

SIGNIFICANT GARDENS STUDY

(NEW TOWN AND LENAHA VALLEY)



Prepared for
the Hobart City Council
by
Regan Douglas of
James Douglas & Associates Pty. Ltd.
Tasmania and Western Australia

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Thanks

My appreciation to those who have helped with this report including Roslyn Saltmarsh, formerly of Defence Service Homes, Richard Morrison, Richard Blythe, Barry Mc Neill and Jim Walker. Thanks also to Rick and Barbara Reynolds for hosting the community consultation afternoon tea at their home.

I am also grateful to Brendan Lennard for his support in the preparation of this report and for his efforts to ensure that Council recognises and conserves Hobart's special gardens.

1. Introduction

This report is part of an overall strategy by the Hobart City Council to identify and protect landscapes of cultural heritage significance. In particular, the objectives of this report are to:

- develop an assessment methodology;
- identify landscaped places of prima facie significance and;
- make practical recommendations for the conservation and management of identified places, including recommendations for planning scheme amendments.

The study area is shown on the attached map, Attachment 4, and includes all that part of the City of Hobart within the 7008 postcode comprising the entire suburb of New Town, the suburb of Lenah Valley east of Pottery Road and small parts of Mount Stuart and North Hobart. In all, roughly 3200 properties are included in the study area.

The following steps were taken in the process of the study and are further expanded upon in this report:

- community consultation;
- review of relevant literature;
- the development of a selection methodology;
- the development of a designed landscape assessment criteria and a complementary inventory pro forma;
- the survey, identification and assessment of significant designed landscapes;
- the prescription of recommendations for the protection of significant designed landscapes; and
- the testing of the recommendations for protection on three significant designed landscapes.

2. Community Consultation

Various members of the community, as outlined in the brief, were consulted. A list follows that includes the groups consulted and the results of the consultation.

Generally, the consultation phase of the project was not effective in terms of places nominated. Refer to Section 8, Issues Arising, for recommendations for future designed landscape studies.

Australian Garden History Society

Diedre Pearson, president of the Tasmanian chapter, was contacted. The project was announced at their meeting in Ross in late January 1999. No new information was discovered.

Australian Heritage Commission

Richard Morrison was contacted. He suggested various people to contact, including Richard Aitken, regarding recent studies on designed landscapes.

Tasmanian Heritage Council

Various members of the Council were contacted in the course of the study. All agreed that the identification and listing of designed landscapes was well behind that of buildings. The THC Secretariat appeared to be very receptive to including information about significant gardens on current listings.

General Community

Afternoon Tea on the Green at 'Wendover'

On 5 December 1998, an afternoon tea was held to brief the general community about the study and invite submissions about landscaped places of significance to them. A group of about ten attended. Southern Cross Television covered the event. A collection of photos of 'Poplarville' was brought by Mr. Bill James. Copies of the photos were sent to Archives Office of Tasmania.

A.B.C. Radio

Steve McClelland featured the study on his morning show. Phone calls were received from two members of the public after the show; these people suggested that their gardens (at 5 Swanston Street and 343 Park Street) might be of significance or have elements that were significant.

3. Existing Statutory Protection and Proposed Amendments

Existing statutory protection for gardens and garden features of significance is afforded by the:

- *City of Hobart Planning Scheme 1982*; and
- *Historic Cultural Heritage Act 1995*.

City of Hobart Planning Scheme 1982

Protection of garden or garden features of significance is provided by the *Scheme* through its Schedule F (Heritage) and Schedule I (Clearing of Land).

Schedule F (Heritage)

Schedule F (Heritage) comprises a Schedule, a list of Heritage Areas and, Appendix 1, which is a list of individual places to be conserved.

Schedule- The Schedule is weighted towards the conservation of buildings and structures through its language and makes no mention of landscapes or gardens. The following changes are proposed to assist in the statutory protection of gardens.

Recommended amendment	Purpose
Amend the definition of ‘place’ in ‘F.1 Definitions’ by the inclusion of the word <i>garden</i> after the word ‘area’.	To clarify that gardens are to be considered within the scope of the definition of ‘place’.
Amend Clause F.2.1 by deleting the words ‘specific buildings and sites’ and the brackets around the word ‘places’.	To clarify the statutory effect of Principle 20 and Clause F.2.1 to ‘places’ and thus not restrict the application of these provisions to buildings or sites.
Amend Clause F.3.2 by deleting the words ‘existing building, or structure’ and inserting the word <i>place</i> .	To extend the statutory effect of Principle 20 and Clause F.3.2 to include ‘places’ and thus not restrict the application of these provisions to just buildings or structures.
Amend Clause F.3.4 by deleting the words ‘buildings’ and ‘buildings and structures’ and inserting the word <i>places</i> .	To extend the statutory effect of Principle 20 and Clause F.3.4 to include ‘places’ and thus not restrict the application of these provisions to just buildings and/or structures.
Amend Clause F.4.3 by deleting the words ‘building or structure’ and inserting the word <i>place</i> .	To extend the statutory effect of Principle 20 and Clause F.4.3 to ‘places’ and thus not restrict the application of these provisions to just buildings and/or structures.

Heritage Areas- No new Heritage Areas are proposed as part of this report as the nomination of such areas should result from a comprehensive and inclusive examination of heritage values. In the course of this study, however, one might call the area bordered by Elizabeth Street, Augusta Road, Waverly Avenue and Doyle Avenue (extended easterly to Elizabeth Street) a ‘garden district’ due to the density of fine suburban villa gardens boasting prominent mature vegetation coupled with its overall scenic landscape qualities as viewed from surrounding areas.

Appendix 1- All places listed in Attachment 2 of this report are recommended for nomination to Schedule F. It would be best, however, if significant buildings and structures on sites with significant gardens could be included in the nomination to ensure that the nominations are as inclusive as possible of the whole **place**. It would also be prudent should such nominations be eventually forwarded to the State Heritage Commission as noted in the section covering *Historic Cultural Heritage Act 1995* below.

Schedule I (Clearing of Land)

This Schedule gives Council the power to control the removal of vegetation from “...sites with vegetation of known value...” and to control the removal of “... any Significant Tree...”. The Schedule includes Appendix 1, which is a list of significant trees and sites with vegetation of known value.

The current list was taken directly from the Tasmanian Register of Significant Trees as compiled by the National Trust (Tasmania) utilising criteria that the Trust has developed and used throughout the State over a number of years. Rather than develop new criteria for this study, the same criteria have been used to judge the significance of vegetation for inclusion in Appendix 1 of Schedule I.

Nominations to Schedule I are shown in Attachment 3 of this report. It should be noted that this Schedule has proved helpful in the nomination of vegetation that was once part of gardens since subdivided.

Historic Cultural Heritage Act 1995

Existing Listings

Gardens and garden features that are a part of places that are presently listed on the Tasmanian Heritage Register are protected, as the definition of ‘works’ in the *Act* is comprehensive enough to protect them. The present Register listings, however, make little, if any, mention of gardens or garden features in terms of description or the criteria for entry in the Register. In Lenah Valley, for instance, there is no mention of the words ‘garden’ or ‘tree’ in the existing listings and in New Town, the word ‘tree’ is mentioned twice and ‘garden’ three times in 139 existing listings.

Because of this lack of information, the administration of protection to gardens and garden features of significance, as part of the development control process, at these listed places appears to be difficult. At this time, there is no method, other than visits to the place, to determine if a significant garden or garden feature is part of the place. Owners, as well, are not likely to understand the significance of their garden or garden features as these have not been mentioned on their property’s listing.

In order to mend this weakness in the existing Register it is recommended to add any garden or garden features of significance to the existing listing information. This has been done for listings to the Register in the project area and is contained in Attachment 1 of this report. Note that if a place is not listed in Attachment 1, it has been determined that it has neither a garden or a garden feature worth noting *as viewed from the front* of the place. There may, *however*, be gardens or garden features of significance at the rear of the place.

Per Section 94 of the *Act*, it is likely that owners of the places whose entries are amended, as recommended, will have to be notified of the amendment by the Heritage Council.

New Listings

As noted earlier, the 80 places listed in Attachment 2 of this report are all nominated for inclusion in Council’s Heritage Schedule. As well, they are all recommended for nomination to the Tasmanian Heritage Register although the first priority is to protect them on the local level. It is imperative that

any building of significance be included in the eventual listing to avoid the complications associated with Section 94 of the *Act* and to ensure, most importantly, that the listing is inclusive of the entire place, not just a part of it.

Typology and Style Notations

On the individual listing forms in Attachments 1 and 2, garden types and, in some cases, garden styles have been noted. These types and styles are as per those defined by Richard Aitken in the chapter that he authored in the publication *A Theoretical Framework for Designed Landscapes in Australia*.

4. Selection Methodology

The methods used to locate gardens of significance were as follows.

- Each place on the Tasmanian Heritage Register was visited and assessed as well as the surrounding places within about 100 metres.
- Council's Heritage Areas 17 and 19 were visited and assessed.
- Secondary references as noted below were examined. The places and areas noted in those references were visited and assessed.

Acer Wargon Chapman with Gulson, Lesley, *City of Hobart Open Space Study, vol. 2, New Town Case Study*, Hobart City Council, August, 1997.

Dixon, Trisha and Churchill, Jenny, *The Vision of Edna Walling*, Blooming Books, 1998.

Nigel Lewis Richard Aitken Pty. Ltd., *Runnymede Gardens and Grounds Conservation Plan*, prepared for the National Trust of Australia (Tasmania), November 1997.

Pearce, Kim and Doyle, Susan, *Draft New Town Historical Research*, National Estate Grants Program and the Hobart City Council, 1998.

Scripps, Lindy, *The New Town Rivulet Historical Study*, Hobart City Council, 1993.

Simons, Phyl Frazer, *Historic Tasmanian Gardens*, The Mulini Press, 1987.

- Council's list of significant trees as done in 1985 by Phil Hewitt, Council's Arboricultural Officer at the time, and Maurene Cee, was examined. The places where the trees were located were visited and assessed.
- Records at the War Services Housing Commission including the register of estate developments in the study area were reviewed.

- The theme of 'architects as garden designers' was explored. Personal contact was made with Mr. Barry McNeill, Mr. Richard Blythe, and Mr. Jim Walker (Bernard Walker's son). Places designed by Hutchison and Walker, as noted by Mr. Walker, were visited and assessed.

As well, Mr. Walker pointed out that his father was a keen gardener who had a well-thumbed gardening book by Gertrude Jeckyll. He practised his skills on their home garden at 13 Parliament Street and designed a garden at 40 Gordon Avenue, Mt. Stuart (as noted in Mr. Jim Walker's register of works done by the Firm). A copy of a delightful watercolour by Bernard Walker of the garden at Parliament Street was viewed.

- The 1946 aerial photo of the study area (D.E.L.M., Hobart 83, film 10910?), held by Council, was examined and noted for areas of significant vegetation as well places appearing to be of significance. These places and areas were visited and assessed.
- The study area was examined from vantage points for significant vegetation. Places having such vegetation were then visited and assessed.
- The author's personal experience in travelling the area over many years as part of Council duties also provided places to be visited and assessed. In particular, this included the area bounded by Pottery Road, Doyle Avenue, Augusta Road and Giblin Street.
- The two gardens noted in the course of the public consultation were visited and assessed.
- Windshield surveys, that is visual surveys made from the car, were made in the course of travelling in the study area and between the places noted above.

5. Designed Landscapes Assessment Criteria

The following assessment criteria were used to determine which designed landscapes in Lenah Valley and New Town were of prima facie cultural heritage significance. They have been framed around the criteria for entry into the Tasmanian Heritage Register as shown in the quotations in bold lettering. As well, Juliet Ramsay's criteria for assessing gardens as noted in her publication *Parks, Gardens and Special Trees : A Classification and Assessment Method for the Register of the National Estate* has been referred to.

According to the *Historic Cultural Act 1995*, a place may be considered significant and entered on the Register if, in the opinion of the Heritage Council, it meets one or more of the criteria noted below.

Value rating was not given to places due to the prima facie nature of the survey, but could be in the future.

Historical:

"... is important in demonstrating the evolution or pattern of Tasmania's history..."

Some gardens types or garden characteristics relevant to this criterion include:

- gardens that are a part of major institutions such as the grounds of John Edis Consumptives Sanatorium and Ogilvie High School;
- gardens integral to monuments;
- gardens incorporating regional characteristics including as particular construction techniques and/or materials such as the freestone walls of the Swansea area;
- gardens that demonstrate the evolution of Tasmania's history such as Cornelian Bay Cemetery, once a Government farm and St. John's Park, once among other things, an orphanage; and
- large estates or farms which demonstrate settlement patterns such as 'Lauderdale'.

Rarity:

"... demonstrates rare, uncommon or endangered aspects of Tasmania's heritage..."

Gardens are fragile and are in a constant state of change, at the least by the growth and death cycle of plants if not by the forces of fashion. Therefore, almost any garden or garden remnant from the early days of a place that contributes to the understanding of the heritage of that place must be considered rare, uncommon and endangered.

Gardens and garden features relevant to this criterion include:

- gardens which are from the early days of the building(s) of a place;
- garden architecture including paving, fences, gates, and trellises;
- garden ornaments such as urns, sundials and statues; and
- garden structures such as potting house and glasshouses.

Research potential:

"... has potential to yield information that will contribute to an understanding of Tasmania's history..."

Some gardens relevant to this criterion include:

- gardens using rare or unusual plants; and
- gardens designed by a person of particular interest to the research or wider community.

Representative of:

"... is important as a representative in demonstrating the characteristics of a broader class of cultural places..."

Gardens and garden characteristics relevant to this criterion include:

- gardens demonstrating the characteristics of a particular time period in gardening;
- gardens which demonstrate status or class structure;
- gardens or garden features demonstrating a particular design style; and
- gardens with distinctive features of a gardening technique.

Creative/Technical Achievement:

"... it is important in demonstrating a high degree of creative or technical achievement..."

Garden characteristics relevant to this criterion include:

- design excellence including a unity of scale and balance of form and spaces;
- ability to demonstrate aesthetic value to the individuals familiar with the place (even though it may not appeal to everyone!);
- ability to demonstrate exceptional workmanship such as fine stone walling;
- ability to demonstrate particular horticultural skills; and
- strong integrated relationship with the building(s) on the site.

Community:

"... it has strong or special meaning for any group or community because of social, cultural or spiritual associations..."

Gardens relevant to this criterion have:

- townscape associations that are regarded as important to the community's sense of place - landmarks;
- historic associations that are regarded as important to the community's sense of place; or
- religious sentiment.

Association:

"... it has a special association with the life or work of a person, a group or an organisation that was important in Tasmania's history..."

Gardens relevant to this criterion include:

- gardens that have a meaningful association with individuals or groups of individuals (such as families) whose activities have been significant in the region or the State; and
- gardens where a significant event or ceremony took place.

6. Curtilage

'Original' curtilages for buildings in the Study Area are shown on the map in Attachment 4 of this report. The 'original' curtilages are those that can be verified by the c.1917 Metropolitan Drainage Board Maps.

Note that it has not been attempted to overlay curtilages of adjoining places where both places have been deemed to have garden or remnant garden features of significance. One particular example is 'Roseville' at 11 Bedford Street whose 'original' curtilage most likely included 'Clare House' at 26 Clare Street.

7. Pilot Studies

The brief required that pilot studies be undertaken for three nominated sites to test the efficacy of the assessment guidelines and proposed scheme amendments.

Place: Lauderdale, 74 Risdon Road
Proposal: Subdivision

Likely outcome / reasoning

Refusal. In the additional information proposed to be added to its State Heritage listing, there are criteria for entering Lauderdale on the Register on the grounds of its landscape significance alone. It is the only estate in New Town, from the mid nineteenth century, with its curtilage intact. As well, the criteria note that it is a remnant example of the settlement patterns of early New Town and has a rare early orchard. A sensitively designed stratum development preserving the orchard /garden uses and clustering buildings could, perhaps, be accommodated on the site.

In this case, the proposed additional criteria for entry on the State Register would provide critical information for the reasons for refusal.

Place: Maylands, 27 Pirie Street
Proposal: Subdivision

Likely outcome / reasoning

Possible refusal. As noted in the additional information proposed to be added to its State Heritage Listing, the remaining curtilage is important as its lends prominence to the residence which once occupied at least twice as much land. As well, the proposed criteria for entry into the State Register note that the place has a remnant mansion garden.

In this case, the additional information proposed to be added to the State Register would provide critical information for the reasons for refusal. Other arguments, however, may ensue. They might include ones stating that the curtilage is already so diminished that its relationship with the building, which is extremely prominent on its own, is irrelevant.

As a response to that, the proposed listing information should be altered to state that “...the remaining curtilage is important as it conveys meaning as to early uses of the site as well as its later use as a recreation area for residents at the home for girls”

Place: Hildern, 27-29 Augusta Road
Proposal: Subdivision

Likely outcome / reasoning

Refusal. As noted in the additional information proposed to be added to its State Heritage listing, the remaining curtilage is important as its contributes to the house’s prominence on the street. As well, the proposed criteria for entry into the register note that the place has a suburban villa garden.

In this case, the additional information proposed to be added to the State Register would provide critical information for the reasons for refusal. Subdivided, the residence would appear to be townhouse with a cottage garden thereby losing its prominence and associated meaning as a vicarage. As well, to subdivide the frontage on Augusta Road would change the garden type to a 'remnant' villa garden, thereby losing some of its heritage significance.

8. Issues Arising

Practice Principles

The process of surveying and nominating places for statutory protection, to date, has been one where buildings dominated and gardens were rarely mentioned. As a result gardens have had little statutory protection from destruction. This study, and the overall project of which it is a part, is a major step in the protection of Hobart's significant designed landscapes.

One further step, however, would also help protect designed landscapes in Hobart. That would be the adoption of the principle by practitioners at Council that any future heritage surveys are inclusive of both gardens and buildings. This would, also, help to avoid the complications noted earlier with regards to the amending of entries to the Tasmanian Heritage Register.

Front Yards Only

Back yards were not included in this study although significant vegetation that could be determined as being located in a particular back yard was noted. It is most likely that there are significant back yards or elements of significance in back yards in the study area. For example, owners of three places provided information about their back yards for this study, which included information about a potting shed and some outstanding freestone walling. Care should be taken, therefore, in the processing of development applications for the places nominated for protection by this study as well as neighbouring places.

Gardens and 'Their' Buildings

In the course of this project's field surveys, buildings of cultural significance were 'discovered' as part of gardens and garden features of significance. As there have not been any recent architectural surveys for buildings of cultural significance in the study area, this study should prove quite useful as a reference for future ones.

Future Designed Landscape Studies

Timing- Future studies of designed landscapes should occur during winter well as autumn or spring to allow for the viewing of 'unclothed' gardens which will aid in the identification of garden structures otherwise covered or screened by vegetation the rest of the year. The garden at 34 Montagu Street, as an example, has a fine sandstone terrace that can only be seen (from the street) in the winter.

Consultation- As noted in the Consultation section of this report, the consultation phase of the project was not terribly effective in terms of places nominated. It is recommended that future studies include the following contacts in the consultation phase:

- members of the Flower Room and;
- members of the group who judged the City of Hobart garden competitions, which were conducted into the late 1980s (John Rankin, of Battery Point, is a suggested first contact).

As well, a general community consultation exercise with the emphasis on bringing photos of 'life in the garden in past years' may have been more productive than the meeting held as part of this study. Interesting exhibit material may have, also, been submitted.

Endangered Gardens

This study has identified a number of garden or garden structures that are endangered. For example, the fish ponds at 'Clare House', 26 Clare Street, were recently covered up in response to some well meaning risk assessor and at least two fences, from the early days of the places, were lost in the course of about two months of this study. In particular the loss of the garden at 'Corinna', 21 Stoke Street, would be of State, if not national, significance.

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SIGNIFICANT GARDENS STUDY – New Town and Lenah Valley

Attachment 1

Schedule of places already on Heritage Register –
additional information regarding gardens etc. provided

NUMBER ODD	EVEN	STREET	OTHER INFO	LOCATION
405		ARGYLE STREET	Sherbourne	NEW TOWN
407		ARGYLE STREET	Wharepuke	NEW TOWN
409		ARGYLE STREET		NEW TOWN
411		ARGYLE STREET	Mosely	NEW TOWN
		ARGYLE STREET	Public reserve	NEW TOWN
7		AUGUSTA ROAD	Boadicea	NEW TOWN
27 - 29		AUGUSTA ROAD	Hildern / Former St James' Rectory	NEW TOWN
	4	BAY ROAD	Brightside	NEW TOWN
	26	BAY ROAD		NEW TOWN
35		BAY ROAD	Louisville - incl. trees and gates	NEW TOWN
61		BAY ROAD	Runnymede	NEW TOWN
	2	BEDFORD STREET	Charlton	NEW TOWN
	2	BOA VISTA ROAD		NEW TOWN
	10 - 10A	BOA VISTA ROAD		NEW TOWN
	34	CLARE STREET		NEW TOWN
1		CROSS STREET	Sacred Heart Church	NEW TOWN
	38	CROSS STREET	Moncrieff	NEW TOWN
	448	ELIZABETH STREET	Lyndhurst	NORTH HOBART
	452	ELIZABETH STREET	The Elms	NORTH HOBART
	454	ELIZABETH STREET	Arcadie	NORTH HOBART
33		FORSTER STREET	Lissadell	NEW TOWN
35		FORSTER STREET		NEW TOWN
39		FORSTER STREET		NEW TOWN
	42	MONTAGU STREET	Ellingly	NEW TOWN
47		MONTAGU STREET		NEW TOWN
107		NEW TOWN ROAD	Cliefden	NEW TOWN
	116	NEW TOWN ROAD		NEW TOWN
	162	NEW TOWN ROAD	Uniting (former Methodist) Church	NEW TOWN
165		NEW TOWN ROAD		NEW TOWN
167		NEW TOWN ROAD		NEW TOWN
209 - 211		NEW TOWN ROAD	Uniting (former Congregational) Church	NEW TOWN
219		NEW TOWN ROAD	Carolside	NEW TOWN
	228	NEW TOWN ROAD	Ogilvie High School	NEW TOWN
343		PARK STREET	Woodlands Lodge / "Tollgate"	NEW TOWN
27		PIRIE STREET	Mayland	NEW TOWN
	34	PIRIE STREET		NEW TOWN
43		PIRIE STREET	Flint House	NEW TOWN
51		PIRIE STREET	Mary Ogilvy Home	NEW TOWN

	52	RISDON ROAD	Cawarra	NEW TOWN
	68	RISDON ROAD	Poplarville	NEW TOWN
	2	STOKE STREET	The Gables	NEW TOWN
5		STOKE STREET		NEW TOWN
	12	STOKE STREET	Stoke House	NEW TOWN
21		STOKE STREET	Corinna	NEW TOWN
23		STOKE STREET	Willesden	NEW TOWN
29		STOKE STREET		NEW TOWN
31		STOKE STREET	Thane	NEW TOWN
7		SWANSTON STREET	Sunnyside	NEW TOWN
31 ?		TOWER ROAD	Swanston House & Stables (Former New Town Park)	NEW TOWN
7		WOODLANDS AVENUE	Woodlands	NEW TOWN

SIGNIFICANT GARDENS STUDY – New Town and Lenah Valley

Attachment 2

Schedule of places recommended for inclusion in Schedule F of *City of Hobart Planning Scheme 1982*

NUMBER ODD	EVEN	STREET	OTHER INFO	LOCATION
11		ALT-NA-CRAIG AVENUE		LENAH VALLEY
17	- 25	AUGUSTA ROAD		LENAH VALLEY
	28	AUGUSTA ROAD		LENAH VALLEY
	30	AUGUSTA ROAD		LENAH VALLEY
	32	AUGUSTA ROAD	Norvista	LENAH VALLEY
	86	AUGUSTA ROAD		LENAH VALLEY
89		AUGUSTA ROAD		LENAH VALLEY
7		AUVERGNE AVENUE		NEW TOWN
	4	AUVERGNE AVENUE		LENAH VALLEY
11		AUVERGNE AVENUE		LENAH VALLEY
1A		BAY ROAD		NEW TOWN
5		BAY ROAD	Kroy	NEW TOWN
	64	BAY ROAD		NEW TOWN
1		BEDFORD STREET		NEW TOWN
	4 - 8	BEDFORD STREET	Charlton Gardens	NEW TOWN
9		BEDFORD STREET		NEW TOWN
	2	BELLVUE PARADE		NEW TOWN
	12	CARLTON STREET		NEW TOWN
27		CARLTON STREET		NEW TOWN
		CLARE AND HARDING STREETS (corner of)	Clare Street Oval	NEW TOWN
	26	CLARE STREET	Clare House	NEW TOWN
	30	CLARE STREET	Wibruna	NEW TOWN
33		CLARE STREET		NEW TOWN
37		CLARE STREET		NEW TOWN
45A		CROSS STREET		NEW TOWN
47		CROSS STREET	Holmwood	NEW TOWN
65		CROSS STREET		NEW TOWN
69		CROSS STREET	Ashla	NEW TOWN
	20	DOUGLAS STREET		NEW TOWN
	36	DOUGLAS STREET		NEW TOWN
23		DOYLE AVENUE		LENAH VALLEY
1		FLINT STREET		NEW TOWN
3A		FORSTER STREET		NEW TOWN
5		FORSTER STREET		NEW TOWN
81		GIBLIN STREET		NEW TOWN
83		GIBLIN STREET		NEW TOWN
		HARBROE AVENUE, PARK STREET AND BISHOP STREET (bounded by)	Harbroe Estate Green	NEW TOWN
9		HICKMAN ROAD		NEW TOWN
3		McCANN CRESCENT		NEW TOWN
15		MERCER STREET		NEW TOWN
17		MONTAGU STREET	Four Pines	LENAH VALLEY
	34	MONTAGU STREET		LENAH VALLEY
	38	MONTAGU STREET		LENAH VALLEY

49		MONTAGU STREET		NEW TOWN
	52	MONTAGU STREET		NEW TOWN
	58	MONTAGU STREET		NEW TOWN
1		MORTIMER AVENUE	Werndee	LENAH VALLEY
21		MORTIMER AVENUE		NEW TOWN
	4	NEWLANDS AVENUE	Dumbarton	LENAH VALLEY
	12	NEWLANDS AVENUE		LENAH VALLEY
321		PARK STREET		NEW TOWN
333		PARK STREET		NEW TOWN
	36	PEDDER STREET		NEW TOWN
51		PEDDER STREET	Plasmalgwyn	NEW TOWN
9		PIRIE STREET		NEW TOWN
13		PIRIE STREET		NEW TOWN
15		PIRIE STREET	Garden	NEW TOWN
		QUEENS WALK	Cornelian Bay Cemetery	NEW TOWN
13 - 15		RATHO STREET		LENAH VALLEY
	74	RISDON ROAD		NEW TOWN
31		ROOPE STREET		NEW TOWN
	4	RUPERT AVENUE		NEW TOWN
23		SENATOR STREET		MOUNT STUART
	8	STOKE STREET		NEW TOWN
9 - 11		STOKE STREET	Mayfield	NEW TOWN
5		SUNCREST AVENUE		NEW TOWN
	18	SUNCREST AVENUE		LENAH VALLEY
5		SWANSTON STREET		NEW TOWN
25		SWANSTON STREET		NEW TOWN
29		SWANSTON STREET		NEW TOWN
	92	SWANSTON STREET		NEW TOWN
5		TOORAK AVENUE		LENAH VALLEY
	8	TOORAK AVENUE		LENAH VALLEY
	12	TOORAK AVENUE		LENAH VALLEY
	28	TOORAK AVENUE		LENAH VALLEY
	6	TOORAK ROAD		NEW TOWN
	10	TOORAK ROAD	House	LENAH VALLEY
25		TOORAK ROAD		LENAH VALLEY
	10	TOWER ROAD	Maidstone	NEW TOWN
	2	WAVERLY AVENUE	Waverly	LENAH VALLEY

SIGNIFICANT GARDENS STUDY – New Town and Lenah Valley

Attachment 3

Schedule of significant trees

RESS	ANICAL NAME	MMON NAME	NO.	CATEGORY OF SIGNIFICANCE	NOTES
7A Alt-na-Craig Ave.	<u>Cupressus sp.</u>	hedge		6, 10	(part of the garden at 7 Alt-na-Craig Ave., "Northlands")
12 Alt-na-Craig Ave.	<u>Picea sp.</u>		1	2, 6	
15 Augusta Rd.	<u>Phoenix canariensis</u>	Canary Is. Date Palm	1	6, 10 (integral to design of period garden)	
19 Augusta Rd. (rear)	<u>Cupressus torulosa</u>	Bhutan Cypress	1	2, 6	
25 Augusta Rd.	<u>Cupressus torulosa</u>	Bhutan Cypress	3	6	
49 Augusta Rd.	<u>Prunus sp.</u>	Weeping Crabapple	1	2, 6	
58 Augusta Rd.	<u>Cupressus torulosa</u>	Bhutan Cypress	7	6	
72 Augusta Rd.	<u>Phoenix canariensis</u>	Canary Is. Date Palm	1	6,10 (part of the garden at 2 Waverley Avenue)	
77 Augusta Rd.	<u>Cupressus torulosa</u>	Bhutan Cypress	6	6, 10 (part of the garden at 42 Montagu St.)	
79 Augusta Rd.	<u>Cupressus torulosa</u>	Bhutan Cypress	1	6, 10 (part of the garden at 42 Montagu St.)	
146 Augusta Rd.	<u>Trachycarpus fortunei</u>	Fan Palm	1	6	
2B Auvergne Ave.	<u>Phoenix canariensis</u>	Canary Is. Date Palm	1	6, 10 (part of the garden at 4 Auvergne Ave.)	
13 Auvergne Ave.	<u>Cupressus torulosa</u>	Bhutan Cypress	4	6	
11 Bay Rd.	<u>Picea pungens</u>	Blue Spruce	1	6	
20 Bay Rd.	<u>Picea pungens</u>	Blue Spruce	1	6	
30 Bay Rd.	<u>Ulmus sp.</u>	Elm	2	6, 10 (part of the garden at 26 Bay Road)	
32 Bay Rd.	<u>Fagus sylvatica</u> "Purpurea"	Copper Beech	1	6	
32 Bay Rd. (at rear)	<u>Juglans nigra</u>	Walnut	1	2, 6	
42 Bay Road	<u>Cupressus torulosa</u>	Bhutan Cypress	4	6	
54 Bay Road	<u>Schinus molle</u>	Pepper tree	1	2, 6	
18 Bedford St.	<u>Phoenix canariensis</u>	Canary Is. Date Palm	1	6	
22 Bedford St.	<u>Abies sp.</u>		1	6	

22 Bedford St.	<u>Cupressus macrocarpa</u>	Monterey Cypress hedge		6	
22 Bedford St.	<u>Cupressus torulosa</u>	Bhutan Cypress		6	
22 Bedford St.	<u>Phoenix canariensis</u>	Canary Is. Date Palm	1	6	
25 Bedford St.	Conifer		1	6	
28 Bedford St.	Conifer		1	6	
36 Bedford St.	Ash		2	6	
33 Bell St.	<u>Araucaria heterophylla</u>	Norfolk Is. Pine	1	2, 6, 10 (P. Hewitt list)	
26 Carlton St.	Conifer		1	6	
28 Carlton St.	<u>Cupressus sp.</u>		2	6	
25- 82 Clare St.	Median nature strip	various	n.a.	6	
56 Clare St.	<u>Cupressus torulosa</u>	Bhutan Cypress	2	6	
62 Clare St. (Clare St. Oval)	<u>Pinus radiata</u>	Monterey Pine	7	6	
67 Clare St. (Sacred Heart)	<u>Cupressus torulosa</u>	Bhutan Cypress	2	6	
67 Clare St. (Sacred Heart)	Conifer		1	6	
3-15 Cross St.		Nature strip incl. timber fence	n.a.	6	
46 Cross St.	<u>Cupressus torulosa</u>	Bhutan Cypress	5	2, 6, 10 (part of the garden at 53 Pirie St.)	
59 Cross St.	<u>Juglans nigra</u>	Walnut	1	2?, 6	
8 Douglas St. (Jutland Village)	<u>Cupressus torulosa</u>	Bhutan Cypress	9	6	
2-50 Doyle Ave.		Median nature strip	n.a.	6	various
1-62 Edge Avenue		Nature strip	n.a.	6	various
10-38 Forster St.		Nature strip	n.a.	6	various
59 Gibling Street	<u>Cupressus sp.</u>		n.a.	6	
59 Gibling Street		Conifers	1 or 2	6	
1 Hildern St.	<u>Auracaria heterophylla</u>	Norfolk Island Pine	1	6	
8 Hildern St.	<u>Cupressus torulosa</u>	Bhutan Cypress	3	6, 10 (part of the garden at 25 Augusta Rd.?)	
31 Joynton Rd.	<u>Acer palmatum</u>	Japanese Maple	1	6	
1-24 Mc Cann Crescent	Nature strip	various	n.a.	6	
17A Montagu Street	<u>Cordyline terminalis</u>	Cordyline	1	10 (part of the garden at 17 Montagu Street,	
55 Montagu St.	8 <u>Cupressus torulosa</u>	Bhutan Cypress	8	6, 10 (part of the garden at 53 Montagu St.-"Jutland")	
55 Montagu St.		Conifer	1	6,10 (part of the garden at 53 Montagu St.-"Jutland")	

55 Montagu St.		Conifer	1	6,10 (part of the garden at 53 Montagu St.-"Jutland")	
65-89 Montagu St.		nature strip	n.a.	6	various
70 Montagu St.		Conifer	1	6	
111 Montagu St.		Conifer hedge	n.a.	6	
111 Montagu St.		Conifer	1	6	
111 Montagu St.		Conifer	1	6	
22A Mercer St.	<u>Cupressus torulosa</u>	Bhutan Cypress	5	2, 6, 10 (part of the garden at 24 Mercer St.)	
22A Mercer St.	<u>Populus sp.</u>	Poplar	1	2, 6	
25 Mercer St.	<u>Cupressus torulosa</u>	Bhutan Cypress	1	2, 6, 10 (part of the garden at 24 Mercer St. and	
1-8 Mortimer Ave.		Nature strip	n.a.	6	various
8-18 Mortimer Ave.		Median nature strip	n.a.	6, 10 (fine sandstone wall)	various
19 Mortimer Ave.	<u>Cupressus torulosa</u>	Bhutan Cypress	1	6, 10 (part of the garden at 21 Mortimer Ave.)	
23B Mortimer Ave.	<u>Cupressus torulosa</u>	Bhutan Cypress	1	6, 10 (part of the garden at 23 Senator St.)	
8 Newlands Ave.		Median nature strip	n.a.	6	various
2-44 Pedder St.		Nature strip	n.a.	6	var. incl. Hawthorn
31 Pedder St.	<u>Cupressus torulosa</u>	Bhutan cypress	8	6, 7	
34 Pedder St.		Conifer	1	6	
67 Pedder St.	<u>Phoenix canariensis</u>	Canary Is. Date Palm	1	6	
68 Pedder St.	<u>Salix babylonica</u>	Weeping Willow	1	1, 6	
5 Ratho St.		Nature strip	n.a.	6, 10 (integral to look of 2 Waverly St., "Waverly")	various
31 Risdon Rd.		Conifer	1	6, 10 (part of the garden at 10 Wendover Place,	
33? Risdon Rd. (park)	<u>Ulmus sp.</u>	Elm	1	6, 10 (part of the garden at 10 Wendover Place,	
3 Rupert Ave.	<u>Phoenix canariensis</u>	Canary Is. Date Palm	1	6	
6A Rupert Ave.	Conifer		2	10 (part of the garden at 8 Rupert Ave., Beailleau")	
20 Senator St.	<u>Cupressus torulosa</u>	Bhutan Cypress	15	6, 10 (part of the garden at 23 Senator St.)	
4 Stoke St.	Conifer		1	6, 10 (part of the garden at "Stoke House")	

15 Stoke St. (nature strip)	<u><i>Phoenix canariensis</i></u>	Canary Is. Date Palm	1	6	
23 Stoke St. nature strip	Conifer		2	6, 10 (part of the garden at 23 Stoke St.)	
30 Stoke St.	<u><i>Quercus sp.</i></u>	Oak	1	1, 6	
5 Suncrest Ave. nature strip	Conifer		2 (pair)	6, 10 (integral to the garden at 5 Suncrest Ave.)	
20 Suncrest Ave.	<u><i>Acer palmatum</i></u>	Japanese Maple	1	6	
30 Swanston St. (at rear)	<u><i>Quercus sp.</i></u>	Oak	1	10 (part of the garden at 27 Pirie Street, “Maylands”)	
1 Toorak Rd.	<u><i>Cupressus macrocarpa</i></u>	Monterey Cypress	1	6	
9 Toorak Rd.	Conifer		1	6 (part of the garden at 7 Toorak Rd.??)	
9 Toorak Rd.	Conifer		1	6 (part of the garden at 7 Toorak Rd.??)	
16 Toorak Rd.	<u><i>Cupressus torulosa</i></u>	Bhutan Cypress	3	6	
18 Toorak Rd.	Conifer		1	6	
19 Toorak Rd.	Conifer		3	6	
23A Toorak Rd.	<u><i>Cupressus torulosa</i></u>	Bhutan Cypress	26	6, 10 (part of the garden at 25 Toorak Rd.)	
30 Toorak Rd.	<u><i>Chamaecyparis pisifera</i></u>	Sawara Cypress	2	6,10 (integral part of period garden)	
29 Tower Rd.	<u><i>Phoenix canariensis</i></u>	Canary Is. Date Palm	1	2, 6	
40 Tower Rd.	<u><i>Araucaria heterophylla</i></u>	Norfolk island pine	1	2, 6	
1-5 Waverly Rd.		Median nature strip	n.a.	6	various
22 Wellwood St.	<u><i>Acer palmatum</i></u>	Japanese Maple	1	6	
1-16 Wellwood St.		nature strip	n.a.	6	various
1 Wendover Place	<u><i>Ulmus sp.</i></u>	Elm	1	6, 10 (part of the garden at 10 Wendover Place, “Wendover”)	
18 Wendover Place	<u><i>Ulmus sp.</i></u>	Elm	1	6, 10 (part of the garden at 10 Wendover Place, “Wendover”)	