of brickwork found in numerous identified and potential heritage places is the use of clinker bricks. These 'overburnt' bricks are deep blue, and were often used for detailing buildings, particularly in Hobart, from the late 1930s to the 1950s.⁶⁰

This issue may be best dealt with through a combination of statutory and non-statutory approaches. Section 1.7 of the *City of Hobart Planning Scheme 1982*, deals with interpretation of key words. It is suggested that the definition for the word 'development' in relation to buildings listed on Schedule F be further defined, to specifically mention painting of face brickwork. In addition to this approach, Council could make information available to the general public detailing the heritage concerns related to this practice.

Recommendation

It is recommended that Council amends the definition for 'development' in the City of Hobart Planning Scheme 1982, to mention the painting of face brickwork.

Recommendation

It is recommended that Council provide information to property owners and members of the general public detailing the heritage concerns related to the painting of face brickwork.

Potential Heritage Places Under Threat

At the time of writing this report there were no potential heritage places under immediate threat. Most of the places included in the inventory were assessed as being in a predominantly intact state, and were in fair to very good condition.

There are, however, a number of development processes at work within the study area that could potentially impact upon identified and potential heritage items in the future. Expansion of institutions is one such example. Healthcare institutions are particularly prevalent in Study Area B, and the future expansion of these institutions, such as St Anne's Rest Home, and St Helen's Hospital, could potentially impact upon surrounding places of cultural significance. The expansion of warehousing, which is particularly relevant to Study Area A, also serves as an example. Not only does this type of process have the potential to impact upon culturally significant buildings, but the archaeological values of the area must also be considered.

⁵⁹ McNeill, B, 2002, *Architecture from the Edge*, p50.

⁶⁰ Pers. Comm. Barry McNeill, November, 2001.

Vacancy is also an issue particularly relating to commercial buildings within the City Fringe. There are, for example, several vacant shops located along Elizabeth Street that have been included in the study inventory. If buildings are empty for long periods of time they tend to fall into disrepair as maintenance regimes are not adhered to.

The desire to 'up-grade' residential buildings is also of concern, as over 50 percent of the places identified in the Inventory of Significance Places have a purely residential function. Some plans for 'up-grading' do not take into account the heritage values associated with residences, and therefore the potential impact on a buildings overall form and fabric can be disastrous.

Given the close proximity of many of these residences to the central business district the pressure to use these buildings for commercial purposes is also heightened. The impact of this process can be seen in the loss of curtilage, when front fences and gardens are replaced with inner city parking space.

There are no specific recommendations flowing from these issues.

4.5 Action Plan: Statutory Planning Strategies

The principal statutory planning controls that apply to the City Fringe are:

- Australian Heritage Commission Act 1975 (Commonwealth);
- Historic Cultural Heritage Act 1995 (State);
- Land Use Planning and Approvals Act 1993 (State); and
- City of Hobart Planning Scheme 1982.

4.5.1 Australian Heritage Commission Act 1975.

The *Australian Heritage Commission Act 1975* is in the process of being repealed and replaced with a new regime. The main components of this new regime are the replacement of the Australian Heritage Commission with an Australian Heritage Council, and the establishment of a National Heritage List, and a Commonwealth Heritage List.

The National Heritage List is to be comprised of places that are considered to be of national or other special significance. Places to be included on the Commonwealth Heritage List are those owned by the Commonwealth Government that are considered to have significant heritage value.

There are a number of places listed in Schedule F of the *City of Hobart Planning Scheme 1982* that are also listed on the Register of the National Estate (RNE) established by the *Australian Heritage Commission Act 1975*. There are no legal restrictions for places in private ownership that are listed on the RNE, however, restrictions do apply to places owned by the Commonwealth Government. Generally, listing on the register alerts planners, decision makers, researchers and the community to the heritage value of registered places. In the future, the Register of the National Estate is to be retained and used only as an information resource heritage promotion and education.

The Australian Heritage Council Bill 2002, Australian Heritage Council (Consequential and Transitional Provisions) Bill 2002 and the Environment and Heritage Legislation Amendment Bill(No. 1) 2002, were reintroduced to parliament on 28 June 2002,

Recommendation

This review has not recommended any additional places or heritage areas for inclusion on the RNE due to the proposed changes to the legislative framework. It is also unnecessary to nominate, in the future, any of the places identified by this study to the National Heritage List or the Commonwealth Heritage List.

4.5.2 Historic Cultural Heritage Act 1995

The majority of places listed in Schedule F of the *City of Hobart Planning Scheme 1982* are also listed on the Tasmanian Heritage Register (THR), which was established under the *Historic Cultural Heritage Act 1995*.

Places included on the THR fulfil, in the opinion of the Tasmanian Heritage Council, at least one of the following criteria, stated in Section 16. These are:

- a) *it is important in demonstrating the evolution or pattern of Tasmania's history;*
- b) *it demonstrates rare, uncommon or endangered aspects of Tasmania's heritage;*
- c) *it has the potential to yield information that will contribute to an understanding of Tasmania's history;*
- d) *it is important as a representative in demonstrating the characteristics of a broader class of cultural places;*

- e) *it is important in demonstrating a high degree of creative or technical achievement*
- f) *it has strong or special meaning for any group or community because of social, cultural or spiritual associations;*
- g) *it has a special association with the life or work of a person, a group or an organization that was important in Tasmania's history.*

Recommendation

The cultural significance of places identified by this study was assessed by using the abovementioned criteria. It is recommended that these places be further reviewed by the Tasmanian Heritage Council for possible inclusion on to the Tasmanian Heritage Register.

4.5.3 Land Use Planning and Approvals Act 1993

The Land Use Planning and Approvals Act 1993 is part of a suite of legislation which form the resource management and planning system. LUPAA is the land use planning component of that system. The act provides for planning schemes and the development approval processes and enforcement.

The components of the Act that specifically relate to cultural heritage are as follows:

44 – A planning authority must keep its planning scheme or schemes under regular and periodic review for the purpose of ensuring that the objectives set out in Schedule 1 are, having regard to such changing circumstances as may be relevant, achieved to the maximum extent possible.

Part 4 – Enforcement of Planning Control, Section 51:

- (2) In determining an application for a permit, a planning authority –*
 - (a) must seek to further the objectives set out in Schedule 1;*

The key objective in Schedule 1, Part 2 relating to cultural heritage is:

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

Comment

It is recognised that there is a statutory requirement that the objectives of the planning process established by the *Land Use Planning and Approvals Act 1993* be examined and considered when Council is assessing development applications.

4.5.4 City of Hobart Planning Scheme 1982

The City of Hobart Planning Scheme 1982 is the main legislative instrument that affects planning management of heritage places and areas within the City Fringe.

Provisions of the planning scheme that are particularly relevant to cultural heritage include Principle 20 and the clauses of Schedule F. Under Part 4: Principles of Development Control, Principle 20 specifically related to cultural heritage. It states:

The Council shall list parts of the Planning Area and specific buildings and sites to be of special significance; and control of development through the Planning Area shall be exercised to require conservation and enhancement of the significant characteristics of such areas, buildings and sites to the maximum degree the Council considers practicable.

There are also several relevant clauses in Schedule F, Heritage Schedule. The two general clauses are as follows:

F.2.1 This Schedule identifies those parts of the 'Planning Area' and specific buildings and sites ('places') of special significance and the framework of control of development affecting such areas and places pursuant to Principle 20.

F.2.2 In its consideration of applications for development the Council shall have regard to the definitions, conservation principles, processes and practices set down in the Burra Charter as adopted on 23rd April 1988.

Recommendation

That the phrase 'special significance' used in both Principle 20 and the general clauses on Schedule F be replaced with 'cultural significance' to remove any confusion or ambiguities surrounding the values that are being described. The word 'special' has no defined meaning in heritage terms. Similarly, the reference to the Burra Charter 'adopted on 23rd April 1988' should be updated to reflect the latest version of this important heritage document.

Schedule F – Heritage Register

Schedule F contains a list of places of cultural significance. A list of places proposed for inclusion on Schedule F has been prepared as part of this study. In addition to the list of places, detailed inventory sheets have been prepared for each place.

Recommendation

It is recommended that Schedule F be amended to include the list of additional places prepared as part of the City Fringe study. Places identified on the additional list of places should only be omitted from Schedule F if evidence is provided that in some way lessens or draws into question the heritage significance of the place.

Schedule F - Heritage Areas

Heritage Areas are defined under Schedule F. It is stated that:

F.3.2 Pursuant to Principle 20, those parts of the Planning Area shown as Heritage Areas on maps F2-F12 of this Schedule shall be conserved.

Recommendation

It is recommended that Council amend the existing heritage areas as specified in section 3 of this report. As part of this process, the relevant Heritage Areas Location Plans should also be amended.

To assist in the effective conservation management of Heritage Areas more information, apart from the details maps provided in Schedule F, needs to be provided in the planning scheme about the specific cultural values of these areas. In Part 5 of the planning scheme, for example, Zone Objectives and Statements of Desired Future Character are clearly stated. A similar approach should be adopted for Heritage Areas, with a set format as adopted in section 3 of this report, including the provision of a name for each area, statement on the boundary, historical outline, general physical description and statement of significance.

This type of information has been mostly provided in other heritage studies completed for other areas of Hobart, and therefore would be readily transferable to the planning scheme.

Recommendation

It is recommended that Council amend the *City of Hobart Planning Scheme 1982*, to include structured information about each Heritage Area.

Archaeology

There are sites of potential archaeological value throughout the City Fringe, such as the former grounds of Heathfield Estate, which was formed in the 1820s and not subdivided until the late 1920s; and the various shops lining Elizabeth Street that replaced old public houses dating from the early nineteenth century – Elizabeth House at 118-120A Elizabeth Street, for example, is located on the site of the Bull and Mouth Inn that dated from the 1850s. One of the largest sites of potential archaeological value is the section of the Hobart Rivulet that flows through the City Fringe area. The importance of this area has been recognised in this study by a recommendation to extend Heritage Area 18, which covers part of the Rivulet course, through the City Fringe, CBD to the intersection of Collins and Campbell Streets (see section 5 for detailed recommendation).

The preparation of an Archaeological Zoning Plan for the City Fringe and the CBD would also greatly assist in the protection and management of archaeological values. This plan could draw from work already completed, such as the *Central Area Strategy Plan Heritage Topic Report*, which actually identifies the Hobart Rivulet as a priority area for further investigation.

Recommendation

It is recommended that Council prepare an Archaeological Zoning Plan for the City Fringe and CBD to be used in assessing development applications in the areas of identified archaeological value. The Archaeological Zoning Plan should also be used to inform the new planning scheme for the Hobart that is currently being prepared.

Significant Vegetation and Associated Schedules

The primary focus of this study was in assessing the cultural heritage values of the built environment. Due consideration was also given to other elements such as individual and groups of trees, gardens and open spaces, such as recreation grounds. Several of these items have been included in the inventory of significant heritage places.

There are currently two schedules upon which natural places or items are listed. Schedule F Heritage Register contains places that are of heritage significance because of their built and natural features; the Royal Tasmanian Botanical Gardens (RTBG) is one such example. In contrast to this, individual trees are listed on Schedule I Clearing of Land. Trees on this schedule are all mature, there is a mix of exotic and native species, and some are particularly rare examples of their type. Over half of these individual trees are located within the RTBG.

There is a clear overlap between these two schedules. In order to remove this overlap, it is proposed that the individual trees that make up Schedule I be moved to Schedule F, and that significant native vegetation communities with conservation significance be listed on Schedule I instead. This would make more sense, as the clearing of land schedule only relates to areas of more than 500 square metres, therefore native vegetation communities are more likely to be affected rather than individual trees.

Recommendation

It is recommended that Council amends Schedule F and Schedule I of the City of Hobart Planning Scheme so that significant trees currently listed on Schedule I are transferred to Schedule F, and that native vegetation communities with conservation significance be nominated for placement on Schedule I.

Significant Landscapes

There were no significant landscapes identified during the course of this study, as the City Fringe area is a built up area of moderate to high density. It is important, however, to note, in the context of any future landscapes that may be identified within greater Hobart, that work is currently being undertaken on the introduction of an amendment to the planning scheme dealing with significant landscapes. Key objectives of the proposed Schedule O are:

- a) To protect and enhance the environmental, scenic, visual and cultural values of the significant landscapes which have been identified in the City.*
- b) To conserve the flora and fauna and associated ecological processes that contribute to the significance of the identified landscapes.*
- c) To ensure that any new development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on key characteristics of the identified landscapes.*
- d) To protect the cultural importance of historic road and track corridors.*

The proposed Schedule O also contains assessment criteria to be used by Council before making a final decision on an application. Further to this, additional significant landscapes can be added to the Schedule through the supply and review of detailed submissions.

Recommendation

It is recommended that when the Council amends the City of Hobart Planning Scheme 1982 to include Schedule O Significant Landscapes, a review is done of past heritage studies and research reports with the aim of identifying any additional significant landscapes that should be added to the list within Schedule O.

4.6 Action Plan: Non-Statutory Planning Strategies

The National Trust of Australia (Tasmania) plays a non-statutory role; and the Hobart City Council Strategic Plan 2001-2005, while not a statutory planning document, contains heritage objectives that are also relevant to this review.

4.6.1 The National Trust of Australia (Tasmania)

The National Trust of Australia (Tasmania) is a community-based organisation that works to protect and conserve the State's cultural heritage. The Trust established a heritage register, which has subsequently formed the basis of Schedule F of the *City of Hobart Planning Scheme 1982*, and the Tasmanian Heritage Register. The National Trust is recognized in section F.4.1 of the planning scheme as being able to provide "...authoritative statements of cultural significance".

Recommendation

It is recommended that the additional places identified by this study should be referred to the National Trust of Australia (Tasmania) for review despite there being no statutory obligation to do so. This recommended consultation is prudent given the organisation's established interest in the area of cultural heritage.

4.6.2 The Hobart City Council Strategic Plan 2001-2005

The plan contains the following heritage objectives that are relevant to heritage management within the City Fringe area. A key strategic outcome of the plan is:

Protection of our heritage. Hobart will be a City that: conserves and enhances its significant built and cultural heritage

The protection of the City's heritage is a "Key Area" under this plan. The Council's role in this area is defined as:

Hobart's identity is dependent upon its unique cultural heritage. Council's responsibility is to ensure the City's intrinsic cultural heritage values are conserved, protected and celebrated.

There are also a number of strategies and priority actions relating to cultural heritage identified by the plan. These are:

7.1 *To develop and implement a cultural heritage policy and statutory provisions to protect and manage the existing and evolving qualities and characteristics of the City's cultural heritage values.*

7.1.1 *Promote awareness and understanding of the Hobart's rich and diverse cultural heritage and the need for effective protection of these values.*

7.1.2 *Promote and acknowledge development that is sympathetic to the City's existing and evolving historical character and setting.*

7.1.3 *Establish links and partnerships with other levels of government, business and key stakeholders to ensure effective application, utilisation and co-ordination of resources for heritage management.*

7.1.4 *Provide professional heritage advice to Council and owners of heritage properties.*

7.1.5 *Prepare comprehensive conservation plans for all cultural heritage assets.*

- 7.1.6 *Ensure compliance with all statutory provisions and obligations in relation to protection of cultural heritage values.*
- 7.1.7 *Effectively conserve, manage and demonstrate best practice in the use of Council's own cultural resources and projects.*
- 7.1.8 *Develop relationships with Hobart's culturally diverse community to increase understanding and awareness of Hobart's cultural heritage.*
- 7.1.9 *Review and improve the effectiveness of Council's Heritage Fund.*

Recommendation

The implementation of the recommendations of this Review are consistent with the objectives and strategies of the Hobart City Council Strategic Plan 2001-2005 to conserve, protect and celebrate Hobart's intrinsic cultural heritage values.

Further Study

During the course of the City Fringe study it became apparent that there are places and areas located outside the detailed study area that have prima facie cultural heritage value, and which currently have no statutory protection under the *City of Hobart Planning Scheme 1982*.

These places and areas are located in the Central Business District of Hobart, an area that the *Central Area Strategy Plan: Heritage Topic Report* (1991) recommended to be the subject of a systematic and comprehensive heritage review. The major conclusion of the CASP study was:

Examination of material has revealed that there is a strong case for a systematic, comprehensive survey of the entire CBD.

Most of Liverpool Street and much of Elizabeth Street, for example, consist of Old Colonial Georgian fabric predating 1840, which has been adapted often only through the addition of a Victorian or Edwardian façade....

Assessment of the cultural significance of this fabric is an ongoing task....

It is now ten years since the CASP study, and no attempt has been made to examine and ultimately protect the heritage values of the CBD. It is therefore considered to be a matter of urgency that a heritage review be undertaken of the CBD. In support of this recommendation, an examination of the issues relating to the erosion of heritage values in the City Fringe area also relate directly to the CBD.

Recommendation

It is recommended that Council prepare, as a matter of urgency, a heritage review of the Central Business District, which would be consistent with the objectives and strategies of the Hobart City Council Strategic Plan 2001-2005, conclusions drawn by CASP in 1991, and be a continuation of the systematic review of the City's heritage currently being undertaken.

4.7 Methods for Assessment and Management of Potential Heritage Places

Regardless of the systematic fieldwork and careful analysis of the City Fringe conducted during the course of this study, it is possible that additional sites of potential heritage significance may come to light. This may be a result of many factors, such as future historical research, information provided by the local community or information provided through development applications lodged with the Council.

In cases where this occurs, the case should be referred to the Council's Cultural Heritage Officer so that a proper investigation and assessment can be made into the heritage significance of the place. If the place is found to be of heritage significance, Schedule F of the *City of Hobart Planning Scheme 1982* should be amended to include the place.

It is in this context that it is strongly recommended that Council review the City Fringe study area within a ten year period (as outlined in section 4.5.3).

5 COMMUNITY CONSULTATION

5.1 Introduction

Community consultation has been a fundamental part of this study. Several strategies were used to inform the broader community about the study and its key objectives. The project consultant has also spent many hours talking to individuals, particularly during the research phase of this study.

The volunteering of historical information by the public about particular places or areas of heritage value has been encouraged. Several activities (detailed below) were undertaken to encourage community participation in the study process.

5.2 Completed Community Consultation

5.2.1 Newspaper Feature

On 4 October, 2001, a supplement was produced on the City of Hobart by *The Mercury*. The feature was entitled *Hobart Your City: A Special Feature*, and contained sixteen pages of information regarding Hobart City Council projects and activities. Information was supplied to *The Mercury* regarding the City Fringe Heritage Review, and an article entitled: *Behind Those Facades*, was subsequently written (see Appendix E). Aspects of the research undertaken for the City Fringe Heritage Review were detailed in the article, and contact details were given for the project consultant in order to facilitate the exchange of information.

As a result of this article, the project consultant received five phone calls asking for and volunteering information related to the study (see Appendix F for list of respondents).

5.2.2 Local History Fair

On Saturday the 20 October, 2001 the project consultant attended a local history fair in which the Hobart City Council had a stall. An information leaflet was specially prepared for this fair, and gave information on the City Fringe Heritage Review, inviting members of the general public to offer historical information about places or areas located within the study area (see Appendix G).

Approximately ten information sheets were given out to interested individuals. Several people who received sheets later responded to the project consultant via email, and provided both written and photographic historical information about particular sites located within the study area. The project consultant also supplied these respondents, when requested, with historical information relevant to the project.

5.3 Future Community Consultation

5.3.1 Public Exhibition

A public exhibition of the City Fringe Heritage Review, including the Inventory of Significant Places and the work completed on Heritage Areas, should be organised as soon as possible after the completion of the review as part of the process of community consultation and involvement.

This exhibition should stress the educational importance of the study in terms of informing the wider community about the nature of its heritage, and should also articulate the statutory processes associated with the exercise.

In order to facilitate community feedback, questionnaires/or a comments box should be provided at the exhibition space. Information should be provided to inform the public that any objections to places being included on the Inventory of Significant Places should only be made on the basis of cultural significance rather than management issues, such as perceived loss of development potential.

This exhibition should be undertaken in conjunction with any formal exhibition requirements for the inclusion of these places onto the *City of Hobart Planning Scheme 1982*.

Recommendation

It is recommended that the Council compile a public exhibition on the City Fringe Heritage Review, detailing the key objectives, results and recommendations of the study. This exhibition should specifically include information regarding the Inventory of Significant Places and Heritage Areas, and should call for public submissions.

5.3.2 Notification of Owners

All owners of places listed in the Inventory of Significant Places or those affected by boundary adjustments to heritage areas, should be individually notified of the proposed listing of their property. A copy of the detailed inventory sheets prepared for places should be sent to relevant owners, as well as background information clearly explaining the key objectives and findings of the City Fringe Heritage Review. Information on the implications of listing on Schedule F should also be supplied, and a program of community consultation provided.

Recommendation

It is recommended that Council formally notify the owners of places included on the Inventory of Significant Places. Information provided to the owners should include a copy of the relevant inventory sheet, supporting information about the City Fringe Heritage Review, including key objectives and findings, as well as information on the implications of listing a place on Schedule F of the *City of Hobart Planning Scheme 1982*.

5.3.3 Availability of Reports

Copies of the completed City Fringe Heritage Review should be made available to the public. Volume 1 Part 2 Thematic History, would be particularly useful in promoting the history of the area, and therefore could assist in fostering an appreciation for the environmental heritage of the area. The inventory sheets produced for individual properties could also be of particular interest to the public, and should be made available.

Recommendation

It is recommended that Council make copies of the completed City Fringe Heritage Review available to the general public.

6 REFERENCES

6.1 Key Primary Sources

Building Plans, held at Development and Environmental Services, Hobart City Council.

City Engineer's Department, *House Connections*, held at Development and Environmental Services, Hobart City Council.

6.2 Secondary Sources

Apperly, R., Irving, R., Reynolds P., 1989, *A Pictorial Guide to Identifying Australian Architecture*, Angus and Robertson Publishers, NSW.

Australian Construction Services, 1992, *Conservation Plan: Anglesea Barracks, Hobart, Tasmania*, Vol 1-4, prepared for Department of Defence, Hobart.

Australian Heritage Commission, 1983, *The Heritage of Tasmania: The Illustrated Register of the National Estate*, The Macmillan Company of Australia in association with the Australian Heritage Commission, Melbourne.

Bennett, K., 1996, *The Survival of Georgian Buildings in Inner Hobart*, 1996, Honours Thesis, University of Tasmania, Hobart, held at HCC.

Bennett, K., 1997, *Cultural Heritage Places: Assessments of Colonial Buildings within Inner Hobart*, prepared for the Hobart City Council, Hobart.

Godden Mackay Logan, 2000, *West Hobart Heritage Review*, Volume 1, prepared for the Hobart City Council.

Hobart City Council, 2001, *Strategic Plan 2001-2005*, Hobart City Council, Hobart.

Hobart City Council, 2001, *North Hobart Heritage Areas: A Detailed Assessment*, unpublished report.

Hobart City Council, 1985, *Hobart Heritage Listings: A Continuing Analysis*, HCC, Hobart.

Hobart City Council, 1990, *Central Area Strategy Plan: Heritage Topic Report*, HCC, Hobart.

Lester Firth Associates Pty Ltd, 1982, *Hobart Urban Conservation Study Stage 2*, prepared for the Hobart City Council, Hobart.

McNeill, B., 2002, *Architecture from the Edge: The 20th Century in Tasmania*, Montpelier Press, North Hobart, Tasmania.

Oakman, W., 2000, *Heathfield: 70 Davey Street, Hobart, Tasmania – Conservation Plan*, prepared for Mr L Lauder and Mr M Howard, Hobart.

Paul Davies Pty Ltd, Terry, I, 1999, *South Hobart Heritage Review*, prepared for Hobart City Council, Hobart.

Rayner, T., 1988, *The Hobart Rivulet*, prepared for the Hobart City Council, with funds provided by the Commonwealth Government under the NEGP.
Royal Australian Institute of Architects, Tasmanian Chapter, 1984, *An Architectural Guide to the City: Hobart*, RAlA, Tas. Chapter, Hobart.

Royal Australian Institute of Architects, Tasmanian Chapter, University of Tasmania Department of Urban Design, National Estate Grants Program (Aust), National Estate Tasmania, 1994, *Twentieth Century Buildings for the National Estate Register Tasmania*, The Chapter, RAlA, Hobart, Vol. 1.

Royal Australian Institute of Architects, Tasmanian Chapter, Department of Architecture and Urban design, University of Tasmania, 1997, *Twentieth Century Buildings for the National Estate Register Tasmania*, Commonwealth Government under the National Estate Grants program, Vol. 2.

Stapleton, I., 1991, *How to Restore the Old Aussie House*, The Flannel Flower Press, Queensland.

6.3 Related Legislation

Australian Heritage Commission Act 1975
City of Hobart Planning Scheme 1982
Historic Cultural Heritage Act 1995
Land Use Planning and Approvals Act 1993

6.5 Registers

National Trust of Australia (Tasmania), *Register of Identified Places*, folders held by Tasmanian Heritage Council.

Register of the National Estate, Australian Heritage Commission.

Tasmanian Heritage Register, Tasmanian Heritage Council, Hobart.

6.6 Websites

<http://www.ahc.gov.au>
www.thelist.tas.gov.au

6.7 Map Sources

City of Hobart House Numbers Map, scale 1:2000, produced by Hobart City Council.

Detailed Sheet Plans, Scale 1:528, held by the HCC.

Suburbs, Localities and Postcodes in the Hobart Area, 1998, produced by Information and Land Services, DPIWE, Hobart.

6.8 Photographic Sources

Slide Collection, held by Development and Environmental Services Division, Hobart City Council.