

F1 Golf Links Estate precinct (HOB-C6.2.57) review

The *Hobart Interim Planning Scheme 2015* (HIPS 2015) does not identify the southern side of Alexander Street as part of the Sandy Bay 6 Heritage Precinct – The Golf Links Estate. The current precinct boundary aligns to the original Golf Links Estate Subdivision (see figure F1).

The Golf Links Estate consisted of 270 allotments that were laid out and sold between 1915 and 1922 by Co-operative Estates Limited. The estate stretched from Lord Street to the high side of Alexander Street. Research has indicated that the Golf Links Estate was extended to the southern side of Alexander Street between 1923 – 1928. Co-operative Estates Limited owned the strip of land between the southern side of Alexander Street and the creek that runs behind French Street, and it is likely that drainage and infrastructure issues associated with the creek contributed to this section of land been a later inclusion into the Golf Links Estate subdivision. The subdivision of this area commenced in February 1923 and by 1928 seventeen houses had been constructed along this southern side of Alexander Street.

Research on housing construction dates in Alexander Street has found that the southern side majority of houses (16 out of 21) were constructed from 1925 – 1927. Whilst on the northern side the majority of houses (10 out of 16) were constructed between 1923 – 1926. Houses on the southern side of the street appear to be constructed on smaller lots and the houses are of a more modest size, whilst residences along the upper side of the street are set on larger allotments and are of a slightly larger construction. This been said both sides of the street were primarily developed during the small time period of 1923-1927. The both sides of Alexander Street features similar residential styles, are primarily of a single storey scale, and are positioned directly to face the street. Housing styles are primarily Californian bungalows and simply detailed Inter-War domestic weatherboard residences.

There is considerable merit to have the southern side of Alexander Street incorporated into the Sandy Bay 6 – Golf Links Estate Heritage Precinct. The extended boundary to include this area should be amended as part of the Local Heritage Precinct provisions for the Tasmanian Planning Scheme. A short description of the southern side of Alexander Street and detail of the areas slightly later inclusion into the Golf Links Estate subdivision will be included in the historical description of the Heritage Precinct document (see Appendix E)

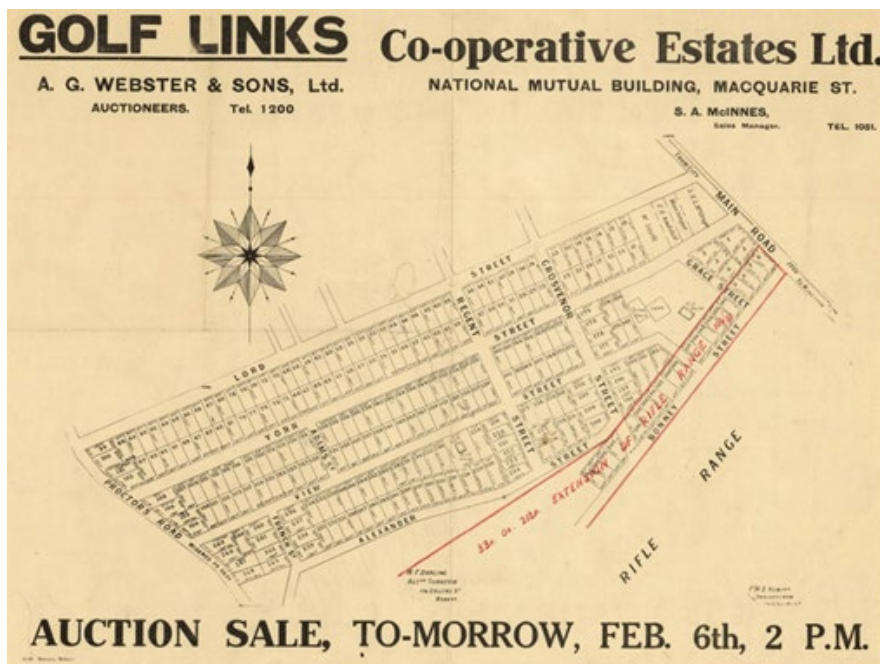


Figure F1: Original Golf Links Estate subdivision plan. AF721-1-540