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Hobart City Council New Town Heritage Review

April 2008





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Executive Summary

The suburb of New Town is one of the earliest established parts of Hobart, and is Hobart's oldest 'suburb', having been settled within a week of the primary settlement at Sullivan's Cove. As such, the place encompasses a broad range of heritage places.

GHD was commissioned to undertake an investigation, identification and assessment of places and areas of heritage significance within New Town and to make recommendations to assist in the conservation and management process. The following has been undertaken to achieve this task:

- » An historical summary of the study area;
- » A review of existing Heritage Areas within the study area;
- » Site investigation of places;
- » An inventory of significant built heritage places and areas within the study area;
- » Assessment of threshold level of significance;
- » Recommendations for the inclusion, expansion or reduction of new and existing Heritage Areas;
- » Mapping of the areas considered to be of significance; and
- » Development of recommendations to assist in future strategic management and protection of the cultural heritage places in New Town.

In summary, this study has identified the following:

- » An expansion of the existing New Town Road Heritage Area.
- » An expansion of the existing Stoke Street Heritage Area.



» An additional 7 new Heritage Areas, including:

- Bay Road-Cross Street Area;
- New Town Road-Tower Road Area;
- Montagu Street Area;
- Forster Street Area;
- Bellevue Parade Area;
- Augusta Road-Clare Street Area; and
- Hope Street Area.

» Identification of additional places recommended for inclusion on Schedule F of the Planning Scheme.

The Volume 2 report provides the datasheets prepared for individual places of significance and identified Heritage Areas.



1. Introduction

1.1 Overview

Hobart City Council (HCC) has been undertaking a major systematic review of the City's heritage, through a series of local heritage studies. To date, these studies, supplemented by thematic studies, include the suburbs of North Hobart, West Hobart, Sandy Bay and South Hobart. More recently, studies have also included Lenah Valley, Mount Stuart and the City's central and fringe areas.

This heritage study of the suburb of New Town will complement and add to this series. New Town is one of the earliest settled parts of Hobart, and is Hobart's oldest 'suburb', having been settled within a week of the primary settlement at Sullivan's Cove.

New Town is currently poorly represented in Council's heritage register (Schedule F – *City of Hobart Planning Scheme 1982*). There is therefore a need for a review and investigation of the suburb's cultural heritage attributes.

A social and thematic history of New Town has previously been undertaken (Pearce and Doyle, 1997), and serves as the principle reference to support this review of heritage places. A series of other references relating to the area have also been reviewed, as well as several historical maps (see reference list at the end of this report).

This report provides an investigation, identification and assessment of places and areas of heritage significance within New Town, with recommendations to assist in the conservation and management process, which can inform the review of the City of Hobart Planning Scheme (currently in preparation). In summary, this review provides:

- » An historical summary of the study area;
- » A review of existing Heritage Areas within the study area;
- » A site investigation of places;
- » Assessment of threshold level of significance;
- » An inventory of significant built heritage places and areas within the study area;
- » Mapping of the areas considered to be of significance;



- » Recommendations for the inclusion, expansion or reduction of new and existing Heritage Areas; and
- » Recommendations to assist in future strategic management and protection of the cultural heritage assets in New Town.

1.2 Study Area

New Town is situated approximately 4 kilometres north of Hobart's CBD and is bounded by the suburbs of North Hobart, Mount Stuart, Lenah Valley, and Moonah. The Domain is located to the south east of New Town. New Town Road is the main arterial that links the suburb with Hobart, and continues to link the northern suburbs of the greater Hobart area.

New Town is the earliest suburb of Hobart, the New Town Rivulet and fertile soils providing an attractive area to live from early European settlement, and an attractive place for recreational activity. Evidence of past land use and patterns of development over time create a rich character, apparent in the suburb today.

1.3 Report format

This review is divided into two volumes. The first is this, the Main Report with references and appendices. Volume 2 presents the datasheets of all places assessed as part of the inventory process.



Figure 1: New Town Study Area indicated within blue line (source: Hobart City Council)



Limitations

It is necessary to acknowledge the following limitations of this study:

- » Assessment of Aboriginal heritage values was outside the scope of this study.
- » While available subdivision maps were reviewed where possible, historical research was limited largely to a review of secondary information for this project.
- » Research into the history of individual places was outside the scope of this study. There may therefore be places that have not been identified as being of significance based on a prima facie assessment. Also, there could be places that have been identified as being of local significance based on an assessment of fabric, where an understanding of the history could enhance their heritage value.
- » A detailed inventory of places within New Town was undertaken. As the inventory was non-intrusive, there were cases where a clear image was not possible to obtain due to vegetation screening and fencing for example. These places have been identified in the inventory for further on site assessment.
- » Site visits were undertaken with potential heritage places identified from the roadway. It is therefore possible that some places may not have been identified if they were situated within a property title and surrounded by other buildings or features.
- » This study involved focus on built form and as such, assessment of archaeological heritage was largely outside the scope of this study.
- » Detailed consideration of gardens and plantings was outside the scope of this project. However, some features have been identified as they relate to an overall Heritage Area or a place of identified significance. Gardens and plantings identified in an earlier study have been mapped to assist in a future detailed assessment process and are included in Appendix B of this document.
- » Community consultation was outside the scope of this project. Such a process would add richness to an overall understanding of the cultural heritage values of New Town, particularly in a social sense. As consultation has not been undertaken, it is recommended that prior to new listings within the scheme or on the State list, a consultation plan be developed and undertaken to notify landowners of the intention to include their property in a Heritage Area or on the State or local list. It is recommended that this plan include distribution of information about the implications of listing for property owners. A summary of the types of places identified within the study could be included, particularly as a number of Interwar and post World War II places have been identified as being of value and it is recognised that broad community perceptions of what heritage is often relates to places from earlier periods.



1.4 Acknowledgements

GHD wishes to acknowledge the assistance of the following people in the preparation of the report:

- » Brendan Lennard (Hobart City Council)
- » Barry Holmes (Hobart City Council)
- » Steve Jeffery (Hobart City Council)
- » Sue Willis (Heritage Tasmania)



2. Method

2.1 Overview

The method adopted for this project follows that of the Australian Heritage Council (AHC) and other heritage agencies. In particular, in addition to the methods adopted for other Hobart City Council heritage reviews, the following reference documents have been used to inform the approach taken for this study:

- Australia ICOMOS (*Burra Charter*);
- The NSW Heritage Office (*Community-Based Heritage Studies*); and
- The Australian Heritage Commission (*Protecting Local Heritage Places: A Guide for Communities*).

The principles of the *Burra Charter* have been followed throughout this project, in relation to the assessment and identification of heritage places and areas. The *Burra Charter* considers place to be a 'site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views' (Article 1.1). Its definition of cultural significance means 'aesthetic, historic, scientific, social or spiritual value for past, present or future generations' (Article 1.2).

The method adopted for this study, consistent with the methodologies outlined in the above reference documents, and previous heritage reviews for Hobart City Council, has involved:

1. Preparation of an historical summary of the area;
2. Mapping, including review of existing lists of heritage places;
3. Investigative fieldwork;
4. Preparation of inventory sheets of significant places;
5. Review of Heritage Areas; and
6. Preparation of recommendations for management and planning



The first two stages of the methodology informed the investigative fieldwork. Investigative fieldwork was undertaken as a comprehensive survey of all streets in New Town. It is noted that all site visits were non-intrusive, taking place from the public street.

2.1.1 Heritage Area Review

Heritage Areas were first reviewed to consider their adequacy and to revise existing Heritage Areas within the City of Hobart Planning Scheme, and to identify new Heritage Areas. Each street in New Town was investigated to identify Heritage Areas and their boundaries and photographs of representative places and streetscapes were taken, which resulted in recommendations for expansion to those already identified in the scheme and the recommendation for several new areas. Reference to early subdivision plans and on site assessment assisted determining boundaries.

Generally, identified heritage areas were those where:

- » Components such as buildings, trees and views combine to create character;
- » Land form or setting makes an important contribution to this character;
- » Scale and/or style of building has a high degree of coherence and continuity and/or has remained relatively free of intrusions;
- » The area clearly illustrates a pattern of urban society no longer practised; and
- » There is a predominance or cohesion of individual buildings, which are individually of merit (Lester Firth and Associates, 1982: 5).

Places within Heritage Areas considered *prima facie* as likely to meet the State threshold of significance were assessed individually, and other places were considered as part of the overall area.

2.1.2 Individual Places

A second survey of the streets in New Town outside of heritage areas was also undertaken to identify individual places of significance. Images were taken of each place identified as having likely heritage value *prima facie* values such as recognisable architectural, social, historical and aesthetic qualities.



A number of targeted site visits were undertaken as part of the study in response to research undertaken in preparing an historical summary.

Individual places identified during the field investigations have been assessed for their level of heritage significance, using the threshold method outlined below. A datasheet for each of these places was prepared, with an inventory table providing an overview of all places.

Recommendations in regard to planning and management have been made, based on the individual places and Heritage Areas, in order to assist in the future of heritage conservation and preservation in New Town. These recommendations are consistent with the Australia ICOMOS *Burra Charter*, and have been made through liaison with HCC staff and members of GHD's Planning and Heritage team. Recommendations have also been made with consideration to other heritage reports completed for HCC to ensure consistency.

2.2 Assessment Method

Assessments were carried out in five main stages:

1. Prima facie on-site assessment – resulted in a photo being taken of a place (assessments were non-intrusive);
2. Secondary assessment based on photographic images from site visits – undertaken as images were inserted into datasheets;
3. Desk-top assessment based on descriptions inserted into physical evidence, setting and historical fields on datasheets;
4. Final desk-top assessment using the HCHA 1995 Criteria and threshold ranking system (see 2.4).
5. A final review was made of all places once drafts were complete, to provide further rigour to the process and ensure consistency across assessments.

The second phase above largely determined those places that were considered to not meet the local significance threshold.

The third phase delineated between those places of local and State significance, and the fourth phase of assessment was carried out with those places which had progressed through the other three rounds, and were assessed as having the potential to yield State significance. This stage provided the justification and reasoning to illustrate the higher level of significance of those places considered to be of State level significance.

The final assessment stage proved useful in further assessing those places of local level significance, in further understanding their significance, and the ways in which this is associated with the HCHA 1995 criteria and threshold indicators, though time did not allow for in-depth documentation of this phase.

In cases where a place was considered to be of State level significance, an individual statement of significance was devised. Places of State level significance were also rated for their level of integrity, rarity/uniqueness and representativeness/integrity, whereby a rating of one is considered low and three is high.



2.3 Assessing Significance

In assessing any place of potential significance, it was important to apply standard and objective methods. These standards are contained in the Australia ICOMOS *Burra Charter* 1999 and the Tasmanian *Historic Cultural Heritage Act* 1995. The *Burra Charter* establishes the first principles of heritage conservation in Australia. The *Burra Charter* is also the widely accepted and adopted standard for heritage conservation practice in Australia, and the source for both the detail and the approach to heritage legislation.

The *Burra Charter* defines cultural significance as the 'aesthetic, historic, scientific, social or spiritual values for past, present or future generations'. It also states that cultural significance is 'embodied in the place itself, its fabric, setting use associations, meanings, records, related places and related objects' (Art 1.2).

This definition recognises intangible values and the importance of relationships and setting in considering the cultural value of heritage places.

2.3.1 The Tasmanian Context

The *Burra Charter* provides the basis for heritage legislation in Australia. In Tasmania, heritage places are identified and managed in accordance with the *Historic Cultural Heritage Act 1995* (the Act). At a local level, places in New Town are identified and managed in accordance with the City of Hobart Planning Scheme 1982.

The definition of 'significance' in the Act differs somewhat than that provided in the *Burra Charter*. The Act provides that in relation to a place, historic cultural heritage significance means 'significance to any group or community in relation to the archaeological, architectural, cultural, historical, social or technical value of the place' (s3).

Like the *Burra Charter*, the Act recognises that significance relates to the community regard for the values of the place. Unlike the *Burra Charter*, the Act does not include aesthetic values as part of the definition of significance. The Act also does not provide definitions or guidance on how these values are to be interpreted and applied.

In identifying places of historic cultural heritage significance, the Act establishes seven criteria for assessing significance. The archaeological, architectural, cultural, historical, social or technical values of a place may be assessed against all seven of the criteria. However, most often these values will be considered against one of the criteria. The seven criteria 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 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 technical achievement;
- f. it has a strong or special meaning for any group or community because of social, cultural or spiritual associations; and
- g. it has special association with the life or work of a person, group or an organisation that was important in Tasmania's history.

The heritage provisions of the Planning Scheme operate in a similar context to the *Burra Charter*. The Planning Scheme establishes a Schedule of specific buildings and sites of special significance and a management framework for controlling development. The development of heritage places is to have regard to the definitions, conservation principles, processes and practices set down in the *Burra Charter*. Likewise, a similar definition of cultural significance is given in the Planning Scheme, defining it as the 'aesthetic, historic, scientific or social value for past, present or future generations'.

Places may be entered in the Schedule of heritage places via an amendment to the Planning Scheme. In entering a place in the Schedule, the Council may adopt listings entered in the Register of the National Estate, National Trust listings or other bodies considered capable of providing authoritative statements of cultural significance.

2.4 Threshold Assessment Method

The criteria in the Act have been used as a basis for understanding the significance of a place. If a place was considered to meet one or more of the criteria, it was considered to have significance at some level. A place may be entered in the Tasmanian Heritage Register if it is of historic cultural heritage significance and meets one or more of the criteria for entry. A place may be entered in the Planning Scheme where it is of 'cultural significance'. However, of itself, this does not assist in deciding whether the place has sufficient significance to be included in the Planning Scheme or Heritage Register.

Heritage places have differing levels of significance. A useful means of determining the relative significance of places is to apply thresholds. Thresholds are an important way in determining whether a place is of significance, how well a place meets a particular criterion and then, the level of that significance, be it of a national, State or local heritage value.

Thresholds used for this study were informed by previous studies undertaken by GHD and the policy developed by the Queensland Heritage Council (*Entering Houses in the Queensland Heritage Register*, 2005). The method was devised in consultation with Heritage Tasmania.



The criteria of the *Historic Cultural Heritage Act 1995* provide some assistance with thresholds. Some of the criteria provide implicit measures. For example, the criteria refer to a place being important to 'Tasmania'. The criteria also use specific language to measure the degree of importance of each value. That is, a place must be ***important*** or ***demonstrate a high degree*** or ***have strong or special meaning*** or have a ***special association***.

The threshold indicators that were developed assist in determining the extent to which a place meets a criterion against a number of factors including the integrity, uniqueness, and outstanding qualities of the place, either in its fabric or in relation to the Criteria. The following threshold indicators in Table 1 were considered in assessing the level of significance of each place In New Town.



Table 1 *Threshold Indicators:*

Earliness	Earliness relates to the chronology of the place in relation to the development of its region and State, and applies particularly to Criterion (a) and (c). The earlier the place, the greater the likelihood of contributing to our understanding of the past, and the higher its level of significance.
Representativeness/ Integrity	A place may be representative in demonstrating the characteristics of a broader class of cultural places, which have been important in shaping our past. Classes may be architectural, or may relate to a historical theme of the region or state. This threshold also indicates the level of integrity of a place, in its ability to be representative of its period of significance, which will usually be its period of construction. It should be noted that integrity does not preclude change over time. Heritage places evolve and change over time. Such changes will have varying levels of impact on the integrity of the place. The determining factor is whether or not the place in its design, materials, workmanship and setting retains a reasonable ability to demonstrate its period of construction, or historical association.
Regional importance	Regional importance indicates the relative significance of that place within its local environment as compared to the broader Tasmanian context. This threshold is associated with the assessment of criterion (a). Places in one region may be considered to have State level significance, while an equivalent place in another region would be assessed as having local significance. These differences demonstrate a variety of factors such as varied settlement patterns, types of places, and hierarchy of social status across Tasmania. Places of high regional importance may contribute to a better understanding of the history and evolution/pattern of the State.
Distinctiveness/ Exceptionality	Places that are distinctive or exceptional are those places that are icons or landmarks, and places which may have outstanding qualities of the criteria which they meet.
Rarity	Rarity indicates the extent to which a place demonstrates rare, uncommon or endangered aspects of Tasmania's heritage, either within the local or State context. Rarity can be used to consider most criteria, however the Act also specifies it as a separate criterion, relating to rare or uncommon aspects of Tasmania's heritage. What is important though, is that the rarity of the place relates to a heritage value. Factors to consider for rarity include the age, design, materials or form of the place in demonstrating an uncommon aspect of Tasmania's heritage.

It is noted that criteria (b), rarity, and (d), representativeness, were used as measures to assist in assessing and rating the threshold of significance.



2.5 Determining Local and State Significance

The above threshold indicators assist in determining the ability of a place to meet a particular criterion and its level of significance. A ranking system has been applied to distinguish between State and local places. The following section outlines the method used by the authors to make this distinction.

Places not meeting the local threshold level

If a place did not demonstrate aspects of any of the criteria identified in the *Historic Cultural Heritage Act 1995*, at either a local or State level, a place is considered as not meeting the local threshold level.

An assessment was undertaken when a place thought to have no significance was marginal, for example, if it was considered to have potential significance, or when all its values were not understood by a preliminary inspection.

It is noted that in some cases, places that have been modified may still be considered to have heritage significance because their modifications may be reversible, thereby allowing their heritage fabric to be uncovered at some point in the future.

Places of local level significance

If a place is determined to be of architectural, historical, scientific, social or technological significance, then it can be considered as being of some level of heritage significance.

A place was considered to have local level significance when its importance is largely rested within the local context rather than that of the State. The exception to this rule was in cases where the place demonstrates a high level of integrity, rarity, is of exceptional interest, or an outstanding example of its type.

Heritage values that are largely localised do not contribute significantly to our understanding of the wider pattern and evolution of Tasmania's history and heritage and thus were considered to be of local significance, rather than State level significance.

Places of State level significance

A place is considered to be of State significance if its values contribute to the understanding of the wider pattern and evolution of the State's history and heritage, including places that contribute significantly to our understanding of the regional pattern and development of the State. Many regionally significant places highlight diversity of the State's history and contribute to the representativeness of types of places.



In completing the description fields on each datasheet, it became clear whether a place was likely to meet one of the HCHA criteria for State level significance. Where this was the case, the place was assessed and considered for its State significance.

In applying the above method, a simplified numerical ranking system has been applied to each place on each inventory sheet. This ranking uses numbers from 0-3, whereby 0 is nil, 1 is low, 2 is moderate and 3 is exceptional value. Rankings were considered in both the State and local context. This was particularly useful for determining the regional value of places and the development of statements of significance.



3. Historical Overview

The following historical overview provides a summary of the history and historical geography of New Town, as well as identifying historical themes and the evolution of development in the area. This is not intended to be a comprehensive history of the area, as a social and thematic history of the area has already been undertaken (Pearce and Doyle: 1997). This document serves as a principal reference for the historical overview.

The historical summary is provided here in order to provide a context in which to understand, identify and assess the heritage places and areas of New Town. As stated by Pearce and Doyle (1997:1) within New Town 'the influence of the past is still very much apparent in the present'.

3.1 Aboriginal Occupation

Pearce and Doyle, (1997) state that the 'banks of the River Derwent and environs was the territory of the Mouheneenner people of the South East tribe'. It is said that many remnants of middens are still visible today along the shoreline in the vicinity of New Town (Pearce and Doyle, 1997: 5).

3.2 The First European Settlers and Government Farm

The free settlers who arrived with Collins in 1804 were granted 100-acre lots on the banks of the New Town Rivulet near Stainforth Cove. Within a week of tents being pitched in Hobart, 'white occupation in the environs of New Town was underway' (Pearce and Doyle, 1997: 8). These lots were located on both the north and south side of the Rivulet. The decision to settle this area is said to be due to the 'anticipated fertility of King George's Plains... and the existence of a reliable source of water in the form of the New Town Rivulet' (Scripps, 2006: 7).

A month after the settlers took up their land at New Town, a Government Farm was established on what is now the Cornelian Bay Cemetery (Pearce and Doyle, 1997: 8). Thirty convicts were sent to the area for this purpose. This farm was the central agricultural enterprise in the colony for a number of years. Fifty acres of different grains were planted by 1805.

The settlement at Stainforth Cove was named "New Town" in 1805.

Among the first roads in the colony was that constructed in 1807 to connect the farms at New Town with Hobart Town (Scripps, 2006: 9). This road still survives as New Town Road and Pirie Street.



By 1809 there had been significant farming developments in New Town, with further land grants in the area, with approximately 40 settlers in the environs (Pearce and Doyle, 1997: 10).

Following the sale of part of the Government Farm to Andrew Whitehead and G.W. Gunning in 1813, the remainder was left open and occasionally used as a racecourse (Scripps, 2006: 52).

In 1817 Governor Macquarie informed Lt-Governor Sorell of his intention to 'reserve all the land along the river from Macquarie Point to New Town for the Government' (Scripps, 2006: 10). This meant an end to grants in the area, as well as the resumption of existing grants.

The produce from the Government Farm supplied food to the various institutions of Hobart (Pearce and Doyle, 1997: 12). In the late 1850s this land was subdivided into 30 lots of between three and five acres, and by 1872 the area was established as the Cornelian Bay Cemetery (Pearce and Doyle, 1997: 12, and Scripps, 2006: 14). Hobart investors were keen to take up the advantage of the villa sites on offer (Scripps, 2006: 36).

3.3 Suburban Development

It was during the 1820s and '30s that New Town further evolved. Here, 'individuals with capital became established in these rural residential environs, building their mansions and managing their large estates' (Pearce and Doyle, 1997: 15). The residences of New Town served a dual purpose of being either a country retreat for some, or a home reasonably close to the centre of Hobart for others. One motivation for living outside of the main city centre was the common desire to escape or avoid the unsanitary conditions of Hobart that had originated from combining harmful land uses such as tanneries, which emitted noxious wastes, alongside housing, commercial and retail uses (Pearce and Doyle, 2002, 25).

Charles Swanston bought property known as New Town Park, stretching from New Town Rivulet, past Risdon Road and up along Main Road. The house "New Town Park" was built here, as well as a number of outbuildings once part of the estate, which still stand (Pearce and Doyle, 1997: 16). Pearce and Doyle (1997: 16) argue that Swanston was representative of the capitalist class that became established in New Town.

Many large estates were established in the area, including Henry Pearce's Poplarville, Pitcairn's Runnymede, Cawarra, Barrington, Carolside, Routs Tower, and John Mezger's Cliefden and Lauderdale (Pearce and Doyle, 1997: 17). Other large tracts of land developed into large estates included T.D. Chapman's Sunnyside and Josiah Spode's Stoke House, Newlands, Boa Vista (Pearce and Doyle, 1997: 17). Between 1820 and 1850 the original grants were split into smaller properties.

By 1840, New Town consisted of about thirty homes, a few general corner shops and an inn. While population data is difficult to find because of changing boundaries over time (Harris, 2003: 29), one indicator of growth is that horse-drawn omnibuses were introduced to the area in the 1850s to connect New Town to Hobart. This connection would have attracted more people to New Town (Scripps, 1993, 14).

Pearce and Doyle (1997: 18) state that New Town remained a 'place of wealth' well into the twentieth century.



New Town circa 1885
Source: Reference No. 30/1066, Archives Office of Tasmania

Despite this, New Town also retained a convict presence, since the establishment of Government Farm. A hulk moored off Gellibrand Point during the probation period became known as the New Town Probation Station and accommodated convicts working in the district (Pearce and Doyle, 1997: 19). Convicts working for the Department of Roads continued to be accommodated at the New Town Farm Station until 1846 (Pearce and Doyle, 1997: 19).

In 1840-41, a stone bridge was built over the New Town Rivulet.

Since 1876 New Town had been serviced by a train line. In 1893 a regular tram service was installed along the Main Road, making it more practical for people to travel into the city for work or business (Pearce and Doyle, 1997: 2, Scripps, 1993: 17; and Scripps, 2006: 36). Scripps (2006: 36) states that 'real estate developers began to buy up vacant or under-used land on the outskirts of Hobart, and the turn of the century saw the subdivision of farms and larger blocks in Sandy Bay, Mount Stuart and New Town'.

An important duty of municipal government was to provide public recreational reserves, and the New Town Town Board applied for a lease of what had been part of the government farm in Clare Street (Pearce and Doyle, 1997: 26). In 1899 permission was granted.

During the early decades of the twentieth century, New Town was undergoing a gradual transition from a semi-rural area to a more densely populated suburb (Pearce and Doyle, 1997: 25).

On 1 January 1908 New Town was created a Municipality in its own right (Scripps, 1993: 15).

By 1911 New Town was still considered Hobart's most exclusive residential area, though a greater social 'mix' was beginning to develop amongst its population (Pearce and Doyle, 1997: 26).

Shortly after World War I, subdivision of a significant amount of rural land and the grand estates occurred because of several interrelated factors. Among these factors was the further expansion and increasing efficiency of mass transport, which 'shrank' the distances between the city and New Town. Another factor contributing to the expansion of New Town was the Hobart City Council's recognition of the health benefits of living outside the city, and a consequent attempt to encourage suburbanisation. The most intense period of building in New Town occurred between 1918 until the mid 1920s, as many market gardens and orchards were changed to residential subdivisions (Pearce and Doyle, 1997: 27).



New Town from the Domain circa 1900

Source: Reference No. 23763161, National Library of Australia

Between 1913 and 1920, approximately 415 buildings were constructed and the population of New Town increased from 2951 to 5200 (Pearce and Doyle, 2002, cited in Harris, 2003: 31).

The development of large-scale industries was also significant in New Town's growth, such as the Electrolytic Zinc Company in the nearby suburb of Lutana, which provided a significant number of job opportunities outside the city, and made suburban living more practical than city living for the workers.

New Town became a more attractive place to live through the extension of affordable public transport and the emergence of employment opportunities at industrial centres further north (Pearce and Doyle, 1997: 25). A large number of workers, mostly employed at the Zinc Works, petitioned the HCC for an extension of the New Town tramline to a point near Risdon and Albert Roads.

The historical patterns of suburban growth in New Town reflect the links between the development of cheap public transport, and land sales, public and soldier housing schemes, private subdivision and industrial growth.

The number of soldiers returning from the War was also significant in the growth of New Town, where between 1920 and 1924 the War Service Homes Commission built forty-six new houses, after purchasing six acres of land from the estate of John Harbroe (Pearce and Doyle, 1997: 28). Other War Service homes were also constructed throughout the area.

Maria Street was so named after the relocation of twelve workers' cottages, which had been on Maria Island. This street, on the fringe of New Town, 'earned some notoriety as harbouring social problems as well as neglected houses' (Pearce and Doyle, 1997: 29). These houses were demolished in the 1970s.



“Boa Vista” Date: ca. 1940
State Library of Tasmania ADRI: AUTAS001125299081

Gregson Avenue was another area set aside for public housing in the 1940s, with sixteen houses constructed there (Pearce and Doyle, 1997: 29).

From the end of the Great Depression until just before World War II, urban and economic development in New Town continued steadily. The War slowed residential development, which led to a Post-War housing shortage. In response to a notable increase in the population after 1945, there was a second wave of large-scale residential growth in New Town (Scripps, 1993, 17-18).

After World War II, military huts were located on Queen’s Walk and Batman Place, rented by families who were waiting to find long term accommodation (Pearce and Doyle, 1997: 30). The military huts were transported from Brighton over several days (Scripps, 2006: 40). Fourteen double huts and seventeen singles were transferred to Cornelian Bay in 1946 to provide forty-five dwelling units (Scripps, 2006: 40). Another two units were transferred in 1947. It soon became clear that the huts were needed for much longer than the three years intended (Scripps, 2006: 42).

In 1946, the planned Brooker Highway was to run through this area of housing, making it necessary for the Housing Department to demolish a number of the houses at Batman Place (Pearce and Doyle, 1997: 31).

The highway is said (Scripps, 2006: 50) to have a ‘strong visual impact on the landscape of the area and to some extent has had the effect of enclosing, isolating and thereby defining what is now considered to be Cornelian Bay’.

In 1960 the four blocks of Stainforth Court flats were completed by the Housing Department (Scripps, 2006: 43).

By the 1960s private cars and forms of public transport other than trains were becoming popular and allowed for further expansion of New Town and surrounding suburbs (Scripps, 2006: 49).



3.4 The Rivulet

Scripps (1993) states that the rivulet was important in linking a number of different activities throughout New Town's history. The rivulet provided 'motive power for industry, irrigation for the farms and gardens, as well as drinking water for a range of establishments from the smallest cottage to the largest institution'.

3.5 The Foreshore

The first of the Cornelian Bay Boatsheds are said to have been built in 1892 by Chief Justice Sir John Stokell Dodds (Scripps, 2006: 72). Further applications for the granting of licences to construct boatsheds were made in the early years of the twentieth century (Scripps, 2006: 72). Between 1901 and 1928 there were 38 successful applications for boatsheds. A standard design was made to tighten management of the area, after there were concerns of overcrowding. The



"Cornelian Bay, picnic"

State Library of Tasmania ADRI: AUTAS001125299248

Wardens of the Marine Board also decided to restrict the construction of boatsheds to an area they selected at the southern end of the beach (Scripps, 2006: 72). Pearce and Doyle (1997: 36) note that the Cornelian Bay boatsheds were intended to house boats and provide revenue through rental fees. However, they were also used as weekend holiday houses.

By 1904 New Town Bay had been in use as a local rubbish tip for many years. The New Town Board decided to proceed with a reclamation programme, promising to result in public sports grounds (Pearce and Doyle, 1997: 33). Local residents, who enjoyed the views of New Town Bay wrote to the Marine Board, urging them to reconsider their plans to fill the bay. However, reclamation began taking place as early as 1915.

In 1925 a new jetty at Cornelian Bay was completed, including baths, jetty, changing rooms, caretaker's residence, diving platform and springboard (Scripps, 2006: 61).

In 1954, the Save the Bay campaign advocated against the reclamation of land at Cornelian Bay. However, a reclamation programme took place and over 42 acres of land was reclaimed including the sites for the New Town Recreation Reserve, the Brooker Highway, the Sports Ground, the sewage treatment plant and oil installations (Pearce and Doyle, 1997: 35).

3.6 Institutions

An important aspect of New Town's history is the number and scale of institutions which were established there. Many of these have been built and established within the boundaries of St John's Park. These institutions include orphan schools, charitable institutions, a training school, a consumptive sanatorium, a home for War veterans and disabled children, and the John Edis Hospital (Pearce and Doyle, 1997: 51).



“The Queens Asylum” St Johns complex, circa 1875
State Library of Tasmania ADRI: AUTAS001124850645

The Orphan's Schools were the first welfare institutions to be established on the St John's Avenue site, with the girls' division opening in 1833, and the boys' shortly afterwards (Pearce and Doyle, 1997: 52).

In 1862 the Orphan Schools were expanded to incorporate an infants' institution on the site (Pearce and Doyle, 1997: 53). In 1896 the Boys' Training School was established on the site.

Children who were put into the orphan schools were classified into four main classes:

1. Those who are entirely destitute;
2. Those who have one parent living;
3. Those who have both parents living – totally incompetent to afford their means of education; and
4. Children whose parents may be able to contribute re maintenance of 12 pounds (Pearce and Doyle, 1997: 59).

Inmates included children who arrived on convict ships with a parent. Some parents who were free, paid money to the orphan school for the education of their children, and there were also Aboriginal children housed there (Pearce and Doyle, 1997: 59).

From their beginning, it was apparent that the buildings at St John's Park were not suitable for orphanages, as they were too small and crowded (Pearce and Doyle, 1997: 62).

In 1879 the Orphan School closed and became the Charitable Institution for Males.



The Charitable Institution was the final refuge for the aged, disabled and poor, as a continuation of life under the convict system (Pearce and Doyle, 1997: 75). In the late 1890s ex-convicts still represented over 50% of inmates (Pearce and Doyle, 1997: 76).

In 1896 the Boys' Training School was established in the grounds of the New Town Charitable Institution (Pearce and Doyle, 1997: 82). This place housed on average approximately 50 inmates. Work was the primary component of the institution, including in trade shops connected with the school, and Government Farm (Pearce and Doyle, 1997: 82).

A sanatorium village was established in 1905, and became the central depot for the treatment of tuberculosis (Pearce and Doyle, 1997: 54). The 10-acre site was chosen on the recommendation of the Chief Health Officer, as it was understood that poverty, poor nutrition, inadequate sanitation and substandard housing were major contributors to the spread of disease and general poor health (Pearce and Doyle, 1997: 84). This village started as two chalets, and soon grew to incorporate a range of other accommodation and medical services (Pearce and Doyle, 1997: 54).

During the 1960s, St John's Park moved away from being a welfare institution towards 'a modern geriatric hospital' (Pearce and Doyle, 1997: 80).

Since this time new structures have been built relating to the social and health functions of the site, including new accommodation for the aged, administration, and nursing staff (Pearce and Doyle, 1997: 54).

The Anchorage Refuge Home was established at Kennedy Park in Carlton Street in 1889, accepting 'fallen women' from across the State (Pearce and Doyle, 1997: 91). The home closed c.1913.

The Home of Mercy relocated from its former site in South Hobart to the Bishop's Glebe at New Town in 1905 (Pearce and Doyle, 1997: 92). This place worked with unmarried mothers and small infants.

The Hobart Girls' Industrial School was first founded in 1862 in a building in Arthur Street (now Carlton Street). In 1864 the school relocated to upper Bathurst Street. The school was re-established again in New Town in 1924, to Maylands – a large Victorian residence with about eighteen rooms in Pirie Street (Pearce and Doyle, 1997: 88). Girls went to the Industrial School either through the Government System or on the request of their families, and it received both neglected and convicted girls from the 'Children of the State Department' (Pearce and Doyle, 1997: 89). Up until 1945, when the school was taken over by the Salvation Army, there was an average of 36 girls every year (Pearce and Doyle, 1997: 89).

Here, the girls received instruction in 'reading, writing, and arithmetic, needlework, laundry-work, cooking, and general housework', as well as religious instruction (Pearce and Doyle, 1997: 90).



The Clarendon Children's Home, established in 1924, adjacent to the Home of Mercy at the Bishop's Glebe, provided accommodation for up to 50 children. This home closed in 1953 and some aspects of its work had been incorporated with the Clarendon Children's Home at Kingston (Pearce and Doyle, 1997: 96).

The Mothercraft Home was established in 1925 in an older building, situated on the corner of Roope and Pirie Streets by the Child Welfare Association (Pearce and Doyle, 1997: 97). This place continued to provide services to infants and mothers until as recently as 1984.

The choice of New Town as a location for these institutions was 'largely a result of the availability of premises that was big enough for their purposes, and there were many large homes in New Town to choose from' (Pearce and Doyle, 1997: 55).

3.7 Commerce and Industry

New Town did not experience any large scale concentrations of industry on the same scale as the northern suburbs of Moonah, Lutana and Glenorchy.



Maypole Hotel, Circa 1888

State Library of Tasmania ADRI: AUTAS001126183722

Industries in New Town tended to be on a small scale, often family run enterprises such as dairies, piggeries, bakeries and timber yards (Pearce and Doyle, 1997: 37). Sufficient areas of large paddocks and open land persisted in the early decades of the twentieth century for a number of dairies and small farms to operate.

One of the first industrial enterprises in New Town was that of former convict, George Gatehouse, who established a malt house and brewery on the New Town Rivulet by 1820. Gatehouse also established on his property extensive orchards and an experimental crop of tobacco (Pearce and Doyle, 1997: 20). Blackwell's Tannery was another early industrial activity taking place alongside the New Town Rivulet by 1821 (Scripps, 1993: 74).

In addition, other industries scattered throughout the area were a number of brickfields, potteries and coal mines (Pearce and Doyle, 1997: 20). Coal was discovered in the 1840s and mining was still being undertaken in 1897 (Pearce and Doyle, 1997: 21). Tanneries and breweries were established on the New Town Rivulet in the early 1820s.

A tannery was established next to Maypole Creek c.1869 (Pearce and Doyle, 1997: 37).



A boot factory was opened by Miles and Co in 1895, at the present day site of 6 Fraser Street (Pearce and Doyle, 1997: 37). The venture was closed in 1903 and remained unoccupied until it was re-established as a boot factory in 1909 by Burrows and Meek (Pearce and Doyle, 1997: 37). By 1919 the building was converted into four flats and called Kensington Flats.

In the early decades of the twentieth century there also remained some smaller areas of orchards used for commercial fruit growing (Pearce and Doyle, 1997: 38).

Chinese market gardeners played an important role in food production enterprises in New Town. The gardens were established since the turn of the twentieth century, 'working the mostly flat, rich land of the Derwent River plains' (Pearce and Doyle, 1997: 39).

Parliamentary Papers and the Post Office Directory of 1900 indicate that there were 13 shops in New Town and eleven of them were situated along New Town Road (Harris, 2003: 33). By 1920, there were 32 shops to serve New Town's growing population, 21 along New Town Road and 11 among houses. This growth pattern reflected the number of houses being constructed in the period shortly after the end of World War I (Pearce and Doyle, 2002, cited in Harris, 33).

Although largely reliant on Hobart for business and commerce, the inter-war period saw the establishment of post offices, corner shops, specialty shops and other basic services to cater for the growing suburban population. Commercial activities of New Town have been concentrated and mostly confined to New Town Road. Corner shops were also established in predominantly residential areas of the suburb (Pearce and Doyle, 1997: 2).

A jam factory was established in 1934 by the Rosella Preserving Co. in Bell Street, who had bought 10 acres of the old Risdon Race Course in 1927 (Pearce and Doyle, 1997: 37). During World War II the factory 'was one of many Tasmanian enterprises that contributed to the War effort, concentrating its efforts on producing apple juice, apple butter and apple sauce for American soldiers stationed in Australia' (Scripps, 2006: 47). In 1966 the Tasmanian factory was closed, and its location adjacent to the sports ground encouraged the Hobart City Council to purchase it (Scripps, 2006: 47).

3.8 Education

New Town State School was opened in 1860 and the current Primary School on Forster Street was built in the early 1900s. Between 1908 and 1926 a private school was run for children in New Town, located in a house, possibly at 36 Cross Street (Pearce and Doyle, 1997: 43).

In 1937 Ogilvie High School was opened, first known as the New Town Commercial High School, built on an area that had been part of the Government Farm. This was originally a co-educational school, though changed to a girls' school in 1962 (Pearce and Doyle, 1997: 45). Ogilvie was designed by prominent Tasmanian architect, SWT Blythe. Blythe also designed New Town High School, which is a school for boys.



Blythe was “one of the pioneers of modern architecture in Tasmania” (RAIA, 994, 107), and was Design Architect for the Tasmanian Public Works Department. Blythe then became Foundation Head of the Architectural Department at the Hobart Technical College. Ogilvie High School was one of the first in Blythes works in which modern elements came to the fore. The schools designed by Blythe were “particularly innovative and of national significance” (RAIA, 994, 107).

3.9 Sport and Recreation

Scripps (1993) states that New Town was from its earliest times, a place for excursion and recreation.

There was a racecourse situated in New Town, as well as showgrounds, sportsgrounds and tea gardens, which were popular places to spend time during the weekend from the areas’ earliest days. In addition, Regattas were held at New Town until World War I.

The Risdon Park Race Course was operating from about the 1880s until 1926. Trotting and galloping took place there. Part of the site was purchase by the Rosella Processing Company and the remaining area is still used for sporting activities today (Scripps, 1993: 34)

The New Town Showgrounds and Cricket Ground opened on the corner of Creek and Main Roads in 1879 (Scrips, 1993: 75).



4. Existing Heritage Places and Precincts

4.1 State and Local Listings

Currently, 76 places within New Town are listed on the City of Hobart Planning Scheme 1982 -Schedule F (refer to Figure 2 of Appendix A). There are also two Heritage Areas included within New Town, as indicated on Figure 3 in Appendix A. A total of 128 places were listed on the Tasmanian Heritage Register as at January 2007, and these are identified within the Table 3 included in Appendix A. As reflected in Tables 4, 5 and 6 in Appendix A, an additional 7 places have been assessed for registration on the Tasmanian Heritage Register and ultimately rejected, 2 places have been approved for registration and 3 have been nominated. The Tables in Appendix A also note whether these places have been identified as being part of a Heritage Area or as an individual place at a State or local level as a result of this study and indicate the status of the places under the City of Hobart Planning Scheme.

A number of studies have been conducted in the past, which identify some of the historic and heritage places, areas and plantings within New Town. These include studies conducted for the Register of the National Estate, places identified through the 'Industrial Heritage of Hobart' project carried out for the HCC, and a study of significant gardens in New Town, carried out for the HCC.

The following sections provide a summary of the findings of earlier studies.

4.2 Heritage Areas

In their 'Hobart Urban Conservation Study', Lester Firth and Associates (1982: 72-76) consider two conservation zones in the New Town area. One of these is the existing Heritage Area in New Town Road. The other is along Risdon Road.

Lester Firth and Associates (1982: 73) recommend that 'significant individual buildings and building groups remain in the New Town Road area', though 'the heritage value of the area has been eroded by incremental low grade commercial strip and unsympathetic residential and storage uses... the best group of buildings is centred on the main intersection'. They recommended that this area not be considered as a conservation zone. It is noted that the current review has acknowledged the common inconsistency in main street streetscapes and has recommended retention and further expansion of the New Town Road heritage area as a significant collection of buildings.



Similarly, Lester Firth and Associates (1982: 75) recommend that the Risdon Road area not be considered as a conservation zone, as 'the scale and extent of recent intrusion is sufficient to warrant a review of the extent of the area defined'. However, they state that individual elements within this area are important for their contribution of historic character.

4.3 Built Heritage and Archaeological Places

Project work undertaken for the Register of the National Estate by the Royal Australian Institute of Architects and the University of Tasmania's Department of Urban Design highlighted a number of twentieth-century buildings as being of significance. Ogilve High School is identified in that report, where the significance of the building is described in relation to aesthetics, artistic excellence and its association with SWT Blythe, George Ogilvie .

Scripps (1997), in her documentation of the industrial heritage of Hobart, has identified the following places within New Town, which relate to the theme of built heritage and archaeological sites:

- » Augusta Road - Reynold's Brick Kiln (the site now occupied by Shawfield Street), no visible remains.
- » Bromby Street - New Town Brick and Pottery Works, no visible remains.
- » Creek Road - Constantia Distillery, no visible remains.
- » Creek Road – Hume and Peet's Extract of Bark Manufactory, no visible remains.
- » Creek Road – Calder's Mill, no visible remains.
- » 6 Fraser Street – Miles and Co.s Boot factory, building altered.
- » 110 Giblin Street – Hobart Brick Company, remnant.
- » Main Road – New Town Cordial Manufactory, no visible remains.
- » 70 Risdon Road – Burrows Tannery, remnant.

Other places were acknowledged by Scripps (1997), though there was insufficient information to enable identification of the location of these sites.

A thesis prepared by Harris in 2003, entitled *Space, Place People and Corner Shops* focussed on the potential importance of local services in residential landscapes. The suburbs of New Town and Lenah Valley were used as case studies. In particular, the document considers the potential contribution that social meeting places such as corner shops make to the development of social capital, community development and sense of place within suburbs. In short, it was



concluded that shops are centres of social activity conducive to the development of local community and social capital, and that they contribute to local distinctiveness within their local contexts.

The shops were also explored in terms of whether they may have social value from a heritage perspective. In this regard, it was concluded the corner shops have heritage value from a historical perspective, in illustrating the pattern of development of the broader Hobart area. The shops also have value from a social perspective, with a number of participants in the study commenting on their importance as community meeting places in the past and where possible in the present. While their original function does not continue in many cases, with many now incorporated into residences, people's accounts indicate that they still act as important, tangible representations of the areas development.

Shops identified in this study as being of potential value, include several former shops on Carlton Street, a former store on the corner of Bishop Street, two places within the Forster Street area, several along New Town Road and a shop that is still in use on Baker Street.

4.4 Gardens and Plantings

Significant gardens in New Town, identified by Douglas (1999) are shown in Table 2 below. A map indicating the location of these gardens is included as Figure 4 in Appendix B.

While a detailed review of plantings was outside the scope of this study, it is recommended that consideration be given to the gardens for inclusion on Council's significant tree register.



Table 2: Identified gardens and plantings

15 Augusta Road – Canary Island Date Palm	28 Carlton Street - Cypress	31 Pedder Street – Bhutan cypress
19 Augusta Road – Bhutan cypress	25-82 Clare Street (median nature strip) - various	34 Pedder Street - conifer
25 Augusta Road – Bhutan cypress	56 Clare Street – Bhutan Cypress	67 Pedder Street – Canary Island Date Palm
11 Bay Road – Blue Spruce	62 Clare Street – Monterey Pine	68 Pedder Street – weeping willow
20 Bay Road – Blue Spruce	67 Clare Street – conifer and Bhutan Cypress	31 Risdon Road - conifer
30 Bay Road - Elm	3-15 Cross Street (median nature strip), incl. Timber fence	33 Risdon Road (Park) - Elm
32 Bay Road – Walnut, Copper Beech	46 Cross Street – Bhutan cypress	4 Stoke Street - Conifer
42 Bay Road – Bhutan cypress	59 Cross Street – Walnut 8 Douglas Street – Bhutan cypress	15 Stoke Street (nature strip) – Canary Island Date Palm
54 Bay Road – Pepper Tree	10-38 Forster Street (nature strip) - various	23 Stoke Street (nature strip) – Conifer
18 Bedford Street – Canary Island Date Palm	1 Hildern Street – Norfolk Island Pine	30 Stoke Street - Oak
22 Bedford Street – Bhutan cypress and Monterey cypress	8 Hildern Street – Bhutan Cypress	30 Swanston Street (at rear) – Oak
25 Bedford Street – Canary Island Date Palm	31 Joynton Road – Japanese maple	29 Tower Road – Canary Island Date Palm
28 Bedford Street – Conifer - Conifer	22A Mercer Street – Poplar and Bhutan Cypress	40 Tower Road – Norfolk Island Pine
36 Bedford Street - Ash	25 Mercer Street – Bhutan cypress	1 Wendover Place - Elm
33 Bell Street – Norfolk Island Pine	2-44 Pedder Street – various, incl. Hawthorn	18 Wendover Place – Elm
26 Carlton Street - conifer		



5. Inventory Outcomes: Heritage Areas

5.1 Heritage Areas

There are two existing Heritage Areas within New Town in the City of Hobart Planning Scheme 1982, as seen in Figure 3 in Appendix A. These are located in the Stoke Street area (Heritage Area 19 within the Scheme) and along New Town Road (Heritage Area 12 within the Scheme). The existing Heritage Areas have been revised and are recommended for expansion as part of this study, and several other Heritage Areas have also been identified.

Heritage Areas were identified where a group of places contribute to the understanding of the pattern of development of New Town over time. The Heritage Areas consist in most cases of a number of dwellings of a similar style and period of construction. Some individual places within each area have been assessed using the method identified earlier in Section 2 as being of State level significance in their own right.

Some Heritage Areas identified also contain a number of places that are considered to not meet the local level threshold of heritage significance, but are either within an area with considerable overall character that 'counteracts' their low level of significance, or are of a similar scale, form, bulk, site coverage, height and setback to the other places, meaning that their impact on the overall Heritage Area is minimal and continuity of general character is evident.

Most Heritage Areas also consist of a number of individual buildings of higher significance, which are located among, for example, a collection of smaller Federation Queen Anne residences, or Inter-War Californian Bungalows of brick or weatherboard.

As a result of the study, the existing Stoke Street Area (Heritage Area 19 within the Scheme) and New Town Road Heritage Area (Heritage Area 12 within the Scheme) are recommended for expansion and the following additional Heritage Areas have been identified:

- » Bay Road-Cross Street Area;
- » New Town Road-Tower Road Area;
- » Montagu Street Area;
- » Forster Street Area;
- » Bellevue Parade Area;
- » Augusta Road-Clare Street Area; and
- » Hope Street Area.



The boundaries, history, character, main features and statements of significance for these Heritage Areas is outlined in the datasheets contained in Volume 2 of this report.

5.2 Significance Levels

The Heritage Areas identified in this study have been considered for inclusion in the Planning Scheme and as such the threshold indicators of significance have not been applied to the areas. Determination of the level of significance, as being of either State or local level significance, of the areas as a whole would call for consideration of the broader municipal area and development of the State in general.

It is, however, likely that a number of the areas identified would satisfy the State level threshold of significance. For example, the New Town Road area is likely to be of State level significance as a reflection of early suburban expansion and local service provision; the Augusta Road and Clare Street area is an illustration of early patterns of development within Tasmanian suburbs, likely to be of State level significance; and the Stoke Street area, as a collection of places that represent their architectural styles at a high level of integrity, is also likely to be of State level significance.

5.3 Individual Places within Heritage Areas

While most places within Heritage Areas were considered, *prima facie*, to have heritage significance at a local level, there were some places within these areas that were observed to have a higher level of significance. On review, some of these places were already listed on the THR or on CHPS and some were newly identified.

The apparent level of value of these places was assessed using the threshold method, resulting in the conclusion that various places meet the State threshold of significance. Separate datasheets were prepared for these places and are included in Volume 2. It is stressed that it was outside the scope of this study to undertake historical research on each individual place within the heritage areas. It is therefore possible that an understanding of the histories associated with some places may result in a higher level of heritage significance. The scope of this study allowed for observations to be made regarding places of State significance where it was obvious *prima facie* that a place would meet a higher level of significance. It is therefore possible that the heritage areas may include places that meet the State threshold as being particularly good examples of their type, or for their age.

A total of 46 places were considered to meet the State threshold of significance within Heritage Areas. A list of individual places with an apparent higher level of value within Heritage Areas is included in Table 10 of Appendix D.



6. Inventory Outcomes: Individual Places

This section summarises the findings of the inventory process, undertaken outside the identified Heritage Areas. Approximately 400 places were identified *prima facie* as having potential heritage significance at either a local or State level. Other places that were photographed during site visits are recommended for further research as clear images could not be obtained for assessment purposes. Other places require further research into their history to make a judgement as to their level and nature of significance.

In some cases, the assessments have relied upon images and descriptions identified on THR datasheets, though these descriptions have been updated as required.

6.1 Places of State Level Significance

In addition to the places considered to be of State significance within Heritage Areas, a number of other places outside of Heritage Areas were identified as meeting the State threshold of significance. Such places include those relating to the early history of New Town, those that contribute to an understanding of the early expansion of Hobart's suburbs, places that are outstanding examples of their architectural styles, places of archaeological or social value, places that relate closely to a State historic theme, places associated with important people, and places of creative and technical value. These places include, for example, a range of residences, churches, halls, early institutions, a bridge and schools.

6.2 Places of Local Significance

Over 260 places were identified as being of local heritage significance, many of them being residences with some architectural merit or character. The architectural styles demonstrate the period of development including places in the Victorian Georgian, Federation Queen Anne, Federation Bungalows, Interwar Californian Bungalow or Interwar Art Deco architectural styles. Due to the high number of such places within New Town, a general cover sheet has been prepared for the architectural type, assessing the significance of the styles. Particular information including addresses, title information, property identification and a comment on the condition of the individual places is included on individual datasheets. Other places of local significance that do not fit the above mentioned categories were assessed individually and include such places as shops and churches.



6.3 Places not Meeting the Local Threshold

Approximately 35 places that were identified in the field as potentially having heritage significance, however, these places were considered to not meet the local significance threshold on application of the method identified in Section 2 of this document. These places are included in the inventory for completeness and to demonstrate that they have been considered for their potential value. Generally, these places are considered to be of historic character only and include mainly residences and did not meet heritage Criteria in either the local or state context. It is noted that a more detailed understanding of the history of some of these places may reveal a level of heritage significance. Places not meeting the local threshold are included in Table 7 of Appendix C.

6.4 Places Recommended for Further Study

Several places were identified during the site investigation as being of potential significance, but a full assessment was not possible due to screening or the location of the buildings on internal blocks. It is recommended that an on site inspection of these places be undertaken in the future to allow for an assessment to take place. Datasheets for these places requiring further study, including address, title information and images are included as Volume 2 of this report. Other places were recommended for further study where a number of places of significance are situated on a single site and where further study on the history of place is needed to make a judgement on its significance level. Places proposed for further study are included in Table 8 of Appendix C.

6.5 Summary of Heritage Places

A full inventory of individual places nominated for inclusion in the Heritage Schedule of the Scheme can be seen in Table 9 of Appendix C.

The existing planning scheme and Heritage Register entries reflect the original National Trust efforts to identify places of significance. Many of these places reflect the early establishment of New Town and are outstanding examples of their architectural type. Examples include Runnymede, Lauderdale and Maylands. This study has expanded on this work and focussed on the development of the suburb over time, reflecting on the importance of later heritage places and their role in assisting in the understanding of New Town's development. As a result, the places identified in this study include many residential places with architectural values and demonstrating the late nineteenth to mid twentieth century suburbanisation of New Town.



7. Recommendations and Opportunities

7.1 Broad Aims for Conservation

A series of broad aims have been prepared to assist in conserving the character of Heritage Areas and the integrity of individual places. The main aims of identifying and conserving the Heritage Areas and places are to:

- » Conserve Heritage Areas and places of cultural heritage significance.
- » Maintain the identified significance of all proposed Heritage Areas and places and in particular, the early to mid twentieth century character apparent within the areas.
- » Retain housing stock and other structures such as churches and shops that reflect the pattern of development.
- » Maintain the form and character of high quality examples of differing architectural styles evident within Heritage Areas or listed places.
- » Maintain the relationship of buildings to the street within Heritage Areas and adjacent to heritage places.
- » Ensure that alterations to existing housing stock are of a design that does not impact upon existing character of places, or their relationship to the street and the overall Heritage Area.
- » Ensure fencing is sympathetic to streetscape and development pattern character of Heritage Areas and places through control of height, design, material and colour use.
- » Retain fencing, hedging and garden settings and mature plantings that contribute to streetscape and precinct character, or to the character of individual places.

Detailed conservation plans should be prepared for places within the suburb that contain a number of features and buildings of potential heritage significance. Such plans would assist in an enhanced understanding of the significance of individual elements within the sites and their interrelationships, as well as contribute to future management of the sites. Through this study, St John's Park, Sacred Heart School and the Cornelian Bay Cemetery have been identified as requiring detailed conservation plans. Another aim for conservation should be to maintain the scale and pattern of development within Heritage Areas or places, including areas that still reflect the initial character of New Town as a semi rural area, places indicative of early expansion of the suburb and areas reflective of interwar suburban subdivision.



While most of the earlier places have been substantially reduced in property size since establishment (for example Runnymede), their existing setting on larger lots remains an important element of their significance and contributes to the ability to understand early settlement patterns within New Town as a semi rural suburban area for colonial elites, distinct and separate from Hobart.

Similarly, there are a number of places throughout the suburb that reflect the early middle and upper class suburban expansion of New Town from the later nineteenth, and early twentieth century. These places are characterised by larger lot sizes, with houses reflecting their original form and setting, as well as good examples of Victorian or Federation architecture. Particular concentrations of such places are apparent along, and in the vicinity of, Clare Street, Augusta Road and New Town Road.

Subdivisions of the interwar period are characterised by more modest forms with consistency in period of construction, scale, lot size and design, often reflecting broad elements of the Californian Bungalow style, and indicating the evolving social and economic position of suburban New Town. These subdivision patterns are most characteristic of New Town as it is today. Particularly intact examples of such subdivisions include houses within the Jennings and Seymour Streets.

7.2 Heritage Characteristics and Potential Impacts

New Town is characterised by places that encompass a broad range of heritage values reflective of a number of different themes. Such themes relate to convictism, early European settlement, transport, institutionalism, suburbanisation and recreation.

Although the above themes are present within New Town, a particularly strong characteristic is the ability to 'read' the suburban landscape in terms of its development pattern over time. Apparent within New Town are examples of early to mid nineteenth century settlement, with particularly impressive villas and mansions, once belonging to the social elites of colonial society examples including Runnymede, Swanston House and Lauderdale and Poplarville. The area also includes early workers cottages of the time. The suburb is also strongly characterised by late nineteenth to mid twentieth century suburban development of higher density for middle and working class people. New Town retains a large collection of places demonstrating late Victorian, Federation and Interwar styles, demonstrating the strong urban growth during these periods, and the social structure of greater Hobart.

Central to the values throughout the suburb is the level of intactness of places and the ability to read the pattern of development. However, there have been various impacts on the level of intactness and readability of the suburban landscape and those considered as key matters in the New Town context are identified below.



7.2.1 Modifications and Extensions

A number of places within New Town have been impacted upon by unsympathetic additions and modifications to the original fabric.

While there are a broad range of examples of unsympathetic additions and modifications to buildings such as the removal or modifications to dormer windows, replacement of timber windowpanes with aluminium and the removal or building in of verandahs, particularly prominent in New Town is the unsympathetic modification to original roof forms. This is particularly the case for places of the Interwar period, many of which have lost a degree of (or all) integrity through roof top additions that adjust or 'smother' the original low pitch.

Painting of brickwork or stonework on earlier buildings is also a common impact on heritage places of all periods. While the painting of brickwork detailing and sandstone masonry is commonly recognised as inappropriate for older places, there is also a need in New Town to recognise and manage the impact on those places reflecting the interwar and post war period.

A particular problem for buildings of the interwar period and post war period is the replacement of original finishes and loss of detailing.

General considerations for management:

- » Extensions should generally be to the rear of buildings and lower than original rooflines to minimise impacts on heritage values and changes to streetscape appearance; or it should be demonstrated that additions will not impact upon heritage values or character.
- » Original dormer windows should be retained and any restoration should be in keeping with the original form and materials.
- » Dormer windows should only be established on building types that traditionally have dormer windows including Victorian or Federation buildings and should be in scale with traditional form of such windows.
- » Rooftop extensions or dormers should only be incorporated within existing roofs of steeper pitch that provide adequate space to accommodate habitable floor area without change to the roof form.
- » Original materials, finishes and detailing should not be removed or otherwise modified through painting or resurfacing of heritage places.
- » Original finishes should be retained and/or restored where possible.
- » New development and extensions should recognise and respond to streetscape character and the pattern of development in terms of siting, setbacks, building footprint, height and form. For example, single storey, detached dwellings sited toward the front of the lot with a driveway or single garage/carport at the side, or larger detached houses on larger lots set further back from the street with gardens to the front. Other streetscapes include commercial



streetscapes, with buildings set to the street, or settings reflecting industrial activities such as in Kensington Flats, a former boot factory with associated workers cottages of smaller scale sited close to the street, with minimal front garden.

7.2.2 Subdivision and unit development

A broad range of heritage areas have been identified as part of this study, which reflects the level of intactness of collections of heritage places within New Town. Central to the importance of heritage areas in most cases is their reflection of the pattern of suburban expansion and development in terms of the collection of largely single storey, detached buildings with consistency in their setbacks from the street.

One feature that often detracts from the consistency of the area is unsympathetic unit development.

While it is acknowledged that unit development can coexist within a recognised heritage area, or within the vicinity of a heritage place, it is considered that such development needs to respond well to the values of the area. While this applies to building form and design, it is also necessary to maintain the ability to read the pattern of development with any further works or subdivision within a heritage area.

General considerations for management:

- » Subdivision of land should not impact upon the ability to understand the overall pattern of development within the suburb.
- » Subdivision and new access ways should not compromise the streetscape appearance in terms of siting of buildings.
- » Unit development, whether on existing or subdivided lots, should not impact upon the established character of the area, or the ability to understand the overall pattern of development within the suburb.

7.2.3 Impact of expansion of institutions

It is acknowledged that New Town has a strong history of institutionalism and still reflects this theme through complexes such as St John's Park and Maylands, as well as the educational institutions of Ogilvie High School, New Town High School and Sacred Heart College for example. It is important that the historical theme of institutionalism continues to be reflected throughout New Town.

It is important to recognise through the planning scheme the value of various heritage areas and places for their apparent reflection of past subdivision and residential settlement patterns. In these contexts, it is important to consider that institutional and commercial uses can bring with them a range of development



pressures that can impact on the functional context and built heritage values of areas and places. To assist in minimising such impacts, the following general considerations are made:

- » Consideration should be given to particular uses that may impact upon the values of a place in terms of its functional context.
- » Development is not to conflict with heritage values, in terms of works or function.
- » Uses within a heritage area or adjacent to a place should not require alterations to the building or sites significance such that the functional context is impacted upon by removal of landscaping, outbuildings and fencing etc.
- » Expansion of institutional uses within or adjacent to Heritage Areas or places should be in keeping with the heritage qualities of the area and should be supported by streetscape analysis including an assessment of the overall development on the functional and visual character of the streetscape.
- » Institutional expansion should avoid uniformity of colours, fencing and detailing to the extent that they homogenise the existing character of the area.

7.2.4 Fencing and Gardens

Fencing and gardens within heritage areas and for individual places of significance can enhance heritage character and can add to people's understanding of development trends and tastes of the time.

Detailed assessment of gardens and plantings was outside the scope of the study. However, it was observed through site visits and background research that many significant plantings and gardens remain in the suburb. While adding character to individual places, mature plantings such as Macrocarpa Pines and Poplars throughout the area provide an indication of the history of development of New Town.

A particular characteristic in New Town is the maintenance of relatively large setbacks that encompass front gardens within areas subdivided and developed during the interwar period. This element is especially apparent in streets such as Jennings Street and Seymour Street. Low fences complement these gardens and further add to the heritage value of the area as a representation of an interwar subdivision. Such gardens are also reflective of social values and lifestyles of the time.

General considerations for management:

- » Original fences of cultural value should be conserved and maintained where possible.
- » New fences should be in keeping in height, materials and detailing with surrounds and relate to the period of building construction where possible and the traditional pattern in the street.



- » The garden settings and plantings of cultural significance should be conserved, including gardens representing strongly the interwar pattern of development.

7.3 Draft Heritage Schedule

The heritage schedule applies to listed heritage places, heritage areas and properties adjacent to listed places or heritage areas. Thus, the provisions cannot be used to manage areas not identified as a heritage place under the scheme or within a heritage area.

While the schedule is in draft form, it is considered that the intent behind the provisions largely have the ability to address the broad aims for conservation, management of the particular matters identified for New Town in the above section.

The following suggestions are made however, to further assist in conservation and retention of heritage characteristics and values:

- » The draft schedule includes provisions for new buildings to ensure they are sympathetic to existing historic building forms under draft schedule 5.4. It is considered that these, or similar provisions, should also be applied to extensions to existing buildings.
- » Through the headings provided within the draft schedule, it is unclear in some instances as to whether clauses apply to listed places and/or heritage areas. Largely, it is considered that the provisions should be applied to both where practicable. For example, requirements for extensions, fencing and garden retention should apply to all properties within heritage areas and individually listed places.
- » As well as materials and finishes, provisions for the retention of cultural heritage significance should place more emphasis on the conservation and retention of traditional detailing of buildings, including interwar brickwork detailing.

7.4 Requirements for Other Sections of the Scheme

It is noted that there are standard provisions for siting and site cover. These standards are considered appropriate for the New Town area and do not require specific variations.

The matter of aesthetics is a little more difficult to address. In New Town and generally across the city, properties not listed within heritage areas or identified as having heritage significance at a local or State level have particular characteristics that are worthy of conservation. This is particularly the case when viewed in the context of the wider streetscape.



Streetscape and character analysis should be undertaken to assist in the development of specific area statements to help guide consideration of Performance Criteria. This should be considered on a whole of city basis for the design and appearance issues for non heritage listed places. Protection of character and streetscape values can also be undertaken through appearance schedules such as that included in the Battery Point Planning Scheme.

7.5 Identified Opportunities

During the course of this study, a number of observations were made regarding various recreational/tourism opportunities within New Town relating to the stock of heritage places.

New Town offers a wealth of information relating to the typical development of early Australian cities and suburbs. In light of this, a number of **self-guided walking routes** could be identified that illustrate the pattern of development over time. For example, a route could be identified that incorporates interpretation on Pirie Street and New Town Road, noting the earlier buildings along these roads. Existing and former sites of the early estates of New Town could also be included. Another route could include intact rows of Federation Queen Anne places, such as those along Cross, Roope and Hope Streets, as well as examples of Interwar housing schemes, for example places within Harbroe Avenue.

There is scope for preparation of a **brochure** identifying New Town's prominent buildings of outstanding integrity and representative of their architectural styles. This may include, for example, institutions and churches. There could also be scope for open homes or tours of such places where they remain relatively intact internally. Non-intrusive interpretation panels could be established at these destinations.



Open gardens is yet another opportunity in the suburb, given the number of gardens within New Town that are reflective of their past form.

Establishment of **interpretation from prominent viewpoints** around New Town would be another option, given that it is still possible to ‘read’ the historic pattern of development with the area.

Tours of places designed by prominent architects such as colonial architects John Lee Archer and James Blackburn, as well as Interwar architect SWT Blythe, could be undertaken, perhaps in conjunction with other places within the broader Hobart area.

With a greater understanding of archaeological values in the area, it could be possible to include significant sites in an **archaeological tour** of New Town. It is noted that Scripps (1993, 73) states that the foundations of Belle View could be interpreted on a walkway. Scripps also states that some of the early industrial sites could be archaeologically significant.

There would also be merit in providing on site **interpretation of the history** of places such as St John’s Park, which maintains its legacies from the convict period and has been described as having a fascinating history as a “a microcosm of the development of welfare”. If interpretation were to be established, it is acknowledged that it would be important to ensure that no conflict arises with current uses of the site.

7.6 Volume 2

A separate volume includes the datasheets prepared for identified Heritage Areas, places of State and local significance and those places not meeting the local threshold of significance. Datasheets for places that have been identified for further study are also included.



8. References

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Appendix A
Maps and Tables of Existing Listings

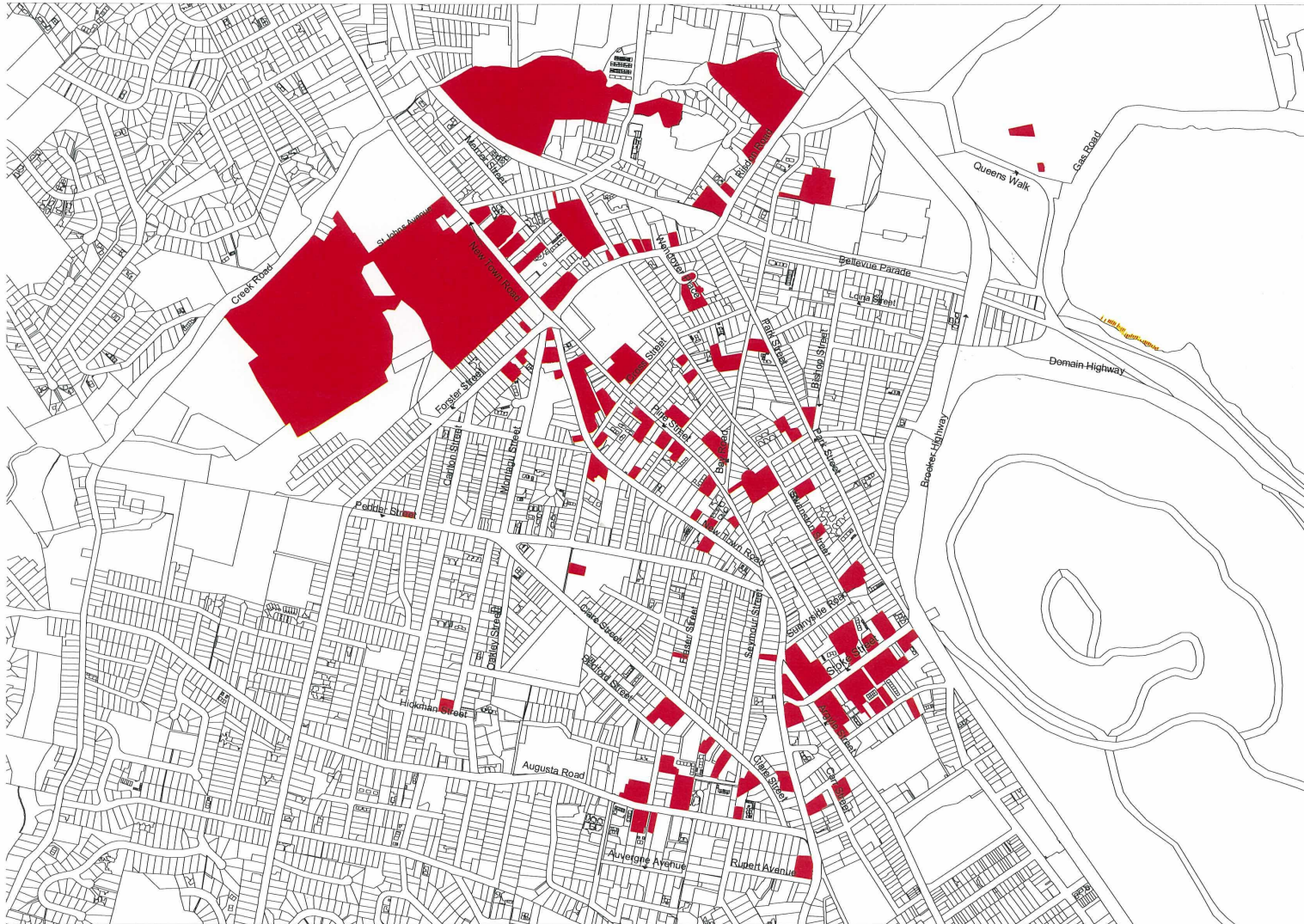


Figure 2: Map of Existing Heritage Listings (Source: Hobart City Council)

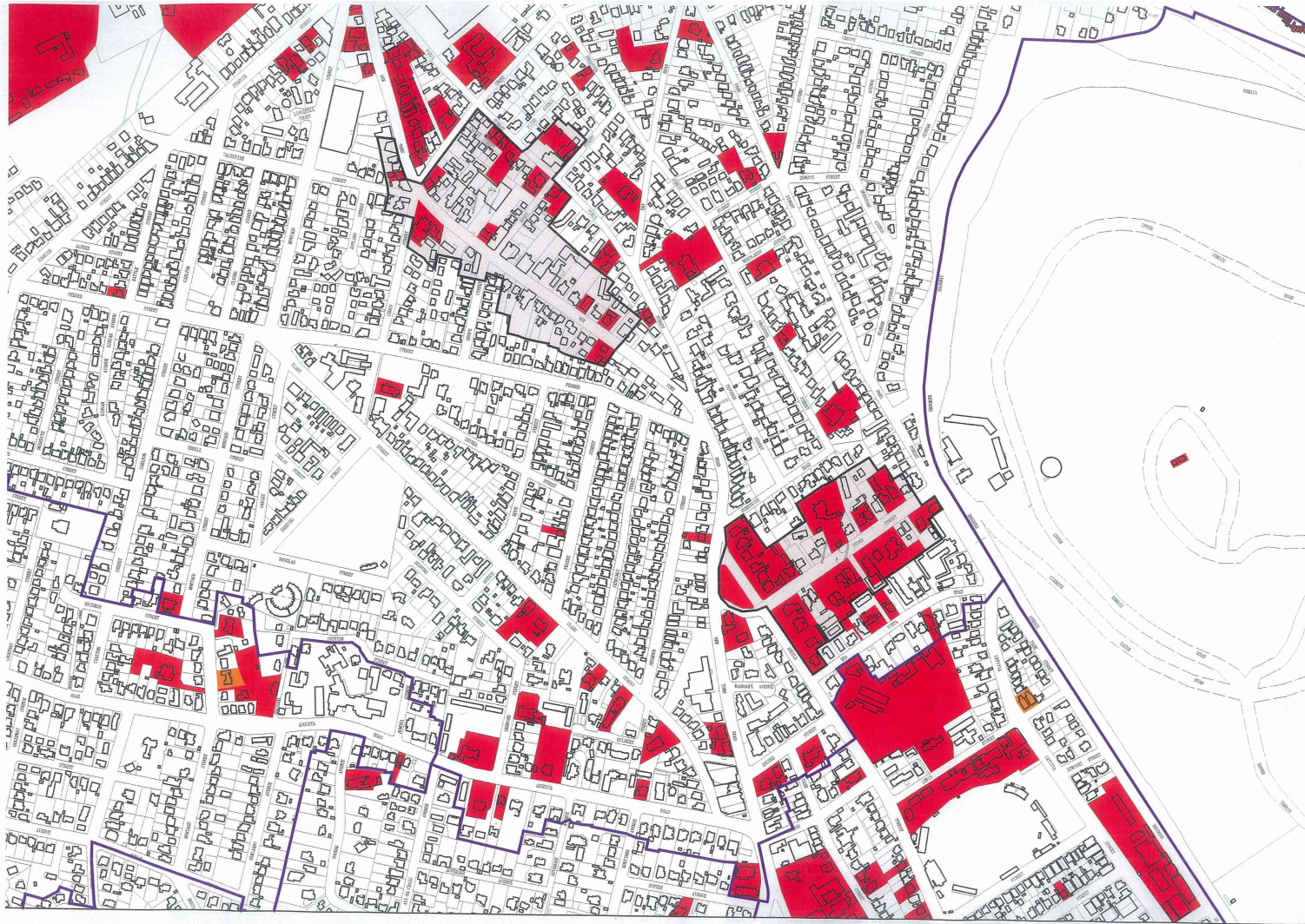


Figure 3: Map of Existing Heritage Areas-indicated in pink (Source: Hobart City Council)



Table of Existing THR Listings

The following tables indicate current THR listings, as well as their THR status. Also indicated in these tables is the apparent level of significance for each place as identified through this study and whether or not they are captured within a heritage area.

Table 3: Permanently Registered Places on the THR and CHPS (as at 19 January, 2007)

THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2159	3	Archer Street	House	Permanently Registered	N/A	Local	Y
R5929	368	Argyle Street	Conjoined House	Permanently Registered	Outside study area	Local	Y
R2163	409	Argyle Street	House	Permanently Registered	Heritage Area	State	Y
R2166	415	Argyle Street	House	Permanently Registered	Heritage Area	Local	Y
R2167	417	Argyle Street	House	Permanently Registered	Heritage Area	Local	Y
R2168	419	Argyle Street	House	Permanently Registered	Heritage Area	Local	Y
R2174	4	Bay Road	Brightside	Permanently Registered	Heritage Area	State	Y
C6965	35	Bay Road	Louisville	Permanently Registered	Heritage Area	State	Y
R2173	61	Bay Road	Runnymede	Permanently Registered	N/A	State	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2180	12	Boa Vista Road	House	Permanently Registered	Heritage Area	Local	Y
R2314	17	Boa Vista Road	House	Permanently Registered	Heritage Area	Local	Y
R2179	10-10A	Boa Vista Road	Hillcrest	Permanently Registered	Heritage Area	State	Y
R2183	14	Clare Street	Aberdeen	Permanently Registered	Heritage Area	State	Y
R2187	36	Clare Street	House	Permanently Registered	Heritage Area	State	Y
C2216	17-19	Cross Street	Cross Street Uniting Church	Permanently Registered	Heritage Area	State (known as 21 Cross Street according to the LIST)	Y
R2192	33	Forster Street	Lissadell	Permanently Registered	Heritage Area	Local	Y
R2193	35	Forster Street	House	Permanently Registered	Heritage Area	State	Y
R2197	2	Marsh Street	House	Permanently Registered	Heritage Area	Local	Y
R7142	52	Montagu Street	House	Permanently Registered	Heritage Area	Local	N
R5751	42	New Town Road	Conjoined House	Permanently Registered	N/A	State	Y
R2212	44	New Town Road	Douglasville	Permanently Registered	N/A	State	Y
R2201	57	New Town Road	Barossa	Permanently Registered	N/A	State	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2203	107	New Town Road	Cliefden	Permanently Registered	Heritage Area	State	Y
R2206	155	New Town Road	Lebrina	Permanently Registered	Heritage Area	Local	Y
R2215	160	New Town Road	Former Parsonage	Permanently Registered	Heritage Area	State	Y
R2226	161	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2228	165	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2229	167	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2231	171	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2232	173	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2233	177	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2234	179	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2207	191	New Town Road	Maypole Hotel	Permanently Registered	Heritage Area	State	Y
R2235	198	New Town Road	House	Permanently Registered	N/A	Local	Y
R2236	202	New Town Road	House	Permanently Registered	N/A	Local	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2219	212	New Town Road	Gloucestershire House	Permanently Registered	N/A	State	Y
R2209	219	New Town Road	Carolside	Permanently Registered	Heritage Area	State	Y
R2210	227	New Town Road	House	Permanently Registered	Heritage Area	State	Y
R2220	228	New Town Road	Ogilvie High School	Permanently Registered	Heritage Area	State	Y
R2205	139-141	New Town Road	Former New Town Town Hall and Municipal Offices	Permanently Registered	Heritage Area	State	Y
R2224	157A	New Town Road	Shop with accommodation above	Permanently Registered	Heritage Area		Y
R2237	343	Park Street	House	Permanently Registered		Local	Y
R2241	6	Pirie Street	House	Permanently Registered	Heritage Area	Local	Y
R2243	40	Pirie Street	House	Permanently Registered	Heritage Area	Local	Y
R2239	43	Pirie Street	Flint House	Permanently Registered	N/A	State	Y
R5961	46	Pirie Street	House	Permanently Registered	Heritage Area	Local	Y
R2244	62	Pirie Street	House	Permanently Registered	Heritage Area	Local	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2247	6	Risdon Road	House	Permanently Registered	Heritage Area	Local	Y
R2248	22	Risdon Road	House	Permanently Registered	N/A	Local	Y
R2249	26	Risdon Road	Killarney	Permanently Registered	N/A	State	Y
R2251	34	Risdon Road	House	Permanently Registered	N/A	State	Y
R2253	50	Risdon Road	House	Permanently Registered	N/A	State	Y
R2254	52	Risdon Road	Cawarra	Permanently Registered	N/A	State	Y
R2257	74	Risdon Road	Lauderdale	Permanently Registered	N/A	State	Y
R2258	30	Roope Street	House	Permanently Registered	Heritage Area	Local	Y
R2273	2	Stoke Street	The Gables	Permanently Registered	Heritage Area	Local	Y
R2264	12	Stoke Street	Stoke House	Permanently Registered	Heritage Area	State	Y
R2267	13	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y
R2263	15	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y
R2275	20	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y
R2271	29	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y
R2272	31	Stoke Street	Thane	Permanently Registered	Heritage Area	Local	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2279	21	Swanston Street	House	Permanently Registered	N/A	State	Y
R2280	78	Swanston Street	House	Permanently Registered	Heritage Area	Local	Y
R2281	84	Swanston Street	House	Permanently Registered	Heritage Area	Local	Y
R2283	31	Tower Road (5 Emmett Place)	Swanston House (former New Town Park)	Permanently Registered	N/A	State	Y
R2160	9	Archer Street	Rahiri	Permanently Registered	N/A	State	Y
R2161	405	Argyle Street	Sherbourne	Permanently Registered	Heritage Area	State	Y
R2162	407	Argyle Street	Wharepuke	Permanently Registered	Heritage Area	Local	Y
R2164	411	Argyle Street	Mosely	Permanently Registered	Heritage Area	Local	Y
R2165	413	Argyle Street	House	Permanently Registered	Heritage Area	State	Y
R2175	26	Bay Road	House	Permanently Registered	Heritage Area	State	Y
R2177	2	Bedford Street	House	Permanently Registered	Heritage Area	State	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2176	11	Bedford Street	Roseville (incl. outbuildings)	Permanently Registered	Heritage Area	State	Y
R2178	10	Bishop Street	House	Permanently Registered	N/A	State	Y
R2181	2	Boa Vista Road	Wyndarra	Permanently Registered	Heritage Area	State	Y
R2184	20	Clare Street	Wyadra	Permanently Registered	Heritage Area	State	Y
R2185	24	Clare Street	House	Permanently Registered	Heritage Area	State	Y
R2186	34	Clare Street	House	Permanently Registered	Heritage Area	Local	Y
R7085	85	Creek Road	Rosary Gardens Administration Building	Permanently Registered	N/A	State	Listed as part of St John's park
R2188	1	Cross Street	Sacred Heart Church	Permanently Registered	N/A	State	Y
R2189	38	Cross Street	Moncrieff	Permanently Registered	Heritage Area	Local	Y
C2190	17-19	Cross Street	Cross Street Uniting Church Hall	Permanently Registered	Heritage Area	State	Y
R2191	460-462	Elizabeth Street	St James the Apostle Church and Hall	Permanently Registered	Heritage Area	State	Y
R2194	39	Forster Street	House	Permanently Registered	Heritage Area	Local	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2195	68-70	Forster Street	Conjoined Houses	Permanently Registered	Heritage Area	Local	Y
R2196	10	Fraser Street	House	Permanently Registered	Heritage Area	State	Y
R6447	6	Midwood Street	New Town High School	Permanently Registered	N/A	State	N
R2200	41	New Town Road	House	Permanently Registered	N/A	State	Y
R2202	59	New Town Road	Cottage	Permanently Registered	N/A	Local	Y
R2213	80	New Town Road	House	Permanently Registered	N/A	Local	Y
R2204	111	New Town Road	Cambria Cottage (now Langford House)	Permanently Registered	Heritage Area	State	Y
R2214	116	New Town Road	House	Permanently Registered	N/A	State	Y
R2227	163	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2217	176	New Town Road	Former Post Office	Permanently Registered	Heritage Area	State	Y
R2225	159B	New Town Road	House	Permanently Registered	Heritage Area	Local	Y
R2223	209-211	New Town Road	Uniting (former Congregational) Church	Permanently Registered	Heritage Area	State	Y
R2211	38-40	New Town Road	Iona and Mona	Permanently Registered	N/A	State	Y
C2222		New Town Road	Public Reserve	Permanently Registered	N/A	Local	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2238	27	Pirie Street	Mayland	Permanently Registered	Heritage Area	State	Y
R2242	34	Pirie Street	House	Permanently Registered	Heritage Area	Local	Y
R5959	42	Pirie Street	House	Permanently Registered	Heritage Area	Local	Y
R5960	44	Pirie Street	House	Permanently Registered	Heritage Area	Local	Y
R2240	51	Pirie Street	Mary Ogilvy Home	Permanently Registered	N/A	State	Y
R2245	64	Pirie Street	House	Permanently Registered	Heritage Area	Local	Y
R6897	20A & 20B	Pirie Street	House	Permanently Registered	Heritage Area	State	N
R2250	32	Risdon Road	House	Permanently Registered	N/A	State	Y
R2252	40	Risdon Road	Malunna	Permanently Registered	N/A	State	Y
R2256	68	Risdon Road	Poplarville	Permanently Registered	N/A	State	Y
R2259	8	Rupert Avenue	Beaulieu	Permanently Registered	N/A	State	Y
R2261		St Johns Avenue	St John's Anglican Church, St John's Park precinct and Rectory	Permanently Registered	N/A	State	Y
R5962		St Johns Avenue	St John's Park: Former parsonage	Permanently Registered	N/A	State	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R5963		St Johns Avenue	St John's Park: Former orphan school	Permanently Registered	N/A	State	Y
R5964		St Johns Avenue	St John's Park: Capt Forster monument and grounds	Permanently Registered	N/A	State	Y
R2260		St Johns Avenue (Corner New Town Road)	Watch-houses	Permanently Registered	N/A	State	Y
R2266	5	Stoke Street	House	Permanently Registered	Heritage Area	State	Y
R2265	14	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y
R2268	17	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y
R2274	18	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y
R2269	21	Stoke Street	Corinna	Permanently Registered	Heritage Area	Local	Y
R2276	24	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y
R2277	26	Stoke Street	House	Permanently Registered	Heritage Area	Local	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2262	9 to 11	Stoke Street	Mayfield	Permanently Registered	Heritage Area	State	Y
R2278	7	Swanston Street	Sunnyside	Permanently Registered	N/A	State	Y
R2282	1	Tower Road	The Towers	Permanently Registered	Heritage Area	State	Y
R2284	21	Tower Road	Barrington	Permanently Registered	Heritage Area	State	Y
R7082	31B	Tower Road	Swanston House Stables	Permanently Registered	N/A	Place is set back off road. Based on THR datasheet, the building appears to be of State Significance	Y
R5271	9	Wendover Place	Wendover Outbuildings	Permanently Registered	N/A	Place is set back off road. Based on THR datasheet, the building appears to be of State Significance	Y
R2285	10	Wendover Place	Wendover House	Permanently Registered	N/A	State	Y



THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	CHPS Listing
R2286		Wendover Place	Wendover - Green including trees in centre of Wendover Place	Permanently Registered	N/A	State	Y
R2288	7	Woodlands Avenue	Woodlands	Permanently Registered	N/A	State	Y



Table 4: Places Approved for THR registration (as at 19 January, 2007)

THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	Other	CHPS
10616	170 - 174	New Town Road	Commercial Building	Approved for Registration	Heritage Area	State		N
10357	8 & 9	Wendover Place	Sequoiadendron Tree	Approved for Registration			Place is set back off road. Based on THR datasheet, the building appears to be of State Significance	Y (at number 8)

Table 5: Places nominated for registration on THR

THR Ref	Street No.	Property Address	Property Name	THR Status	Places within GHD identified Heritage Areas	Apparent level of Value	Other	CHPS
10878	80-82	Swanston Street	Swanston Street Kindergarten	Nominated	Heritage Area			N
10883	92	Pedder Street	Thirlmere	Nominated	N/A	Local		N
C2947	19	Bell Street	Club House	Nominated	N/A	Local		N



Table 6: Places Rejected for THR Registration

THR Ref	Street No.	Property Address	Property Name	Status	Heritage Area	Apparent level of Value	Other	CHPS
X2270	23	Stoke Street	Willesden	Nomination Rejected	Heritage Area	Local		Y
R2230	169	New Town Road	House	Registration Removed 27/09/2006	Heritage Area	Local		Y
X2169		Argyle Street	Public Reserve	Nomination Rejected	Heritage Area	Local	Identified in inventory as Stoke Street reserve	Y
X2255	56	Risdon Road	House	Nomination Rejected	N/A	Nil		Y
X2246	2	Rattle Street	House	Nomination Rejected			Place assessed as having nil significance	Y
X2208	217	New Town Road	Flats	Nomination Rejected	Heritage Area	Local		Y



Appendix B
Map of Significant Gardens



Figure 4: Map of Identified significant gardens as identified by Douglas (1999)



Appendix C
Table of Recommended Listings



Places not meeting the local threshold of significance

The following table shows the places that do not meet the local threshold of significance. These places were photographed as part of the site visit. On assessment, they were not considered to meet the local significance threshold. The yellow highlight indicates places that are already listed in the schedule.

Table 7: Places not meeting the local threshold of significance.

Number Street	Description	State?	CHPS?
28 Bedford Street	Residence	N	N
19 Carlton Street	Residence	N	N
24 Carlton Street	Residence	N	N
47 Carlton Street	Residence	N	N
50 Carlton Street	Residence	N	N
68 Carlton Street	Residences	N	N
69 Carlton Street	Residence	N	N
71 Carlton Street	Residence	N	N
78 Carlton Street	Residence	N	N
79 Carlton Street	Residence	N	N
25 Claude Street	Residence	N	N
29 Claude Street	Residence	N	N
4 Claude Street	Residence	N	N
89 Giblin Street	Residence	N	N
97 Giblin Street	Residence	N	N
12 Harding Street	Residence	N	N
183 New Town Road	Residence	N	N
310-333 New Town Road	Shop	N	N
46 New Town Road	Residence	N	N
8 Oakley Street	Residence	N	N
8 Oakley Street	Residence	N	N
349 Park Street	Residence	N	N
67 Pedder Street	Residence	N	N



Number Street	Description	State?	CHPS?
91 Pedder Street	Residence	N	N
11 Rattle Street	Residence	N	N
29 Rattle Street	Residence	N	N
2a Rattle Street	Residence	N	Y
3 Rattle Street	Residence	N	N
31 Rattle Street	Residence	N	N
5 Rattle Street	Residence	N	N
7 Rattle Street	Residence	N	N
8 Rattle Street	Residence	N	N
56 Risdon Road	Residence	N	N
105 Swanston Street	Residence	N	N



Places for further study

The following places are considered to require further study to determine particular values. In some cases, the view to the buildings was obscured, in others the place has been considered to be of significance, but the complexity of the site warrants further investigation. The yellow highlight indicates places that are already listed in the schedule.

Table 8: Places for Further Study

Number Street	Description	CHPS?	Reason for further study
14 Baker Street	Residence	N	View to building obscured
55 Bedford Street	Residence	N	View to building obscured
12 Carlton Street	Residence	N	View to building obscured
		N	Complex site, needs on site assessment to determine elements of significance
2 Cross Street	Sacred Heart School Complex	N	View to building obscured
50 Cross Street	Residence	N	View to building obscured
111 Montagu Street	Residence	N	Part of heritage area. More research required to determine historic value
234 New Town Road	Unknown		
41 New Town Road	Unknown	Y	View to building obscured
26 Oladham Avenue	Residence	N	View to building obscured



Number Street	Description	CHPS?	Reason for further study
315 Park Street	Residence	N	View to building obscured
41 Pedder Street	Residence	N	View to building obscured
43 Pedder Street	Residence	N	View to building obscured
		N	More research required to determine potential historic/associative value
67 Pedder Street	Residence	N	View to building obscured
85 Pedder Street	Residence	N	View to building obscured
6 Rattle Street	Residence	Y	Complex site, needs on site assessment to determine all elements of significance
12 St John's Avenue	St Johns Complex	N	View to building obscured
15 Swanston Street	Residence	N	View to building obscured
20a Swanston Street	Residence		



Places Recommended for inclusion in Schedule F of the City of Hobart Planning Scheme

The following places are nominated for inclusion on the CHPS. The yellow highlight indicates places that are already listed in the schedule.

Table 9 Places Recommended for Schedule F of the CHPS

Number	Name	Other information	State?	CHPS?
	3 Alfred Street	Residence		N
	4 Alfred Street	Residence		N
	2 Archer Street	Residence		N
	3 Archer Street	Residence		Y
	5 Archer Street	Residence		N
	6 Archer Street	Residence		N
	9 Archer Street	Rahiri	* STATE	Y
	15 Archer Street	Residence	* STATE	N
	16 Archer Street	Residence		N
	405 Argyle Street		Heritage Area	Y
	407 Argyle Street		Heritage Area	Y
	408 Argyle Street	Residence		N
	409 Argyle Street	Residence	HA * STATE	Y
	411 Argyle Street		Heritage Area	Y
	413 Argyle Street		Heritage Area	Y
	415 Argyle Street		Heritage Area	Y
	417 Argyle Street		Heritage Area	Y
	419 Argyle Street		Heritage Area	Y
	7 Augusta Road		Heritage Area	Y
	12 Augusta Road	Residence	HA * STATE	N



Number	Name	Other information	State?	CHPS?
	25 Augusta Road	Residence	HA * STATE	N
27-29	Augusta Road	Hildern	HA * STATE	Y
	34 Augusta Road		HA * STATE	Y
36a	Augusta Road		Heritage Area	Y
	1 Baker Street	Residence		N
	3 Baker Street	Residence		N
	2 Baker Street	Residence		N
	4 Baker Street	Residence		N
	7 Baker Street	Residence		N
	10 Baker Street	Residence		N
	11 Baker Street	Residence		N
	12 Baker Street	Residence		N
	13 Baker Street	Residence		N
	15 Baker Street	Residence		N
	16 Baker Street	Residence		N
	17 Baker Street	Residence		N
	18 Baker Street	Residence		N
	19 Baker Street	Residence		N
	26 Baker Street	Residence		N
	33 Baker Street	Corner Shop		N
	4 Bay Road	Brightside	HA * STATE	Y
	25 Bay Road		Heritage Area	N
	26 Bay Road	Residence	HA * STATE	Y
	27 Bay Road		Heritage Area	N
	34 Bay Road	Residence		N
	35 Bay Road	Louisville including trees	HA * STATE	Y



Number	Name	Other information	State?	CHPS?
	39 Bay Road	Residence	HA * STATE	N
	41 Bay Road	Residence		N
	42 Bay Road	Residence		N
	56 Bay Road	Residence		N
	61 Bay Road	Runnymede	* STATE	Y
	2 Bedford Street	Residence	HA * STATE	Y
	10 Bedford Street	Residence		N
	11 Bedford Street	Roseville	HA * STATE	Y
	12 Bedford Street	Residence		N
	16 Bedford Street	Residence		N
	17 Bedford Street	Residence		N
	22 Bedford Street	Residence		N
	19 Bell Street	Hockey Centre		N
	2 Bishop Street	Residence		N
	9 Bishop Street	Former Shop		N
	10 Bishop Street	Residence	* STATE	Y
	16 Bishop Street	Residence		N
	21 Bishop Street	Residence		N
	30 Bishop Street	Residence		N
	37 Bishop Street	Residence		N
	43 Bishop Street	Residence		N
	2 Boa Vista Road		Heritage Area	Y
10-10a	Boa Vista Road	Hillcrest	HA * STATE	Y
	12 Boa Vista Road		Heritage Area	Y



Number	Name	Other information	State?	CHPS?
	17 Boa Vista Road		Heritage Area	Y
	1 Burnside Avenue	Residence		N
	3 Burnside Avenue	Residence		N
	4 Burnside Avenue	Residence		N
	5 Burnside Avenue	Residence		N
	6 Burnside Avenue	Residence		N
	7 Burnside Avenue	Residence		N
	9 Burnside Avenue	Residence		N
	14 Burnside Avenue	Residence		N
	12 Burnside Avenue	Residence		N
	19 Burnside Avenue	Residence		N
	24 Burnside Avenue	Residence		N
	26 Burnside Avenue	Residence		N
	29 Burnside Avenue	Residence		N
	13 Carlton Street	Residence		N
	16 Carlton Street	Residence		N
	18 Carlton Street	Residence		N
	20 Carlton Street	Residence		N
	21 Carlton Street	Residence		N
	25 Carlton Street	Residence		N
	26 Carlton Street	Residence		N
	27 Carlton Street	Residence		N
	28 Carlton Street	Residence		N
	30 Carlton Street	Shop		N



Number	Name	Other information	State?	CHPS?
	31 Carlton Street	Residence		N
	41 Carlton Street	Residence		N
	43 Carlton Street	Residence		N
	45 Carlton Street	Residence		N
	48 Carlton Street	Residence		N
	49 Carlton Street	Residence		N
	51 Carlton Street	Residence		N
	60 Carlton Street	Former Shop		N
	62 Carlton Street	Former Shop		N
	64 Carlton Street	Residence		N
	66 Carlton Street	Residence		N
	67 Carlton Street	Residence		N
	70 Carlton Street	Residence		N
	80 Carlton Street	Residence		N
	11 Clare Street	Residence		N
	14 Clare Street	Aberdeen	HA * STATE	Y
	20 Clare Street	Wydara	HA * STATE	Y
	24 Clare Street	Residence	HA * STATE	Y
	34 Clare Street		Heritage Area	Y
	36 Clare Street	Residence	HA * STATE	Y
	55 Clare Street	Residence		N
	65 Clare Street	Residence		N
	70 Clare Street	Residence		N
	72 Clare Street	Residence		N
	74 Clare Street	Residence		N
	76 Clare Street	Residence		N
	78 Clare Street	Residence		N



Number	Name	Other information	State?	CHPS?
	80 Clare Street	Residence		N
	3 Clarendon Street	Residence		N
	9 Clarendon Street	Residence		N
	10 Clarendon Street	Residence		N
	11 Clarendon Street	Residence		N
	5 Claude Street	Residence		N
	11 Claude Street	Residence		N
	12 Claude Street	Residence		N
	13 Claude Street	Residence		N
	16 Claude Street	Residence		N
	19 Claude Street	Residence		N
	26 Claude Street	Residence		N
N/A	Cornelian Bay	Boatsheds and the "Baths"	* STATE	Y
	85 Creek Road	Rosary Gardens	HA * STATE	N
	3 Cressy Street	St Bedes Church		N
	9 Cressy Street	Residence		N
	7 Cressy Street	Residence		N
	8 Cressy Street	Residence		N
	10 Cressy Street	Residence		N
	14 Cressy Street	Residence		N
	20 Cressy Street	Residence		N



Number	Name	Other information	State?	CHPS?
	1 Cross Street	Sacred Heart Church	* STATE	Y
	3 Cross Street	Residence		N
	10 Cross Street	Residence		N
17-19	Cross Street	Cross Street Uniting Church Hall	HA * STATE	Y
	21 Cross Street	Cross Street Uniting Church	HA * STATE	N
	38 Cross Street	Moncrieff	Heritage Area	Y
	44 Cross Street	Residence		N
	47 Cross Street	Residence	HA * STATE	N
	56 Cross Street	Residence		N
	60 Cross Street	Residence		N
	2 Douglas Street	Residence		N
	5 Douglas Street	Residence		N
	462 Elizabeth Street	St James Church	HA * STATE	Y
	462 Elizabeth Street	Church Hall	HA * STATE	Y
	33 Forster Street	Lissadell	Heritage Area	Y
	35 Forster Street	Residence	HA * STATE	Y
	39 Forster Street		Heritage Area	Y
	68 Forster Street		Heritage Area	Y
	6 Fraser Street	Former Boot Factory Kensington Flats	HA * STATE	N
	10 Fraser Street		Heritage Area	Y



Number	Name	Other information	State?	CHPS?
	91 Giblin Street	Residence		N
95a	Giblin Street	Residence		N
95b	Giblin Street	Residence		N
	98 Giblin Street	Residence		N
	99 Giblin Street	Residence		N
	108 Giblin Street	Residence		N
	101 Giblin Street	Former Brick Company building	* STATE	N
	105 Giblin Street	Residence		N
	110 Giblin Street	Residence		N
	1 Gowrie Street	Residence		N
	8 Harding Street	Residence		N
	10 Harding Street	Residence		N
	18 Harding Street	Residence		N
	20 Hildern Street		HA * STATE	N
	2 Joynton Street	Residence		N
	27 Joynton Street	Residence		N
	31 Joynton Street	Residence		N
	11 Loina Street	Residence		N
	13 Loina Street	Residence		N
	14 Loina Street	Residence		N
	15 Loina Street	Residence		N
	11 Marsh Street	Residence		N



Number	Name	Other information	State?	CHPS?
	2 Midwood Street	Former Good Shepherd Home of Mercy	HA * STATE	N
	6 Midwood Street	New Town High School	HA * STATE	N
	Midwood Street	New Town High School	*STATE	N
	52 Montagu Street		Heritage Area	N
	82 Montagu Street	Residence		N
	84 Montagu Street	Residence		N
	94 Montagu Street	Residence		N
	102 Montagu Street	Residence		N
	104 Montagu Street	Residence		N
	108 Montagu Street	Residence		N
22-28	New Town Road	Polish Club		N
	35 New Town Road	Residence		N
	37 New Town Road	Residence		N
	39 New Town Road	Residence		N
	40 New Town Road	Iona	* STATE	Y
	41 New town road			Y
	42 New Town Road	Mona	* STATE	Y (42-44)
	44 New Town Road	Residence	* STATE	Y (42-44)
	57 New Town Road	Barossa	* STATE	Y
	59 New Town Road	Residence		Y
	66 New Town Road	Residence		N
	68 New Town Road	Residence		N
	70 New Town Road	Residence		N
	76 New Town Road	Residence		N



Number	Name	Other information	State?	CHPS?
	80 New Town Road	Residence		Y
	84 New Town Road	Residence		N
	86 New Town Road	Residence		N
	88 New Town Road	Residence		N
95-97	New Town Road	Residence		N
	96 New Town Road	Former Shop		N
	107 New Town Road	Cliefden	HA * STATE	Y
109-111	New Town Road	Cambria Cottage	HA * STATE	Y
	116 New Town Road	Residence	* STATE	Y
	131 New Town Road	Talbot Hotel	HA * STATE	N
	139 New Town Road	Office Building	HA * STATE	Y
	147 New Town Road	Residence	HA * STATE	N
	155 New Town Road	Lebrena	Heritage Area	Y
	159 New Town Road		Heritage Area	Y
159a	New Town Road		Heritage Area	Y
159b	New Town Road		Heritage Area	Y
	160 New Town Road	Former Parsonage	HA * STATE	Y
	161 New Town Road		Heritage Area	Y
	162 New Town Road		Heritage Area	Y
	163 New Town Road		Heritage Area	Y
	165 New Town Road		Heritage Area	Y
	166 New Town Road		Heritage Area	N
	167 New Town Road		Heritage Area	Y
	169 New Town Road		Heritage Area	Y
		Former Post Office		
170-174	New Town Road	Stores	HA * STATE	N
	171 New Town Road		Heritage Area	Y
	173 New Town Road		Heritage Area	Y



Number	Name	Other information	State?	CHPS?
	176 New Town Road	Former New Town Post Office	HA * STATE	Y
	177 New Town Road		Heritage Area	Y
	179 New Town Road		Heritage Area	Y
	191 New Town Road	Maypole Hotel	HA * STATE	Y
	198 New Town Road	Residence		Y
	202 New Town Road	Residence		Y
	208 New Town Road			Y
209-211	New Town Road	Former Uniting Church	HA * STATE	Y
	210 New Town Road	Residence		N
	211 New Town Road		Heritage Area	Y
	212 New Town Road	Gloucestershire House'	* STATE	Y
215-217	New Town Road		Heritage Area	Y
	219 New Town Road	Carolside	HA * STATE	Y
	224 New Town Road	Ogilvy High School	HA * STATE	Y (228 in Scheme)
	227 New Town Road	House	HA * STATE	Y
	245 New Town Road	St Johns Soldiers Memorial Hall	HA * STATE	N
	255 New Town Road		Heritage Area	N
	257 New Town Road		Heritage Area	Y
	2 Oakley Street	Residence		N
	12 Oakley Street	Residence		N
	15 Oakley Street	Residence		N
	20 Oakley Street	Residence		N
	8 Oldham Avenue	Residence		N



Number	Name	Other information	State?	CHPS?
	9 Oldham Avenue	Residence		N
	10 Oldham Avenue	Residence		N
	14 Oldham Avenue	Residence		N
	16 Oldham Avenue	Residence		N
	18 Oldham Avenue	Residence		N
	28 Oldham Avenue	Former Shop		N
	29 Oldham Avenue	Residence		N
	30 Oldham Avenue	Residence		N
	35 Oldham Avenue	Residence		N
	37 Oldham Avenue	Residence		N
	41 Oldham Avenue	Residence		N
	57 Oldham Avenue	Residence		N
	62 Oldham Avenue	Residence		N
	69 Oldham Avenue	Residence		N
	71 Oldham Avenue	Residence		N
	73 Oldham Avenue	Residence		N
	77 Oldham Avenue	Residence		N
	83 Oldham Avenue	Residence		N
	289 Park Street	Residence		N
	291 Park Street	Residence		N
	307 Park Street	Residence		N
	311 Park Street	Residence		N
	317 Park Street	Residence		N
	320 Park Street	Residence		N
	322 Park Street	Residence		N
	328 Park Street	Residence		N
	331 Park Street	Residence		N



Number	Name	Other information	State?	CHPS?
	333 Park Street	Residence		N
342-344	Park Street	Residence		N
	343 Park Street	Residence	Woodlands lodge	Y
	360 Park Street	Residence		N
	367 Park Street	Residence		N
	371 Park Street	Residence		N
	375 Park Street	Residence		N
	378 Park Street	Residence		N
	379 Park Street	Residence		N
	381 Park Street	Residence		N
	383 Park Street	Residence		N
	386 Park Street	Residence		N
	66 Pedder Street	Residence		N
	68 Pedder Street	Residence		N
	69 Pedder Street	Residence		N
	70 Pedder Street	Residence		N
	71 Pedder Street	Residence		N
	72 Pedder Street	Residence		N
	74 Pedder Street	Residence		N
73-75	Pedder Street	Residence		N
	84 Pedder Street	Residence		N
	89 Pedder Street	Residence		N
	90 Pedder Street	Residence		N
	92 Pedder Street	Residence		N
	93 Pedder Street	Residence		N
	5485529 PID	Former Rosella Factory		N



Number	Name	Other information	State?	CHPS?
	1 Pirie Street	Residence		N
6 to 8	Pirie Street	Residence	HA * STATE	Y
	27 Pirie Street	Maylands	HA * STATE	Y
	30 Pirie Street		Heritage Area	N
	34 Pirie Street		Heritage Area	Y
	40 Pirie Street		Heritage Area	Y
	41 Pirie Street	Residence		N
	42 Pirie Street		Heritage Area	Y
	43 Pirie Street	Flint House	* STATE	Y
	44 Pirie Street		Heritage Area	Y
	46 Pirie Street		Heritage Area	N
49 & 51 to 53 Pirie Street	Pirie Street	Mary Ogilvie Homes	* STATE	Y
	62 Pirie Street		Heritage Area	Y
	64 Pirie Street		Heritage Area	Y
	1 Queens Walk	Stainforth Court	* STATE	N
	27 Queens Walk	Cornelian Bay cemetery	* STATE	Y
	9 Rattle Street	Residence		N
	13 Rattle Street	Residence		N
	15 Rattle Street	Residence		N
	16 Rattle Street	Residence		N
	18 Rattle Street	Residence		N
	19 Rattle Street	Residence		N
	21 Rattle Street	Residence		N



Number	Name	Other information	State?	CHPS?
	23 Rattle Street	Residence		N
	25 Rattle Street	Residence		N
	27 Rattle Street	Residence		N
	35 Rattle Street	Residence		N
	6 Risdon Road		Heritage Area	Y
	8 Risdon Road	Former Shop		N
	10 Risdon Road	Residence		N
	14 Risdon Road	Residence		N
	16 Risdon Road	Residence		N
	22 Risdon Road	Residence		Y
	26 Risdon Road	Residence	* STATE	Y
	32 Risdon Road	Residence	* STATE	Y
	34 Risdon Road	Residence		Y
	40 Risdon Road	Residence		Y
	50 Risdon Road	Residence		Y
	51 Risdon Road	Residence		N
	52 Risdon Road	Cawarra	* STATE	Y
	68 Risdon Road	Poplarville	* STATE	Y
	74 Risdon Road	Lauderdale	* STATE	Y
	1 Roope Street	Residence		N
	2 Roope Street	Residence		N
	7 Roope Stree	Residence		N
	30 Roope Street		Heritage Area	Y
	37 Seymour Street	Residence		N



Number	Name	Other information	State?	CHPS?
	8 Springvale Avenue	Residence		N
	1 St Johns Avenue	Former Watch House	HA * STATE	Y
	2 St Johns Avenue	Former Watch House	HA * STATE	Y
	8 St Johns Avenue	Residence		N
	9 St Johns Avenue	Residence		N
	12 St Johns Avenue	St Johns Complex	* STATE	Y
	18 St Johns Avenue	Residence		N
	93 St Johns Avenue	Residence		N
	2 Stoke Street		Heritage Area	Y
	3 Stoke Street	Residence		N
	5 Stoke Street	Residence	HA * STATE	Y
	9 Stoke Street	Mayfield	HA * STATE	Y
	11 Stoke Street		Heritage Area	Y
	12 Stoke Street	Stoke House	HA * STATE	Y
	13 Stoke Street		Heritage Area	Y
	14 Stoke Street		Heritage Area	Y
	15 Stoke Street		Heritage Area	Y
	17 Stoke Street		Heritage Area	Y
	18 Stoke Street		Heritage Area	Y
	20 Stoke Street		Heritage Area	Y
	21 Stoke Street		Heritage Area	Y
	23 Stoke Street		Heritage Area	Y
	24 Stoke Street		Heritage Area	Y
	26 Stoke Street		Heritage Area	Y
	29 Stoke Street		Heritage Area	Y



Number	Name	Other information	State?	CHPS?
	31 Stoke Street		Heritage Area	Y
	7 Swanston Street	Sunnyside	* STATE	Y
	12 Swanston Street	Residence		N
	16 Swanston Street	Residence		N
	21 Swanston Street	Residence		Y
	29 Swanston Street	Residence		N
	52 Swanston Street	Residence		N
	53 Swanston Street	Residence		N
	78 Swanston Street		Heritage Area	Y
80-82	Swanston Street		Heritage Area	N
	84 Swanston Street		Heritage Area	Y
	95 Swanston Street	Residence		N
	90 Swanston Street	Residence		N
	92 Swanston Street	Residence		N
	4 Thirza Street	Residence		N
	1 Tower Road	The Towers	HA * STATE	Y
	21 Tower Road	Barrington	HA * STATE	Y
		Swanston House (known as 7 Emmett place on the list)	* STATE	Y
	31 Tower Road			
	39 Tower Road	Former Stables		N
	1 Valentine Street	Residence		N
	10 Wendover Place	Wendover House	* STATE	Y



Number	Name	Other information	State?	CHPS?
Nature Strip	Wendover Place	Plantings	* STATE	Y
	Wendover Place	Sequoia Tree		Y
	7 Woodlands Avenue	Woodlands lodge	* STATE	Y



Appendix D
State Listings in Heritage Areas



Many of the places within the recommended heritage areas would be considered to have significance at a local level based on prima face assessment. During the fieldwork, some places within these areas were observed prim facie to have a higher level of significance. On review, some of these places are already listed on the THR and some were newly identified. The apparent level of value of these places was assessed using the threshold method.

The following table includes places that were considered to meet the State threshold of significance as a result of applying the threshold assessment method. The table also indicates if the places are existing listings on the State register and where they have been identified through this study as having potential State level significance.

Table 10: Individual places of apparent State significance within Heritage Areas

Heritage Area	Street Name	Street Number	Description	Newly identified or existing listing?
<i>Clare Street/Augusta Road-GHD Individual State Listings</i>				
	Augusta Road	27-29	Hildern	Existing
	Augusta Road	25	Residence	Newly identified
	Augusta Road	12	Residence	Newly identified
	Bedford Street	11	Roseville	Existing
	Bedford Street	2	Residence	Existing
	Clare Street	14	Aberdeen	Existing
	Clare Street	20	Wydara	Existing
	Clare Street	24	Residence	Existing
	Clare Street	36	Residence	Existing
	Elizabeth Street	462 church	St James Church	Existing
	Elizabeth Street	462 Hall	Church Hall	Existing
<i>Bay Road-Cross Street Area-GHD Individual State Listings</i>				
	Bay Road	26	Residence	Existing
	Bay Road	35	Residence	Existing



Heritage Area	Street Name	Street Number	Description	Newly identified or existing listing?
	Bay Road	4	Brightside	Existing
	Bay Road	39	Residence	Newly identified
	Cross Street	47	Residence	Newly identified
	Pirie Street	27	Maylands	Existing
<i>Hope Street Area-GHD Individual State Listings</i>				
	Fraser Street	6	Former Boot Factory Kensington Flats	Newly identified
<i>New Town Road Area-GHD Individual State Listings</i>				
	Cross Street	21	Cross Street Uniting Church	Existing
	Cross Street	17-19	Cross Street Uniting Church Hall	Existing
	New Town Road	107	Cliefden	Existing
	New Town Road	131	Talbot Hotel	Newly identified
	New Town Road	139	Office Building	Existing
	New Town Road	147	Residence	Newly identified
	New Town Road	160	Former Parsonage	Existing
	New Town Road	170-174	Former Post Office Stores	Existing (approved for registration)
	New Town Road	176	Former New Town Post Office	Existing
	New Town Road	109-111	Cambria Cottage	Existing
	New Town Road	227	House	Existing



Heritage Area	Street Name	Street Number	Description	Newly identified or existing listing?
<i>Stoke Street Area-GHD Individual State Listings</i>				
	Argyle Street	409	Residence	Existing
	Boa Vista Road	10	Hillcrest	Existing
	Stoke Street	5	Residence	Existing
	Stoke Street	12	Stoke House	Existing
	Stoke Street	9	Mayfield	Existing
<i>New Town Road-Tower Road Area-GHD Individual State Listings</i>				
	Midwood Street	2	Former Good Shepherd Home of Mercy	Newly identified
	Midwood Street	6	New Town High School	Existing
	New Town Road	224	Ogilvy High School	Existing
	New Town Road	191	Maypole Hotel	Existing
	New Town Road	209-211	Former Uniting Church	Existing
	New Town Road	219	Carolside	Existing
	New Town Road	245	St Johns Soldiers Memorial Hall	Newly identified
	St Johns Avenue	1	Former Watch House	Existing
	St Johns Avenue	2	Former Watch House	Existing
	Tower Road	1	The Towers	Existing
	Tower Road	21	Barrington	Existing
<i>Forster Street Area-GHD Individual State Listings</i>				
	Forster Street	35	Residence	Existing



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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
1	K. Harris	A.Gurnhill	ON FILE	F.Read	ON FILE	01/03/07
2	K. Harris	J.Puustinen	ON FILE	F.Read	ON FILE	02/07/07
3.	K. Harris	F.Read	ON FILE	F.Read	ON FILE	14/08/07
4.	K. Harris	J.Puustinen	ON FILE	F Read	ON FILE	