

# **SOUTH HOBART HERITAGE STUDY**

## **FINAL REPORT**

**HERITAGE AREA CHARACTER STATEMENTS**

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**HERITAGE AREA AND HERITAGE ITEM POLICY STATEMENTS**

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**CRITERIA FOR INCLUSION OF PLACES WITHIN HERITAGE  
AREAS OR AS HERITAGE ITEMS**

and

**RECOMMENDATIONS FOR IMPLEMENTATION OF THE  
HERITAGE STUDY**

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# SECTION 1

## HISTORY, CHARACTER STATEMENTS AND STATEMENTS OF SIGNIFICANCE

### DAVEY STREET HERITAGE AREA

#### HISTORY

Davey Street has provided Hobart's most sought after residential addresses since c1830 when the first major houses were erected along what was then known as Holbrook Place. Many of these houses had fine views over Sandy Bay to the Derwent River. In the late Victorian period the street was the favoured address of numerous influential businessmen and public servants, many of whom commissioned Hobart's best known Victorian architect, Henry Hunter, to design their homes. The street currently has one of the city's best collections of Henry Hunter residences. Further major residences were erected along Davey Street up until World War II. Since that conflict several nineteenth century homes have been lost to fire, road development and other redevelopments while most of the large allotments have been subdivided into smaller blocks. Nonetheless the street retains a number of significant gardens and trees.

#### CHARACTER STATEMENT

Davey Street is characterised by the substantial size of allotments and housing that has been developed along the ridge reflecting the status of the precinct as the most salubrious and prestigious address in Hobart from early last century. The street, extending from the main spine road of Hobart, is a main thoroughfare and provides excellent views over Hobart and the river from many of the properties and from some vantage points along the road. Estates, some now sub-divided, on the southern slope have spectacular views to the river. Although now overlooking the intrusive Southern Outlet the precinct has retained a separate character from the rest of the South Hobart area.

The precinct has largely maintained its lot sizes and all of its early houses and presents an almost complete Victorian through to early twentieth century streetscape that is rare.

The precinct is characterised by substantial and significant gardens and tree plantings, many dating from the nineteenth century. The precinct also demonstrates a range of housing styles and periods generally reflecting the best of design and materials available throughout the development of the area.

There are a small number of intrusive buildings, mainly on the southern slope and largely out of the major view shed from the street.

## STATEMENT OF SIGNIFICANCE

The Davey Street Conservation Area is significant for:

- the quality, design and detailing of the houses and associated structures located along Davey Street
- the intactness of the streetscape and buildings
- the fine garden settings
- the streets continuing representation of the best housing and most desirable address in Hobart

## MACQUARIE STREET CONSERVATION AREA

### HISTORY

By 1826 a rough track followed the alignment of Macquarie Street through the late William Birch's farm to Peter Degraives's industrial complex at the Cascades. The track was upgraded from 1827 following the colonial government's decision to purchase Lowes's distillery and convert it to the Cascade Female Factory. The upgraded road subsequently encouraged suburban development and, with Davey Street, became the major access into the future suburb. Whereas Davey Street quickly became Hobart's most prestigious residential street, Macquarie Street became the home of working class families. Birch's farm was subdivided in 1838, with 24 allotments offered for sale along Macquarie Street between Elboden and Darcy Streets. The street up to the city boundary at Elboden Street had been largely built on by 1840 while the first of its several hotels and taverns, the Fortune of War, was licensed in 1836. Subsequently, Macquarie Street became the main commercial and retail strip of the suburb. With its striking backdrop of Mount Wellington it acquired a distinctive quality.

### CHARACTER STATEMENT

The Macquarie Street conservation area, which includes the lower section of Cascade Road, forms the main spine of South Hobart. It has a mix of early residential development, commercial and retail development from a range of periods and some institutional buildings. The road has maintained its early alignment with a number of early elements such as retaining walls surviving from its earliest use. It retains a high number of its early buildings and provides one of the best groups of mixed development in the Hobart area. It also contains a number of fine individual and significant buildings.

The streetscape is of very high significance with the majority of buildings and elements making a positive contribution to the character of the area. Of particular value, apart from the identified heritage items, are:

- the views along the street in both directions which is reinforced by the gentle curving form of the road,
- views to the residential slopes, particularly seen in Washington, Darcy and Anglesea Streets
- views across the rivulet precinct and down the short streets leading to the rivulet and the slopes beyond
- the changes in level of the street with a number of the earlier houses located well below street level
- the diversity of building forms that combine to provide a coherent and homogenous heritage streetscape

Future development of the street should concentrate on appropriately scaled and sited infill development that reinforces the established character. Demolition of existing buildings,

unless identified as intrusive should not be permitted as most buildings contribute to the quality of the streetscape

## **STATEMENT OF SIGNIFICANCE**

The Macquarie Street Conservation Area is significant for:

- the intact early streetscape elements and buildings that form the basis for the conservation area
- the quality and variety of built forms from a range of periods that make up the homogenous streetscape
- the large number of heritage items and contributory buildings
- the pivotal role of the street in defining the commercial, retail and many of the social functions of the South Hobart area
- the large number of views and vistas both to and from the street that are characteristic of the South Hobart streetscape and landscape

## HOBART RIVULET CONSERVATION AREA

### HISTORY

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

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

### CHARACTER STATEMENT

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

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

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

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

## STATEMENT OF SIGNIFICANCE

The Hobart Rivulet Conservation Area is significant for:

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

## **ISPAHAN STREET CONSERVATION AREA**

### **HISTORY**

Ispahan Street is located on Thomas Hewitt's 1830 Vacluse Estate. The street was developed as a residential area in 1938-39 when most of the existing houses were erected. The dwellings are consequently very similar in design and scale with contiguous original fencing.

### **CHARACTER STATEMENT**

The street is of streetscape interest for its curved irregular shape with the houses set in a regular grid sub-division that the street intersects obliquely following the fashion established by the garden suburb movement of the 1930 period. The houses have a high level of consistency in design and detailing and apart from some recent changes with the addition of verandahs and unsympathetic pavements are a complete and representative group of buildings from the same period.

### **STATEMENT OF SIGNIFICANCE**

The Ispahan Street Conservation Area is significant:

- for the consistency of the houses and street details
- as a representative and largely intact housing estate development from the 1930 period



## **FITZROY CONSERVATION AREA**

### **HISTORY**

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

### **CHARACTER STATEMENT**

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

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

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

### **STATEMENT OF SIGNIFICANCE**

The Fitzroy Conservation Area is of significance for:

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



## **SOUTH HOBART CONSERVATION AREA**

### **HISTORY**

This conservation area includes the bulk of South Hobart's late nineteenth and early twentieth century housing. It covers the 1830s subdivisions of William Birch's estate and Robert Lathrop Murray, subdivisions which laid out the basic street pattern we see in South Hobart today. Initially sold as 2-10 acre house and garden and small farm allotments, the conservation area later saw further subdivision of properties into today's suburban allotments. The Adelaide Street Precinct (formerly part of the Birch Estate) was the first to be further subdivided with a number of house and garden allotments being redeveloped into narrow lanes off Macquarie Street and rental workers' accommodation as early as the 1850s.

The more rural area beyond Darcy Street was not substantially subdivided until the later nineteenth/early twentieth centuries, although there were small pockets of dwellings in Washington and Wentworth Streets in the mid-nineteenth century. Hobart's first state government funded public housing project was located in the Wentworth Street Precinct with seven houses erected in Wentworth and Belton Streets in 1915. This precinct was subsequently an important war service home development after World War I.

The Darcy Street Precinct lies on land initially part of both the Birch and Murray estates. It was mainly used for farming and market gardening until being extensively developed as a residential area in the first two decades of the twentieth century.

### **CHARACTER STATEMENT**

This area divides into four separate precincts each with a differing character which reflects patterns and periods of development.

The Washington Street precinct is the earliest developed precinct in the area with Wellesley Street appearing on early maps with a number of houses surviving from that period. The precinct is marked by steep streets rising up the hillside with extensive views over the suburb and back to the northern side of the rivulet. Retention of these view sheds and vistas is important to retain the overall character of South Hobart. It should be noted that the view shed extends beyond the boundary of South Hobart to the wooded slopes and grassed knolls of the hills to the north and north-west which are an integral part of the landscape and significance of the South Hobart area. The retention of these areas as natural areas and grassed areas without intense development is of critical importance to the future quality and character of South Hobart and its very intact historic setting.

Washington Street also contains the major sports facilities of the area on the flatter lower ground, this open space provides broad views from the lower parts of Wentworth Street. Infill development only should be allowed in the precinct with strict controls on demolition to conserve all significant and contributory buildings.

The Wentworth Street precinct is one of the later areas to be developed in the lower section of the suburb. It contains the earlier Wentworth Street with later sub-division seen in Hean and Belton Streets. The precinct slopes steeply up towards Huon Road with extensive views

from Wellesley, much of Wentworth and the upper parts of both Hean and Belton Streets. Views extend across the conservation areas to the hills to the north. The upper section of Wentworth Street contains several more substantial houses that relate to the Davey Street precinct but generally the housing is consistent single houses on largely consistent lot sizes. The group of houses, in Wentworth Street related to early public housing, are of particular interest in the streetscape. The area is also marked by well-established gardens and planting.

The Darcy Street precinct representing early twentieth century infill provides a strong and consistent streetscape of buildings from this period with an overall high level of integrity. The pattern of development is regular with consistent setbacks and street treatments. The street views are terminated by the dominant grassed hill to the north with wooded hills beyond. There is a strong rhythm of roof forms, predominately with red coloured roofs that also unifies the streetscape.

The Adelaide Street precinct contrasts with the adjacent areas as Adelaide Street runs principally along the contours rather than down the slopes. This gives the street a more enclosed and contained form with less emphasis on distant views. The precinct also exhibits a mix of development not seen in the adjacent precincts. This is seen in a number of small and modest early houses, some now altered, juxtaposed with later infill development. St Francis Xavier Church is a key visual element in the Adelaide Street streetscape. The smaller irregular streets between Adelaide Street and Macquarie Street are remnants of early development of the area retaining a number of early residences in a tight sub-division pattern that contrasts with the more regular development patterns seen in the more major streets. A number of early streetscape features including stone kerbing survive in these areas.

## STATEMENT OF SIGNIFICANCE

The South Hobart Conservation Area is of significance:

- as the principle residential development area in the suburb which demonstrates most periods and patterns of development that give South Hobart its particular character.
- for the very fine collection of residential buildings spanning from first settlement of the area to the mid twentieth century
- for the intact streetscapes and patterns of development
- for the views and vistas, seen principally down the slopes and focussing on the hill to the north of the rivulet.

## SECTION 2

### SOUTH HOBART HERITAGE AREAS AND HERITAGE ITEMS POLICY STATEMENTS

The policy for the future development of the South Hobart Conservation Areas and for items of heritage significance has been developed to achieve a number of aims:

- to retain the strong and predominant early nineteenth to early twentieth century character of the precincts,
- to retain principally single residential development throughout the residential sections of the precincts
- maintain the current lot sizes and patterns of development without significant further sub-division
- conserve significant streetscape elements
- retain the traditional relationship of buildings, gardens and fences to the street
- prohibit ancillary buildings in front of existing building alignments
- control new development to provide an appropriate scale and massing to adjacent development with an emphasis on vertical elements and limits on glazing and openings
- retain all existing housing stock built prior to 1920 as significant to the history, development and character of the area
- retain properties identified as heritage items with guidelines on appropriate ways to provide additional accommodation where required that retain the heritage values of the place
- retain garden settings
- retain original fences and provide new fences that are compatible with traditional forms and have a predominantly open form
- conserve street plantings
- conserve significant archaeological, features from earlier development throughout the area

## **POLICY STATEMENTS**

### **Policy 1 CONSERVATION AREAS**

The conservation areas have been established to recognise the overall value of the buildings, plantings and other features that give each precinct a particular quality and character.

Any work proposed within a conservation area must retain and enhance the aesthetic, historic, architectural and other established values of the precinct.

### **Policy 2 HERITAGE ITEMS**

Properties identified as heritage items shall be retained in their significant form. Buildings may be altered provided that the work does not reduce the significance of the buildings or sites including gardens or significant site features. Any proposal for work to a heritage item shall be accompanied by a detailed heritage impact statement setting out the affect of the work on the heritage values of the place and its surroundings.

### **Policy 3 DEMOLITION**

No building in the conservation area constructed prior to 1920 shall be demolished unless council is satisfied that the building does not contribute to the overall significance and character of the area and that a heritage assessment is provided establishing that the building does not add any value to the character of the precinct on a local basis.

### **Policy 4 NEW BUILDINGS**

New buildings within conservation areas must match the form and pattern of existing development, reflecting existing setbacks, roof forms, ridge heights and the use of materials.

### **Policy 5 ALTERATIONS AND ADDITIONS**

Alterations and additions to existing buildings should relate to the existing pattern of development and scale of the building on the site and to buildings on adjacent sites.

New work should be sited and designed to minimise any adverse impact on the heritage value or streetscape value of the area.

Materials for additions should either match or be sympathetic to the existing materials in the existing building.

Policy 6      EXISTING BUILDINGS

The early or designed form of parts of existing buildings that are visible from a public space should be recovered wherever possible in proposed work. Most commonly this involves reinstating traditional forms of joinery, removing later unsympathetic cladding, recovering infilled verandahs, and reinstating removed detailing.

Maintenance work to existing buildings should retain and conserve the significant form and elements of the place by using materials that match early or original materials and by not introducing unsympathetic materials and finishes.

Policy 7      INTERIORS

South Hobart contains many early buildings which have retained fine original interiors. There are also many surviving early interiors in buildings that have undergone extensive other change. All early interior finishes are significant.

Hobart City Council does not propose to control the detailed fitout of interiors on residential properties but recognises the value of these elements and encourages their retention, recovery and repair.

Policy 8      ANCILLARY BUILDINGS

New ancillary buildings, such as carports, garages and sheds shall be sited behind the building line and shall reflect the form of existing buildings on the site.

No structures shall be constructed in front of the existing building alignment on the lot and access to garages and carports shall only be provided where access does not affect the existing streetscape value.

Policy 9      FENCES

Fences should be either retained where they are original, consistent with the building on the lot or with the streetscape and reinstated using traditional or sympathetic form and materials for replacement or new fences.

Solid high fencing to street frontages is not acceptable except where it has been established that this was the original fencing form.

Policy 10      GARDENS

Many of the gardens in the conservation areas, while not having individual heritage significance, contribute to the quality and character of the precincts. Gardens should be retained and enhanced. Significant and mature plantings should be conserved and new gardens and plantings should reinforce the character of each precinct.

Identified significant gardens should be conserved.

Policy 11      SUB-DIVISION

The history and development of South Hobart has been based on the sub-division of large allotments into estates and single smaller allotments. There survives a large range of allotment sizes and configurations reflecting the sub-division patterns and topography. These give the suburb much of its particular character and quality.

Future sub-division is possible on some sites provided that it does not adversely affect the heritage and streetscape value of the conservation areas. In addition to Councils general requirements for sub-division, in conservation areas it is necessary to ensure that :

- the sub-division proposed does not break the pattern of development established in the area by introducing unsympathetic forms of development and lot uncharacteristic lot sizes
- access to the sub-division does not require the demolition of existing buildings, structures, elements or gardens of significance
- the visual impact of site works and buildings does not adversely affect vistas to the site from other parts of the area.

Site amalgamation in conservation areas is not encouraged and should only take place where existing buildings, streetscapes and views and vistas to the site are not adversely affected. Where sites are amalgamated for development, setbacks from side boundaries shall be a minimum of 5 metres.

Policy 12      MISCELLANEOUS ELEMENTS

Sandstone and early brickwork are key elements in the character of South Hobart. All sandstone construction, generally seen in walls, kerbing or other site elements shall be retained. Any proposal to alter existing sandstone elements shall require consent from council and a statement of heritage impact shall accompany any application.

Policy 13      ARCHAEOLOGICAL SITES

Much of South Hobart was developed in the early to mid nineteenth century with later development being overlaid. A number of important industrial and convict sites are in the area which have been later developed. These include the female factory site and the banks of the rivulet which contained early Hobart industry. These sites have the potential to contain archaeological deposits of value.

Known sites of archaeological potential should be monitored during significant works to ascertain the likelihood of significant being found.



## SECTION 3

### REVIEW OF EXISTING PLANNING DOCUMENTS

#### EXECUTIVE SUMMARY

The review of the planning schemes has resulted in a number of recommendations for action. These are summarised as follows:

#### CITY OF HOBART PLANNING SCHEME 1982

- 1 The broad approach in the planning scheme is appropriate and should be retained.
- 2 Heritage protection should be strengthened by the inclusion of specific requirements for planning applications and specific “heads of consideration” must be assessed before any work to a heritage item or place within a heritage area can commence.
- 3 The following subclause be added to subdivision controls:
  - c) ensure the adequate protection of places of heritage value by retaining their setting and providing an adequate curtilage
- 4 That the provisions currently under Schedule F and as amended below be placed under clause 20 rather than in the Heritage Schedule and that the schedule contain the lists and maps only.
- 5 A standard set of headings be used as Desired Future Character Statements to provide a consistent approach to each precinct and to ensure that key attributes are covered in character statements as these are the basis for the development of specific controls and assessments for these areas. These headings could be: history, topography, landscape, building form, urban design, heritage, etc

#### SCHEDULE F

- 6 The definitions be amended to conform to definitions used in the State and National heritage legislation. This will assist in consistency of understanding and approach. The changes required are minimal and should not change the intent of the Planning Scheme. They are not detailed here as they are included in the Historic Cultural Heritage Act 1995.
- 7 An additional clause be added to allow the Corporation to require applicants to provide information on the heritage value of places where it considers that appropriate. This would be in the form of conservation plans and heritage impact

statements as appropriate for the level of significance of the property as determined by Council.

- 8 Additional clauses be added to cover an expanded list of matters to be considered by the Corporation when making assessment of applications for work in a heritage area and to a heritage item.
- 9 An additional clause be added to allow the Corporation to specifically consider the impact of development in the vicinity of a heritage item that extends the present clause in the scheme.
- 10 An additional clause be added to specifically cover development of known or potential archaeological sites.
- 11 Schedule F has been rewritten to include the heritage provisions referred to above and in more detail in the text.

## **INTRODUCTION**

This section of the report forms part of the final report for the South Hobart Heritage Study. The report:

- provides an overview of the present planning controls for historic cultural heritage across the study area
- sets out the basis for making the recommendations for conservation areas and heritage items
- looks at options for future protection of heritage assets in the area through Council planning schemes,
- identifies ways of promoting heritage and conservation within the study area and
- is consistent with recommendations from other heritage studies completed for Council.

## **EXISTING PLANNING SCHEME PROVISIONS**

### **CITY OF HOBART PLANNING SCHEME 1982**

The study area is covered the City of Hobart Planning Scheme 1982. This planning scheme covers most of the Hobart City Council area, including the study area of the South Hobart Heritage Study.

The planning scheme addresses heritage in two principal forms, heritage items and heritage areas. This is consistent with heritage assessments across Australia and provides levels of protection and control commensurate with the relative levels of significance that various

places have. It is noted that under the planning scheme central Hobart has been considered as a heritage area and contains heritage items while suburban areas have mainly been assessed for heritage items which have, to date, been largely based on National Trust and National Estate listings. Specific provisions in the scheme allow incorporation of those lists into Schedule F.

**Recommendation:** While this has clearly been of value, the systematic preparation of suburban heritage studies, now under way, will make this provision unnecessary.

The overall approach of the heritage provisions of the planning scheme is sound as it provides for the Corporation to consider a wide range of heritage considerations when assessing the impact of a particular application. The difficulty of providing such wide range assessment is that it gives the Corporation and its staff discretionary powers to exercise controls on a merit basis without requirements to assess all aspects of heritage value. Consequently, the level of heritage protection achieved rests with the will of the Corporation to undertake rigorous heritage assessments.

**Recommendations** The broad approach in the planning scheme is appropriate and should be retained.

Heritage protection should be strengthened by the inclusion of specific requirements for planning applications and specific “heads of consideration” must be assessed before any work to a heritage item or place within a heritage area can commence.

The second recommendation achieves several additional benefits apart from ensuring that the Corporation adequately assesses heritage issues.

1. It gives certainty to applicants by identifying issues that need to be addressed in planning applications
2. It identifies the level of application required by the Corporation for particular places.

This approach is consistent with planning schemes in other states where litigation is an increasing issue and more matters that have a heritage component are being determined in court, often on the basis of the precision of planning controls.

Set out below is a detailed analysis followed by recommendations for changes to the various provisions of the Hobart Planning Scheme to address these ‘in principle’ issues.

## **HOBART PLANNING SCHEME - PRELIMINARY PROVISIONS**

It is recommended and assumed that the Planning Scheme will be amended by the inclusion of the heritage items and areas recommended in this study and that the amended plan will include mapping and schedules reflecting those changes.

## HOBART PLANNING SCHEME - ZONES AND PRECINCTS

The Hobart Planning Scheme divides Hobart into twenty-one zones of which four affect South Hobart. The zones within South Hobart are:

- 3.6 Residential 1 Zone
- 3.7 Residential 2 Zone

The zones are further divided into precincts. The precincts within South Hobart area are:

- 26A + B The South Hobart Precincts
- 26C The South Hobart Precinct

## HOBART PLANNING SCHEME - PRINCIPLES OF DEVELOPMENT CONTROL

The Scheme sets out Principles of Development Control which are broad and divided into number of categories. The heritage principles are contained in section P20 and require the Corporation to prepare lists of both specific buildings and parts of the planning area that are of special significance. It then requires development to be controlled to require conservation and enhancement of the significant characteristics of the areas, buildings and sites to the maximum degree the Corporation considers practicable.

This gives the Corporation a high level of control, if it wishes to exercise it, over changes to heritage places. It also allows controls to be waived if other considerations are considered more important by providing a high level of discretionary power to the Corporation to conserve heritage. It depends on the commitment of the Corporation at any time to heritage issues to conserve heritage. The advantage of this non-prescriptive approach is that it allows the Corporation to determine heritage matters on a merit basis without the application of statutory regulations. It also places the onus on applicants to justify their proposals on a merit basis rather than by complying with a set of prescriptive rules related to heritage. The disadvantage of the approach is that if the Corporation wishes to disregard heritage because of other factors, they have the ability to do so without adequate consideration of the heritage issues.

The Corporation has identified principles for development under several other headings. The areas specifically affecting heritage are:

### **Demolition:**

The present provision allows the Corporation to consider the replacement building before determining a demolition application. It is recommended that an additional provision be included to require consent before any demolition. This is suggested as often it is only when an application for work is submitted and a site inspection made by heritage officers that heritage issues arise. This is because the nature of progressive change and development of sites covers up structures that have heritage value. Assessments made from the street, which form the basis of the current heritage study, and from overview historical research cannot locate every place or structure of heritage value. The ability to overview applications

for demolition, prior to the place being lost, is essential to protect what may often be the earliest existing heritage structures in an area.

### **Subdivision:**

It is recommended that an additional sub-clause be added to provide additional protection for heritage places, it would read:

Recommendation: The following subclause be added

- c) ensure the adequate protection of places of heritage value by retaining their setting and providing an adequate curtilage

### **Heritage:**

Clause 20 provides the broad framework for heritage protection for Hobart. This is the section that requires the Corporation to list its heritage assets and to control development for the protection of heritage.

Recommendation: That the provisions currently under Schedule F and as amended below be placed under clause 20 rather than in the Heritage Schedule and that the schedule contain the lists and maps only.

## **HOBART PLANNING SCHEME - PART 5 ZONE OBJECTIVES**

This identifies Desired Future Character Statements for each zone. The statements deal with social issues related to use, environmental image of the area, pedestrian amenity and urban design features. There are also general statements about maintaining existing scale and bulk.

It is recommended that these statements be expanded to include, where appropriate, heritage issues. The zones do not overlay recommended heritage areas so the character statements prepared as part of the South Hobart Heritage Study (and other studies) are not appropriate to be inserted into Part 5.

**Recommendation:** A standard set of headings be used as Desired Future Character Statements to provide a consistent approach to each precinct and to ensure that key attributes are covered in character statements as these are the basis for the development of specific controls and assessments for these areas. These headings could be: history, topography, landscape, building form, urban design, heritage, etc

## HOBART PLANNING SCHEME - SCHEDULE F

Schedule F of the Planning Scheme is the Heritage Schedule. It contains definitions, some general clauses and specific clauses on heritage areas and places listed on the heritage register. It also includes maps of the schedule heritage areas and a list of schedule places.

In making recommendations in relation to heritage provisions we have referred to planning controls currently being developed in other states for a range of inner city council areas addressing a similar range of sites as Hobart.

These controls follow a consistent pattern. They provide sections that:

- establish aims and objectives
- contain definitions
- provide for the protection of heritage items and heritage areas

Generally these provisions are more prescriptive than is currently intended in the Hobart Planning Scheme.

**Recommendations** The definitions be amended to conform to definitions used in the State Heritage Legislation. This will assist in consistency of understanding and approach. The changes required are minimal and should not change the intent of the Planning Scheme. They are not detailed here as they are included in the Historic Cultural Heritage Act 1995.

An additional clause be added to allow the Corporation to require applicants to provide information on the heritage value of places where it considers that appropriate. This would be in the form of conservation plans and heritage impact statements as appropriate for the level of significance of the property as determined by Council.

Additional clauses be added to cover an expanded list of matters to be considered by the Corporation when making assessment of applications for work in a heritage area and to a heritage item.

An additional clause be added to allow the Corporation to specifically consider the impact of development in the vicinity of a heritage item that extends the present clause in the scheme.

An additional clause be added to specifically cover development of known or potential archaeological sites.

If these clauses are added within the existing framework of Sections F2 to F4 the Corporation will continue to have the flexibility of approach that is currently within the Planning Scheme but with enhanced controls and requirements for dealing with heritage sites. The requirements for submission of heritage impact statements and conservation plans is particularly important as this notifies applicants at an early stage that the Corporation may require these documents and then provides a framework for the matters to be considered by the document.

In reviewing the heritage provisions of the plan we have provided some background material on the differences between places of National, State and Local significance and their recommended submission requirements.

### **Conservation Plans and Heritage Items of State or National significance**

There are a number of individual properties that have state or national significance. They should be nominated for inclusion on the Tasmanian Heritage Register and any work to these places should be subject to development consent. We note that we have, after discussion with the project manager, not classified places with varying levels of significance on the data sheets. An approach that may prove satisfactory is to place any place that pre-dates an agreed cut off date on the State Register and to assess places after that date individually.

Control should extend to:

- A requirement for any place of state significance is that a conservation plan or conservation assessment must be submitted with an application for work on all but the most minor of works. The form of this document can be assessed by the Corporation at the time based on the nature of the proposal and the importance of the place. For any major change which may include extensions or alterations a conservation plan should be required. This particularly applies to community and high profile buildings. Community buildings are singled out as they are subject to much work by volunteers and unskilled workers which traditionally has caused extensive and often irreparable damage to significant fabric.
- As part of the approval process, applicants should be required to consult with the Corporation prior to lodging an application to ascertain what report is required, to gain advice on the proposed work (if necessary from a heritage consultant working with the Corporation) and to look at the proposal within broader Corporation frameworks. This requirement can be written into application forms. A separate section of the application form should be included to deal with heritage items requiring statements and information about the heritage impact of the proposal. These requirements are set out later.
- the Corporation should refer any application in this category to the Tasmanian Heritage Council, as required by the *Historic Cultural Heritage Act 1995*, for comment prior to making a determination.

Where a conservation plan is required as part of an application the standard requirements of the "*The Conservation Plan*" by James Kerr and published by the National Trust of Australia should be followed in the preparation of the document.

Generally it is recognised that assistance would be needed to prepare a conservation plan as it is beyond the capacity of most owners and applicants. Conservation plans should only be required where the scale of development warrants the cost and input or where the issues are of major importance. It may be necessary for funding assistance to be made in some cases where Council considers the place is of such cultural value that the plan is required and is beyond the capacity of the owner to fund.

## Statements of Heritage Impact

These are a more succinct document that will satisfy most of the assessment needs of places of heritage significance within South Hobart. These documents may vary from simple one page statements to more complex documents. They will need to contain basic information about the place, a brief historical background, a statement of the significance of the place using criteria set out in Section 16 of the *Historic Cultural Heritage Act 1995* and outline a conservation policy which conserves the place where that is warranted.

Where an assessment recommends demolition or removal of all or part of a place a detailed argument must be presented against the assessed heritage value of the place demonstrating that other options are not viable. Reference to the notes under heritage impact statements should be made in preparing such a document.

The reworked Section F could read:

### **F HERITAGE PROVISIONS**

#### **F.1 Definitions**

(amend to accord with current definitions in *Historic Cultural Heritage Act 1995*)

#### **F.2 General**

**F.2.1** This section of the Planning Scheme identifies those parts of the “Planning Area” that have specific heritage value as either “Heritage Areas” or Heritage Items” and sets out a framework for development control that affects those areas and places pursuant to Principle 20.

**F.2.2** In its consideration of applications for development within Heritage Areas or to Heritage Items the Corporation must consider:

- the conservation principles, processes and practices set out in the Burra Charter as adopted on 23rd April 1988
- the provisions of the *Historic Cultural Heritage Act 1995*
- the specific requirements set out in sections F.3 and F.4 of this Planning Scheme.

**F.2.3** These provisions aim to:

- a) ensure that any alterations and additions to Heritage Items or buildings within Heritage Areas are in scale and character with the surrounding neighbourhood;
- b) ensure that new development in Heritage Areas is designed to take account of the scale and character of surrounding development;
- c) protect significant buildings and features of Heritage Areas, including their setting and context, from loss of significance through inappropriate changes; and
- d) control the demolition of Heritage Items and buildings within Heritage Areas.

- F.3 Heritage Areas
- F.3.1 Pursuant to Principle 20, those parts of the Planning Area shown as Heritage Areas on Maps 1-? (insert new number of maps) in the attached schedule shall be conserved.
- F.3.2 Pursuant to Principle 20, any existing building or structure within a Heritage Area shall be retained except where:
- i) The Corporation is satisfied that it detracts from the cultural and heritage significance of the Heritage Area
  - ii) It is established to the Corporation's satisfaction that there are overriding environmental, practical or safety reasons for its removal either wholly or in part.
- F.3.3 The Corporation shall consider the impact of new development within or adjacent to a Heritage Area to ensure that it is in keeping with and does not detract from the characteristics of the area that contribute to its cultural heritage significance.
- F.3.4 Within any Heritage Area new development shall be consistent and compatible with the height, bulk, setbacks, materials, colours and finishes of existing buildings of significance. The heritage significance of the area should not be distorted by attempting to imitate existing buildings or structures or by the use of "heritage styles" for new development.
- F.4 Heritage Items
- F.4.1 Schedule 1 lists those places within the Planning Area that are Heritage Items pursuant to Principle 20. Places on Schedule 1 shall be conserved.
- F.4.2 The Corporation may take into account, in considering the heritage value of places on Schedule 1, information contained within listings prepared by the Tasmanian Heritage Council, the Australian Heritage Commission, the National Trust of Australia (Tasmania) or any other body or document it considers capable of providing authoritative statements of cultural significance for the place.
- F.4.3 The Corporation shall, for places listed in Schedule 1 that are of State or National significance require a conservation management plan to be submitted with any application for work to the place. Conservation Management Plans are to be prepared to the satisfaction of the Corporation and in accordance with the requirements set out in "The Conservation Plan" by James Kerr, published by the National Trust of Australia.
- F.4.4 The Corporation shall, for places listed in Schedule 1 that are not of State or National significance require the submission of a 'Statement of Heritage Impact' with any application for work to the place. This statement shall:
- a) describe the significance of the Heritage Item as part of the heritage of Hobart;
  - b) demonstrate that consideration has been given to the conservation and heritage significance of the Heritage Item in the proposed work; and

- c) set out any steps to be taken to mitigate any adverse impact that may be caused by the proposed development.

The Corporation shall consider in making a determination on an application for work to Heritage Item:

- a) the significance of the Heritage Item;
- b) the extent to which carrying out the development, in accordance with the consent, would affect the significance of the Heritage Item and its heritage setting;
- c) whether the setting of the Heritage Item and , in particular, whether any stylistic horticultural or archaeological features of the setting should be retained; and
- d) whether the Heritage Item constitutes a danger to the users or occupiers of that item or to the public.

F.4.5 Pursuant to Principle 20, any existing building or structure or part of any existing building or structure listed on Schedule 1 shall be retained except where:

- i) it is demonstrated to the satisfaction of the Corporation that it detracts from the cultural and heritage significance of the place; and
- ii) it is established to the Corporations satisfaction that there are overriding environmental, practical or safety reasons for its removal either wholly or in part.

F.4.6 Any new development adjacent to a Heritage Item shall be in keeping with and shall not detract from those characteristics of the place which contribute to its cultural significance. The Corporation will consider the impact of any such development on the heritage significance of the Heritage Item and its setting.

#### F.5 Archaeology

The Corporation should not grant consent for development on land which, in its opinion, comprises an archaeological site or is of potential archaeological significance unless:

- a) an excavation permit has been obtained by the applicant; and
- b) where the proposed development may affect Aboriginal sites, the applicant has obtained a permit from the relevant Minister as required under the *Aboriginal Relics Act 1975*.

## SECTION 4

### CRITERIA FOR INCLUSION OF PLACES WITHIN HERITAGE AREAS OR AS HERITAGE ITEMS

#### Heritage Items of State and National significance

There are a number of individual properties within the South Hobart area that have State or National significance. They should be nominated for inclusion on the Tasmanian Heritage Register and any work to these places should be subject to development consent as discussed earlier in the report. Control should extend to:

- full or partial demolition,
- alterations and additions,
- new structures,
- changes of use,
- subdivision,
- minor facade changes,
- removal of significant vegetation,
- disturbance of relics or landscape and
- where significant interiors are involved, changes to the significant aspects of those interiors.

The items affected by these controls include some private houses, community buildings such as churches and halls and a number of early smaller buildings as well as precincts. The provisions for protection of interiors should largely apply to community buildings where the interior is as significant as the exterior appearance and has relatively high public access.

Controls placed on items in this category would be the most intrusive, but are considered necessary to protect the high value of the items. Incentives should also be offered for these properties. These would include a more flexible approach to use and zoning to allow the widest possible opportunities for successful re-use of places once they become redundant and flexibility in applying other development controls where it can be demonstrated that the significance can be enhanced by such action. In other words consent would be guided primarily by the assessed significance of the place and secondly by a merit argument on the benefit of planned work to allow the conservation of the place. This argument must not be dominated by cost constraints, but costs and financial hardship issues should be considered as part of the total assessment.

### **Heritage Items of local significance**

These sites should be treated similarly to the above category except that the level of assessment required is less and the issues related to the place, while still of significance, are more flexible. The variations to the requirements for places of local significance are:

- applications do not need to be referred to the Tasmanian Heritage Council and should be assessed locally
- statements of heritage impact or conservation assessments only will generally be required to accompany applications for work, these would be at a lesser level of detail than for State items but will still require basic information as set out below
- applications are still required for any work to the place and may cover interiors where they are identified as significant
- incentives should still be offered including relaxation of zoning controls and assessment based on merit arguments as set out above

As the bulk of items will fall into this category and often appear in groups these buildings and places require development control plans to establish parameters for development. Ideally such a document should be applied to all development in the area, but this may not be possible.

### **Heritage Areas and Precincts**

Heritage Areas have been identified as they represent key development phases of the South Hobart area with groups of good representative buildings as well as individually significant buildings.

It is important that all aspects of a heritage area are recognised and not just the major structures or elements. The make up of these areas comprises buildings, plantings, features such as fences, kerbs, pavements, etc. The loss of any of these items may reduce the value of the whole and should be considered within the broad aims for each area. The corollary is that the addition of any elements that are ill-considered or unsympathetic will also reduce significance. It will also allow the Corporation to provide input to the quality of design, selection of materials etc and to generally provide advice to owners in these areas to achieve a better overall result and consequently maximise values and appearance.

## SECTION 5

### RECOMMENDATIONS FOR IMPLEMENTATION OF THE HERITAGE STUDY

#### HERITAGE PROMOTION, EDUCATION AND GENERAL ISSUES

This report recommends that in addition to exhibition of the Heritage Study and its recommendations and consequent public feedback that the Corporation continue to promote heritage conservation throughout Hobart through the preparation of material to assist in the conservation of heritage places.

A number of such publications have been prepared across Australia ranging from broad explanatory documents on why we retain and conserve places to specific 'how to' brochures and publications. A number of these are enclosed as examples of material that could be used, adapted or developed for the study area.

The management and control of the cultural heritage of the area needs to be approached at a number of levels and with a range of strategies. The most important aspects are the involvement of the community in the process of understanding why the items and precincts identified are of value and then providing statutory controls that allow the Corporation to make determinations that reflect that value.

The objectives for this can be summarised as:

- i informing the community about the heritage assets it has,
- ii implementing an education program to help the community understand what is important and why and how to manage these assets to conserve their value while allowing future use, amenity and development opportunities
- iii developing strategies for ongoing community involvement and participation in the recognition, management and protection of heritage assets.

Public participation involves public dissemination of information with workshops, meetings and displays, providing opportunities for public response on broader heritage issues as well as specific property based issues, involving various community groups in recording, conserving and identifying cultural heritage and participation in tourism and marketing opportunities related to the identified heritage assets.

The following specific recommendations are made:

1. Owners of heritage properties should receive with their notification of listing some explanatory material on what the heritage listing or inclusion in a heritage area means. This material should set out application requirements where they differ from existing arrangements, the material on their particular property and or conservation area setting out significance, a brief background to the study and how it fits into the overall planning of Hobart's heritage and a simple form encouraging owners to respond to the study, attend information evenings or seek further information.

2. The following are outline documents for the preparation of conservation plans and statements of heritage impact. They provide an example of explanatory material that could be provided to assist in the explanation of why places have significance and what is required in terms of submissions with conservation plans or statements of heritage impact.

## WHAT IS A STATEMENT OF HERITAGE IMPACT?

A SOHI, together with supporting information, addresses:

- why the item is of heritage significance
- what impact the proposed works will have on that significance
- what measures are proposed to mitigate negative impacts
- why more sympathetic solutions are not viable.

A *statement of heritage impact* accompanies a proposal to alter a heritage item or carry out work within a heritage area. It analyses the proposed works in terms of a statement of heritage significance and, where they have been prepared, a conservation policy or conservation management plan for the item or area. Ideally, the impact work should be such that the heritage significance of the item is not compromised and hopefully enhanced by, for example, its stabilisation, repair and, where appropriate, restoration, reconstruction or sympathetic new development. The statement should also explain why alternative solutions which may be more sympathetic are not viable.

Where the proposed works depart from stated policies, or the impact is detrimental to the heritage significance of the item or area, the statement of heritage impact must clearly argue why such action is required for the future viability of the item or property.

A statement should be succinct - usually no more than one A4 page. Pertinent reports, such as physical condition reports, should be attached.

## WHAT INFORMATION IS REQUIRED TO PREPARE A STATEMENT OF HERITAGE IMPACT?

Proposals need to be supported by information that will assist the Corporation to make an informed decision. Where the work involved is minor, or involves an item of local significance, the SOHI can be based simply on a statement of significance or a conservation policy. However, for a complex proposal that affects an item of regional or state significance, a more detailed conservation management plan would be required to support the application. (The publications "Heritage Approvals" and "Conservation Management" documents in the NSW Heritage Manual, explain what these various documents are and how to prepare them and could be used as guides for these.)

## WHAT NEEDS TO BE EXPLAINED BY THE STATEMENT?

A SOHI needs to explain how the heritage value of any item is to be conserved, or preferably enhanced by the proposed development. This could involve stabilisation and repair work, restoration, reconstruction or redevelopment for a new use.

The reproduction of heritage forms and finishes is not encouraged, rather, quality new design that is sympathetic in form and finish and is respectful of its context is supported.

The steps to be taken should be noted and in doing this, it is helpful to refer to the standard criteria used to define significance (set out in Section 16 of the *Historic Cultural Heritage Act 1975*) in order to explain means of retaining the item's heritage value.

Where the affect of proposed work is likely to be detrimental to the heritage significance of the item or area, a SOHI needs to argue, clearly, why such action is the only viable solution and explain why alternatives are not. The works that will have a negative impact should be listed, with statements made under each point as to why the impact/s cannot be avoided, and what steps have been taken to minimise their effect/s.

## HOW DO I PREPARE AN APPLICATION?

The following is an example of the type of information that could be provided in an explanatory brochure to accompany application forms. It is aimed to provide a standard format for reports with a minimum acceptable requirement for submissions.

The key objective of your application is to provide clear information in text, drawings and photographs that will explain your intentions in the simplest way. In particular you should describe the impact that the proposed work will have on the heritage significance of the item or area. This is known as the statement of heritage impact (see below).

The first step is to establish the heritage significance of the item or area which will be affected by the proposed work. The following sources of information can be useful:

- the local history collection at your public library
- the heritage study carried out by the council which will identify the overall level of significance of the property (local, State or National)
- Register of the National Trust of Australia (Tas)
- Register of the National Estate (Australian Heritage Commission)

The proposal should be related to a statement of significance, conservation policy or any recommendations contained in a conservation management plan of heritage study applying to the item or area.

A conservation management plan evaluates the heritage significance of the item or area, and makes recommendations on its future management. If there is no conservation management plan for an item or area that has State or National significance and the work proposed is extensive and complex, then one may be required.

In the case of heritage conservation areas, it is usual for the local council to analyze the significance of the area and give guidance on appropriate development which will maintain and enhance significance. These guidelines are often known as development control plans. Where large developments such as shopping centres are proposed, it is usual for the applicant to prepare an independent study to guide the development. Archaeological potential is often an issue to be considered in such studies.

It can help to discuss the work you propose with the planning staff or heritage officer at council before you start preparing plans and filling out forms.

If you are unsure about any matter, consult a professional. There are now a number of consultants who specialise in heritage work, including architects, town planners, engineers, historians, archaeologists (historical, industrial and maritime), builders and craftspeople.

## APPLICATION REQUIREMENTS

A Checklist of information required with applications is included as set out below:

Check with council to see which and how many copies of each document supporting your application is required and whether there are any special matters which you need to consider in making an application. The amount of documentation required will vary depending on the complexity of your proposal.

### WRITTEN MATERIAL

The application should include a brief written summary of the following:

- The **statement of heritage significance or conservation plan** - the heritage significance of the item/s or area/s affected by the proposal
- A **schedule of work** listing the proposed work to the item or property
- The **future use** of the item or property
- The **statement of heritage impact** - the effect of the proposed work on the heritage significance of the item and its site or the conservation area
- Measures proposed to minimise any adverse effects of the work on the heritage significance of the item or area
- Consultants' reports as required and where applicable (e.g. by historians, archaeologists and engineers)
- A brief schedule of finishes

### DRAWINGS

- A location plan and site plan, drawn to scale, showing the location of the heritage item or property and any other features which may be affected by the proposal (e.g. neighbouring structures, outbuildings, trees, significant landscape features, views and vistas). This should also define the title boundaries and, where appropriate, conservation order and/or conservation area boundaries. Include a north point. The Corporation may require the site plan to show levels across the site and adjoining sites - check with Council prior to making the application.
- **Measured drawings** of the item as "**existing drawings**." may be required for some places. A measured drawing is a technical or architectural record (drawn to scale) of the heritage item in its existing form which analyses its heritage significance. Clearly identify previous alterations, dates of construction, materials, etc. (not required for properties in conservation areas that are not of heritage significance).

- **Plans, sections and elevations**, drawn to scale, showing the proposed works by colour or hatching in accordance with standard architectural and technical drawing practice. These drawings should show how the works would affect existing buildings, structures and features. Fabric to be removed should be shown by dotted lines, new fabric by hatching or rendering.

The Corporation may reduce any of these requirements where it assesses that they are not warranted.

## REQUIREMENTS FOR NEW DESIGN IN HERITAGE AREAS

The Planning Scheme and any supporting documents whether control plans or advice documents should clearly express the view that contemporary design solutions are the preferred option for new development. This needs to be qualified in that new design should be of a high quality and contextually based. It should also be recognised that extending buildings of significance in matching style is also an appropriate action but that new 'historically themed' design is not preferred or encouraged.

## DEVELOPMENT CONTROL PLANS

Development control plans should be prepared for significant heritage precincts that extend the character statements for each precinct. These documents should address the following issues and should ideally be illustrated, contain clear mapping, recognise the need for development potential and be site and area specific. Issues to be considered include:

- set out the character of the area and identify its key characteristics
- discuss the predominant form, materials, and style of the area
- identify areas that should remain as open space and areas that should be built upon
- identify significant buildings and places
- identify key sites for development
- establish site specific setbacks
- set out preferred building forms, including roof pitches, volume, massing, proportion of openings, etc.
- provide guidelines on material selection and colour
- provide guidelines on verandah forms and construction
- identify landscape opportunities with preferred plantings and detailing
- set out pavement details and urban design matters
- look at signage options

## **COMMUNITY BASED INITIATIVES**

### **Local Community Participation & Interest**

The recommendations in this section are predicated on the thesis that successful management of a suburb's heritage resources can only be achieved with the participation of an aware and interested community. The benefits of a program to develop community understanding and participation in the management of its cultural heritage can reach far beyond the narrow confines of heritage.

### **Community Education Program**

The objectives of the community education program should be to give the community:

- a stake in the suburb's heritage arising from a sense of ownership of its own history and places of cultural significance,
- an understanding of the meaning of heritage and heritage listings,
- a knowledge of the rights and responsibilities of residents and Council regarding the community's heritage,
- an ongoing community involvement in and commitment to the heritage of the suburb.

### **Leaflets**

A series of small folded A5 leaflets explaining the outcomes of the South Hobart Heritage Study should be prepared and distributed throughout the suburb. The leaflets should outline:

- the outcomes of the South Hobart Heritage Study,
- the Study's recommendations,
- the rights and responsibilities of residents and Council resulting from these recommendations,
- avenues of appeal available to residents with listed properties
- the constraints and opportunities arising from listing of properties.

### **Oral History Program**

The residents of the area are themselves a source of historical knowledge. Many residents can provide a rich store of information relating to the rapid change that has occurred in the region this century. An oral history program will tap into this store of knowledge and elicit stories reflecting the diversity of experiences that are a part of any region. It is noted that much work on local history has already been carried out by local groups.

It is recommended that the oral history program should be undertaken from within the community itself, with professional assistance as necessary. Ideally schools should be involved in the program, giving students a link to their past and older residents a link to the future of the suburb.

An oral history program is of the highest priority as the knowledge of older residents is quickly being lost. The following list is a starting point for an oral history project.

### **Community Heritage Centres**

A Community Heritage Centre should be established as a place of communal memory and expression. Existing community centres may be appropriate locations for this. A Heritage Centre would be a resource centre for the local community with maps, photographs, oral histories and memorabilia important and relevant to South Hobart. Displays and exhibitions featuring aspects of the suburb's heritage and life would be important services provided by the Heritage Centre. It could become a venue for local history interest groups sponsored through the Corporation. It would localise historical and cultural resources, making them accessible to the community. Management of the centre should be in the hands of the local community.

### **Community Arts Project**

A community arts project should be undertaken on the theme of 'heritage' or 'values'. It may be undertaken as part of the 'mapping project'.

### **Schools Project**

Encourage all local schools in the suburb to undertake historical research of their own area. This could include archival and photographic research and oral histories of older residents. Projects need to engage the interest of the students and so should be targeted to be relevant to their interests and experience. Appropriate projects might include;

- Life along the Hobart Rivulet
- Children at the Cascade Female Factory
- Children's history - research the experiences and stories of children in different parts of the municipality over the years. Identify sites significant to children - eg child welfare clinics, places where kids have 'hung out' in the past and present.

### **Heritage Day**

The Corporation should support the annual Heritage Day with activities being organised. They may include such things as heritage walks, a heritage award for a project undertaken (either in the built environment or in heritage gardens) within the suburb or an art award.

### **Travelling Display**

A travelling display should be created depicting aspects of the suburb's heritage and explaining the Heritage Study. This could be taken to various community groups, schools, and community centres.

### **Publications**

The Corporation should be encouraged to prepare broadsheets and pamphlets on aspects of the history and heritage of the area for public dissemination as a second stage to the initial information on the heritage study. These could extend to form advice sheets on how to extend a heritage house, how to select a colour scheme, how to work with a heritage garden, etc.

There is also much historical material available on parts of South Hobart, particularly the rivulet, the Cascade Female Factory and other early sites. This material should be made available locally and can form the basis of local exhibitions on the history of the area.