

E1 Heritage precinct amendments

In depth site analysis of each heritage precinct has been undertaken and precinct boundaries were reviewed as part of this process. It was found that a number of heritage precincts had the scope to have elements either added or removed to create more coherent precincts. A number of boundary revisions are therefore proposed to existing precincts; some precincts that were found to be lacking in heritage value were removed, and new precincts have been identified for inclusion. All heritage precincts have statements of local historic heritage significance, design criteria and conservation policies.

This document should be read in conjunction with the 'City of Hobart Local Heritage Precincts: Description, Statement of Local Historic Heritage Significance and Design Criteria/Conservation Policy', January 2019.

Table 1: Heritage precinct boundary adjustments

Precinct	Area to be adjusted	Removal / Inclusion of properties	Link to further information
Glebe 1 (HOB-C6.2.2)	11-17, and 14-18 Shoobridge Street, 21-29 Bayley Street, and 22-25 Aberdeen Street.	Inclusion	Glebe 1 (HOB-C6.2.2 The Glebe)
Hobart 5 (HOB-C6.2.8)	10 Warneford Street (Carpark)	Removal	Hobart 5 (HOB-C6.2.8 Warneford Street)
Hobart Rivulet 1 (HOB-C6.2.9)	34-38C Macfarlane Street	Removal	Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)
Hobart Rivulet 1 (HOB-C6.2.9)	35-45 Mckellar Street	Removal	Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)
Hobart Rivulet 1 (HOB-C6.2.9)	40-44 Molle Street	Revised precinct boundary	Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street) See also the Appendix D Datasheet Hobart Rivulet, CBD (Molle Street – River Derwent), Reference Number HOB-C6.1.10
Lenah Valley 1 (HOB-C6.2.10)	172, 174, 176 and 178 Augusta Road	Inclusion	Lenah Valley 1 (HOB-C6.2.10 Edge Avenue)
Lenah Valley 2 (HOB-C6.2.11)	128A Augusta Road, 2 Haig Street	Removal	Lenah Valley 2 (HOB-C6.2.11 Augusta Road)
Lenah Valley 4 (HOB-C6.2.14)	18-20 and 3-25 Courtney Street	Inclusion	Lenah Valley 4 (HOB-C6.2.14 Courtney Street)
Mount Stuart 5 (HOB-C6.2.21)	12A, 14, and 16 Mount Stuart Road	Inclusion	Mount Stuart 5 (HOB-C6.2.21 Mount Stuart Road)
North Hobart 2 (HOB-C6.2.23)	410 and 412 Argyle Street	Inclusion	North Hobart 2 (HOB-C6.2.23 Carr Street)

Precinct	Area to be adjusted	Removal / Inclusion of properties	Link to further information
North Hobart 2 (HOB-C6.2.23)	360 – 402 Argyle Street, 9-11 Ryde Street, and 1-21 Carr Street	Inclusion	North Hobart 2 (HOB-C6.2.23 Carr Street)
North Hobart 7 (HOB-C6.2.28)	1-5 Lefroy Street	Inclusion	North Hobart 7 (HOB-C6.2.28 Lefroy Street)
North Hobart 10 (HOB-C6.2.30)	317 and 319 Murray Street	Inclusion	North Hobart 10 (HOB-C6.2.30 Burnett Street)
New Town 5 (HOB-C6.2.39)	372 Park Street	Removal	New Town 5 (HOB-C6.2.39 Bay Road and Swanston Street)
New Town 6 (HOB-C6.2.40)	5,6,7 Douglas Street	Inclusion	New Town 6 (HOB-C6.2.40 Montagu Street)
New Town 6 (HOB-C6.2.40)	13 Oakley Street	Removal	New Town 6 (HOB-C6.2.8.7 Montagu Street)
New Town 7 (HOB-C6.2.41)	5-9A Clare Street	Inclusion	New Town 7 (HOB-C6.2.41 Fraser Street)
New Town 9 (HOB-C6.2.43)	26 Bedford Street, 1A Honora Ave	Removal	New Town 9 (HOB-C6.2.43 Augusta Road and Bedford Street)
New Town 10 (HOB-C6.2.44)	91A and 91 New Town Road + Pedestrian Laneway	Inclusion	New Town 10 (HOB-C6.2.44 Paviour Street)
Sandy Bay 2 (HOB-C6.2.50)	42 Princes Street (cottage at petrol station)	Inclusion	Sandy Bay 2 (HOB-C6.2.50 42 Princes Street)
Sandy Bay 2 (HOB-C6.2.50)	40, 42, and 44 Regent Street	Inclusion	Sandy Bay 2 (HOB-C6.2.50 40, 42 and 44 Regent Street)
Sandy Bay 2 (HOB-C6.2.50)	2 Gregory Street	Inclusion	Sandy Bay 2 (HOB-C6.2.50 2 Gregory Street)
Sandy Bay 9 (HOB-C6.2.59)	11 Quorn Street		Sandy Bay 9 (HOB-C6.2.59 11 Quorn Street)
Sandy Bay 12 (HOB-C6.2.56)	Laneway access to Nutgrove Beach	Inclusion	Sandy Bay 12 (HOB-C6.2.62 568 Sandy Bay Road)
Sandy Bay 12 (HOB-C6.2.62)	4 Maning Avenue	Removal	Sandy Bay 12 (HOB-C6.2.62 Maning Ave)
South Hobart 4 (HOB-C6.2.66)	6 Hean Street	Removal	South Hobart 4 (HOB-C6.2.66 Wentworth Street)

Precinct	Area to be adjusted	Removal / Inclusion of properties	Link to further information
West Hobart 3 (HOB-C6.2.72)	3-7 and 2-6 D'Emden Street	Inclusion	West Hobart 3 (HOB-C6.2.72 Lansdowne Crescent and Hill Street)
West Hobart 5 (HOB-C6.2.74)	128 and 120 Melville Street, and 140-144 Harrington Street	Inclusion	West Hobart 5 (HOB-C6.2.74 Bathurst and Melville Street)

Table 2: New and Removed Heritage Precincts

Precinct	Area to be Adjusted	New Precinct / Remove Precinct	Link to further information
Hobart 4	Precinct to be split into two	Create	Hobart 4 (HOB-C6.2.6 Hobart Fitzroy Place and HOB-C6.2.7 Hobart Davey and Macquarie Street)
New Town 1	Precinct to be split into two	Create	New Town 1 (HOB-C6.2.34 Tower Road and HOB-C6.2.35 Springvale Avenue)
Letitia Street	90 to 112 Letitia Street, + 23 Boa Vista Road	Create	New Precinct (HOB-C6.2.33 Letitia Street, North Hobart)
Lower Jordon Hill Road	5 - 61 Lower Jordan Hill Road 2 - 60 Lower Jordan Hill Road	Create	New Precinct (HOB-C6.2.76 Lower Jordon Hill Road)
Manning Avenue	4-14 Manning Avenue	Create	Sandy Bay 12 (HOB-C6.2.62 Maning Ave)
North Hobart 9	Whole of precinct to be removed	Remove	North Hobart 9
Lenah Valley 6	Whole of precinct to be removed	Remove	Lenah Valley 6
Sandy Bay 13	Whole of precinct to be removed	Remove	Sandy Bay 13

Glebe 1 (HOB-C6.2.2 The Glebe)

This heritage precinct boundary adjustment will add numbers 11-17, and 14-18 Shoobridge Street, 21-29 Bayley Street, and 22-25 Aberdeen Street into the precinct. This area contains Inter-War and Post-War residences that are consistent with the scale, form, setback, and construction types as those buildings located in the current precinct boundary. The area recommended for inclusion contains intact groupings of residences that display shared details and architectural features of their period.



Map E1: HOB-C6.2.2.1 The Glebe Precinct.



Figure E1: Examples of the precinct characteristics.

Hobart 5 (HOB-C6.2.8 Warneford Street)

This heritage precinct boundary adjustment will remove an area currently used as carpark (shown below in Figure E2.) and the entrance to the Hobart Day Surgery. The precinct will consist of nine dwellings/consulting rooms all of which have a consistent scale, architectural qualities, and cohesive streetscape.



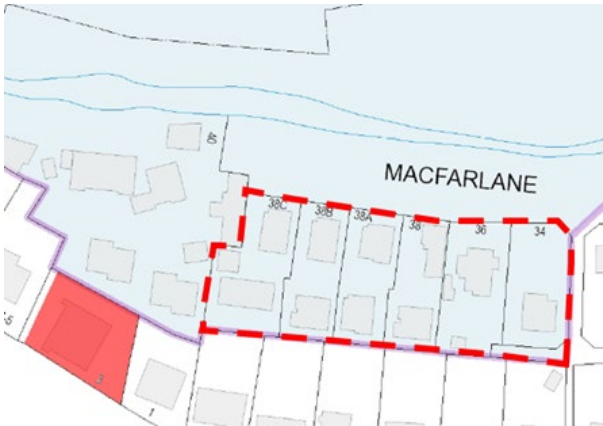
Map E2: Spatial area to be modified in HOB-C6.2.3.6 Warneford Street



Figure E2: Photo of the carpark to be removed from the precinct.

Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)

This heritage precinct boundary adjustment will remove the following residences: 34, 36, 38, 38A, 38B and 38C Macfarlane Street. They are late 20th century units and do not relate or contribute to the history or linear and park-like character or qualities of the Hobart Rivulet precinct.



Map E3: Spatial area to be removed from HOB-C6.2.4.1 Hobart Rivulet Strickland Ave – Molle Street



Figure E3: Example of housing to be removed from precinct.

The second amendment to this precinct is to remove the properties from 35 to 45 Mckellar Street. These properties have been identified as making no contribution to the precinct and date from the 1970s.

The new precinct boundary is to include the grassed open space between the southern road edges of the cul-de-sac section of Mckellar Street.



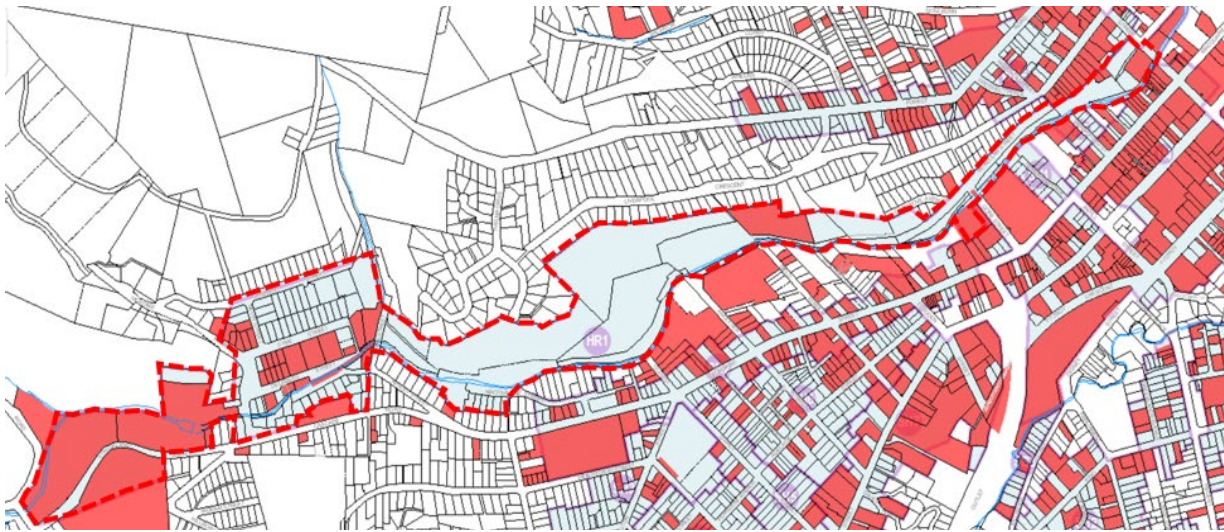
Map E4: Spatial area of properties to be removed from HOB-C6.2.4.1 Hobart Rivulet Strickland Ave – Molle Street



Figure E4: Example of the housing to be removed from the precinct listing.

Hobart Rivulet 1 (HOB-C6.2.9 Hobart Rivulet Strickland Ave – Molle Street)

The amendment to this precinct is to terminate the boundary of the Hobart Rivulet 1 precinct at the street boundary edge of 40-44 Molle Street. The precinct will extend from this point back to the western end terminating at the Cascade Brewery. The physical characteristics of the Rivulet precinct are very different to the attributes of the remainder of the precinct between Molle Street and Campbell Street which is a heavily modified watercourse with stone, concrete and brick walls either open above or built over by buildings or roadways. The remainder of the current Hobart Precinct 1 will be listed as a heritage place. The map below shows the section of Rivulet that will remain as a precinct.



Map E5: Spatial extent of heritage precinct Hobart 4

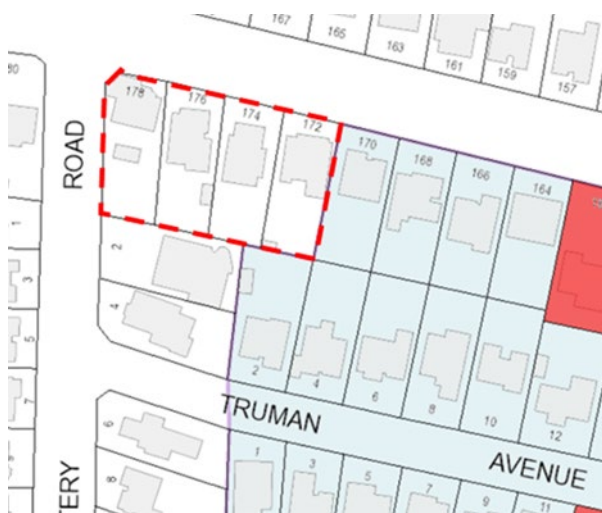
Figure E5: None provided

Lenah Valley 1 (HOB-C6.2.10 Edge Avenue)

This precinct boundary adjustment is to include the following properties 172, 174, 176 and 178 Augusta Road into the precinct.

These parcels were from the original 1940 subdivision, with the dwellings plus the corner shop all built between 1942 and 1946 and are contemporaneous with the other houses on Augusta Road and elsewhere in the Lenah Valley 1 Precinct.

This section of Augusta Road is made up of red brick single storey dwellings with original finishes, fenestration, external forms, and open front gardens. Together with the original corner shop attached to a dwelling on the corner of Augusta Road and Pottery Road, they form a homogeneous and significant streetscape.



Map E6: Spatial area expanded at 1 HOB-C6.2.5.1 Edge Avenue



Figure E6: Example of housing to be included in the Precinct boundary.

Lenah Valley 2 (HOB-C6.2.11 Augusta Road)

This adjustment of the precinct boundary will remove 128A Augusta Road / 2 Haig Street. Number 128A is a new infill development of a form and scale that does not contribute to the precinct, and 2 Haig Street is an institutional building that does not contribute to the precinct in terms of architectural styles and construction periods.



Map E7: Spatial area demonstrating properties to be removed from precinct HOB-C6.2.5.2 Augusta Road A



Figure E7: Example of properties to be removed from precinct listing.

Lenah Valley 4 (HOB-C6.2.14 Courtney Street)

Adjustment of precinct boundary to include numbers 18-20 and 3-25 Courtney Street. The houses form an intact grouping of Inter-War brick residences many with original front fences. These properties are of a homogenous scale and character and contribute to the overall streetscape.



Map E8: Spatial area to be included in precinct HOB-C6.2.5.5 Courtney Street



Figure E8: Examples of housing to be included in the precinct.

Mount Stuart 5 (HOB-C6.2.21 Mount Stuart Road)

This boundary adjustment will add the following properties of 12A, 14 and 16 Mount Stuart Road to the existing precinct. The properties of 14 and 16 Mount Stuart Road are late Victorian and are of a similar construction period of houses elsewhere in this precinct.



Map E9: Spatial area to be included in precinct HOB-C6.2.6.5 Mount Stuart Road



Figure E9: example of properties to be included in the precinct boundary.

North Hobart 2 (HOB-C6.2.23 Carr Street)

This boundary adjustment of the precinct will include numbers 360 – 402 Argyle Street, 9-11 Ryde Street, and 1-21 Carr Street. The new boundary follows the original plan of Hobartville Estate and includes a large number of significant and intact Victorian, Federation, and Inter-War residences.



Map E10: Spatial area to be included in precinct HOB-C6.2.7.2 Carr Street



Figure E10 Examples of properties to be included in the precinct boundary.

North Hobart 2 (HOB-C6.2.23 Carr Street)

This boundary adjustment of the precinct will include numbers 410 and 412 Argyle Street into the precinct; 408 is currently in the precinct. These three residences were all constructed in 1926 and share identical design features, together the three buildings would form a cohesive group in the precinct. As part of this amendment, the heritage listing of 408 Argyle Street will be deleted.



Map 11: Spatial area showing the inclusion of housing into HOB-C6.2.7.2 Carr Street



Figure 11: Example of housing to be included in the precinct.

North Hobart 7 (HOB-C6.2.28 Lefroy Street)

This is to add the property known as 1-5 Lefroy Street. This building was built for the Church of Jesus Christ of Latter-Day Saints in 1924 and completed in 1925. It is an integral part of the precinct streetscape in character and scale.



Map E12: Spatial area showing the properties to be included in precinct HOB-C6.2.7.7 Lefroy Street



Figure E12: Example of building to be incorporated into precinct.

North Hobart 10 (HOB-C6.2.30 Burnett Street)

This boundary adjustment will add numbers 317 and 319 Murray Street and the remainder of the property known as 100 Burnett Street into the precinct.

Both 317 and 319 Murray Street are late 19th century/early 20th century houses and are of a scale and style that exhibits continuity with buildings around the corner in Burnett Street. The property known as 100 Burnett is heritage listed (on THR as well), but only one of the land parcels is heritage listed.



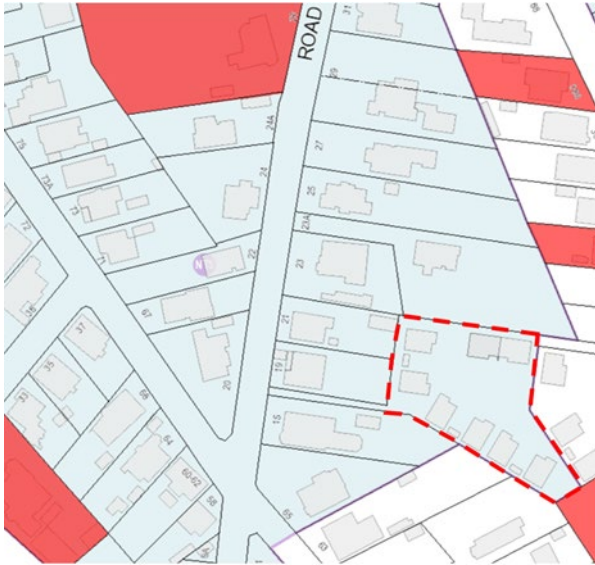
Map E13: Spatial area showing the properties to be included in precinct HOB-C6.2.7.10 Burnett Street



Figure E13: Examples of buildings to be included in the precinct.

New Town 5 (HOB-C6.2.39 Bay Road and Swanston Street)

This amendment to the precinct will remove a parcel of land to the rear of 372 Park Street that has a development from the 1970s. Two land parcels are part of this same development, and this is the land to the rear on which a housing development is situated. The amendment will retain the walkway between the two properties of 15 and 19 Bay Road in the precinct as these walkways are important features throughout New Town.



Map E14: Spatial area showing the land to be removed from Precinct HOB-C6.2.8.6 Bay Road and Swanston Street



Figure E14: Examples of the buildings to be removed from the precinct listing.

New Town 6 (HOB-C6.2.40 Montagu Street)

There are two boundary adjustments associated with this precinct. The first is to extend the boundary of the precinct to include numbers 5, 6, and 7 Douglas Street, an intact grouping of Inter-War brick residences. In conjunction with this amendment, the heritage listings of 2 and 5 Douglas Street will be deleted. The second adjustment is to alter the boundary of the precinct to align with the current property boundaries between 75 Montagu Street and 13 Oakley Street. The area to be deleted is shown below, number 13 Oakley Street has been subdivided and a permit issued for a new house on this block.



Map E15: Spatial area to be adjusted in Douglas Street (above) and between Montagu and Oakley Streets (below) in precinct HOB-C6.2.8.7 Montagu Street

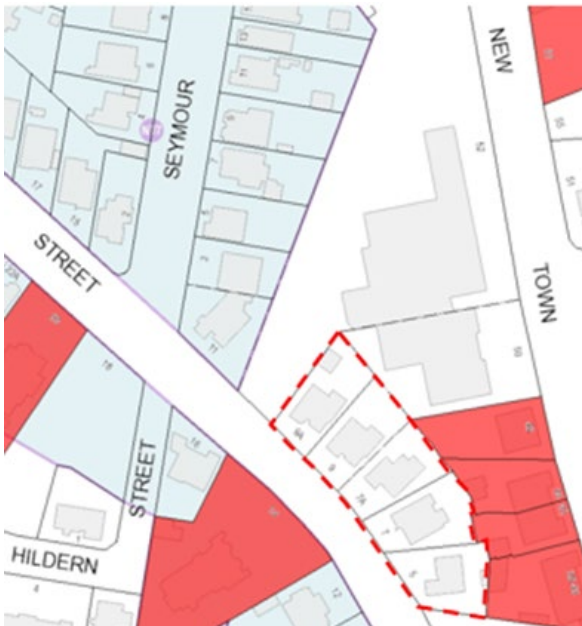


Figure E15: Example of housing in the precinct.



New Town 7 (HOB-C6.2.41 Fraser Street)

This adjustment will add 5-9A Clare Street, an intact grouping of Inter-War brick residences that relate to Inter-War residences along Clare Street that are already included in the precinct.



Map E16 Spatial area of the properties to be included in the precinct HOB-C6.2.8.8 Fraser Street



Figure E16: Examples of the housing to be included in the precinct.

New Town 10 (HOB-C6.2.44 Paviour Street)

This adjustment will add numbers 91 and 91A New Town Road and the laneway between Paviour Street and New Town Road into the existing precinct. The property at 91 New Town Road is of a similar age and architectural style to those houses next door and in the precinct, whilst number 91A is an earlier late Victorian building.

These two properties are oriented towards the street, and both set behind a high sandstone 19th century retaining wall, adding to the late 19th century character of the area.

The laneway located next to number 91 New Town Road is evidence of an early pedestrian link connecting streets in New Town to a transport corridor.



Map E17: Spatial area of properties to be included in precinct HOB-C6.2.8.11 Paviour Street



Figure E17: Examples of the buildings to be included in the precinct.

New Town 9 (HOB-C6.2.43 Augusta Road and Bedford Street)

The boundary adjustment is to remove the following properties: 26 Bedford Street and 1A Honara Ave. These two properties are on the edge of the precinct and do not make a contribution to the overall character of the precinct. 26 Bedford Street was originally a single storey Inter-War brick residence, but it has however undergone major additions which detract from the original form and style of the building. 1A Honara Ave is a 1980s unit development built on land subdivided from 25 Bedford.



Map E18: Spatial area of the properties to be removed from precinct HOB-C6.2.8.10 Augusta Road and Bedford Street



Figure E18 Examples of the buildings to be removed from the precinct listing (above) and 26 Bedford Street which will be removed from the listing (below)



Sandy Bay 2 (HOB-C6.2.50 42 Princes Street)

The boundary of this precinct is to be adjusted to include 42 Princes Street into the precinct. The residence is one of a pair with 44 Princes Street which is already located in the precinct, both are examples of single storey weatherboard Federation cottages.



Map E19: Spatial area of the inclusion of 42 Princes Street in HOB-C6.2.9.2



Figure E19: 42 Princes Street to be included in the precinct.

Sandy Bay 2 (HOB-C6.2.50 40, 42 and 44 Regent Street)

40, 42, and 44 Regent Street is to be included into Sandy Bay 2 Heritage Precinct (HOB-C6.2.9.2) – Grouping of 3 double storey late Federation / Interwar brick residences.



Map E20: Spatial area of 40, 42, and 44 Regent Street to be included in precinct HOB-C6.2.9.2

Figure E20: 40, 42 and 44 Regent Street



Sandy Bay 2 (HOB-C6.2.50 2 Gregory Street)

This amendment of the precinct is to add 2 Gregory Street into the precinct. The Federation building is part of a section of two storey brick buildings that form a coherent streetscape on the northern side of Gregory Street and contribute to the precinct.



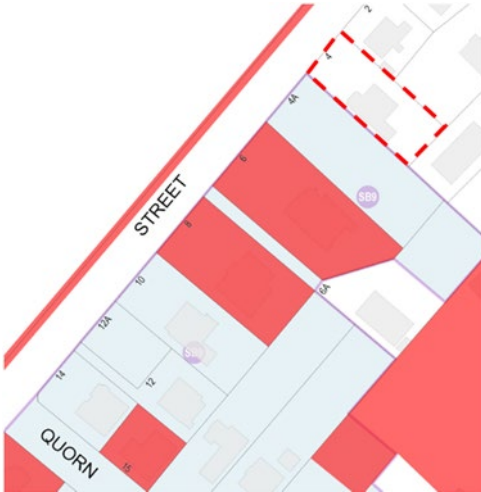
Map E21: Spatial area of 2 Gregory Street to be included in the precinct HOB-C6.2.9.2



Figure E21: 2 Gregory Street to be included in the precinct.

Sandy Bay 9 (HOB-C6.2.59 11 Quorn Street)

This heritage precinct boundary adjustment is to add the property known as number 4 Earl Street. The house was constructed in c.1935 and is an intact and fine example of domestic architecture from the Inter-War period positioned in a garden setting. Its addition to the precinct is in line with the precinct's statements of significance which refer to the highly intact and good examples of Inter-War houses in garden settings.



Map E22: Spatial area of 4 Earl Street to be included in Precinct HOB-C6.2.9.11 Quorn Street



Figure E22: 4 Earl Street to be included in the precinct.

Sandy Bay 12 (HOB-C6.2.62 568 Sandy Bay Road)

This boundary adjustment is to include the stepped laneway access to Nutgrove beach that is located between 560 and 568 (Sandy Bay Infant School into Sandy Bay Precinct 12,) the lane way forms an important connection from Sandy Bay Road to the foreshore and contributes to the character of the precinct.



Map E23: Spatial area of the laneway between 560 and 569 Sandy Bay Road to be included in Sandy Bay 12 precinct



Figure E23: Photo example of the steps to be included.

Sandy Bay 12 (HOB-C6.2.62 Maning Ave)

Number 4 Maning Avenue is to be removed from SB 12 and transferred into the new Maning Avenue precinct. The residence addresses Maning Avenue rather than Sandy Bay Road, and its brickwork construction with tiled roof and typical Federation detailing is in keeping with the character of the Maning Avenue precinct.



Map 24: Spatial area of 4 Maning Avenue to be removed from Sandy Bay 12 Precinct and included in the new Manning Avenue Precinct



Figure 24: 4 Maning Avenue.

South Hobart 4 (HOB-C6.2.66 Wentworth Street)

This boundary adjustment involves the removal of the Post War c.1956 residence at 6 Hean Street from the precinct. The property does not relate to the significance of the precinct or neighbouring properties and contains a non-contributory garage which dates to 1986. Numbers 2 and 4 Hean Street are from a 1925 subdivision, while 6 Hean Street was part of a later 1950s subdivision that included 11, 9, and 7 Wellesley Street which are located outside the precinct.



Map E25: Spatial area to be removed from precinct HOB-C6.2.10.4 Wentworth Street



Figure E25: 6 Hean Street to be removed from the precinct.

West Hobart 3 (HOB-C6.2.72 Lansdowne Crescent and Hill Street)

This boundary adjustment is to extend the precinct boundary to include 3 - 7, and 2 - 6 D'Emden Street in the precinct. The buildings form a group of single storey Inter-War brick residences. These properties contribute to and are part of the same homogenous scale and character of dwellings in Hamilton Street.



Map E26: Spatial area of properties to be included in HOB-C6.2.11.3 Lansdowne Crescent and Hill Street



Figure E26: Examples of the housing to be included in the precinct.

West Hobart 5 (HOB-C6.2.74 Bathurst and Melville Street)

This is adjustment to the precinct boundary will include numbers 128 and 120 Melville Street, and 140-144 Harrington Street into the West Hobart 5 precinct. Both residences at 120 and 128 Melville Street date to the early Federation period, both houses are orientated toward the street, and demonstrate the original residential nature of the Melville Street. Number 140-144 Harrington Street features an internal building that appears on Sprent's 1840s map of Hobart.



Map E27: Spatial area to show the inclusion of various properties in precinct HOB-C6.2.11.5 Bathurst and Melville Street

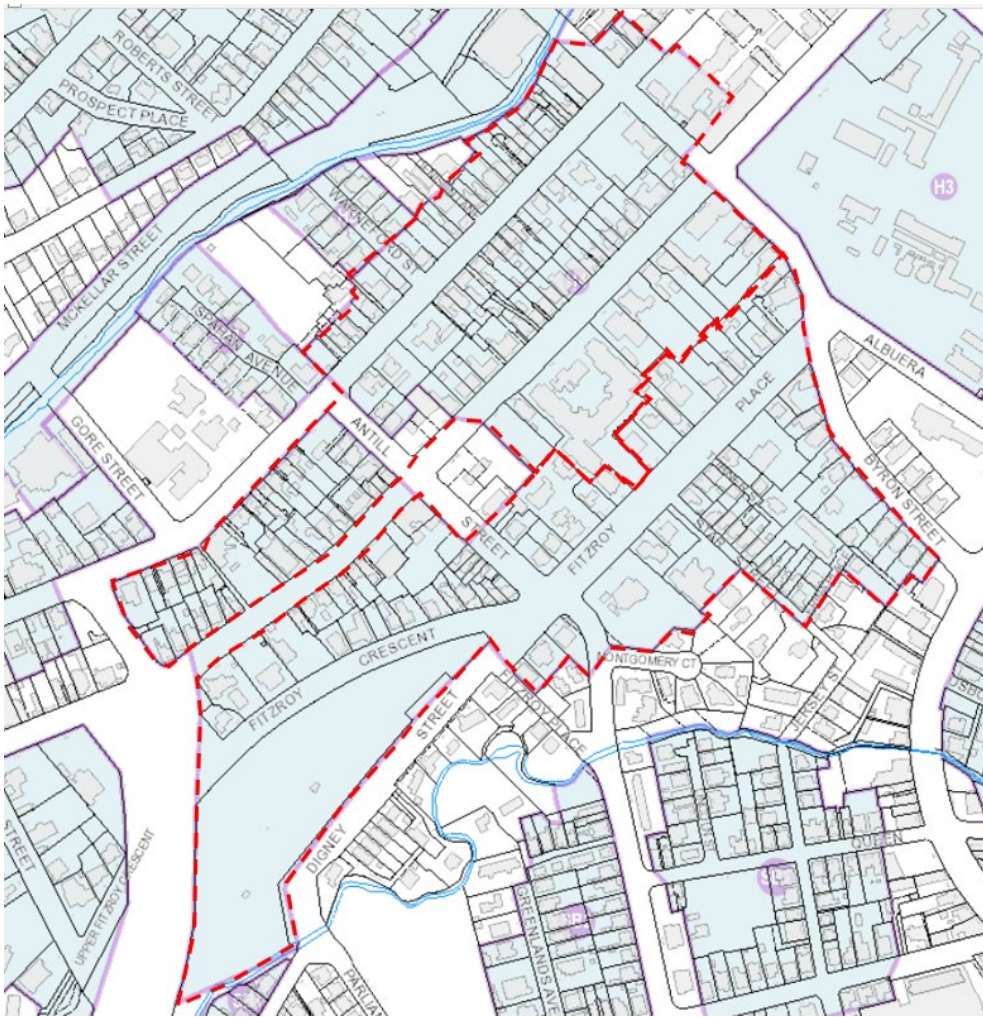


Figure E27 Property in Melville Street to be included in the precinct (above) and properties in Harrington Street to be included in the precinct (below)



Hobart 4 (HOB-C6.2.6 Hobart Fitzroy Place and HOB-C6.2.7 Hobart Davey and Macquarie Street)

This precinct is to be divided into two separate precincts. One precinct will focus on the quality residential streetscapes of Fitzroy Crescent and Fitzroy Place. Whilst the other will focus on Davey and Macquarie Streets with their more intense and mixed scale development.

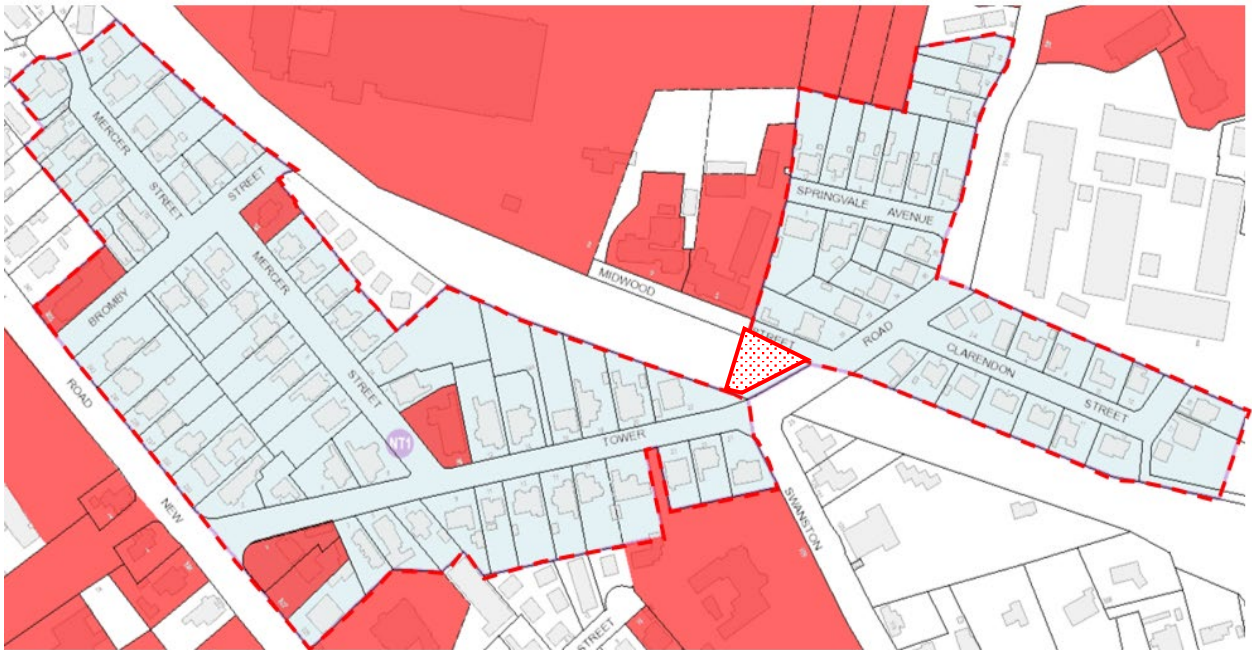


Map E28: Spatial extent of the two new separate precincts

Figure E28 None provided

New Town 1 (HOB-C6.2.34 Tower Road and HOB-C6.2.35 Springvale Avenue)

This precinct is to be altered by removing a section (shown in hatching below) of road and rail land. This will create two new precincts. The precinct between New Town Road and the railway line are generally larger properties with single storey houses from the mid to late 19th century and up to World War II, while those residences to the east of the railway line are more modest, but cohesive houses from the Interwar period and Post War Austerity styles.



Map E29: Spatial extent of the heritage area showing hatched area to be removed



Figure E29 Typical dwellings in the precinct

New Precinct (HOB-C6.2.33 Letitia Street, North Hobart)

This is a new precinct. It exhibits a cohesive character of houses from the late 19th century, through to a Inter War period characterised by single storey houses orientated toward the street, original detailing and free from intrusions. The properties include 90 to 112 Letitia Street and 23 Boa Vista Road on the corner and is shown on the map below.



Map E30: Spatial extent of the new precinct in Letitia Street



Figure E30 Typical dwellings in the precinct

New Precinct (HOB-C6.2.76 Lower Jordan Hill Road)

Lower Jordan Hill Road was created from the subdivision of Lenaker Estate. The estate was an eight acre orchard through which the Providence Valley Rivulet flowed, the original homestead 'Lenaker' is today located at 23 Swan Street. Lower Jordan Hill Road was part of forty-two lots created through Mr. Samuel Joseph Cato's 1892 subdivision of the estate. The Lenaker subdivision offered sixteen lots fronting onto Mount Stuart Road, seventeen lots fronting onto Lower Jordan Hill Road and eight lots fronting onto a steep new road called Una Street. Almost all of the houses on the north side of the street were constructed by 1910 therefore date from the Victorian/ Federation periods. With the southern side featuring houses constructed during the Victorian / Federation periods, with a smaller number of residences dating to the Inter-War / Post War period.



Map E31: Spatial extent of the new precinct in Lower Jordan Hill Road

Figure E31 None provided

New Precinct (HOB-C6.2.62 Maning Avenue, Sandy Bay)

This section of Manning Avenue is to be added as a New Precinct. This small residential area is characterised by consistent medium scaled Federation houses, set well back and along the western edge above the street with. The area demonstrates considerable integrity. The buildings are generally constructed of face brickwork with tiled roofs and typical Federation detailing. Most houses have brick chimneys with terra-cotta chimney pots as part of their formal composition. The urban form is determined by the sloping topography with the houses set above the street to take advantage of the views. It is to be noted that number 4 Manning Avenue is to be removed from the SB12 precinct, and transferred into this new Manning Avenue precinct.



Map E32: Spatial extent of the new precinct in Maning Avenue



Figure E32 Typical dwellings in the new precinct

North Hobart 9

This precinct is to be deleted. The precinct has been assessed as having little coherence and consistency.



Map E33: Spatial extent of the North Hobart 9 precinct

Sandy Bay 13

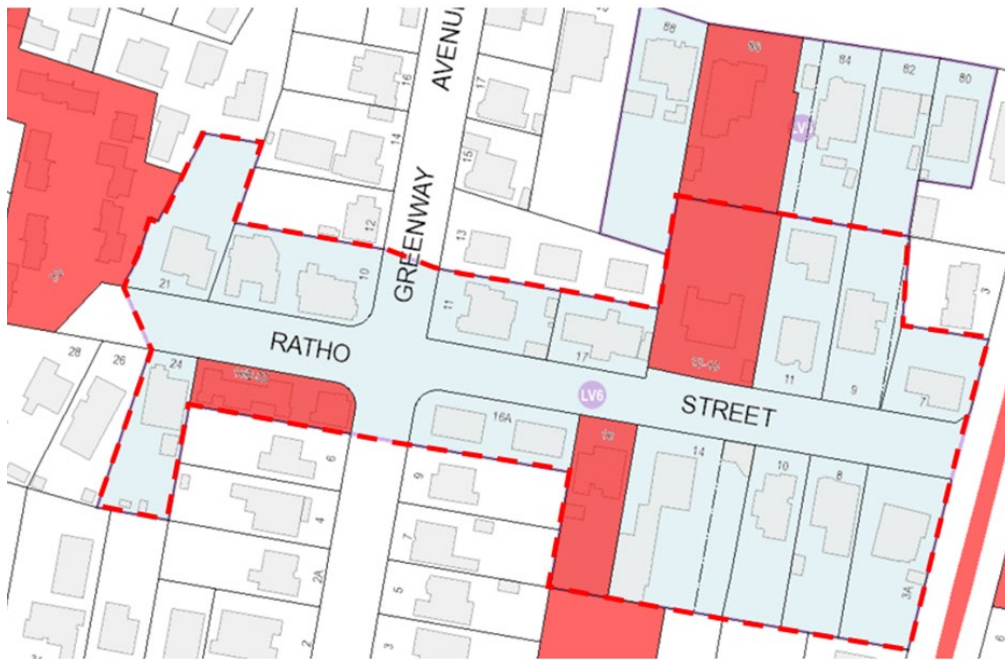
This precinct is to be deleted. The precinct has been reviewed and it has been determined that a number of houses have undergone alterations that have resulted in the area lacking the qualities and characteristics that formally made it a cohesive precinct. It is to be noted that the individual heritage listing of 572 will not change.



Map E34: Spatial extent of the Sandy Bay 13 precinct

Lenah Valley 6

This precinct is to be deleted. The precinct has been reviewed and it has been determined that it lacks cohesiveness and qualities that create character. Individual buildings and places of merit are individually listed. The heritage listings will not change.



Map E35: Spatial extent of the Lenah Valley 6 precinct