

Godden Mackay Logan

West Hobart Heritage Review

Volume 1

Prepared for the Hobart City Council, June 2000

	Contents	Page
VOLUME ONE		
Executive Summary		i
1.0 Introduction		1
1.1 Background.....		1
1.2 Study Area		1
1.3 Key Outcomes		1
1.4 Study Team.....		1
1.5 Limitations		4
1.6 Methodology		4
1.7 Terminology		4
1.8 Acknowledgements.....		5
1.9 Report Format.....		6
2.0 Project Tasks.....		7
2.1 Historical Context Report		7
2.1.1 <i>Research</i>		7
2.2 Fieldwork and Survey		8
2.3 Analysis and Final Inventory		8
2.4 Planning and Management Recommendations		8
3.0 The Historical Context		9
3.1 The Historical Context – Thematic Approach to the History of West Hobart		9
3.2 Evolution and Development		10
3.2.1 <i>Early European Settlement</i>		10
3.2.2 <i>Settlement pre-1860</i>		10
3.2.3 <i>Building a Suburb 1870–1910</i>		13
3.2.4 <i>Continued Growth</i>		22
3.3 Housing.....		31
3.3.1 <i>The Old Colonial Period 1803–c1840</i>		31
3.3.2 <i>The Victorian Period c1840–1890</i>		31
3.3.3 <i>The Federation Period c1890–1915</i>		32
3.3.4 <i>The Inter-War Period c1915–1940</i>		33
3.3.5 <i>The Post-War Period c1940–1960</i>		34
3.3.6 <i>The Late Twentieth Century Period, 1960 to the Present</i>		34
3.4 Government and Administration		35
3.4.1 <i>Local Government</i>		35
3.4.2 <i>Progressive Community Organisations</i>		35
3.5 The Provision of Services		36
3.5.1 <i>Water Supply</i>		36
3.5.2 <i>Sewerage</i>		36
3.5.3 <i>Power Supply</i>		37
3.5.4 <i>Roads</i>		37
3.6 Transport and Communication.....		39
3.6.1 <i>Horse-drawn Carts and Coaches</i>		39
3.6.2 <i>Trams</i>		39

3.6.3 Buses.....	41
3.6.4 Motor Cars.....	41
3.6.5 Telecommunications.....	41
3.6.6 Postal Services.....	41
3.7 Industry and Commerce.....	43
3.7.1 Agriculture	43
3.7.2 Dairying	43
3.7.3 Baking and Beverage Manufacture	43
3.7.4 Quarrying.....	44
3.7.5 Brick-making.....	46
3.7.6 Building.....	46
3.7.7 Clothing and Textiles	49
3.7.8 Transport Industries.....	49
3.7.9 Other Industries	49
3.7.10 Commercial Activities	49
3.8 Religion and Philanthropy	52
3.8.1 Roman Catholic Church	52
3.8.2 The Church of England.....	52
3.8.3 Other Churches	53
3.8.4 Cemeteries	53
3.8.5 Charitable Institutions	55
3.9 Education and Recreation.....	57
3.9.1 Public Schools.....	57
3.9.2 Private Schools.....	57
3.9.3 Clubs and Pubs	58
3.9.4 Recreation Grounds	61
3.10 Natural Disasters.....	62
3.11 Endnotes	64
4.0A Inventory – Composition.....	67
4.1 Introduction	67
4.2 The Inventory as a Reflection of West Hobart’s History.....	67
4.2.1 Evolution and Development.....	67
4.2.2 Housing	67
4.2.3 Government and Administration	69
4.2.4 The Provision of Services.....	74
4.2.5 Transport and Communication	74
4.2.6 Industry and Commerce	74
4.2.7 Religion and Philanthropy.....	75
4.2.8 Education and Recreation	75
4.2.9 Natural Disasters	75
4.3 Endnotes	75
4.0B Inventory – Structure.....	81
4.1 Introduction	81
4.2 Previously Identified Heritage Items.....	81
4.2.1 Statistics	81
4.2.2 Characteristics.....	82

4.3 Recommended Heritage Items	82
4.3.1 <i>Statistics</i>	82
4.3.2 <i>Format</i>	83
4.3.3 <i>The Characteristics</i>	84
4.4 Contributory Items	84
4.5 Endnotes	84
5.0 Heritage Areas	87
5.1 Introduction	87
5.1.1 <i>West Hobart</i>	87
5.2 Heritage Areas	87
5.2.1 <i>What is a Heritage Area?</i>	87
5.2.2 <i>Why Heritage Areas?</i>	87
5.2.3 <i>Ranking of Contributory Components</i>	88
5.2.4 <i>Heritage Areas in West Hobart</i>	89
5.3 Forest Road Heritage Area – 8A	91
5.3.1 <i>Boundary</i>	91
5.3.2 <i>Historical Outline</i>	91
5.3.3 <i>Description</i>	93
5.3.4 <i>Summary of Significance of Forest Road Heritage Area - 8A</i>	95
5.3.5 <i>Characteristic Features which Contribute to the Significance of the Area</i>	95
5.3.6 <i>Uncharacteristic features which detract from the heritage significance of the Area</i>	97
5.3.7 <i>Management Policy</i>	97
5.4 Lansdowne Crescent/Hill Street Heritage Area 19	100
5.4.1 <i>Boundary</i>	100
5.4.2 <i>Historical Outline</i>	100
5.4.3 <i>Description</i>	102
5.4.4 <i>Summary of Significance of Lansdowne Crescent/Hill Street Heritage Area – 19</i>	104
5.4.5 <i>Characteristic Features which Contribute to the Significance of the Area</i>	104
5.4.6 <i>Uncharacteristic features which detract from the heritage significance of the Area</i>	105
5.4.7 <i>Management Policy</i>	106
5.5 Heritage Area 8 – Inner Hillside Housing/Liverpool Street	110
5.5.1 <i>Boundary</i>	110
5.5.2 <i>Historical Outline</i>	110
5.5.3 <i>Description</i>	112
5.5.4 <i>Summary of Significance of Heritage Area 8 – Inner Hillside Housing/Liverpool Street</i> ..	114
5.5.5 <i>Characteristic Features which Contribute to the Significance of the Area</i>	114
5.5.6 <i>Uncharacteristic Features which Detract from the Heritage Significance of the Area</i>	115
5.5.7 <i>Management Policy</i>	116
5.6 Heritage Area 9 – Inner Hillside Housing/Bathurst Street	119
5.6.1 <i>Boundary</i>	119
5.6.2 <i>Historical Outline</i>	119
5.6.3 <i>Description</i>	121
5.6.4 <i>Summary of Significance of Heritage Area 9 – Inner Hillside Housing/Bathurst Street</i> ..	123
5.6.5 <i>Characteristic Features which Contribute to the Significance of the Area</i>	123
5.6.6 <i>Uncharacteristic Features which Detract from the Heritage Significance of the Area</i>	125
5.6.7 <i>Management Policy</i>	125

5.7 Heritage Area 10 – Patrick Street	128
5.7.1 Boundary	128
5.7.2 Historical Outline	128
5.7.3 Description.....	128
5.7.4 Summary of Significance of Heritage Area 10 – Patrick Street.....	131
5.7.5 Characteristic Features which Contribute to the Significance of the Area.....	131
5.7.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area.....	132
5.7.7 Management Policy.....	132
5.8 Heritage Area 11 – Inner West Hobart.....	136
5.8.1 Boundary	136
5.8.2 Historical Outline	136
5.8.3 Description.....	138
5.8.4 Summary of Significance of Heritage Area 11 – Inner West Hobart	140
5.8.5 Characteristic Features which Contribute to the Significance of the Area.....	140
5.8.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area.....	141
5.8.7 Management Policy.....	142
5.9 Heritage Area 11A – Inner West Hobart	145
5.9.1 Boundary	145
5.9.2 Historical Outline	145
5.9.3 Description.....	147
5.9.4 Summary of Significance of Heritage Area 11A – Inner West Hobart.....	149
5.9.5 Characteristic Features which Contribute to the Significance of the Area.....	149
5.9.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area.....	150
5.9.7 Management Policy.....	151
5.10 Heritage Area 15A – Newdegate Street.....	154
5.10.1 Boundary	154
5.10.2 Historical Outline	154
5.10.3 Description.....	156
5.10.4 Summary of Significance of Heritage Area 15A – Newdegate Street	158
5.10.5 Characteristic Features which Contribute to the Significance of the Area.....	158
5.10.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area...	159
5.10.7 Management Policy.....	160
5.11 Endnotes	163
6.0 Planning Issues and Opportunities	165
6.1 Introduction	165
6.2 Statutory Planning Requirements	165
6.3 Australian Heritage Commission Act, 1975.....	166
6.4 Historic Cultural Heritage Act 1995.....	166
6.5 The City of Hobart Planning Scheme 1982.....	167
6.5.1 Generally	167
6.5.2 Principle 20.....	168
6.5.3 Schedule F (Heritage Schedule)	168
Heritage Areas (Location Plans).....	170
6.5.4 Future Scheme Text Review	172
6.6 Non Statutory Planning Requirements.....	180
6.6.1 The National Trust (Tasmania).....	180

6.6.2 The Hobart City Council Draft Strategic Plan 1999-2003.....	180
7.0 Community Consultation	183
7.1 Background.....	183
7.2 Consultation Process	183
7.3 The Community Workshop	184
8.0 Implementation Strategies	185
8.1 Introduction	185
8.2 Statutory and Non-Statutory Planning Requirements and Policies.....	185
8.2.1 Adoption of the Heritage Review.....	185
8.2.2 Amendments to The City of Hobart Planning Scheme 1982.....	186
8.2.3 Future Review of The City of Hobart Planning Scheme 1982.....	187
8.2.4 Heritage Codes.....	189
8.3 Council Strategic Planning and Co-ordination	189
8.3.1 Responsibility for Implementation.....	189
8.3.2 Exhibition of the Heritage Review.....	190
8.3.3 Notification of Owners	191
8.3.4 Co-ordination with Other Agencies.....	191
8.3.5 Availability of Reports.....	192
8.4 Financial or Other Incentives	192
8.5 Community Involvement and Heritage Promotion	193
8.5.1 Making Heritage Understood.....	193
8.5.2 Promoting Community Awareness	193
9.0 References	195
Primary Sources	195
Secondary Sources.....	195
Related Legislation	198
Newspapers	198
Historic Maps	199
Historic Photographs.....	199
10.0 Appendices.....	201
Appendix A Copy of Study Brief	
Appendix B Copy of the Burra Charter (The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance)	
Appendix C Sites Registered on the National Estate – data sheets	
Appendix D National Trust registered items – sample data sheets	
Appendix E Survey and Schedule of Old National Trust and H.C.C. Heritage Listings within the West Hobart Study Area (including National Trust data sheets for six items)	
Appendix F Community Workshop	
Appendix G Community Feedback – Questionnaire	

Executive Summary

Preamble

The Hobart City Council is currently undertaking a major systematic review of the City of Hobart's heritage. As part of this process, a series of local heritage studies and reviews are being undertaken. The Council has commissioned a Heritage Review of West Hobart as part of this systematic review.

The study process has included the review and research of documents, extensive field survey, consultation with Council officers, and some property owners.

There are 166 items of cultural heritage significance that have been identified and assessed in the Inventory of Heritage Items. Some revision of the existing Heritage Areas is proposed, including the addition of new Heritage Areas.

This executive summary provides an overview of the Heritage Study Review. Reference should be made to the full report for the background to specific conclusions, policies and recommendations.

Significance

West Hobart is a place of aesthetic, historic, scientific and social significance for past, present and future generations. The heritage value of the suburb is summarised as follows:

West Hobart has a complex cultural heritage created by the interplay between its hillside setting, dramatic topography, landscape elements (such as its cottage gardens and street plantings) and an impressive array of built elements. West Hobart's existing fabric and various documentary records illustrate an interesting history and the processes and events which make West Hobart a special place today.

West Hobart's sense of place derives from a generally harmonious and consistent street pattern, built form (which is consistent by way of scale, form, style and materials), landscape, topography, natural vegetation (much of which forms an impressive backdrop to the area), numerous recreation grounds, views to the city, river and mountains of the Wellington Range, and the predominantly residential scale and character of the area. West Hobart is particularly regarded as a late Victorian/Federation suburb which, it would seem, has a high level of intactness. The variety of domestic architecture is especially important, with a particularly rich and diverse representation from the late Victorian and Federation periods. There are, however, numerous interesting elements from the Colonial, Inter-War, Post-War and late twentieth century periods.

West Hobart embraces a rich mixture of post-1803 history, landform and vegetation, architecture, gardens and recreation grounds. This blend extends from first settlement to the present. The layout, built form and character of the suburb today reflects various historical themes, typifying especially the growth of this residential suburb from the late nineteenth century to the present time.

Individual Heritage Items

There are 390 Previously Identified Heritage Items located within West Hobart. Seventy-six percent of these items are listed on three or more heritage schedules, while twenty-three percent were found to be listed only on the National Trust and Hobart City Council schedules. A review of the latter items was conducted to determine which should remain on the Council's heritage schedule, as about half of the items had not been adequately assessed for over twenty years. Of the forty-four items that were reviewed, only two were recommended for removal from the Council's schedule, further assessment was recommended for eight items, and the remaining thirty-four items were recommended to be retained on the schedule.

The Inventory of Heritage Items contains 166 items which are recommended for inclusion within Appendix 1 of Schedule F – *City of Hobart Planning Scheme 1982*. These Recommended Heritage Items are in addition to the abovementioned 390 Previously Identified Heritage Items. They come from all periods of West Hobart's history, although the majority are from the late nineteenth/early twentieth centuries. There are only a few items from the Post-War and late twentieth century periods. It is likely that, with time, other more recent items would be considered worthy of addition to the schedule.

The inventory will continue to evolve as new information becomes available and community views about heritage change. It is important that both Council and residents of West Hobart accept the need for periodic revision.

Heritage Areas

Two new Heritage Areas have been identified as part of this study, two Heritage Areas have been identified and proposed in recent studies, and four Heritage Areas are identified in the *City of Hobart Planning Scheme 1982*. Boundary adjustments and extensions are proposed for three of the six existing Heritage Areas and one of the two recently identified Heritage Areas.

In assessing Heritage Areas, emphasis has been placed on identifiable characteristics of each area and specific assessment of heritage values. This study provides an evaluation of the relative contribution of every item in each of the proposed and existing Heritage Areas. In addition to this, supplementary maps (which have been provided to Council separately from this report), evaluate the relative significance of every item within the detailed study area of West Hobart.

To assist the Council and community in ongoing heritage management and decision-making, a management policy has been provided for each of the Heritage Areas. It is recommended that this policy be adopted by Council.

Planning Issues and Opportunities

The planning processes available for management of identified places and areas are examined in light of issues and opportunities which were highlighted in the field survey and from consultation with Council officers. Generally the study area showed high standards of maintenance, repair and reconstruction. Few development pressures were identified and no places were identified as under immediate threat.

Where appropriate, recommendations are made to facilitate appropriate heritage management for West Hobart within the existing statutory and non-statutory planning framework.

Statutory and Non-Statutory Planning Requirements

The principal statutory and non-statutory planning controls which apply to the heritage management of West Hobart are as follows.

Statutory Planning

Australian Heritage Commission Act 1975.

Historic Cultural Heritage Act 1995 (Tasmania).

Land Use Planning and Approvals Act 1993 (Tasmania).

The City of Hobart Planning Scheme 1982.

Non-Statutory

The National Trust (Tasmania) plays a role as referred to in the Planning Scheme.

The Hobart City Council Draft Strategic Plan 1999-2003, while not a statutory planning instrument, sets out heritage objectives.

Implementation Strategies

Strategies for implementing an appropriate heritage management framework for West Hobart arising from this Study are presented as recommendations, grouped in the following four categories:

- Statutory and Non-Statutory Planning Requirements and Policies.
- Council Strategic Planning and Co-ordination.
- Financial Incentives.
- Community Involvement and Heritage Promotion.

Statutory and Non-Statutory Planning Requirements and Policies

Adoption of the Heritage Review

- This Heritage Review and, in particular, the implementation strategies and recommendations in Section 7.0 of this report should be formally adopted by Council following a process of public exhibition, community consultation and discussion. Additionally, the following components of the Review should be adopted by Council as Codes under clause 2.5 of the *City of Hobart Planning Scheme 1982*.
 - Heritage Significance Statement and Policy for West Hobart (Section 5.0 of this report).
 - Heritage Inventory Forms for individual Places of cultural significance (Sections 3.0 and 4.0, Volume 2 of this Review).
 - Heritage Areas Statements (Section 5.0 of this Review).

Amendments to The City of Hobart Planning Scheme 1982

- Council should formally incorporate the Draft Heritage List contained in Section 2.0 (Volume 2) into Schedule F – Appendix 1 of the *City of Hobart Planning Scheme 1982*. In the interim, the Heritage List should be adopted as a Planning Policy or Code under clause 2.5 of the Scheme.
- Places should only be deleted from the Heritage List on heritage grounds and not for other reasons. Additional places may be added to the Heritage List if they are assessed to have cultural heritage significance as defined in the Planning Scheme.
- Council should formally incorporate the draft Heritage Areas contained in Section 5.0 of this report into amended location plans in Schedule F of *The City of Hobart Planning Scheme 1982*. In the interim, the Areas should be adopted as a Planning Policy or Code under clause 2.5 of the Scheme.
- Individual properties or elements should not be excluded from the Heritage Areas as this would be contrary to the purpose of a Heritage Area, which aims to conserve and enhance the heritage values of the Area as a whole.

Future Review of The City of Hobart Planning Scheme 1982

- In order to resolve certain issues arising from this Review, the following recommendations are made to amend the Planning Scheme Text at the first available opportunity.

Principle 20

Council should consider amending the wording of Principle 20 to relate specifically to the terminology used in the definitions contained in Schedule F, to use the term 'cultural significance' in preference to 'special significance', and include the word 'place'.

Schedule F (Heritage Schedule)

Definitions

- Council should consider amending the definitions of 'place' and 'heritage areas' in clause F.1.1 to include the term 'cultural significance' in preference to 'special significance'.
- A suitable definition of 'adjacent' should be added to clause F.1.1, which has a broad meaning which includes the streetscape and even backdrop to Heritage Areas.
- Clause F.3.3 should be amended to read 'Any new development within or adjacent to a Heritage Area shall not detract from those characteristics of the Area which contribute to its cultural significance and its setting'.
- Clause F.4.4 should be amended to read 'Any new development within or adjacent to a place listed on the Heritage Register shall be in keeping with and shall not detract from the cultural significance of the place and its setting'.

Potential Archaeological Sites

- The definition of 'place' in clause F.1.1 should be amended to include reference to archaeological remains, including relics. The term 'potential archaeological site' should also be introduced and separately defined. Suitable provisions should be included in Schedule F which aim to identify, assess and protect archaeological relics when development is proposed.

Internal Alterations

- Council should seek an amendment to the definition of the development in Land Use Planning and Approvals Act 1993 to enable Council to control alterations to the interiors of buildings of cultural heritage value, through appropriate provisions contained within the Planning Scheme.

Other Clauses

- Exemptions from development approval requirements contained in Clause 1.6.1(e, f, g and h) should be reviewed if there is evidence that these are contributing to adverse heritage impacts on Heritage Areas or Places.

-
- The Statement for the West Hobart Precinct (No. 24) contained in Part 5 of the Planning Scheme should incorporate reference to its heritage and townscape importance as for the Inner West Hobart Precinct.
 - The density and subdivision provisions contained in Schedule B of The Planning Scheme should be reviewed and/or supplemented with detailed heritage guidelines to avoid adverse heritage impacts on Heritage Areas and Places, due to inappropriate subdivision and over development of rear gardens.
 - While the merit based heritage considerations contained in Schedule F appear to be adequate to moderate the height and setback provisions contained in Schedules C and D of The Planning Scheme, these provisions should be supplemented with detailed guidelines to ensure that these controls do not lead to adverse heritage impacts on Heritage Areas and Places.
 - The parking provisions contained in Schedule E of The Planning Scheme should be reviewed and supplemented with detailed guidelines to avoid adverse heritage impacts on Heritage Areas and Places due to inappropriate location of garages and carports. Detailed guidelines, including a survey of existing garages/carports and recommended locations for future car parking, should supplement the management policies, drafted in this Review, for Heritage Areas and to protect Heritage Places.
 - The inclusion of suitable heritage objectives is flagged for Council's consideration if a comprehensive review of the Planning Scheme is undertaken in the future.

Landscape

- Council should consider undertaking a landscape study (including West Hobart) to identify significant trees and vegetation covering both privately owned and public places. (Detailed guidelines which encourage the retention of traditional gardens, including a list of suitable plants, would assist to maintain the characteristic feature of traditional 'cottage gardens' where appropriate).

Heritage Assessment Reports

- Council should monitor the need for heritage assessment reports to accompany an application for planning approval as a means of ensuring that applicants carefully consider the heritage significance of a place and respond with a design which retains heritage significance and minimises any adverse heritage impacts. Council should consider encouraging large institutions, such as schools, to prepare Conservation Plans or Heritage Impact Statements when undertaking major works or master plan programs.

Heritage Codes

- Detailed design guidelines, adopted as Codes pursuant to Clause 2.5 of The City of Hobart Planning Scheme 1982, for both Heritage Areas and places of cultural significance should be considered for the future. Guidelines for front fences included in the Heritage Area Statements drafted for this review should be reviewed and included in Council's proposed Fence Code as appropriate.

Council Strategic Planning and Co-ordination

Responsibility for Implementation

- Council should ensure that responsibility for appropriate heritage management is seen as an essential role involving all areas of Council's operation, its staff and elected Councillors. All staff and Councillors should be encouraged to find ways of promoting the protection and conservation West Hobart's heritage.

Exhibition of the Heritage Review

- Council should publicly exhibit and promote the Heritage Review including the draft Heritage List and Heritage Areas, related policies and recommendations and should invite public submissions on the exhibited documents prior to Council's consideration and possible adoption into the relevant parts of The City of Hobart Planning Scheme 1982.

Notification of Owners

- Owners of all properties identified in the Heritage Review which are proposed to be included in Council's Heritage List or within a Heritage Area should be notified of the implications of the proposed listing. A copy of relevant information about each place should be included to assist owners in understanding and appreciating the heritage significance of the properties concerned as well as the implications of and proposed process for heritage listing.

Co-ordination with Other Agencies

- The Draft Heritage List and Heritage Areas should be referred to the Tasmanian Heritage Council and the National Trust of Australia (Tasmania) for review and possible inclusion in the Tasmanian Heritage Register and the National Trust Register.

Availability of Reports

- The documents produced as part of this Heritage Review, including the Heritage Inventory Forms and Heritage Area Statements should be made available to the public at Council's offices as well as via a computer database, with a terminal in Council's library.

Financial and Other Incentives

Council should consider a range of financial and other incentives to encourage heritage conservation. These may include rate relief (differential rating), waiving of application fees for planning approval, small grants or loans through a Local Heritage Assistance Fund, professional advice offered by a Council-employed Heritage Adviser, local heritage awards and land use concessions.

Community Involvement and Heritage Promotion

Making Heritage Understood

- Information should be provided to the community to explain the concepts of heritage significance and the objectives of heritage listing and conservation to ensure that there is a broad community understanding of heritage conservation.

Promoting Community Awareness

- Council should promote and encourage increased community awareness and active involvement in heritage conservation to ensure that there is broad community support for heritage conservation.

Community Workshops and Submissions

- Comments received during Community Workshops and from written submissions should be received as part of the review process of exhibition of the Draft Study. The submissions should be reviewed and incorporated as appropriate into relevant policy statements and development controls, adopted by Council as Codes under Clause 2.5 of the City of Hobart Planning Scheme 1982 or considered in any future review of the Planning Scheme.

1.0 Introduction

1.1 Background

The Hobart City Council is currently undertaking a major systematic review of the City of Hobart's heritage. The first stage of this process is a series of local heritage studies and reviews. The Council has commissioned Godden Mackay Logan Pty Ltd to undertake a heritage review of West Hobart as part of this systematic review, as the suburb is poorly represented in existing heritage registers.

A copy of the brief for the West Hobart Heritage Review is included as Appendix A.

1.2 Study Area

The study location, context and area are shown by Figures 1.1. and 1.2. According to the Consultant Brief, a detailed review of Newdegate Street and Mary Street was not required, as these areas have been subject to recent reviews which have been undertaken by Godden Mackay Logan Pty Ltd.

1.3 Key Outcomes

The key outcomes for the heritage review, as identified by the Hobart City Council are:

- 6.1. A brief report which identifies important historical themes and the evolution of the suburb;*
- 6.2. An inventory of significant heritage places within the suburb;*
- 6.3. Recommendations for the future strategic management and protection of the suburb's environmental heritage.*

1.4 Study Team

This study has been undertaken by a multi-disciplinary team of Godden Mackay Logan staff and subconsultants.

The Historical Context Report was prepared by Katheryn Bennett.

The fieldwork and survey of West Hobart to identify places of heritage significance within the suburb was undertaken by Katheryn Bennett and Neil Shillito. The preliminary inventory was prepared by Katheryn Bennett and reviewed by Neil Shillito.

Analysis and preparation of the final inventory was undertaken by Katheryn Bennett and Neil Shillito. Recommendations with regard to Heritage Areas were the primary responsibility of Margaret Bergomi and Katheryn Bennett.



Figure 1.1 Location and Context.

Scale 1: 50 000

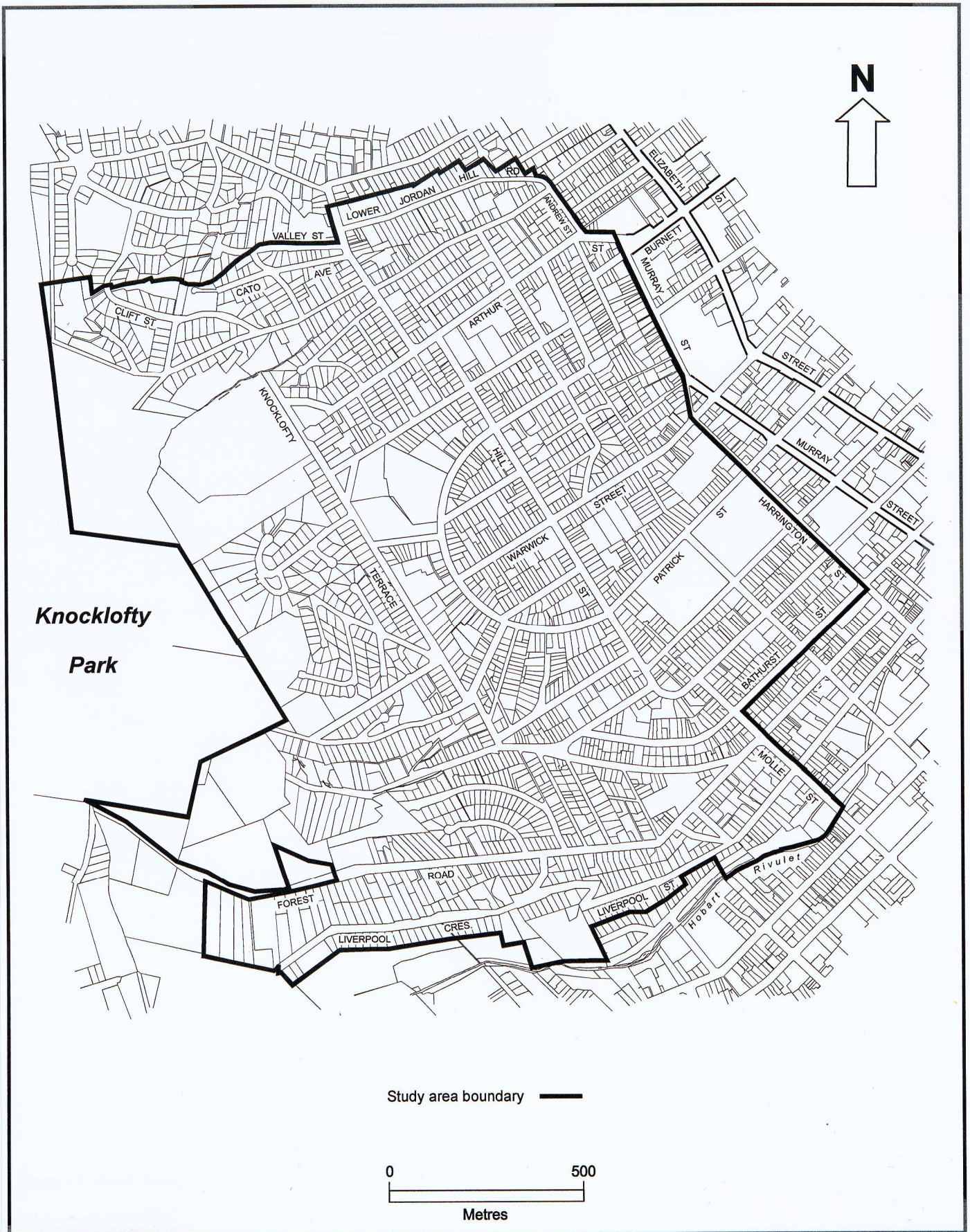


Figure 1.2 Study Area.

The planning and management recommendations, including the review of existing planning controls, the identification of conservation and development constraints, and the formulation of an action plan were undertaken by Margaret Bergomi. This project was co-ordinated by Richard Mackay with assistance from Shalendra Ranasinghe. The final report has been reviewed by Richard Mackay.

1.5 Limitations

Time constraints imposed by the Consultant Brief limited the amount of time spent on original research, however the research, fieldwork, documentation and analysis undertaken for this study may generally be regarded as comprehensive. The level of documentation undertaken for individual heritage items, though sufficient to establish their significance and status for the purpose of inventory inclusion, must not be regarded as definitive or as a replacement for systematic research and documentation undertaken as part of the conservation planning or development consent process.

Although the field survey within the area was systematic, it is possible that further research may reveal additional sites not included in the inventory, but which are subsequently found to be significant. This inevitable situation is created by changing levels of knowledge or perceptions about significance and will cause a need for amendment to the inventory in the future. The inventory must be regarded as dynamic, and provisions should be made for periodic reviews of inventory items.

1.6 Methodology

The project was undertaken in accordance with the methodology and program of works outlined in the study brief. The project methodology clearly outlined in the NSW Heritage Office and Department of Urban Affairs and Planning, 1996, *Heritage Studies, New South Wales Heritage Manual*, (3rd Edition), was closely followed during the course of this study.

The evaluation criteria applied to inventory items are those required for entry onto the Tasmanian Heritage Council Register, and are clearly stated in the Historic Cultural Heritage Act 1995. The inventory format is derived from the Tasmanian Heritage Register Database.

1.7 Terminology

In general, this report does not adopt any special terminology. The words *place*, *cultural significance*, *fabric*, and *conservation*, are in accordance with the definitions provided by the Burra Charter of Australia ICOMOS, which is reproduced as Appendix B.

The terminology used to describe building styles generally follows the nomenclature set out in Apperly, R, Irving, R, and Reynolds, P, 1989, *A Pictorial Guide to Identifying Australian Architecture*. Some of the architectural style names attached to inventory items differ from the above book, as many items were found to be a pot-pourri of different styles.

1.8 Acknowledgements

The study team wishes to acknowledge the considerable assistance provided by the following organisations and individuals:

Organisations

- Hobart City Council;
- Tasmanian Heritage Council;
- Tasmaniana Library, State Library of Tasmania;
- Archives Office of Tasmania;

Individuals

- Hobart City Council:
 - Mr Brendan Lennard, Cultural Heritage Officer;
 - Mr Barry Holmes – Manager Strategic Development and Planning Unit;
 - Mr Robert Higgins – DC/S – Planning Officer;
 - Ms Irene Duckett – DC/S – Planning Officer;
 - Mr James McIlhenny – Senior Development Planner;
 - Mr Guy Martin – Development Process Planner;
 - Ms Lisa Nelson – Heritage Assistant;
 - Mr Stephen Jeffery – Senior Cartographic Drafting Officer;
 - Mr Peter Flemming, Surveyor, HCC;
- Tasmanian Heritage Council:
 - Mr Peter Tucker, Manager;
 - Mr Andrew Todd, Registrar;
 - Ms Marcia Calder, Clerk;
 - Ms Genevieve Campbell, Assistant Heritage Adviser;
- Ms Lindy Scripps, Historian;
- Mr Bill Reed, Historic Map Curator, Department of Primary Industries, Water and Environment (DPIWE);
- Mr Shane Mundy, Mundy's Meats; and
- Ms Pam Franklin, Manager, Marquis of Hastings Hotel.

1.9 Report Format

This report is presented in two major components:

- The Main Report
- Inventory of Heritage Items

The Main Report (this document) is the heritage study review itself and consists of eight sections. The first major section is the historical context report, which was the first task undertaken. Section four deals with the inventory, and includes a discussion on the field survey, and composition and structure of the inventory itself. Heritage Areas, both existing and proposed, are discussed in section five. An analysis of planning issues and opportunities is provided in section six, and strategic management recommendations are provided in section seven. The final sections of the Main Report include supporting and reference material.

The Inventory of Heritage Items is located in a separate volume. Schedules of Previously Identified Heritage Items, and Recommended Heritage Items within West Hobart are also provided, as well as the individual inventory sheets for each Recommended Heritage Item.

2.0 Project Tasks

2.1 Historical Context Report

This Historical Context Report contains a brief analysis of the history and historical geography of West Hobart. An attempt has been made to identify historical themes and the evolution of development within the study area. It is not the purpose of this report to provide a detailed history of West Hobart.

This Historical Context Report was undertaken in two major phases.

1. Research Phase – where secondary sources were reviewed and primary research was undertaken. Primary research involved examination of historic maps, photographs and documents, and a search of the State Library of Tasmania and Archives Office of Tasmania card indexes and computer databases. A search was also made for relevant images held by the Allport Library and Museum of Fine Arts which are displayed on the State Library of Tasmania's world wide web site.
2. Compilation Phase – a considerable amount of time was spent compiling the information gathered and organising it into a suitable thematic framework.

2.1.1 Research

In addition to research undertaken for the Historical Context Report, further research was carried out to provide background information on individual sites and areas. A thorough review has been made of existing sources and inventories of previously identified heritage items. Sources used include:

- Appendix 1 of Schedule F – City of Hobart Planning Scheme, 1982;
- Register of the National Estate;
- National Trust Register;
- Tasmanian Heritage Register;
- RAIA List of Twentieth Century Buildings;
- Hobart's Industrial Heritage (HCC);
- Women's History Study (HCC);
- An Architectural Guide to the City Hobart;
- Twentieth Century Buildings for the National Estate Register of Tasmania;
- Hobart Urban Conservation Study, Stage 2; and
- Hobart Heritage Listings (HCC).

2.2 Fieldwork and Survey

A comprehensive and systematic field survey of the detailed study area was undertaken and individual potential heritage items were considered and identified in the field. This identification has occurred in conjunction with consideration of knowledge of previously identified heritage items and historical information gained during the research phase. The study area was inspected by four members of the study team: Katheryn Bennett, Neil Shillito, Margaret Bergomi and Richard Mackay. Detailed inspections of the study area were undertaken by Katheryn Bennett, Neil Shillito and Margaret Bergomi.

During the field survey, existing information was checked, inaccuracies were corrected and additional items were identified. A preliminary inventory was prepared, with each potential heritage item recorded separately on an inventory form of Tasmanian Heritage Register format. Two digital images were taken of each item, one front and one side elevation.

2.3 Analysis and Final Inventory

Following the initial field survey and preparation of the preliminary inventory, some additional research was undertaken in order to provide necessary information about particular sites. A final inventory of items was prepared for inclusion within the *City of Hobart Planning Scheme*, and for nomination for inclusion in the Tasmanian Heritage Register. Items with negligible heritage significance were excluded. Specific property information such as unique parcel identification, titles, eastings and northings, will be progressively added to items in the final inventory by Council officers at a later date.

In addition to the preparation of individual inventory entries, existing Heritage Areas were reviewed and consideration was given to the formulation of new Heritage Areas. The results of this analysis are discussed in detail in section five. Each existing and recommended Heritage Area is provided with a boundary description, historical outline, description, summary statement of significance and management policies.

2.4 Planning and Management Recommendations

A review was made of existing planning controls. A workshop, attended by Council planning officers, was held on 12 March 1999, at which planning issues and opportunities were discussed by Council staff, as well as strategic management issues. Close liaison and consultation occurred with key Council officers throughout this part of the project. See sections six and seven for a full discussion and analysis of the planning and management issues and recommendations.

3.0 The Historical Context

3.1 The Historical Context – Thematic Approach to the History of West Hobart

Identification and comparative assessment of potential heritage items requires overall appreciation of the manner in which the geography of an area, and its historical development and evolution have influenced the current fabric of both the built and natural environments. Consideration of items in isolation does not allow attributes and values derived from the historic context of a place, or its associations, to be taken into account in evaluation of significance.

The preparation of a thematic history enables individual items to be examined within a historical context. Such history is prepared not as a chronology but rather as a structural account. By identifying the historic themes of a place, major events, activities and processes fundamental to its development can be highlighted and understood.

The following sections of this Historical Context Report analyse West Hobart's history. The majority of the themes are associated with places that remain as physical evidence of significant events or phases.

As a result of a study of the documentary evidence relating to the history of West Hobart, the following themes were identified:

- Evolution and Development;
- Housing;
- Government and Administration;
- The Provision of Services;
- Transport and Communication;
- Industry and Commerce;
- Religion and Philanthropy;
- Education and Recreation; and
- Natural Disasters.

These themes are dealt with in the thematic history that follows.

3.2 Evolution and Development

The evolution and development of West Hobart is, to a large degree, entwined with the growth of Hobart. A large part of what is now officially defined as West Hobart was once regarded as part of Hobart. The historic maps of the area reflect this close relationship.

3.2.1 Early European Settlement

Land Grants

Over one hundred acres of land had been granted within West Hobart by 1826 (see Figure 3.1). The recipients of this land, according to the Land Commissioners' Plan of Hobart, were as follows: William Shoobridge received twenty acres; J Simmons obtained ten acres; five acres were set aside for a church; and another five for a burial ground. Larger and more isolated land grants within the area included forty acres to an early settler referred to as McKay, and eighty acres to a Mr Mason.

Land grants were also received by Dr James Ross in 1827 and in 1831. These grants of twelve and 300 acres encompassed much of what is now the Knocklofty Park. Several large estates were formed as a result of these early land grants. 'Caldew' was one such estate. Established by John Woodcock Graves in 1861, the grounds extended from Cavell Street (where 'Caldew' house was built) to the area now occupied by Lansdowne Crescent.¹ 'Highfield Estate' was another property established by a Hobart merchant in the early years. The grounds, according to Rowntree, were extensive and covered the area around Knocklofty Terrace.² Hundreds of other, smaller, land grants were made at different times throughout the nineteenth century.

3.2.2 Settlement pre-1860

By 1826, a town plan had been applied to a portion of the area now defined as West Hobart. This plan was an extension of an earlier grid plan of Hobart that was prepared by Surveyor James Meehan, under instruction from Governor Macquarie in 1811. Harrington, Barrack and Molle Streets, which run northwest and southeast, and Liverpool, Goulburn, Bathurst, Melville, Brisbane, Patrick and Warwick Streets which run northeast and southwest, were firmly established within the study area. The Land Commissioners, who prepared the town-planning scheme, also made specific recommendations regarding the future extension of the existing town. Their report concluded that:

The whole of the Land... on the West side within the unconnected line - should be reserved for the future extension of the Town and only given in allotments for Houses and Gardens.³

This recommendation appears to have been adopted because, by 1839, the 'west side' was further planned out into streets and subdivided into allotments. The land within the study area in closest proximity to the centre of Hobart Town was first developed (see Figure 3.2). This area, bounded by Harrington, Bathurst, Liverpool and Molle Streets, was particularly dense in urban development. Conversely, the land directly north of this, which rose steeply and was encompassed by Lansdowne Crescent, was coarsely subdivided and had only a sprinkling of houses.⁴

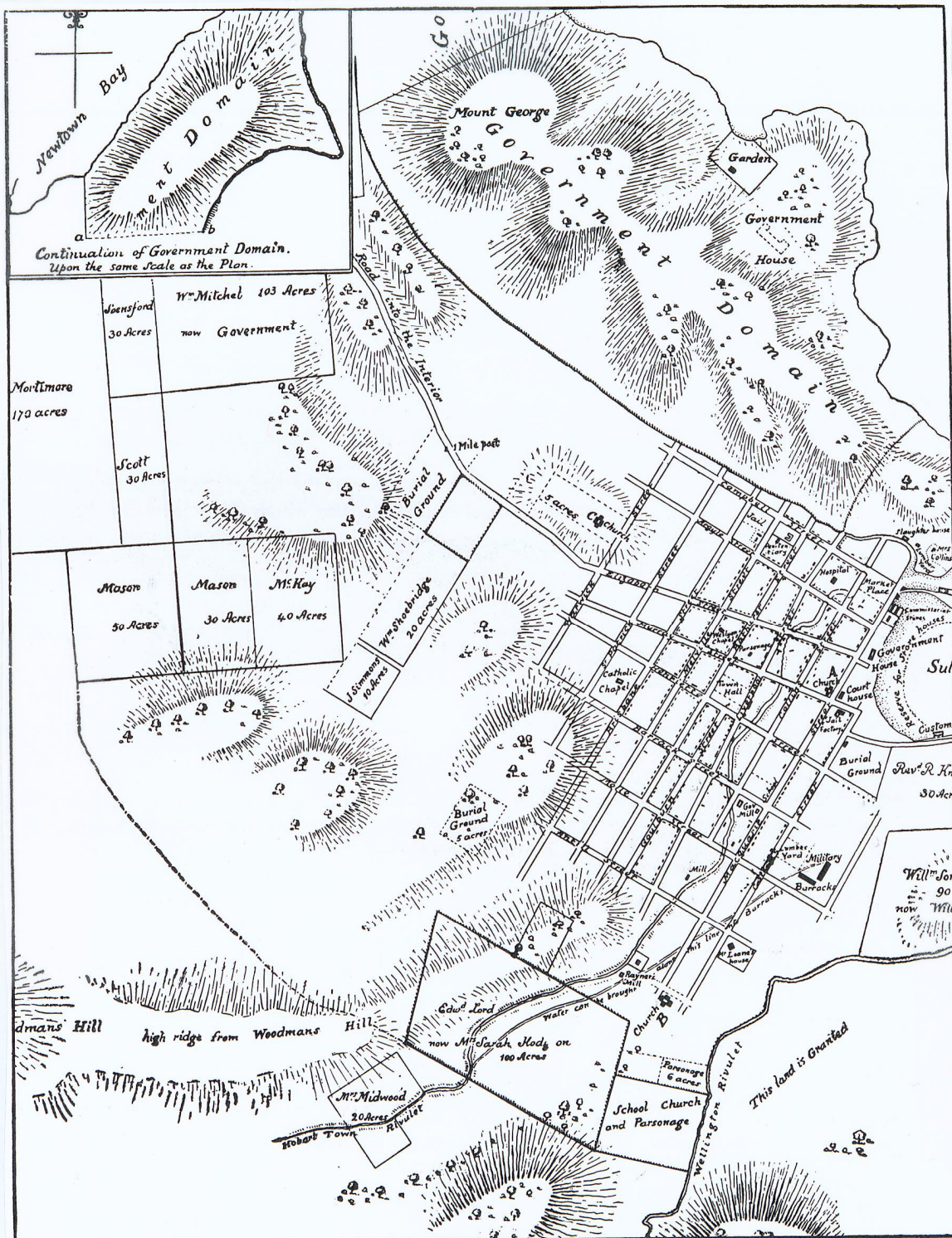


Figure 3.1 Land Commissioners' Plan of Hobart and Surroundings, 1826. Source: Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p 34.

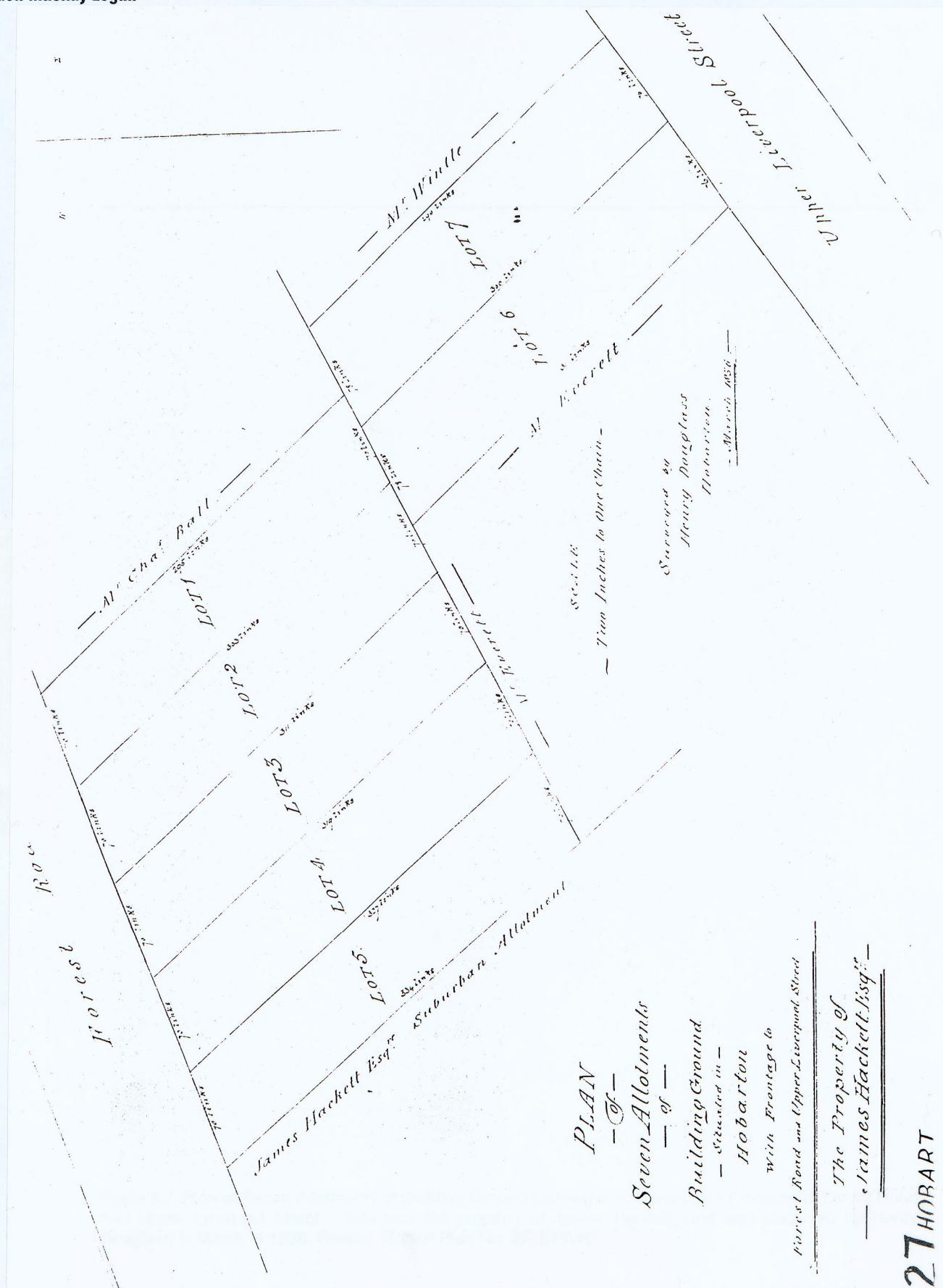


Figure 3.2 Plan of Seven Allotments of Building Ground situated in Hobart with Frontage to Forest Road and Upper Liverpool Street. This was the property of James Hackett, and was surveyed by Henry Douglass in March of 1836. Source: Hobart Plan No. 27, DPIWE.

The Plan of Hobart Town, 1839 by Frankland (see Figure 3.3), shows to what extent the planning of the town had developed. The northern town boundary had been extended from Warwick Street to Arthur Street, and the eastern town boundary ran along Knocklofty Terrace (there is an old sandstone boundary post at the intersection of Knocklofty Terrace and Poets Road). The streets plotted in the 1826 Town Plan had been extended, and streets running through the northern part of the study area were introduced. Hill, Arthur and Adelaide (now Hamilton) Streets, Lansdowne Crescent, and Mellifont Street (which was located outside the northern town boundary) were just some of the streets created during this period. This physical expansion of West Hobart was underpinned by a steep rise in population within Hobart Town. The population of 6,000 in 1830 had become 14,000 by 1836.⁵

The 1840s brought little change to the area. While a few new structures appear on Sprent's Survey of Hobart Town between 1841 and 1845 (see Figure 3.4), there appears to be no major new street formations. The lack of development was probably influenced by the depressive economic circumstances of the time. Similarly, there also appears to have been a stagnation in development within the area in the 1850s, as the Plan of the City of Hobart Town, 1854 (see Figure 3.5), shows very little new development (see also Figure 3.6).

By the 1860s there was a definite increase in new development within area. The earliest established areas of West Hobart had become increasingly built-up (see Figure 3.7), and the steeper areas to the north were further sub-divided and built upon. This growth is clearly visible on the Hobart Town and Buildings Plan of 1866 (see Figure 3.8). Of particular note is the area encompassed by Lansdowne Crescent and Hill Street (referred to as 'Crescent Fields' on earlier maps), which had been intersected by two main streets (Petty and Allison Streets) by 1866 (see Figure 3.9).

3.2.3 Building a Suburb 1870–1910

Economic depression gripped the settlement of Hobart in the 1870s, when the colony was left reeling from the after-effects of the gold rushes which had resulted in a substantial loss in population. However, the economy of Hobart was stimulated again in the 1880s by a mineral boom. As a result, residential building increased and the population of the newly formed electorate of West Hobart rose from 5,577 in 1881 to 8,598 in 1891⁶. West Hobart had developed into a suburb and was officially recognised as such in 1885, when a government report described the area as a 'suburban town'. The district was later defined in the Hobart and Suburbs Plan of 1890 (see Figure 3.10)⁷. The extent to which the suburb had developed is partly evident on this 1890 plan. Roads had been pushed further west, above Knocklofty Terrace. Forest Road, Salvador Rosa Glen Road and Poets Road were all extended past the old town boundary (see Figure 3.11). Similarly, a network of roads had developed beyond the old town boundary of Arthur Street.



Figure 3.3 Plan of Hobart Town, 1839, by Frankland. Source: Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p 51.



Figure 3.4 Sprent's Survey of Hobart Town, 1841–1845, a composite. Source: Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p 116.



Figure 3.5 Plan of the City of Hobart Town, 1854. Source: Stone, C, 1978, *Old Hobart Town and Environs, 1802-1855*.



Figure 3.6 Looking toward Knocklofty Terrace c1860. The area around Knocklofty Terrace is clear of development. Note the Roman Catholic Cemetery (far left). Source: 52/70, AOT, Hobart.

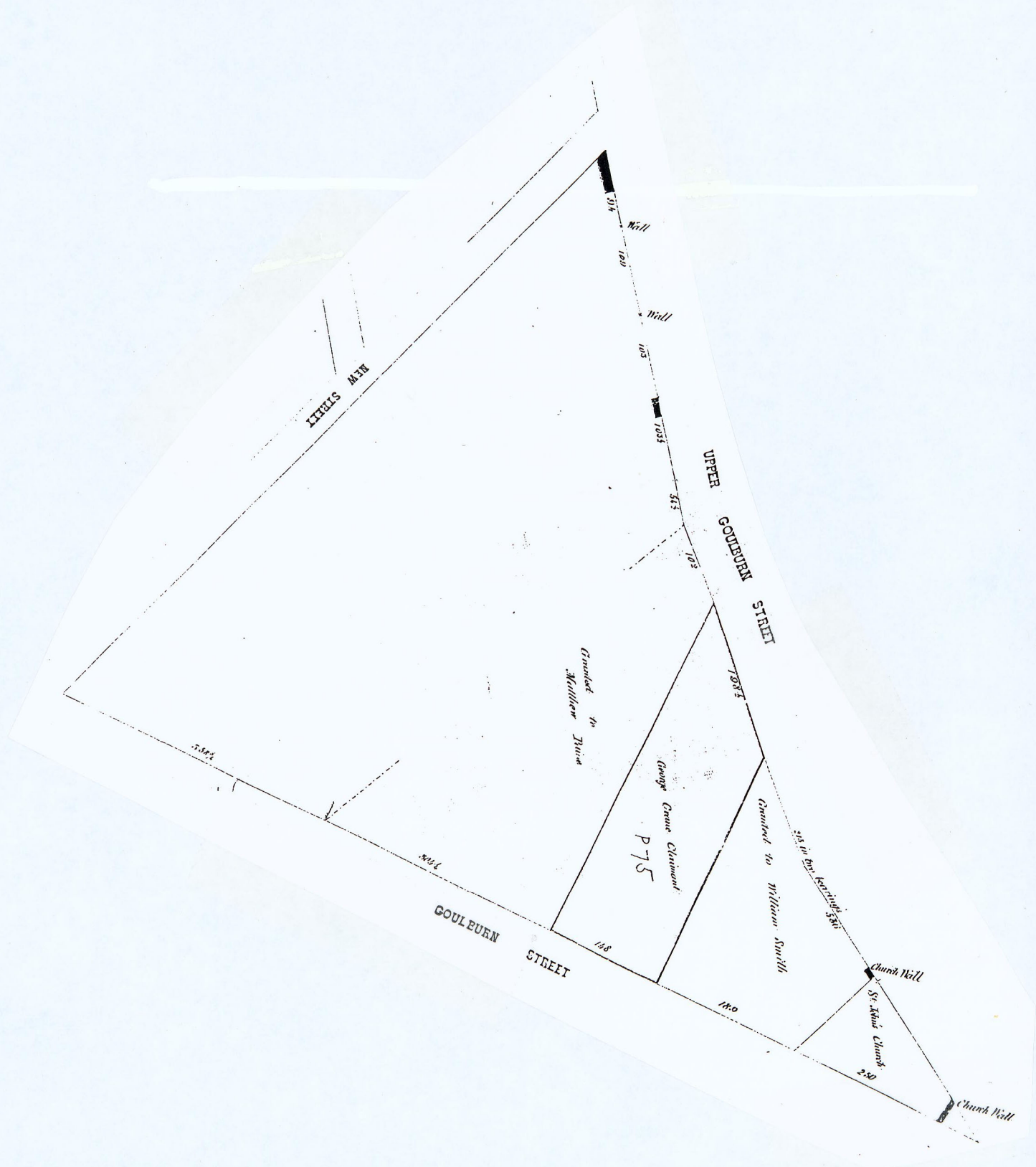


Figure 3.7 Plan of Allotments between Goulburn Street (now Forest Road) and Upper Goulburn Street, 1867. Even the earliest developed areas continued to be subdivided during the 1860s. Source: Hobart Plans, DIPWE.

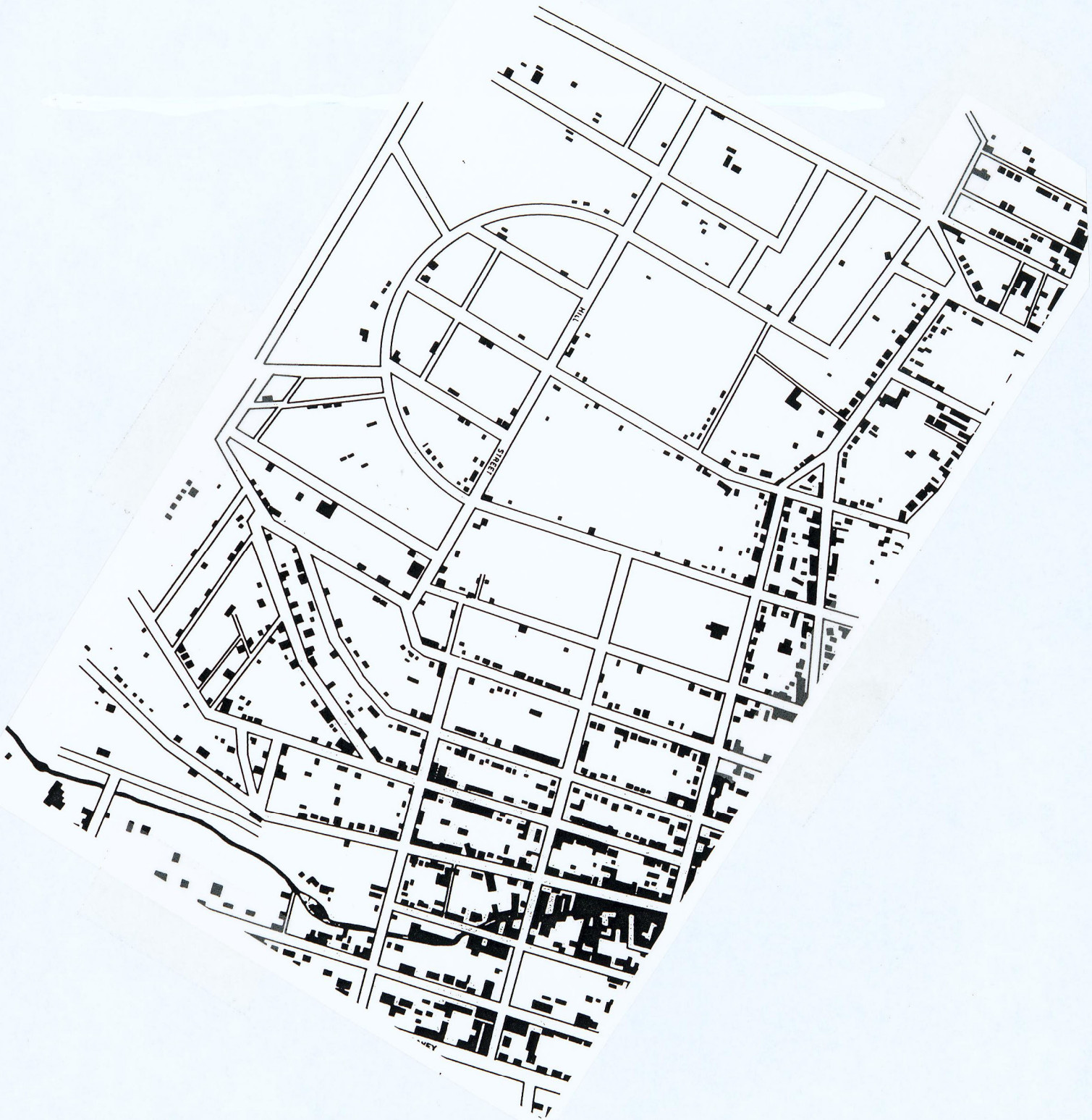


Figure 3.8 Hobart Town and Buildings Plan, 1866. Source: Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p 278.

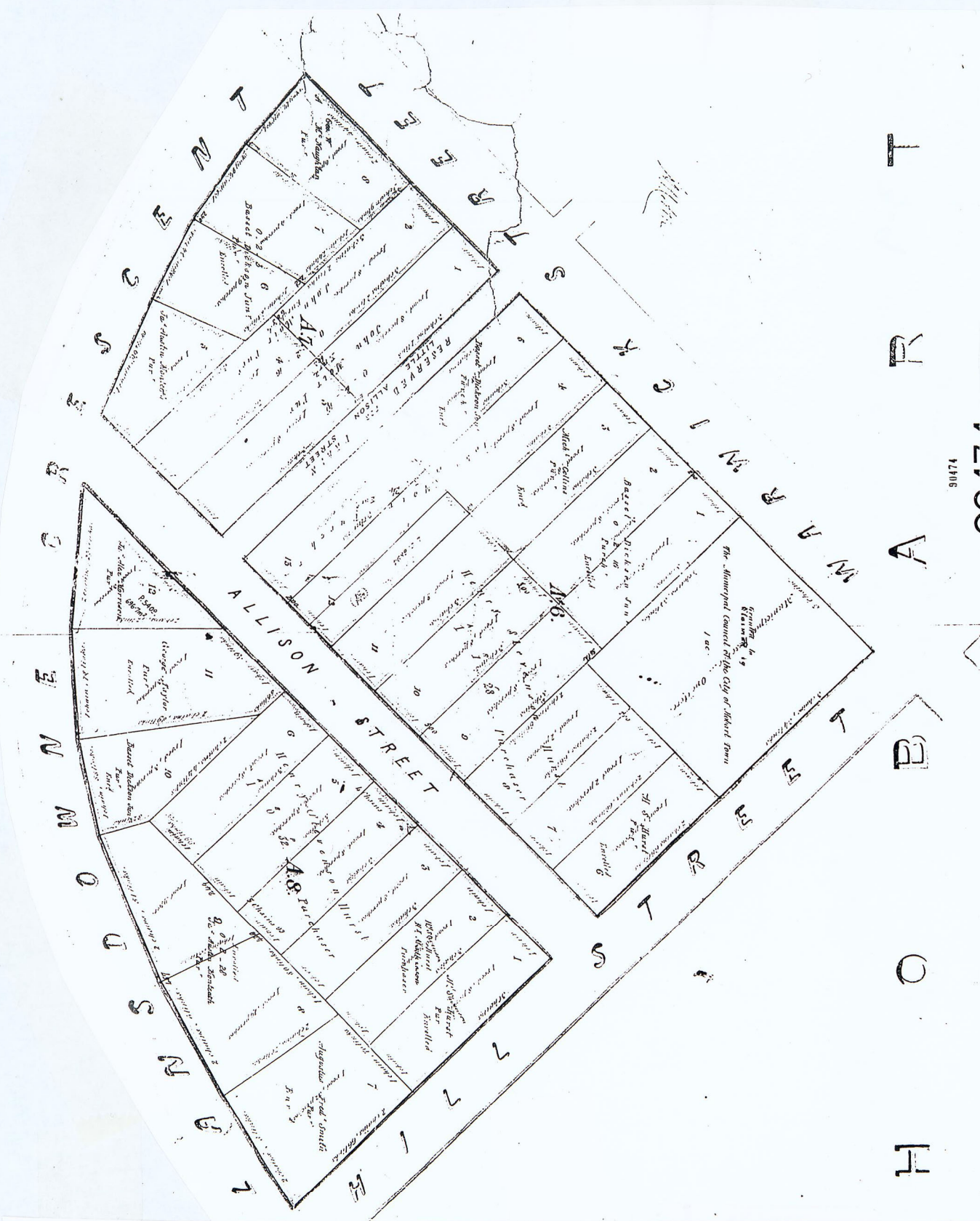


Figure 3.9 Lansdowne Crescent and Warwick Street subdivision plan, drawn by JE Calder, 1855. Source: Hobart Plan No. 70, held at DPIWE, Hobart.



Figure 3.10 Hobart and Suburbs Plan of 1890, upon which the electoral district of West Hobart is defined.
Source: Hobart Plan No. 106, DPIWE, Hobart.



Figure 3.11 Upper Goulburn Street, West Hobart 1880, looking towards Battery Point. Note the dense housing development at the centre of the photograph, with larger allotments at the outer edges. Source: Hopkins, DL, 1991, *The Golden Years of Tasmania*, p 252.

Residential building within West Hobart slowed in the 1890s due to another wave of economic depression. Hobart's economy, according to Petrow, remained weak before 1914, although a building boom occurred in 1906.⁸ After 1914, a tram service was introduced to West Hobart. This underpinned much of the residential development within West Hobart at the time, especially along major transport routes such as Lansdowne Crescent and Hill Street. This new transport service also influenced development of the steeper land within West Hobart, particularly the steep northwestern areas. The degree to which this growth occurred is evident on the composition map of the Metropolitan Drainage Board Plans, 1910 (see Figure 3.12 and 3.13). Many new subdivisions were created at this time, one of which was between Newdegate and Arthur Street. This was offered for sale in 1902, and was comprised of forty-six lots (see Figure 3.14). The area had once been part of Providence Valley, a farm owned by the Shoobridge family.

3.2.4 Continued Growth

The suburb continued to grow after 1910. Although Hobart's economy remained slow, there were sporadic outbreaks of home building from 1920 to 1924, and from 1931 to 1932 and 1938 to 1939. Homes were built throughout Hobart with finance provided by the Agricultural Bank and the Commonwealth War Services Homes Commission. The Hobart City Council also attempted to

provide subsidised housing, and built nine houses within the Hamilton Street area in 1930.⁹ Land has continued to be subdivided in West Hobart, especially the steep area between Knocklofty Terrace and Knocklofty Park. Hillside Crescent, for example, was subdivided in 1953 (see Figure 3.15 and 3.16), while the area around Kirby Court was developed in the 1970s (see Figure 3.17).¹⁰ The full extent of this later development to the west of Knocklofty Terrace is apparent in a recent plan of the area provided as Figure 3.18.



Figure 3.12 Composition Map of the Metropolitan Drainage Board Plans, 1910. Source: HCC, 1985, *Hobart Heritage Listings: A Continuing Analysis*, Distribution of Building 1905 (fold out map).

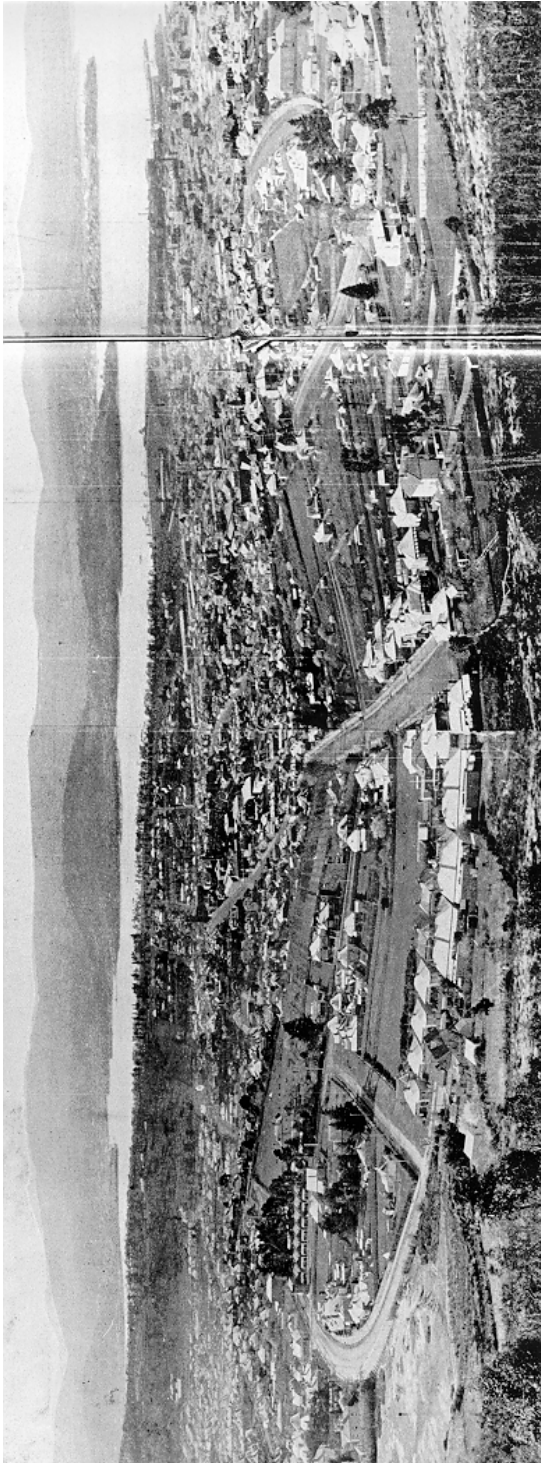


Figure 3.13

Lansdowne Crescent from Knocklofty Terrace, 1913. There is a sprinkling of houses in the area immediately around the crescent, but paddocks still predominate. The areas surrounding the crescent appear to be largely built-upon. Source: *The Tasmanian Mail*, 4 September 1913, p 20–21, reproduced by AOT, Hobart.

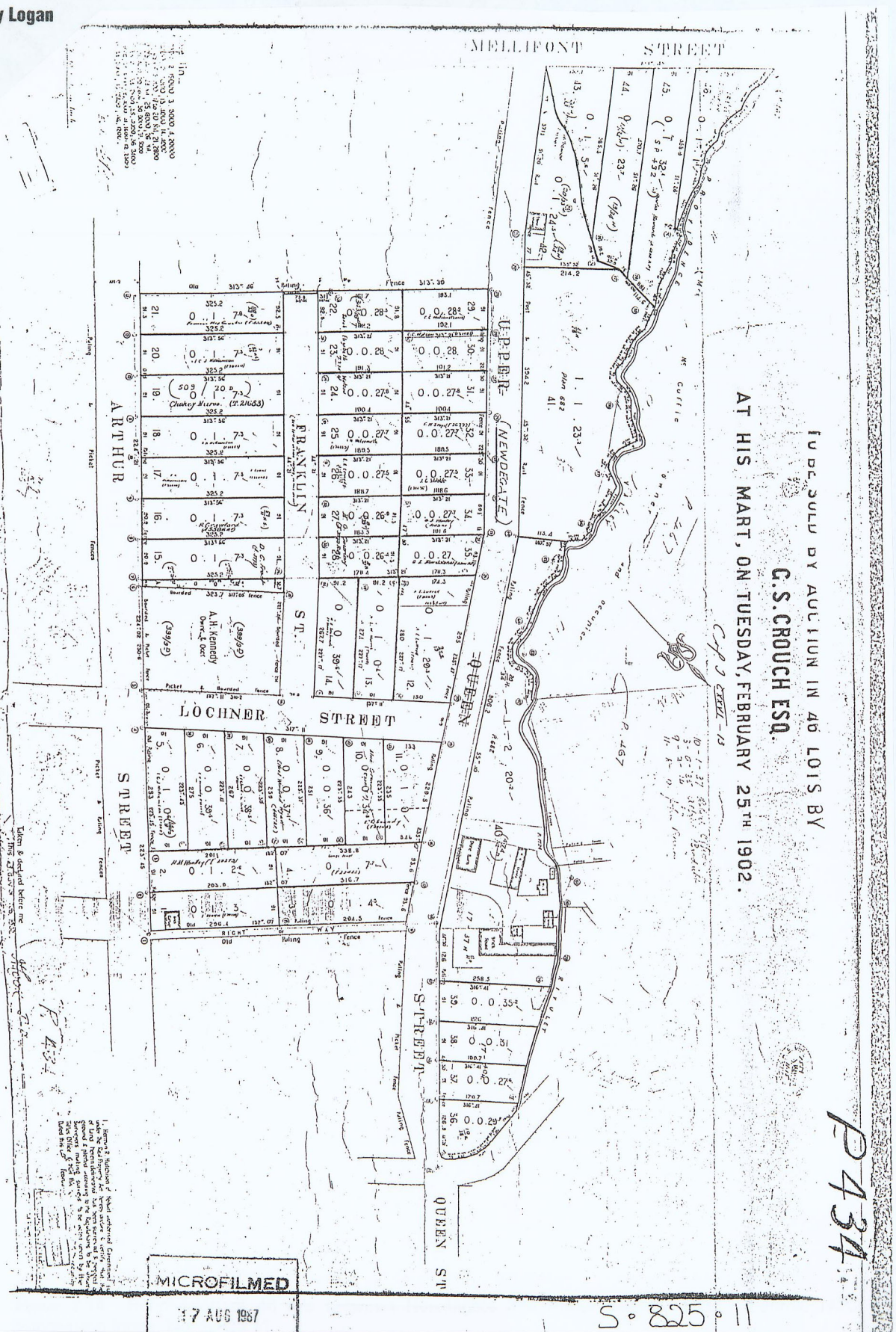


Figure 3.14 Subdivision of 46 lots between Newdegate and Arthur Streets, 1902. Source: HCC Subdivision Index, No. S.825.11.

Godden Mackay Logan

Pt. of grant to Susan Ross & Val. Griffiths

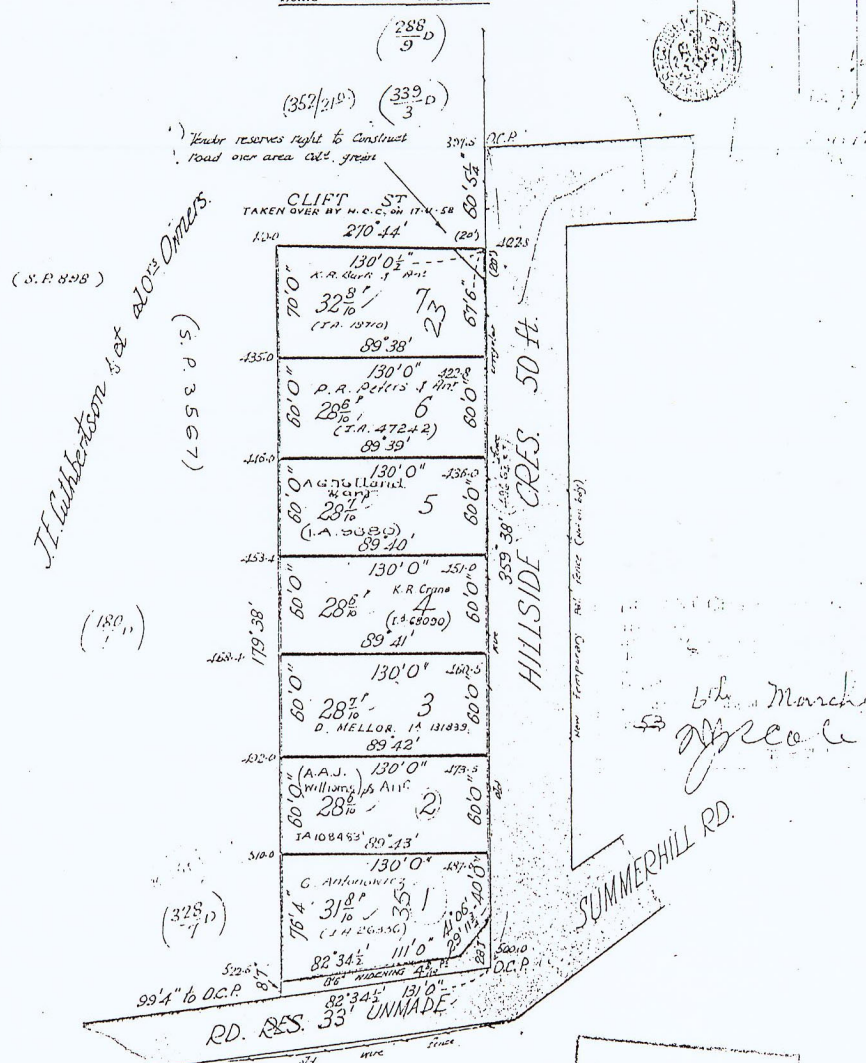
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Scale *60 feet* to an inch

REFERENCE TO CORNERS

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Edward Muthearin Lilley of HOBART

Authorized Surveyor.

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Figure 3.15 A Subdivision of Hillside Crescent, including seven new allotments, surveyed 25 February 1953. Source: HCC Subdivision Index, No. S.822.18.



Figure 3.16 Map of West Hobart, 1954. Note the presence of Hillside Crescent and absence of Kirby Court. Source: *Hobart and Suburbs Aerial Survey Maps, 1954*, Map No. 4.

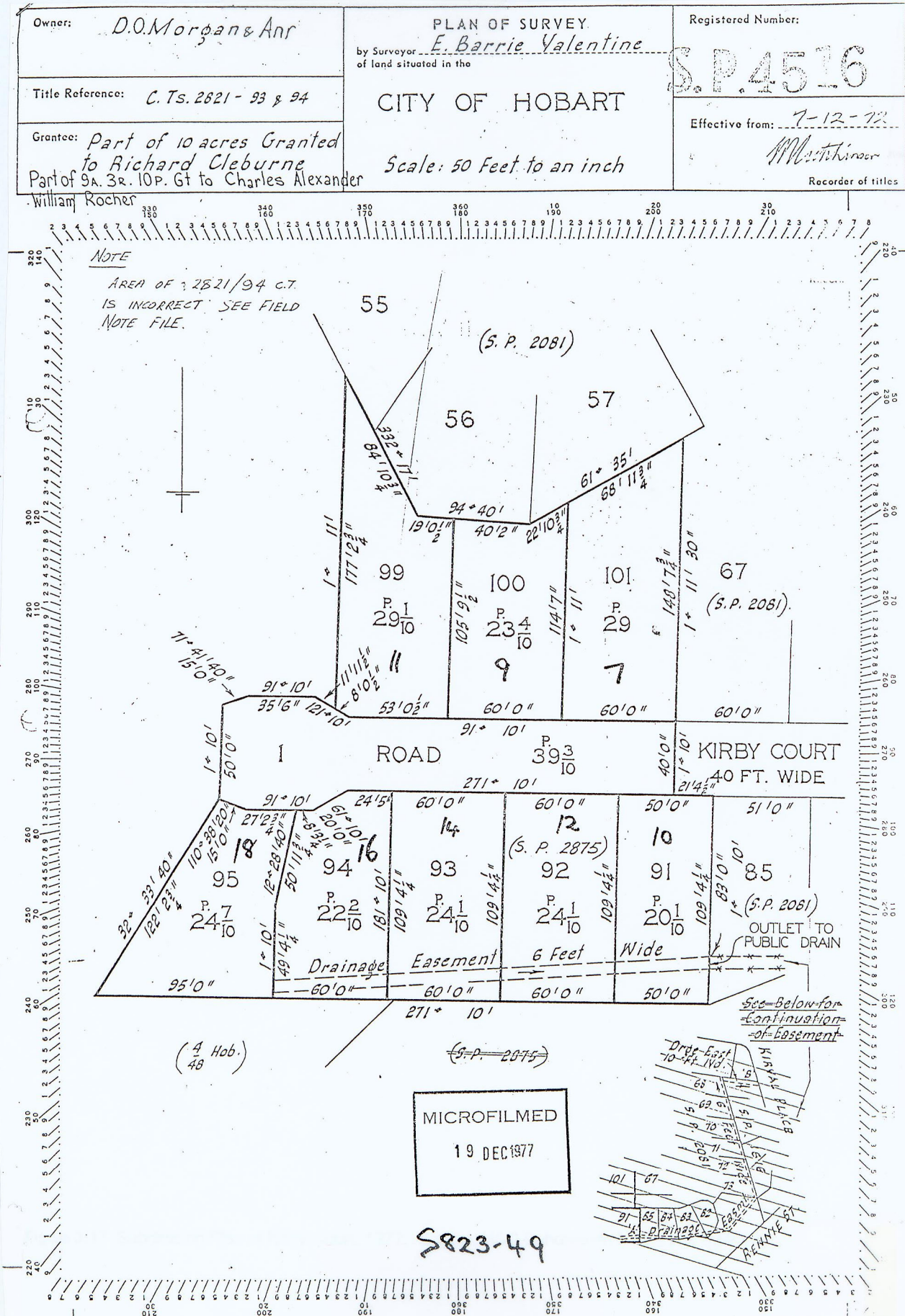


Figure 3.17 Subdivision Plan of Kirby Court, 1977. Source: HCC Subdivision Index, No. S.823.49.



Figure 3.18 Plan of West Hobart c1982. Source: HCC Planning and Development Department.

3.3 Housing

West Hobart started to develop into a residential suburb from the early years of the nineteenth century. The periods of residential growth and decline described in section 3.2 are reflected in the surviving housing stock, as different architectural styles and materials became popular during certain periods. There are six periods of Australian architecture, all of which are reflected to varying degrees, in the housing of West Hobart. In the following paragraphs, West Hobart's residential housing stock will be discussed with reference to these six architectural periods and related styles. The dates given for each architectural period are general indicators because, in many cases, architectural styles continued to be popular throughout later phases.

3.3.1 The Old Colonial Period 1803–c1840

During the early nineteenth century settlement of West Hobart, the Old Colonial Georgian style of architecture was dominant. Houses built in this style ranged from simple cottages, set on small to medium sized allotments, to larger, finely detailed homes with extensive grounds. A substantial number of these early houses survive.

Smaller cottages from this period are generally located along Goulburn, Bathurst, Melville and Molle Streets, however, there are other early structures scattered along Forest Road, William, Frederick and Cane Streets, and Lower Jordan Hill Road. The larger, more substantial houses are mostly located on elevated land along Liverpool Street. However, there are other, more isolated colonial houses, such as Barton Vale which is located along Salvator Road, Highfield, which is situated on the western side of Knocklofty Terrace,¹¹ and 81 Lansdowne Crescent, a c1830 house which was once the home of the noted colonial artist William Charles Piguenit (1836–1914).¹²

The small cottages appear to have been constructed of brick, while the majority of larger houses are of sandstone construction. There are some fine intact Old Colonial Georgian streetscapes in West Hobart, particularly along Bathurst Street between Barrack and Molle Streets (see Figure 3.19).

3.3.2 The Victorian Period c1840–1890

The majority of West Hobart housing stock was constructed in the Victorian period. There are a small number of early to mid Victorian houses, most of which are small cottages that possess the familiar symmetry associated with the Georgian architectural style. These are scattered throughout the study area, however there are clusters along Melville, Bathurst, and Goulburn Streets. More isolated structures can be found in Hill and Roberts Streets and within the Lansdowne Crescent area. More substantial mid Victorian structures exist, such as Caldew (c1861) which is located on spacious grounds between Faraday and Cavell Streets. The majority of these houses are of brick construction, however sandstone was the predominant material used in larger houses.

The bulk of West Hobart's Victorian housing stock was constructed during the late nineteenth century. As such, there is considerable architectural consistency throughout the area. The majority

of houses are 'decorated cottages' with either symmetrical or asymmetrical plans. They are of weatherboard construction and are often decorated with iron lace and/or timberwork. Timber was the preferred construction material at this time due to advances in kiln-drying techniques in the 1890s. There were, however, large clusters of brick houses constructed, which were probably built of bricks produced at the Knocklofty Brickworks (see Figure 3.20).

3.3.3 The Federation Period c1890–1915

There are a large number of Federation period houses in West Hobart, a considerable proportion of which are located along key transport routes. This residential 'strip' development was underpinned by the introduction of a tram service to the area in 1914.

Figure 3.19

Street scene – Goulburn Street. Note the early Colonial/Victorian Georgian cottages.

Source: Turnbull, C, Jack, K, 1949, *The Charm of Hobart*, p 6.



Figure 3.20

A row of late Victorian brick houses along Hill Street, 1914. The introduction of a tram service to the area in 1914 reinforced residential growth within the area. Note the corner shop (right-hand side, background) which was constructed c1895 to service the growing residential population.

Source: *Archives Office of Tasmania*, 52/145.





Figure 3.21
Harrington Street
near the corner with
Warwick Street. Note
the collection of
different architectural
styles within this
streetscape, ranging
from Old Colonial
Georgian cottages to
larger Victorian
Georgian sandstone
houses and the late
Victorian St Mary's
Cathedral
(background).
Source: Turnbull, C,
Jack, K, 1949, *The
Charm of Hobart*,
p 51.

Basic weatherboard symmetrical and asymmetrical 'decorated' cottages continued to be a popular housing type during this period. Many of these cottages were decorated with Federation style elements such as: timber friezes – some in curvilinear form; timber balustrades with ornate motifs; fretwork; and leadlight panels. Larger Federation houses tended to be of brick construction, and were reflective of more traditional Federation period architectural styles such as Federation Queen Anne and Federation Bungalow.

Federation weatherboard cottages were generally located on modest allotments, usually with a restricted outlook, such as those cottages positioned on the northern side of Newdegate Street. Larger, brick dwellings were specifically located on higher, more elevated land which embraced the views of river, city and mountain, such as 131 and 141 Patrick Streets.

3.3.4 The Inter-War Period c1915–1940

The majority of Inter-War houses within West Hobart were probably built during the short periods of sporadic growth outlined earlier in section 3.2. Substantial parcels of land, many of which were in close proximity to major roads, were subdivided during this period. Key areas include the southern part of Lochner Street between Pine and Warwick Streets; and the land between Hamilton and Arthur Streets, intersected by Butterworth and D'Emden Streets and Dalton Avenue. Houses were also built in areas that had been substantially built upon by the late nineteenth century, such as Pine and Hill Streets, Forest Road and Lansdowne Crescent.

Most of the houses built during this period were of brick construction. The majority shared simple architectural elements, such as a square form, central porch and simple leadlighting. There were a

small number of houses that were (and are) indicative of defined architectural styles, including Art Deco, Spanish Mission, Californian Bungalow and Functionalist.

3.3.5 The Post-War Period c1940–1960

Houses built within the Post-War period tended to be part of large subdivisions, rather than infill elements. Steeper land in the west and north was built upon during this time. Major subdivisions included Rossendell Avenue in 1948, Elaine Court and Kennerley Street. Major roads, such as Summerhill, Poets and Forest Roads, and Liverpool Street were pushed further west and the surrounding land was subdivided.

Houses built within major subdivisions tended to be uniform in architectural style and materials. While the majority of Inter-War homes were of brick construction, there were groups of weatherboard houses built, especially along Liverpool Street and Poets Road. Most of these houses were austere. They were square in form, often had a simple porch and had large casement windows without the elegant leadlighting evident in Inter-War structures.

3.3.6 The Late Twentieth Century Period, 1960 to the Present

Most of West Hobart's late twentieth century housing stock is located on elevated land to the west of Knocklofty Terrace. Many of the subdivisions within this area, such as Kirby Court, date from the 1960s and 1970s, and the building stock is reflective of this. The majority of houses are two-storey weatherboard or brick.

3.4 Government and Administration

During the first decade of settlement, the area now defined as West Hobart was located within an administrative unit known as Buckingham, which covered the south of Van Diemen's Land. This unit was governed by a Lieutenant-Governor. As part of this early administration, regular musters of Hobart Town's population, including those settlers of West Hobart, were conducted. Both the free settlers and convicts of Hobart were summoned to St Georges Square (now Franklin Square) and counted.¹³

3.4.1 Local Government

The first steps toward the establishment of local government in Hobart were made in the 1840s. In 1846 a Court of Commissioners was established by an Act of Parliament. The Court had various responsibilities including the collection of rates within its designated area, which included (and still does) the area now known as West Hobart. In 1852 a non-incorporated Council was established, and by the 1860s its responsibilities had grown. Water supply, drainage, street lighting and rubbish disposal all became the Council's responsibility.¹⁴

3.4.2 Progressive Community Organisations

Several progressive community organisations were established after West Hobart was officially declared an electorate in the 1880s. These citizens' groups lobbied the local government for municipal reforms. Prominent community organisations of West Hobart included: the West Hobart Ratepayers' Association, which was formed in 1887; and the West Hobart Progress Association, established in 1888.

The West Hobart Ratepayers' Association demanded lower rates and also sought improvements to the local environment, including better police protection, lighting and sanitation.¹⁵ The West Hobart Progress Association was active from October 1888 until the 1990s. The key objectives of the organisation in the 1880s were '...the protection of the interests of the District in Parliament, the Municipal Council or otherwise, and the general advancement of the District'.¹⁶ This association was interested in similar issues to that of the Ratepayers' Association. It involved itself in property issues, lobbied for improvement in municipal services such as roads, footpaths, signs, public transport, law and order, and organised annual fairs and fetes.¹⁷

3.5 The Provision of Services

3.5.1 Water Supply

West Hobart's early water supply was taken directly from numerous mountain streams that flowed through the area. These included: the Hobart Rivulet, which runs along the southern boundary of the suburb; McRobies Gully, located on the southwestern slopes of Knocklofty; and the Salvator Rosa Glen Creek; Ross Rivulet; and Providence Gully Creek which meander down the eastern slopes of Knocklofty.¹⁸ Water was pumped and/or carted to be used for domestic purposes. In the 1830s a circular, brick conduit was constructed along the Hobart Rivulet. The Town Tunnel, as it was called, was subsequently lengthened, and soon developed into a network of underground pipes that serviced Hobart Town. By 1853, this water reticulation system was extended to part of West Hobart via Harrington and Goulburn Streets (see Figure 3.22).¹⁹ Much of the suburb was supplied with reticulated water by 1887.²⁰

From the 1840s reservoirs were built at nearby locations to provide a stable and constant water supply to Hobart Town and its suburbs. In 1883 a reservoir was constructed in Hill Street²¹ where the intersection lies at Faraday and Cavell Streets. This was connected to a storage reservoir via a bridge across the Hobart Rivulet (Gore Street) which carried a ten inch water main beneath its deck. The Hill Street Reservoir is still in use and is now classified as a reserve supply and fire-fighting back-up.²² Other reservoirs located within West Hobart include the Forest Road Reservoir, which is located at the western end of Forest Road, in the Knocklofty Reserve. It is of concrete construction with a lookout. This reservoir ceased to function in the late 1970s. A third reservoir, which is of concrete construction,²³ is located at the western end of Arthur Street (built c1950²⁴). There is a fourth reservoir, also built of concrete, that is located within the Knocklofty Reserve, to the west of Fielding Drive.

3.5.2 Sewerage

The streams that supplied West Hobart with drinking water were also used as sewers because, in the early years, there was no reticulated sewerage system. The gutters and drains that did exist were often clogged with garbage and weeds. Cesspits were built in backyards, where the contents would seep into the ground. As a result of these unsanitary conditions, epidemics occurred at regular intervals throughout Greater Hobart. In 1887, by decree of the Public Health Act of 1884, cesspits had to be replaced with the pan system, where the contents of pans were emptied into night-soil carts and then transported to farms at New Town and Sandy Bay²⁵.

Inefficiencies in the transition to the new system resulted in continual outbreaks of disease. In the 1880s the Lansdowne Crescent Improvement Association (known as the West Hobart Sanitary and General Improvement Association in the 1890s) lobbied the Council and Government to make improvements to the sanitation of the city. Although many of these organisations had been

established throughout Hobart, the West Hobart Association was the only one to remain active after 1890.²⁶ An underground sewerage system was eventually introduced to Hobart and suburbs in the 1900s. Most of West Hobart was serviced by reticulated sewers by 1903.²⁷

3.5.3 Power Supply

Gas was used in Hobart from 1854, mainly to provide street lighting. The gas was supplied by the Hobart Gas Company, located at the lower end of Macquarie Street in an area known as Wapping. By 1900 electricity was being generated by both the Gas Company and the Hobart Tramway Company. It was made more widely available for domestic purposes after 1902, when an Act of Parliament was passed that enabled the Tramway Company to supply electricity to consumers located along the tram routes.²⁸ Electricity supply to West Hobart, therefore, would have become more widely available after 1914, when the tramway was opened. Power poles, electrical cabling and street lights are visible in c1900 photographs of West Hobart streets.

3.5.4 Roads

West Hobart has some of the steepest roads in Hobart; Mellifont Street is just one example. Throughout the nineteenth century, roads within the area were unsealed and muddy, conditions that prevailed, according to photographic evidence, at least until the turn of the century (see Figure 3.24). It appears a network of lane-ways developed. These are evident on historic maps of the period and, indeed, some still exist. The main function of these lane-ways was to intersect large blocks of land in order to provide access to the backyards of houses. This access was essential, especially when the pan system was introduced, as most privies were located in backyards. Some early road fabric, such as sandstone kerbs, remains along a few streets within the area.

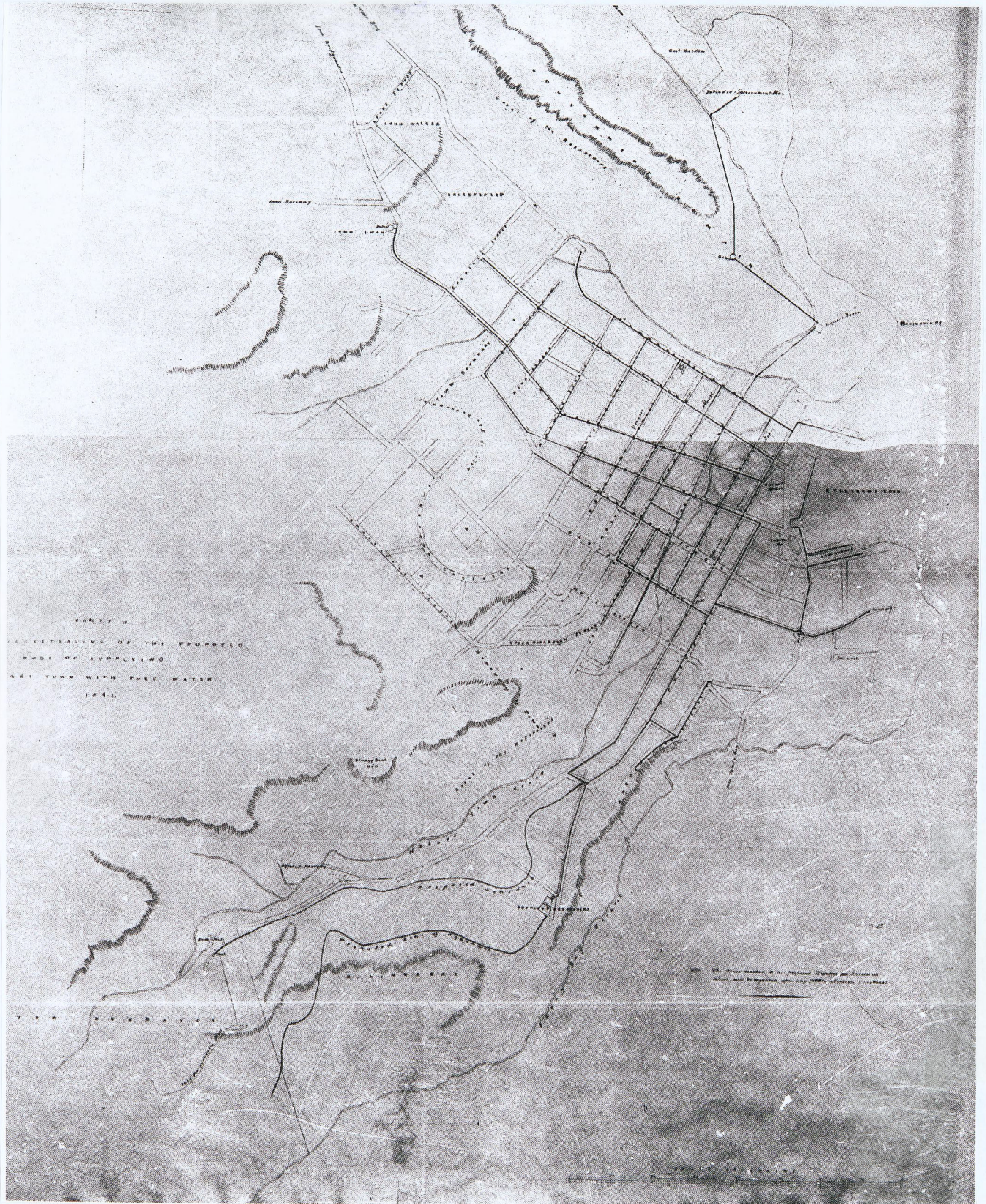


Figure 3.22 Water Reticulation Proposal for Hobart, 1841 Most of this plan appears to have been in place by the 1850s. Source: Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p 52.

3.6 Transport and Communication

Walking would have been the major mode of transport for the majority of the population of West Hobart in the early years of settlement. The area initially settled (south-eastern section of the detailed study area) was in close proximity to central Hobart, and was originally regarded as part of Hobart Town. When vehicular transport was introduced, including trams, buses and motor cars, the area grew and developed into a suburb.

3.6.1 Horse-drawn Carts and Coaches

Horse-drawn carts were the major form of vehicular transport used in West Hobart in the nineteenth century. Although carts were owned by many individuals, there were public coach services which departed from central Hobart and conveyed paying customers to locations within West Hobart. In the 1880s and 1890s, for example, Ward's Omnibuses and Porthouse's Omnibuses ran a service from Elizabeth Street to Lansdowne Crescent (see Figure 3.23 and 3.24).²⁹

3.6.2 Trams

Middle distance suburbs, such as West Hobart, were largely formed in the era dominated by public transport in the form of the tram. Until the extension of tram routes into West Hobart in 1914, much of the area remained inaccessible for most people.³⁰ A tram service had been operating in Hobart since 1893, and in 1913 the privately run service was acquired by the Hobart City Council. Soon after, the service was extended and improved with several new lines, including the West Hobart Line, opened in the 1900s (see Figure 3.25).

The West Hobart tram service ran from the Hobart Railway Station, along Liverpool, Goulburn and Hill Streets, around Lansdowne Crescent, and along Hill Street to Arthur Street. It was extended in 1916, and ended at the intersection of Newdegate and Mellifont Streets (see Figure 3.26). The route was hilly and had many steep corners, which hindered the use of double deck cars. One distinctive feature of the route was the 'Y', a section of track at the intersection of Cavell and Goulburn Streets where trams had to reverse in order to negotiate the sharp bend into Cavell Street. This precarious feature was removed in 1931.³¹

Figure 3.23

A horse-drawn carriage ready to convey paying customers to Lansdowne Crescent in 1913. Source: *The Tasmanian Mail*, 4 September, 1913, pp 20–21.

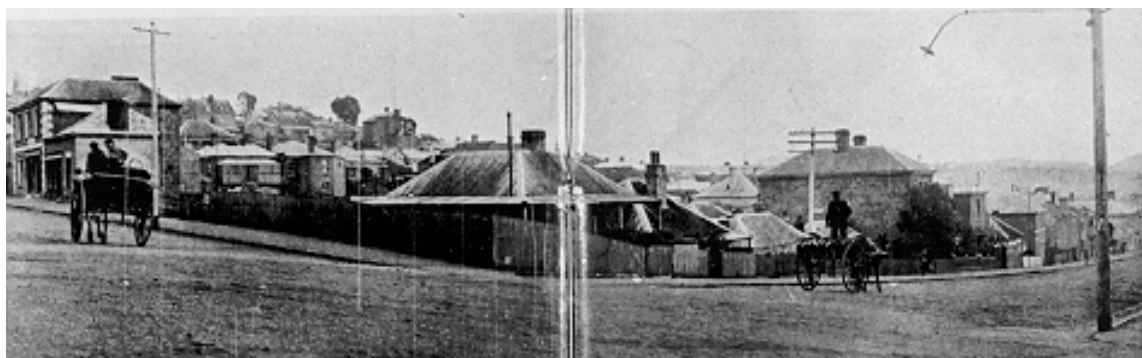
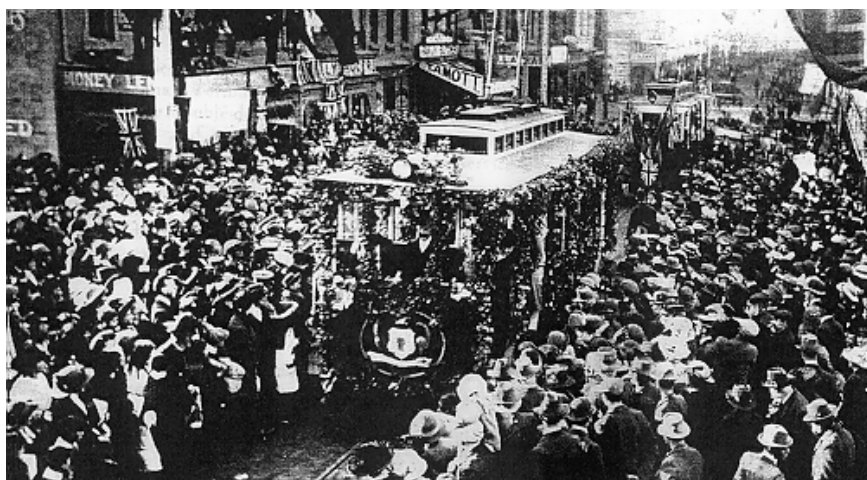


Figure 3.24 A view of the intersection of Molle and Liverpool Streets with two small horse-drawn carts travelling the unsealed and often treacherously steep streets, 1913. Note the power poles and street light. Source: *The Tasmanian Mail*, 4 September 1913, pp 20–21.

Figure 3.25 The opening of the West Hobart Line in 1914. Source: HCC, 1943, *Hobart Tramway Jubilee*, p 14.



3.6.3 Buses

West Hobart tram services were closed in 1958, and immediately replaced with trolley buses that followed the same route. Motor powered bus services operated by the Metropolitan Transport Trust were introduced in the early 1960s. Buses are now the only form of public transport operating within the suburb.³²

3.6.4 Motor Cars

Motor cars first appeared in Hobart in the 1890s, and numbers increased after 1900. As with other forms of transport, the motor car required certain types of infrastructure, including reasonably formed roads, petrol stations and, of course, garages³³. Motor cars had an important impact on West Hobart for, as Solomon explains:

*...until the general advent of the automobile, hilly localities such as those in West Hobart, must have been at a disadvantage compared with nearer or more easily accessible areas.*³⁴

It is interesting to note that a number of the nineteenth century houses in West Hobart have had garages, many of which are visually intrusive, tightly positioned onto their allotments.

3.6.5 Telecommunications

A Telephone Station was located at the corner of Upper Goulburn and Frederick Streets, West Hobart.³⁵ The structure was listed in Directories of the 1890s as occupying 170–178 Goulburn Street and was described as a Telegraph Office, the manager of which was a Mrs Raynor³⁶. It continued to function as a Telecommunications centre until at least the 1930s.³⁷

3.6.6 Postal Services

A Post Office operated from the corner of Hill Street and Lansdowne Crescent from the 1940s. The West Hobart Post Office still operates from this site, but is now housed in a large corner shop, at 12 Hill Street.³⁸

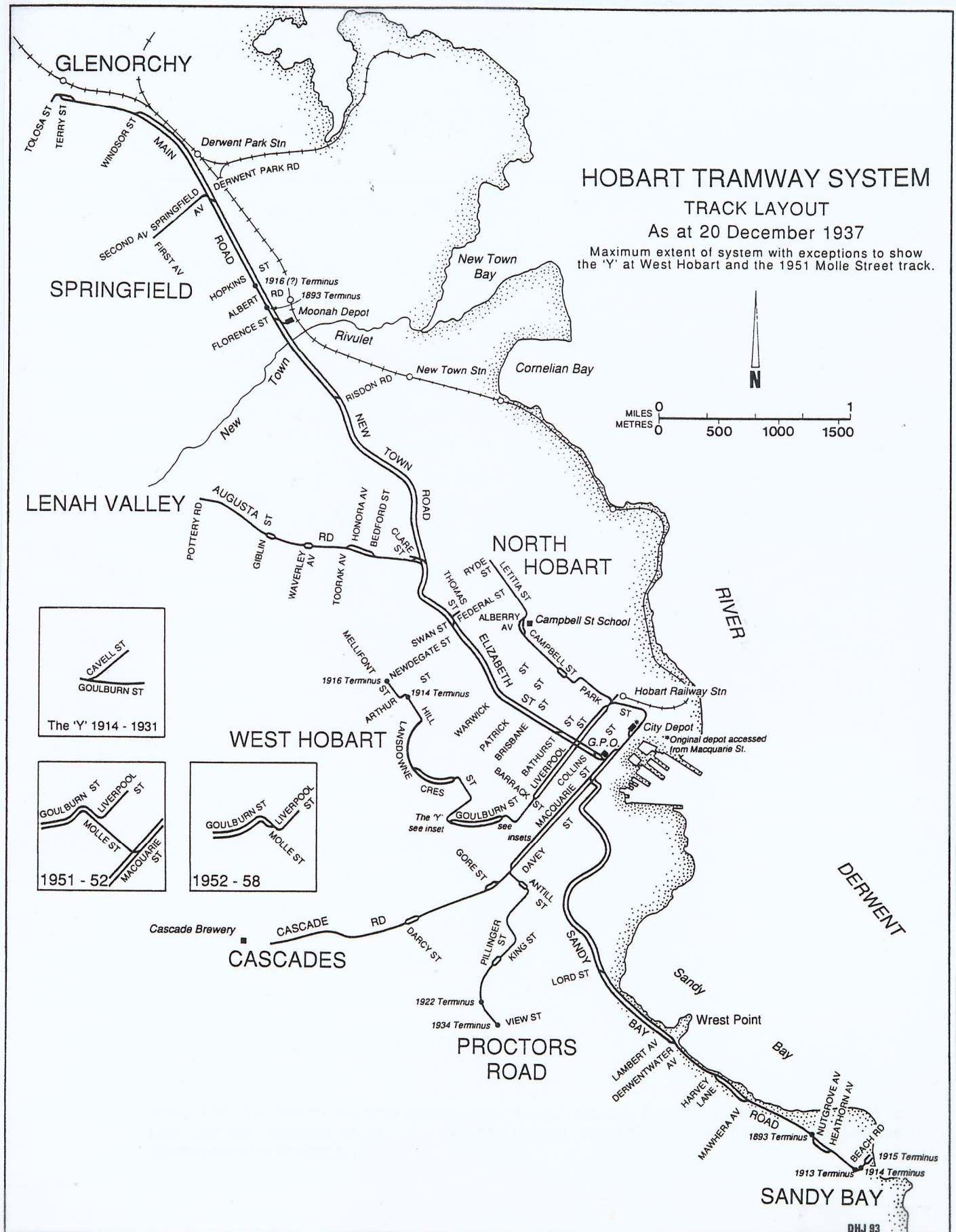


Figure 3.26 The Hobart Tramway System Track Layout, showing the configuration of the West Hobart Line and the evolution of the 'Y'. Source: Cooper, IG, 1993, *Hobart Tramways: A Centenary Commemoration Review*, p 1.

3.7 Industry and Commerce

A variety of industries and commercial enterprises operated within the West Hobart area from the early nineteenth century. In the early years of settlement, agriculture was a major activity within the district. In the later years food and beverage, building and furnishings, clothing and textiles, transport, mining and other miscellaneous industries operated within the district.

3.7.1 Agriculture

Farms were established throughout the highly fertile lower slopes of Knocklofty from the 1820s, and a wide variety of crops were grown. One of the first farms was Providence Valley, established by William Shoobridge on land granted in 1822 (see Figure 3.27). Hops (first harvested in 1825) and potatoes were the main crops cultivated on this farm.³⁹ Wheat was also grown in the extensive fields of Highfield Estate.⁴⁰ By the 1860s, market gardens had been established throughout the area. Extensive Chinese market gardens encompassed what is now Upper Newdegate Street by the 1900s.⁴¹ Similarly, orchards were also established in the early years and operated well into the twentieth century (see Figure 3.28).

3.7.2 Dairying

Dairies were dotted around the West Hobart area throughout the nineteenth and early twentieth centuries. According to Clark, milk was usually delivered twice daily in summer, from the small dairy farms which surrounded the city.⁴² One of the early dairies operating in the area was Dunn's Dairy, which was located in Forest Road and is thought to have operated some time between 1820 and 1860.⁴³ Dairies were still operating in West Hobart in the early twentieth century, particularly in the area around Arthur, Mellifont and Browne Streets, which were not substantially built-upon. Rossiter's Dairy was located in Browne Street in the 1920s and a dairy operated near Arthur Street in the 1930s (see Figure 3.29). Milk deliveries were made to the immediate area of West Hobart and to places further afield such as New Town, Sandy Bay and the City.⁴⁴

3.7.3 Baking and Beverage Manufacture

A number of bakers operated within the area from an early period. It was an industry that was easy to get into as, according to Scripps, it required little capital beyond the erection of the bakehouse or ovens, and the work of the bakery could be carried out by one person.⁴⁵ From 1824 Rollston's Bakery operated from 45 Goulburn Street (presently Eumarras Health Food Shop). The business changed hands in the 1830s, 1860s and 1880s and ceased to operate as a bakery around 1900 when the premises became a grocery shop. The Somerset Mill, which was a steam flour mill, was located at 44 Molle Street. This business operated from 1809 to the 1880s, and had the capacity to produce thirty tons of flour per week. There was at least one beverage manufacturer operating within

the district. The Old Malthouse or Brewhouse functioned in the 1840s, and was located at 173 Melville Street.⁴⁶

3.7.4 Quarrying

A number of industries were established in West Hobart that were vital to the physical construction of the settlement of Hobart.⁴⁷ From 1916 a lime quarry and kilns were in operation within the West Hobart area. This industry was established by the Colonial Government and was located on sixteen acres of land between Browne (formerly Quarry Street) and Lochner Street.⁴⁸ In 1832 the complex was leased to various private landholders until its closure in the early 1860s. Richard Shoobridge, farmer of Providence Valley and the son of William Shoobridge, made a great success of the business during the 1840s and 1850s.⁴⁹ The site was subdivided in 1864, and encompassed most of the area studied in the Inner West Hobart Review, May 1998.

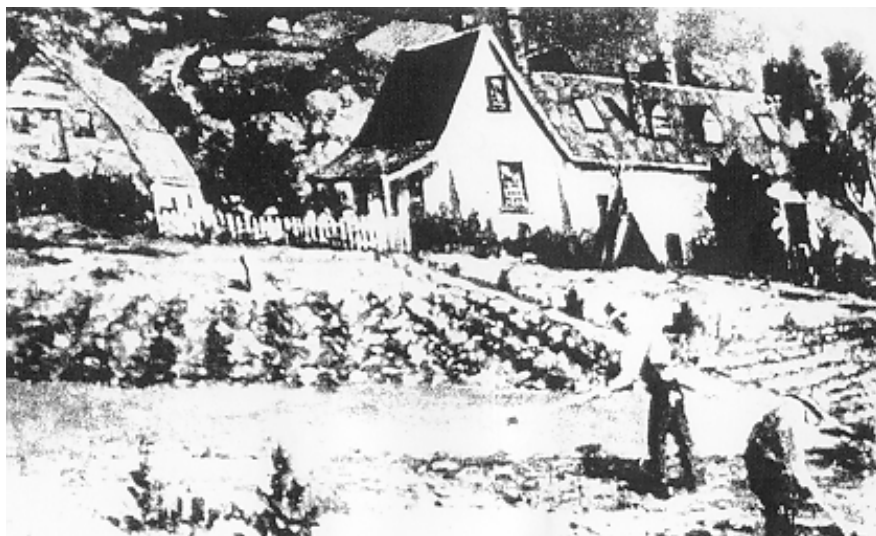


Figure 3.27 The farm at Providence Valley. Source: Pearce, K, 1992, *North Hobart Historical Research*, NEGP, Corporation of the City of Hobart, Hobart, p 23.

Figure 3.28 Spraying Orchards in West Hobart c1920. Source: AOT NS 869/474.



Figure 3.29 A Milk Round in West Hobart in the 1930s. Source: Goodrick, J, 1993, The West Hobart Story, Shearwater Press, Sandy Bay, p 63.



There are two large disused sandstone quarries located at the western end of Arthur Street on the slopes of Knocklofty (see Figure 3.30). At least one of the quarries had been successfully worked during the 1830s, according to a report by the Hobart Town Courier in 1838.⁵⁰ The sandstone from these quarries was used in the construction of a number of Hobart's prominent buildings including St Mary's Cathedral, the Town Hall, the Post Office, Holy Trinity Church and various bank buildings.⁵¹ They were locally known as the 'Stringybark Quarries', and produced sandstone ranging from yellowish brown to pale grey orange in colour. The quarries were worked up until 1976.⁵²

3.7.5 Brick-making

In the late nineteenth century brickworks were established near the two Knocklofty quarries. The works were run by Rippon Shields, who had previously operated the sandstone quarries. Shields introduced innovative machinery to the works, including a horse-powered roller, pugging mills, and a mechanical brickmaker. By 1883 three kilns had been cut into the rock of the quarry site, which were capable of holding 26,000, 35,000, or 60,000 bricks respectively.

By 1900 the brickworks, one of only a few large brickworks operating in Tasmania, was run by WH Cheverton, a building contractor. In 1905 the works were taken over by G&T Gunn (later known as Crisp & Gunn) (see Figure 3.31). Modern electric machinery was installed, and by 1914, 200,000 bricks were being produced each week. Operations at the site continued until 1965 when the deposit was exhausted.⁵³ Part of the site is now occupied by the Aussat Earth Station (constructed in the mid-1980s), and part has been recently sub-divided and partially built upon.

3.7.6 Building

Builders and joiners operated in West Hobart during the late nineteenth century. Riddel's Joinery, which functioned in the 1820s from a premises at 42 Goulburn Street, produced timber boxes. Stabb Brothers' Workshop was located at 42 Molle Street (the site of Somerset Mill) and operated from 1885 to 1915 producing house fittings.⁵⁴ John Gellie, a prominent Hobart builder of the late nineteenth century, was also active within the area.

Pottery shops were established within the area at various times. The earliest shop was opened by Charles Tibbs at 129 Goulburn Street in about 1849. According to a report by the *Colonial Times* on 25 January 1850 this venture was initially very successful:

*Messrs Tibbs and Co, who have erected a new kiln on a large scale, export their pottery so extensively that although they have taken on a large number of extra hands, they cannot supply the demand.*⁵⁵

Despite this early success, the pottery shop operated for only a few years. In 1855 Tibb's pottery was one of only three potteries in Hobart that was listed in official returns for the Hobart district.

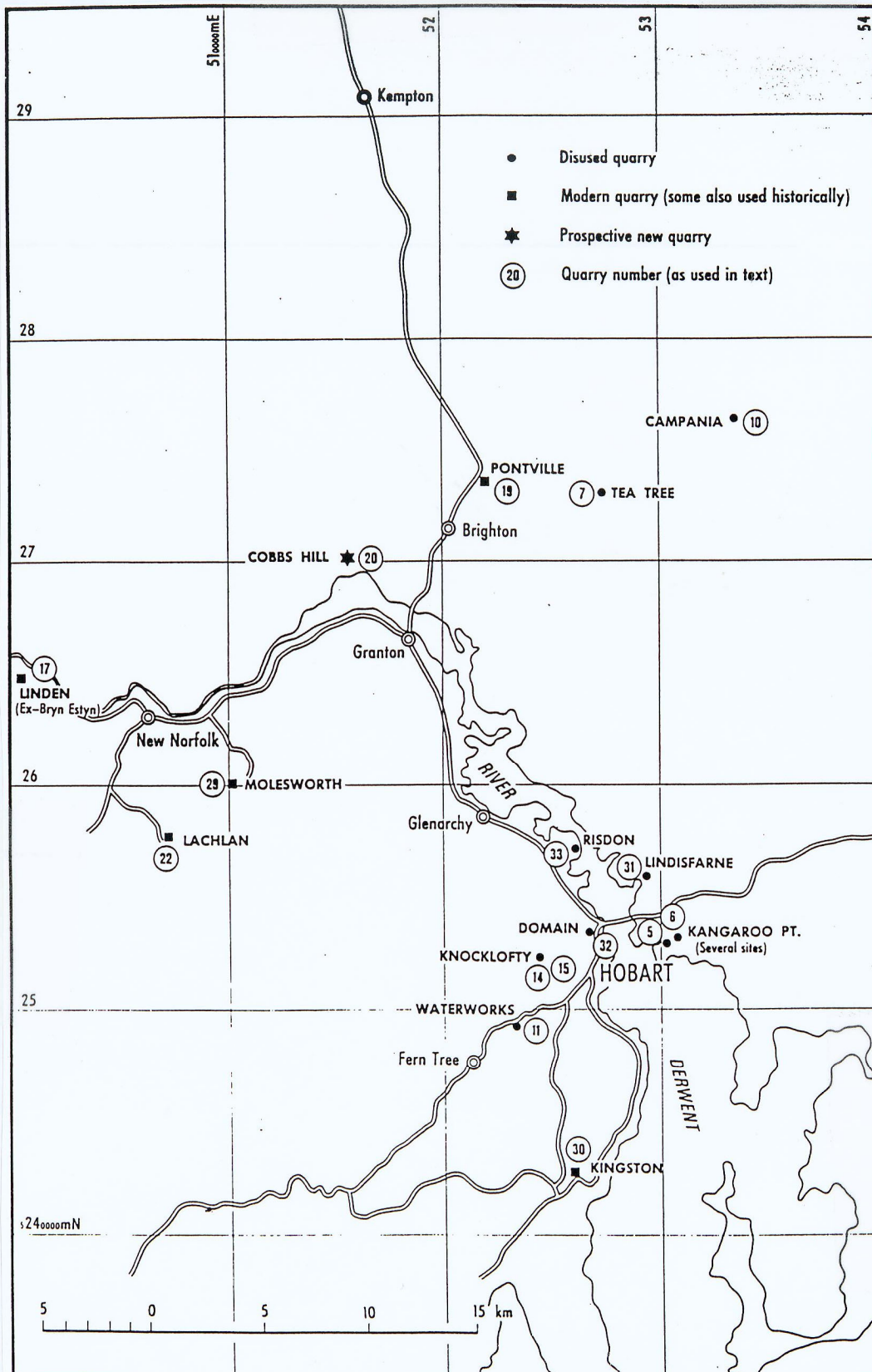


Figure 3.30 Location of Knocklofty or 'Stringybark' Quarries. Numbers 14 and 15 denote the two sandstone quarries. Source: Sharples, C, et al, 1984, *Tasmanian Building Sandstones*, Department of Mines, Tasmania, Vol 1, p 7.

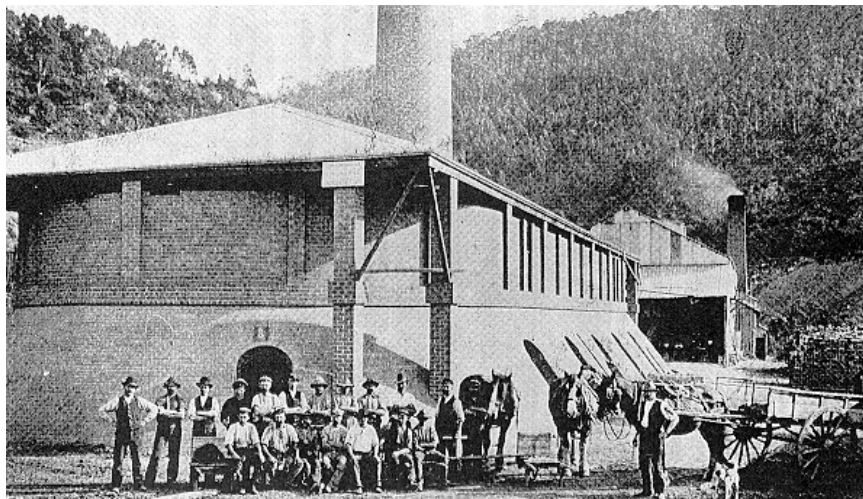


Figure 3.31 The brickworks at Knocklofty 1908. Source: *Tasmanian Mail*, 18 April 1908.



Figure 3.32 Murdoch's Crescent Emporium (c1920), which was located along Lansdowne Crescent, was one of a number of small specialty shops that operated within the area. Source: Goodrick, J, 1993, *The West Hobart Story*, p 151.

3.7.7 Clothing and Textiles

There were numerous clothing and textile factories operating in Hobart in the 1880s and 1890s. One of these, a woollen mill, was located in Molle Street, West Hobart. This mill was constructed by Johnstone Brothers in 1898, who established the Tasmanian Woollen Manufacturing Company in 1883, and had leased the nearby old Artillery Brewery in Gore Street, South Hobart. In the 1890s the industry went through a boom period, and this prompted the construction of the Molle Street factory. The company made an array of woollen goods such as tweeds, blankets and shawls. Business flourished during World War I when the mill made countless flannels and blankets for the Australian Infantry Forces. Operations slumped in the 1920s and the factory was closed in the 1930s.⁵⁶

3.7.8 Transport Industries

Coach works operated within West Hobart in the 1890s. Cramp Brothers' Coach and Carriage Buildings, established in 1892, was (and still is) located at the corner of Harrington and Melville Streets. The firm, according to Scripps, made a wide range of vehicles, manufactured using local raw materials, and exhibited them widely.⁵⁷ The firm still operates under the same name, but now functions as a vehicle bodyworks. Another coach works, known as Burrows' Coach Works, operated at 127 Melville Street. In 1925 a motor garage was established along Harrington Street. The Hobart Auto Garage, as it was originally known, was purpose built by a Mr Reardon and Mr Thompson who were motor engineers. A year later the business was expanded to include Loane and Loane, motor car salesmen. The building continues to function as an automotive repair garage and currently houses Gigney Automotive.⁵⁸

3.7.9 Other Industries

Other early industries established within the area included: rope-making, which was principally carried out in the 1830s by David Ramsay at 165 to 167 Melville Street;⁵⁹ timber-getting, the material for which came from Knocklofty between the 1840s and 1860s; and coal mining, which was reported to have taken place in an area below Summerhill Road.⁶⁰ Later industries established within the area include a fish factory, which was (and is) located in Browne Street. The factory was established by Harold Watt, fish merchant, in 1945, and is now used as a freezer food store for H Watt – Frozen Food Distributors.⁶¹

3.7.10 Commercial Activities

Commercial activities in West Hobart mainly centred around small specialty shops, commonly established on corner sites to service the surrounding neighbourhoods (see Figure 3.32). Many of these shop have long since closed down. Of the eighteen shop buildings that survive within the study area, only nine are currently used for commercial purposes. Four of the former shops are empty and five have been converted into residences. Brief historical details of each shop site are summarised in the table below (Figure 3.33), and a map showing the evolutionary development of the known shop sites within West Hobart is provided as Figure 3.34.

Site No.	Address/Location	Construction Date	Initial proprietor & use	Later proprietor & use	Current Use
1	34 Forest Road (on corner)	c1915	Miss D White, Store	Mrs J Parker, Grocery Store (1948)	Residence
2	89–93 Goulburn Street (on corner)	c1900	Not Known	Not Known	Grocery Store
3	163 Goulburn Street	c1920	Herbert Abbot, Grocery Store	Les E Barrow, Mixed Business (1948)	Empty
4	168 Goulburn Street (on corner)	c1890	Mrs Mary Raynor, Telephone & Post Office	Grocery Store (1948), Drapery (late 1990s)	Empty
5	176 Goulburn Street	c1920	Grocery Store	Butcher Shop (1948), Recycled Clothing Store (late 1990s)	Empty
6	182 Goulburn Street (on corner)	1924	Mr C Glover, Bakery	Mr C Glover & TJ Grubb, Bakery, Grocery Store (1948)	Restaurant
7	29 Hamilton Street (on corner)	c1895	Mr Peter Wilson, Grocery Store	Mrs Emily Lowe, residence (1948)	Residence
8	1 Hill Street	c1925	Mr Darwin Reading, Grocery Store	Mr RL Shelton, Bookmaker (1948)	Residence
9	107 Hill Street, (on corner)	c1909	not known, Grocery Store	not known, Grocery Store	Grocery store
10	125 Hill Street (on corner)	c1920	Mr Jack Fitzgerald, Butchery	Butchery	Butchery (Mundy's Meat Supply)
11	12 Hill Street (on corner)	c1920	Mrs K Chatterton, Store	Mrs K Chatterton, Store (1948)	Grocery Store and Post Office
12	85 Lansdowne Crescent	c1894	Mr Thomas Arnott, Butchery	WH Stewart, Grocery Store (1930)	Residence
13	87 Lansdowne Crescent (on corner)	c1894	Mr Oliver Henry, Grocery Store	Mrs Agnes Stolzenberg, Grocery Store (1910, 1930)	Residence
14	50 Lansdowne Crescent	c1921	Mrs A Mostyn, Shop	Mrs E Harper, Shop (1930)	Shop
15	68 Lansdowne Crescent (on corner)	c1901	Grocery Store	Grocery Store (1948)	Hair Salon
16	114a Lansdowne Crescent	c1925	G Kyme, Confectioner Miss G. Bower, Children's Clothing	Mr E Rowland, Photographer. EJ White, Pastry Cook (1930)	Empty
17	114b Lansdowne Crescent (on corner)	c1925	CW Drake, Grocer AA McGregor, Butcher	Mrs IM Westall, Grocer E Hill, Butcher (1930)	Video Hire Store
18	187 Warwick Street (on corner)	1916	William E Costello, Grocery Store	Not Known	Grocery Store

Figure 3.33 Summary Table of Historic Shops within West Hobart.⁶²

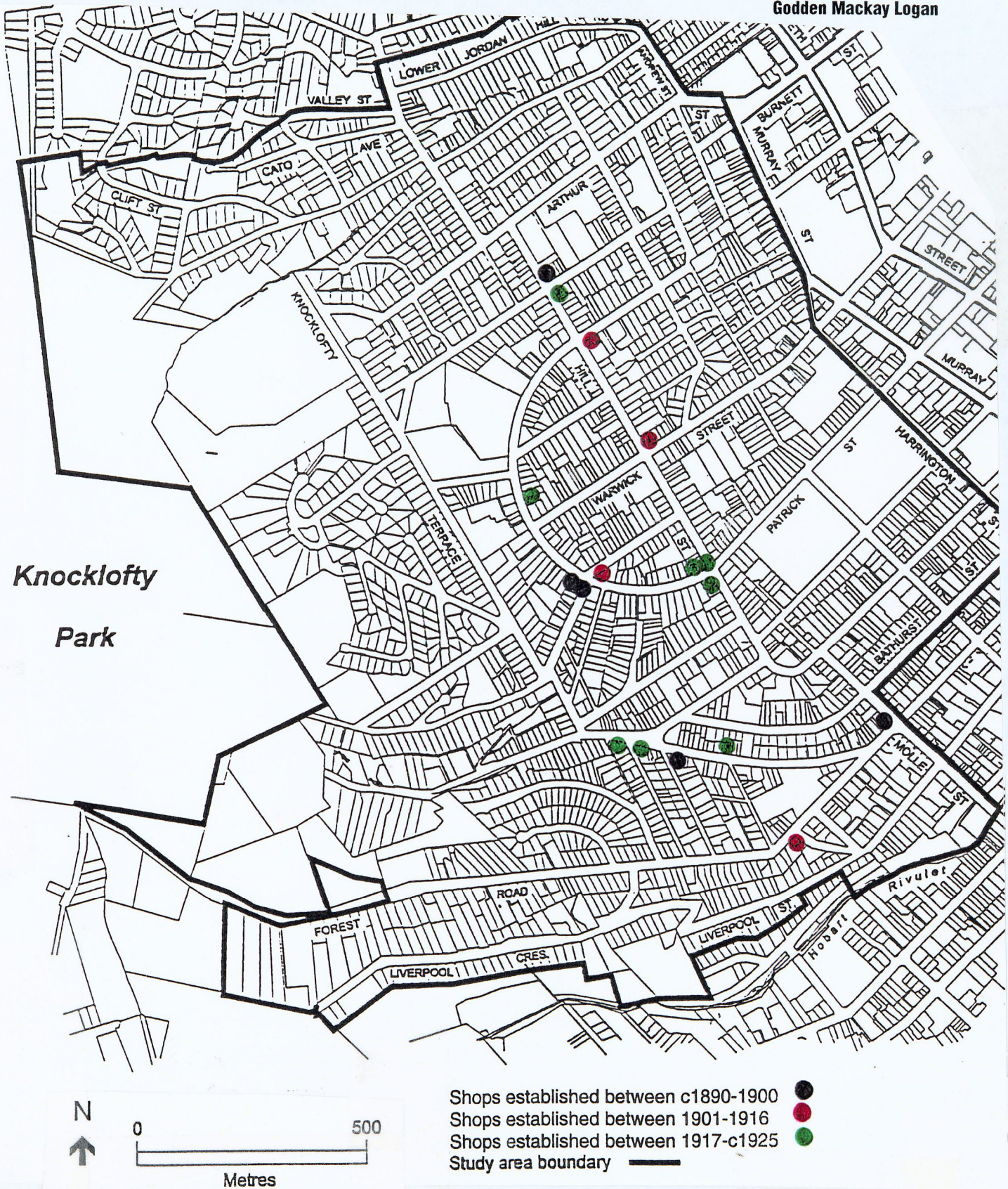


Figure 3.34 Evolutionary Development Map of Shops in West Hobart.

3.8 Religion and Philanthropy

3.8.1 Roman Catholic Church

The religious needs of the population of West Hobart were attended to from the early years. In 1828 the Roman Catholic Church received a land grant of two acres in the vicinity of Harrington, Brisbane and Patrick Streets, for a burial ground. The cemetery was enclosed by sandstone walls built in the 1830s (parts of which still survive), and held the remains of over 300 people at the time of its closure in the 1870s. An additional five acres were granted in 1831 for a Chapel, which was later built in 1833, located at the corner of Barrack and Brisbane Streets. When the land was granted to the Church, it was regarded as being 'most inconvenient & indeed almost inaccessible at certain seasons'.⁶³ Nevertheless, the Catholic Church went on to develop the land. The first St Mary's Cathedral was completed in 1866, then closed in 1876, and later dismantled due to structural defects. The cathedral that presently occupies the site was completed in 1881, and designed by notable architect Henry Hunter. The present St Mary's Cathedral, according to Rait, "is regarded as one of the finest stone edifices in Tasmania".⁶⁴ In 1880 the Bishop's Palace was constructed, as well as St Peter's Hall, and various other Roman Catholic School buildings (described in more detail in section 3.9).

3.8.2 The Church of England

The Church of England was also delivering pastoral care during the early years of the suburb's development. In 1844 the parish of St John the Baptist was formed. The year after, a parish hall was erected on the southern side of Goulburn Street. This served as a church, a Sunday school, and a day school. As the population increased within the parish area, an appeal for funds for the erection of a church was launched in 1852. The church was completed in 1856 and consecrated that same year (see Figure 3.35). Other buildings were added to the parish as it grew, such as a rectory and organ in 1864, a scout room in 1870, a new church organ in 1880, major additions and alterations to the church in 1902, and a kindergarten in the same year.⁶⁵ The church itself has long been a landmark of West Hobart, with many considering it the 'gateway' to the suburb. It was closed in 1997 when the parish of West Hobart was joined with the parish of St Peter's Sandy Bay to form the Bay West parish, and de-consecrated in September 1998. St John the Baptist Church, where many members of the local community were baptised or married, has been an integral part of the West Hobart community for 146 years.⁶⁶

St Michael's and All Angels Church and Hall, which are located in Franklin Street. These structures were built in the 1920s, probably to accommodate the needs of the rising population of the area at that time. The parish was established in 1919 but was amalgamated with St John the Baptist Anglican Church in the late 1970s. The Church has been sold since its closure.⁶⁷

3.8.3 Other Churches

Other churches known to have operated within the suburb include the Chalmers Free Church, the Church of Christ and the Seventh-Day Adventists Church.

The Chalmers Free Church, which was opened in the 1860s, stood at the intersection of Harrington and Bathurst Street (see Figure 3.36).⁶⁸ It was demolished in 1955 by the Neptune Oil Company to allow for the construction of a modern 'American Style service station'.⁶⁹

The Church of Christ was built around 1924. It was located on the eastern side of Hill Street near the intersection with Petty Street and continued to function at least until the late 1940s. In 1971 the church became a Ukrainian Orthodox Church – St Volodymyr, and was consecrated by Archbishop Andrew of Edmonton, Canada on 28 November 1971. The church has since been de-consecrated and is currently occupied by Contrast Photography.

The Seventh-Day Adventists Church, which was built in the late nineteenth century, was located at the corner of Warwick Street and Watkins Avenue. The simple weatherboard church is currently known as the Christadelphian Assembly Hall.

3.8.4 Cemeteries

Burial grounds within the suburb were established by various religious communities from the 1820s onward. The land for these sites, which were originally chosen because they were located in 'outlying areas' within the town's limits, was granted by either the government or private landholders. As the suburb of West Hobart grew, these burial grounds became surrounded by urban development. The cemeteries that were located within the area included:

- the Friend's Cemetery, Mellifont Street, established 1836, closed 1912;
- the Jewish Cemetery, located off Harrington Street between Patrick and Warwick Streets, established 1828, closed 1872, and now the site of Windsor Court Flats;
- the Roman Catholic Cemetery; and
- the Wesleyan Cemetery, located on half an acre of land at the corner of Hill and Hamilton Streets, established 1840, and closed in 1872.

Half of these burial grounds have been built upon, and half are now recreation grounds.⁷⁰

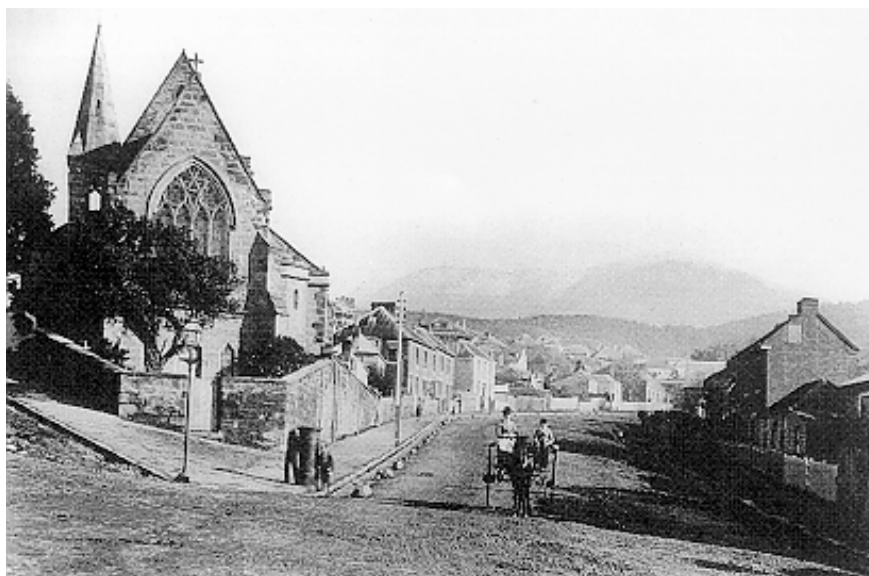


Figure 3.35 St John the Baptist Church c1900. The historic church forms the 'gateway' to the suburb of West Hobart. Source: Goodrick, J, 1993, *The West Hobart Story*, p 46 (Beattie Photograph).



Figure 3.36 Sketch of Chalmers Free Church, 1949. Source: Turnbull, C, Jack., K, 1949, *The Charm of Hobart*, p 54.

3.8.5 Charitable Institutions

Philanthropy has long been alive in West Hobart. A number of charitable institutions, including the Kennerley Boys' Home and the Salvation Army Mothers' Home, were established in the late nineteenth century. The Kennerley Boys' Home was established in 1867 after a bequest from Alfred Kennerley, who gave land and buildings for the boy's home, which was to function as a refuge or 'Industrial School' for orphans and boys from broken homes (see Figure 3.37). In later years, the home accepted boys who had committed minor offences. The home fronted onto Hamilton Street, and was located between Arthur and Hill Streets. The complex was comprised of a large two-storey sandstone house and sports and recreation grounds, and in 1951 a hostel was opened to assist boys who had been released from the home to adjust back into the community.⁷¹ The institution operated for over one hundred years before being forced to close in 1970 due to financial problems. According to Goodrick, the home was the only one of its type in southern Tasmania, as it operated without support from institutional and religious bodies, relying instead upon public support.⁷² The modern complex of AA Lord Homes now occupies the boys' home site.

The Salvation Army Mothers' Home, which was located in Lansdowne Crescent, was opened in 1897 to provide care and 'alleviate distress' for single mothers and married women in 'poor circumstances'.⁷³ Inmates were expected to work, doing laundry or fancy work, to help raise revenue for the home. Their babies were commonly adopted out, and outside employment was arranged for the young mothers after the birth of their babies. The home, according to *The Cyclopaedia of Tasmania, 1931*, provided "a means whereby they [the inmates] can rise again, and regain their lost prestige in the community."⁷⁴ In the 1920s the home functioned as a private hospital and in 1962 it became known as the Elim Maternity Home. The maternity home closed in 1973 (the last baby was also adopted from the home in December of that year) and the place, which continues to be run by the Salvation Army, operates as a hostel.⁷⁵

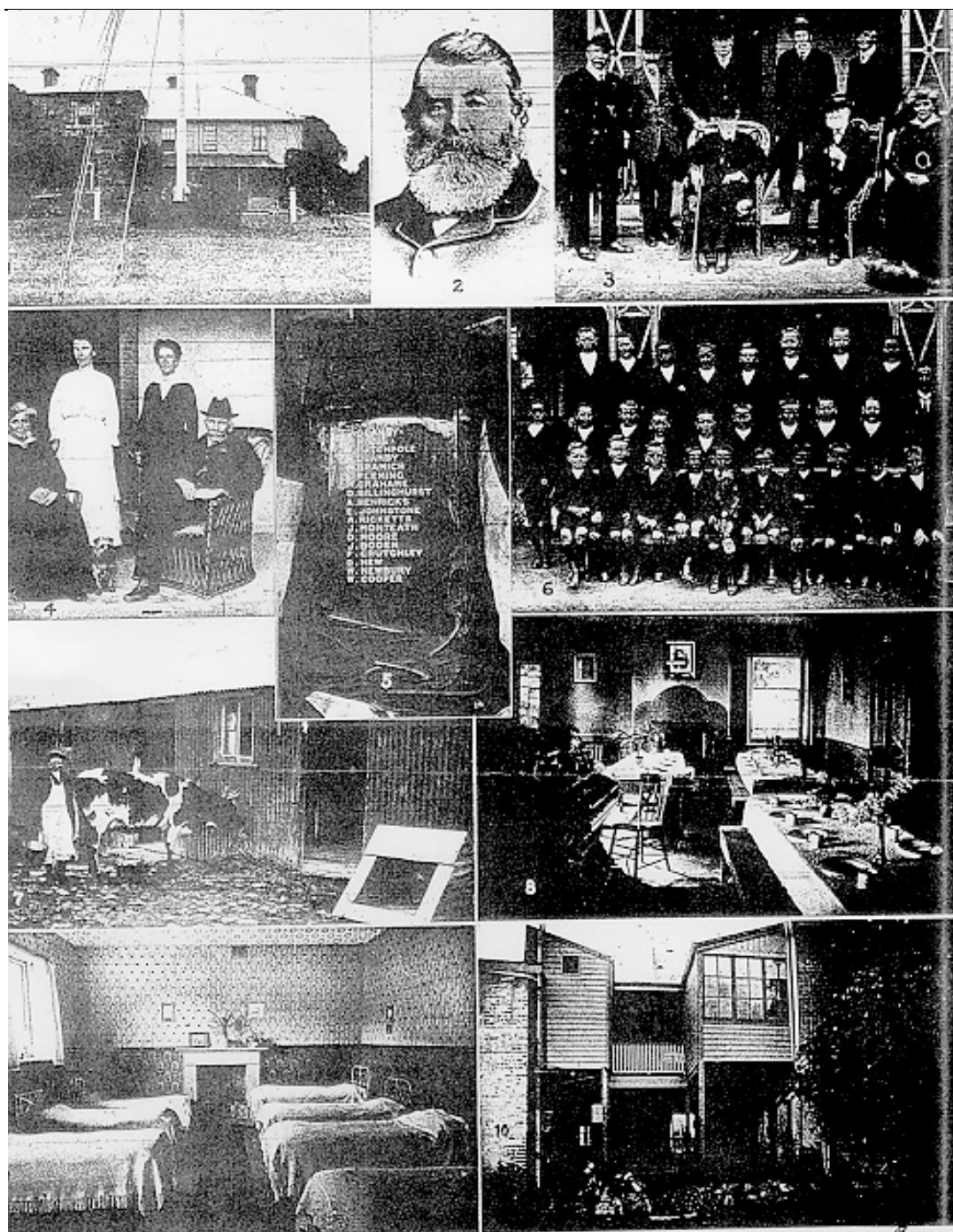


Figure 3.37 Kennerley Boys' Home, Lansdowne Crescent, 1918. Source: *Tasmanian Mail* 31 January, 1918, p 19.

3.9 Education and Recreation

The first schools attended by the children of West Hobart are likely to have been privately run institutions, as government schools were not established within the area until the 1850s. It is also likely that poor children living within West Hobart (especially the area around Goulburn Street) attended Ragged Schools, the closest of which was in Watchorn Street (opened 1854). These schools provided free education and were funded by public subscription.⁷⁶ Various religious communities also established schools from the 1850s.

3.9.1 Public Schools

The Goulburn Street Primary School was the first public school established within West Hobart. It was built in 1852. The school, as Goodrick states, ‘...was located in the most depressed area of West Hobart, notorious for the number of public-houses and brothels’. Nevertheless, by 1900, around 450 students attended the school. In 1942 it burnt down, but was re-built and opened a year later. The other public school established within the suburb was Lansdowne Crescent School, which was opened in 1916, after a sudden rise in the population of the area, sparked by the establishment of the tramway (see Figure 3.38). It was opened as a model two-teacher school, attended by about ninety students. By 1931, the number of students had increased to 400. The West Hobart Recreation Ground was adjacent to the school and provided the space where school sports were played. The school, as the *Cyclopedia of Tasmania, 1931* describes:

...[occupies] a commanding position on the slope of the hill above, from which a magnificent view of Hobart's commodious and beautiful harbour may be obtained. ...Being situated in a pleasant residential area, the school caters for a fine type of scholar...

3.9.2 Private Schools

A number of schools were established by the Roman Catholic Church including: St Mary's College and St Columba's School in 1868, which were both under the governance of the Presentation Sisters; St Peter's School in 1893, which was founded by Thomas Mitchell but, after his death in 1915, was taken over by the Christian Brothers; and St Virgil's College in 1911 which was established by the Christian Brothers.

St Mary's College was located next to the Cathedral. The school received pupils (girls only after 1911) from more affluent families, and provided a full scholastic course (see Figure 3.39). Alternatively, St Columba's School provided more basic education and was generally attended by poorer children. The two schools merged in 1957.⁷⁷

St Peter's School was originally named St Mary's Boys' School and educated boys of primary school age (girls were accepted for two years in 1908 and 1909). In 1922, under the direction of the Christian Brothers, the school became known as St Virgil's College Primary Department. It was only in 1939 that the name was changed to St Peter's.⁷⁸ The school was again merged with St Virgil's College in 1996.⁷⁹ St Virgil's College was built on the site of the old Roman Catholic Cemetery, and functioned as a Catholic primary and secondary school for boys. It is now a co-educational college.

As well as the 'Cathedral Schools', numerous privately run colleges and finishing schools operated at varying times throughout West Hobart. One such institution was Queen's College, which was originally based in 'Minallo', a grand old house located in Minallo Avenue. The college was housed at 'Minallo' during the early twentieth century, but later moved to a hall in Arthur Street and closed in 1943.⁸⁰

3.9.3 Clubs and Pubs

The people of West Hobart engaged in a range of outdoor and indoor recreational activities. Various sporting clubs were formed such as the West Hobart Football Club in 1945, the Derwent Bowls Club in the 1900s, and Cricket Teams in the 1900s⁸¹. There were tennis courts located in Hamilton Street and Salvator Road and the slopes of Knocklofty provided an ideal playground for the children of the district. Swimming was undertaken in large ponds at the Brickworks complex, and children took great delight in sliding down the slopes of Knocklofty on home-made sleds.⁸² Public Houses also provided an essential form of indoor entertainment. They were thought to cater for the 'lower classes', as they were typically venues for unsavoury activities such as cockfights, dogfights, skittles, gambling and dancing.⁸³ The main concentration of public houses in West Hobart was in Goulburn Street, with a few operating in Barrack, Bathurst and Brisbane Streets. Many of these were established in the early years of settlement. In 1840, for example, there were twelve public houses operating within the area, eight of which were located in Goulburn Street.⁸⁴ The Marquis of Hastings Hotel c1847 (see Figures 3.40 and 3.41) is the only public house still operating within the suburb.⁸⁵

A community hall was built in Lansdowne Crescent in 1880. The hall was built by the farmers of the district who formed a group known as The Institute. The hall has been the venue for a wide range of activities such as boxing, badminton, judo tournaments, meetings of the West Hobart Progress Association, and various social occasions.⁸⁶

Figure 3.38
Lansdowne Crescent School was one of two public schools operating in West Hobart in the early twentieth century. This photo was taken in the late 1920s. Source: Goodrick, J, 1993, *The West Hobart Story*, p 63.

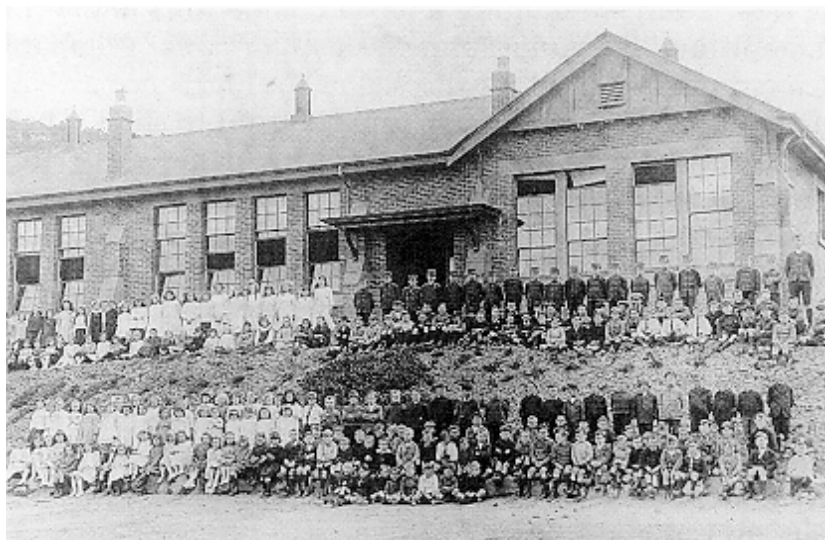




Figure 3.39 St Mary's College in 1907. The College, which appears from this photo to have been well appointed with 'modern' classrooms and dormitories, received pupils from more affluent families. Source: Clark, J, 1988, *This Southern Outpost*, p 50.



Figure 3.40 The Marquis of Hastings Hotel c1898. This hotel was established in the 1840s, and was demolished and replaced in the 1960s. Source: NS 40/46, Archives Office of Tasmania, Hobart.



Figure 3.41 Marquis Hastings Hotel and patrons c1950, just before demolition of the old public house. Source: Franklin, P, Manager of Marquis of Hastings Hotel, from a collection of photographs provided by Alice Moore.

3.9.4 Recreation Grounds

As the suburb developed, pockets of land were set aside for use as recreation grounds. There are five recreation grounds in West Hobart, these include:

- Friends Park in Mellifont Street;
- John Doggett Park in Browne Street;
- Lansdowne Crescent Park (also known as the West Hobart Recreation Ground);
- Caldew Park, at the corner of Warwick and Hill Streets; and
- the Forest Road Reservoir.⁸⁷

The Lansdowne Crescent Park was the first established as it is referred to in Postal Directories of the 1890s, and was (and still is) regularly utilised by the local community⁸⁸. The Friends Park, formerly the Friends Cemetery, was used as a children's playground from 1926. In 1937 the whole area was transferred to the Hobart City Council (HCC) under the condition that the ground would be maintained as a park. The site was declared a city recreation ground in 1941.⁸⁹ The John Doggett Park was established by the HCC in 1981, and is located on the site of the old limekiln quarry reserve. Facilities at the park were re-vamped in 1995⁹⁰. Caldew Park, which is located on the site of an old quarry,⁹¹ was opened in the late 1940s,⁹² and was also upgraded in 1995. Facilities were overhauled and play equipment (namely the large timber train that dominates the park) was repaired and installed.⁹³

Knocklofty Park is located at the western boundary of West Hobart. The 122 hectare park is comprised of mostly bushland, with some cleared areas. The park extends from Mount Stewart Look Out in the north to Forest Road in the south. While most of the land was acquired by the HCC in the 1940s, smaller parcels of land have been added to the park from the 1950s. In 1979, for example, the Forest Road Reserve was incorporated into the park. Knocklofty has been enjoyed and utilised by residents of West Hobart for a long time. The land has been used for timber-getting, quarrying, rough grazing and for hunting, most of which was carried out by successive owners during the nineteenth century.⁹⁴ The area has also been used for recreation for many years.

3.10 Natural Disasters

Hobart has experienced various extreme climatic influences, including fog, floods and fire.⁹⁵ One of the worst natural disasters to affect the city occurred on 7 February 1967 (now remembered as Black Tuesday). On this day bushfires swept through southeastern Tasmania. Most suburbs were directly affected by the fire, including West Hobart (see Figure 3.43). Fire ravaged the slopes of Knocklofty, and sixteen houses located along the western end of Forest Road were destroyed (see Figure 3.42).⁹⁶ The bushfires destroyed a total of 1,313 houses, and 128 major buildings (including factories, schools and churches) which were located throughout Hobart and its environs.⁹⁷

Figure 3.42 Houses located along Forest Road destroyed by the bushfires of 1967. Source: Wettenhall, 1975, *Bushfire Disaster: An Australian Community in Crisis*, between pp 156–157.



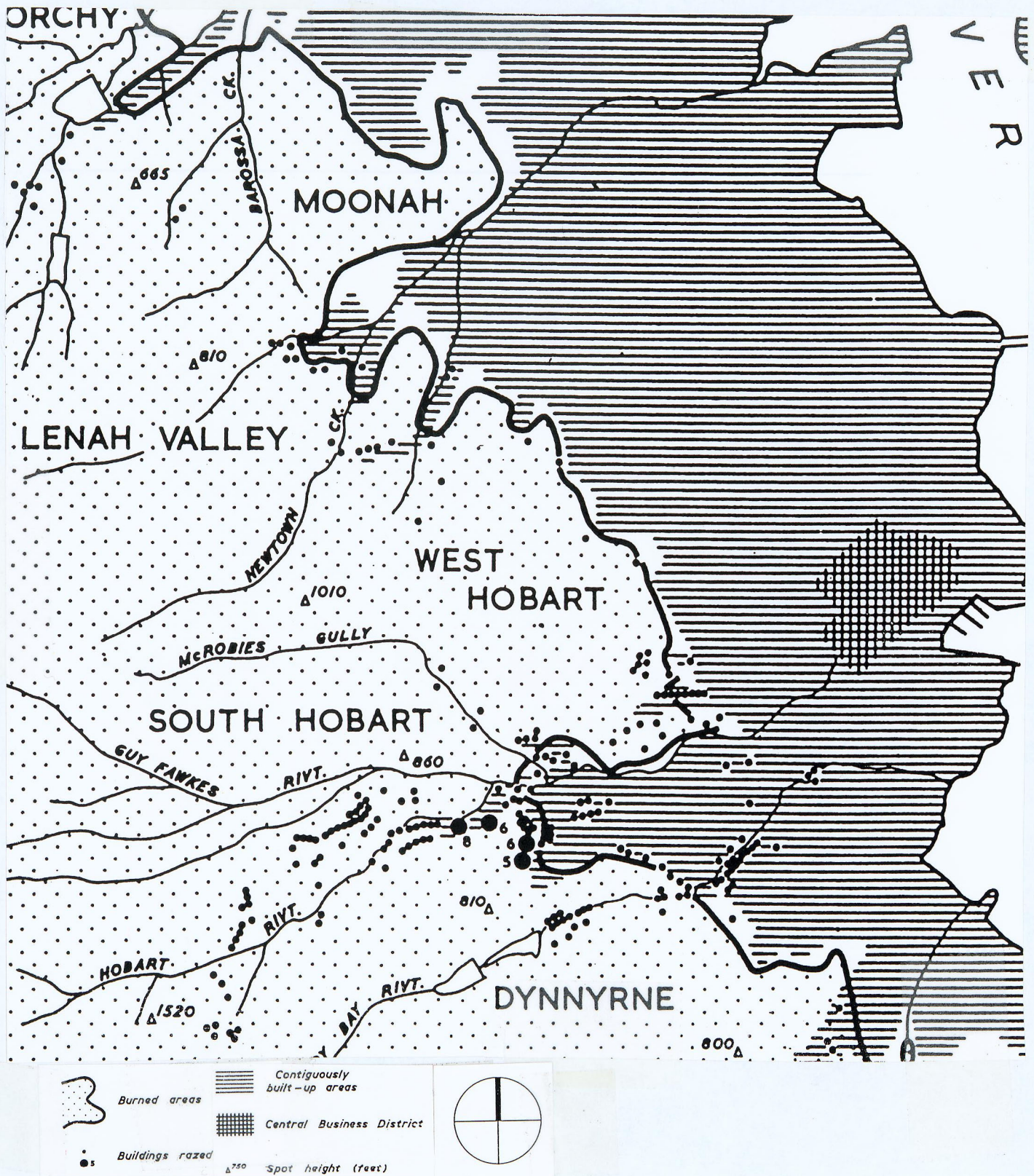


Figure 3.43 The area of West Hobart burnt by the bushfires of 1967. Source: Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p 210.

3.11 Endnotes

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- ²⁵ Petrow, S, 1995, *Sanatorium of the South*, p 160.
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4.0A **Inventory – Composition**

4.1 Introduction

The making of this inventory required virtually all buildings, structures, elements, public spaces, parks, trees and streets to be inspected and evaluated according to established criteria. This means that when all the inventory items are analysed as a whole they should represent the essential character of West Hobart.

West Hobart is primarily recognised as being a residential area, however, this view fails to embrace other equally important elements of heritage value. There has been a conscious effort, therefore, to identify other interesting structures and places that do not have a residential function, but may be indicative of other aspects of West Hobart's history.

4.2 The Inventory as a Reflection of West Hobart's History

An examination of the inventory reveals that not all nine of the historical themes outlined in the Historical Context Report are evenly represented by built structures. This is an indication that history is not always demonstrated in built fabric.

4.2.1 Evolution and Development

Only one inventory item, the 1837 sandstone boundary post located at the corner of Poets Road and Knocklofty Terrace, illustrates this theme. This post marked the south-eastern corner of the 1830s western town boundary which ran along Knocklofty Terrace. It was intersected by the northern town boundary, delineated by Arthur Street, and the southern town boundary which was defined by the Hobart Rivulet (see Figure 4.1).¹

4.2.2 Housing

This theme is discussed chronologically as it is presented by reference to architectural styles and periods (detailed earlier in the Historical Context Report). An essential feature of the built character of West Hobart is its houses, as it is primarily a residential suburb. More importantly, West Hobart has an incredibly consistent housing stock, with the majority of houses built in the late Victorian/Federation periods. Numerous outstanding and unique examples were identified from these, and other, periods.

The majority of inventory items illustrate the theme of housing. Although the housing stock within the suburb is consistent, the study team were conscious of the importance of recognising other architectural styles and periods, thus creating a diverse and broadly representative site inventory.

The Old Colonial Period 1803 – c1840

There are three inventory items that represent this period. All three items are located on James Sprent's survey of Hobart Town 1841–1845. Out of the three items, two have later additions (these are 191 Goulburn Street and 179 Melville Street), while one appears to be externally predominantly intact (3 Hill Street). Two of these items are located in Heritage Area 9 (see Figure 4.2).

The Victorian Period c1840 – c1890

There are approximately ten houses included in the inventory that are defined as Early Victorian Georgian. The majority of these items are located in Melville Street, though there are other scattered items located in Lansdowne Crescent and Lower Jordan Hill Road. They are simple brick/sandstone cottages, most with symmetrical Georgian style facades. Many have later additions. The majority of these houses are located in Heritage Area 9, as there is a cluster in Melville Street, between Harrington and Molle Streets.

Some mid-Victorian structures have been included in the inventory. There is a group of small weatherboard cottages located along Lansdowne Crescent and there are scattered structures such as Waldorf Cottage at 6 Roberts Street and 39 Forest Road (believed to have an early core encompassed by a later additions).

The bulk of inventory items are defined as late Victorian, however, there are a range of styles represented within this broad definition. The items represented by this period description range from small Victorian Georgian weatherboard cottages to larger structures that are asymmetrical in plan and have Italianate, Gothic or even Federation influences. Many houses within this period were not given definitive architectural labels like those outlined in *A Pictorial Guide to Identifying Australian Architecture*, as the majority of structures were found to have a mixture of style elements.

A number of these late Victorian inventory items are part of important groups, many of which are located along major roads such as Hill Street, Lansdowne Crescent and Patrick Street. The majority of items are located within the Lansdowne Crescent/Hill Street Recommended Heritage Area and the existing Heritage Areas 10 and 11, all of which are fully detailed in section 5. There are also a few scattered items located in Melville and Barrack Streets that are encompassed by Heritage Area 9. While most of these structures are of weatherboard construction, at least two isolated groups are of brick construction (see Figures 4.3 and 4.4).

The Federation Period c1890–1915

Approximately fifty inventory items belong to the Federation period. The most common styles represented by these buildings include Federation Queen Anne and Federation Bungalow. Other styles that are represented include Federation Carpenter Gothic and Federation Arts and Crafts. Many houses have simply been described as 'Federation' because they possess features derived from a number of different Federation styles and they simply cannot be definitively labelled. While

the majority of these items are of weatherboard construction, there are also a reasonable number of brick construction.

These items are scattered throughout the study area, however, there are pockets located within the various recommended and existing Heritage Areas. The highest number is encompassed by the Lansdowne Crescent/Hill Street Recommended Heritage Area. While there are several located within the Forest Road Recommended Heritage Area (only on the northern side of Forest Road), there are at least five located within the Newdegate Street Recommended Heritage Area, three within the Patrick Street Recommended Heritage Area, at least four in Heritage Area 9, and three loosely grouped along Summerhill Road at the intersection with Rupara Avenue (see Figures 4.5 and 4.6).

The Inter-War Period c1915–1940

A small number of finely detailed Inter-War residences have been included in the inventory. They are scattered at random throughout the study area and, as such, only three are located within Heritage Areas. The houses possess features that are reminiscent of two Inter-War styles including Inter-War Art Deco and Inter-War Spanish Mission (see Figure 4.7). All houses are of brick construction.

The Post-War Period c1940–1960

Five houses fall into this time period only because they were constructed in the early 1940s. Their architectural styling, however, belongs to the Inter-War period, as they display key features of the Functionalist style. They are located along Lansdowne Crescent, within the Lansdowne Crescent/Hill Street Recommended Heritage Area.

The Late Twentieth Century Period 1960 to the present

One late twentieth century house has been included in the inventory. It was designed by prominent Hobart architect Barry McNeil and is an important element with the streetscape of upper Goulburn Street (see Figure 4.8).

4.2.3 Government and Administration

There are no inventory items that represent this theme.

Figure 4.1
Sandstone Boundary
Post c1837, located
at the corner of
Knocklofty Terrace
and Poet's Road.



Figure 4.2
195 Goulburn Street,
an Old Colonial
Georgian cottage with
Federation additions.
This cottage is
located on James
Spren't's Survey of
Hobart 1841–1845.





Figure 4.3
Late Victorian house,
Lansdowne
Crescent. There are
clusters of these
houses around
Lansdowne Crescent
and Hill Street.



Figure 4.4
Large late Victorian
house, Lansdowne
Crescent.

Figure 4.5
Federation Queen
Anne house with
original fence,
Frederick Street.



Figure 4.6
Federation
Bungalow
residence, located
at the far western
end of Forest
Road.



Figure 4.7
House with Spanish
Mission influences,
Forest Road.



Figure 4.8
Late twentieth
century residence
located in upper
Goulburn Street.



4.2.4 The Provision of Services

Several inventory items illustrate this theme and range from a late nineteenth century covered water reservoir, known as the Hill Street Reservoir, to nineteenth/early twentieth century road infrastructure. The Hill Street Reservoir is an important historic and aesthetic element within the streetscape of Hill Street, as are the various items of early road infrastructure which have been identified throughout the study area. These items include sandstone kerbs, stairs and retaining walls, which have been fully described on a single inventory sheet (see Figures 4.9 and 4.10).

4.2.5 Transport and Communication

There is very little evidence surviving of early forms of transport in West Hobart. This is surprising considering the huge impact that trams and motor cars had on the residential development of the area. While no related tram infrastructure was identified, the occasional early garage was noted, like the one at 100 Lansdowne Crescent.

There are several inventory items that are related to the theme of communication. These include the corner shops at 168 (see Figure 4.11) and 182 Goulburn Street. A telephone exchange and post office operated from 168 Goulburn Street in the 1890s and early 1900s. A post office was contained within the large corner shop at 182 Goulburn Street during the 1930s.

4.2.6 Industry and Commerce

The theme of industry is represented by two inventory items. The first item, a Victorian Georgian cottage at 45 Lower Jordan Hill Road, is believed to have been linked with early agriculture within the area once known as Providence Valley. It is probable that the cottage was part of the Providence Valley farm, established in 1822. The second item is an automotive garage at 136 Harrington Street, which is representative of early transport industries. The structure was purpose built in 1925 and has continually operated as an automotive garage since that time (see Figures 4.12 and 4.13).

The various inventory items that illustrate the theme of commerce also give an insight into the historic growth patterns of West Hobart. All of the sites are shops and the majority are corner shops. The earliest is located at 168 Goulburn Street. It was in operation by the 1890s and serviced an area that is one of the oldest settled parts of West Hobart. Several other historic shops that have been identified in Hill Street and Lansdowne Crescent were built in the early twentieth century after the introduction of a tram service to the area in 1914 (see Figure 4.14). While the majority of these places still have a commercial function, at least four out of the ten identified are either empty or have been converted into residences. The majority of these items are located within proposed or existing Heritage Areas.

4.2.7 Religion and Philanthropy

The majority of places associated with the above themes were found to have been previously heritage listed, however, two new items were identified through historical research and field survey. They are: the former Church of Christ Church/UKRA Orthodox Church, the Elim Hostel (former Salvation Army Mothers' Home); and Clutha. These structures were found to be both historically, socially and aesthetically significant (see Figure 4.15).

4.2.8 Education and Recreation

The theme of education is well represented by previously heritage listed items. The majority of public and private schools in West Hobart have already attracted at least one level of heritage listing, with the exception of Lansdowne Crescent Primary School, which has recently undergone extensive alterations. One inventory item, a house with landmark qualities located at the western end of Minallo Avenue does illustrate the theme. The house, originally named 'Minallo', was the home of Queen's College, a small private school operating in the early years of the twentieth century.

Recreation has long been a strong influence on land use in West Hobart, as large tracks of land have been given over for reserves. There are many long established recreation grounds within the area, several of which have already attracted heritage listing, including Caldew Park and the Friend's Park (which is a former cemetery). The West Hobart Recreation Ground has been included in the inventory as historical research suggests that this place has considerable cultural significance. It has been a focal point of the Lansdowne Crescent area for over one hundred years and continues to be regularly used by the local community. It is also an aesthetically important feature (see Figure 4.16).

4.2.9 Natural Disasters

This theme is not represented by any of the inventory items. The effect of the 1967 bushfires on West Hobart can be understood more generally by the distribution of housing along Forest Road, which was the area most affected. There are pockets of mid to late twentieth century houses located on land once occupied by earlier houses that were razed by the Black Tuesday inferno.

4.3 Endnotes

¹ Plan of Hobart Town 1839, by Frankland, in Solomon, RJ, 1976, *Urbanisation: The Evolution of an Australian Capital*, p51.

Figure 4.9
Hill Street Reservoir.
It is an important
early example of its
type and makes an
important contribution
to the streetscape of
the area.

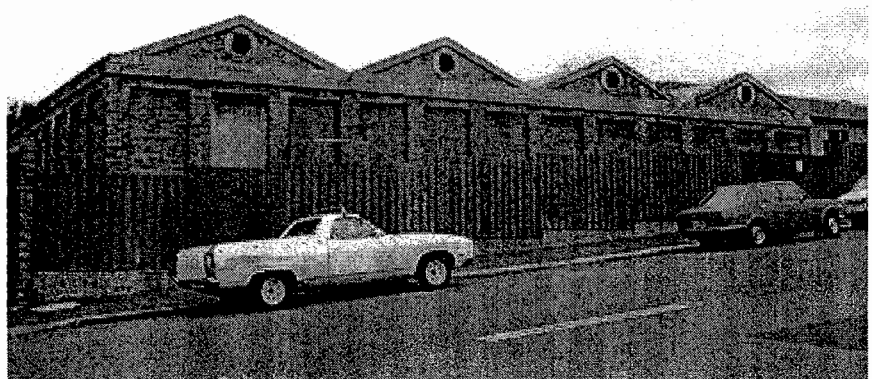
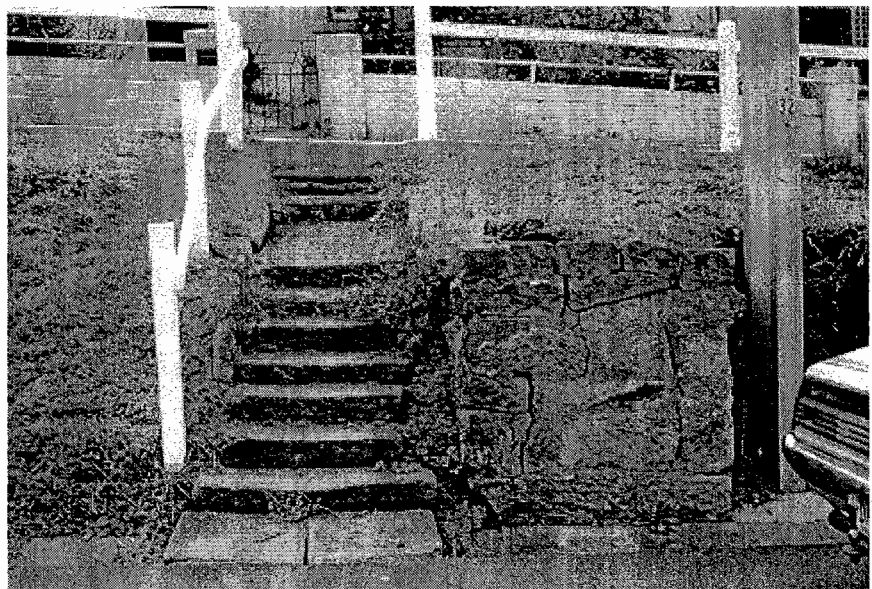


Figure 4.10
Early sandstone
steps in Goulburn
Street. These are
located directly in
front of a c1840s
house and are an
important example of
early road
infrastructure.



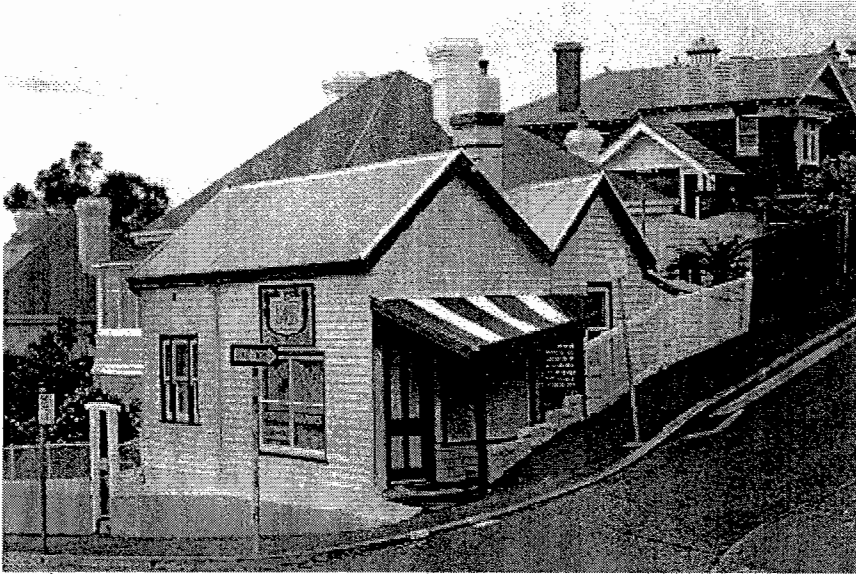


Figure 4.11
168 Goulburn Street,
was once a mixed
business which
included a telephone
exchange, post office,
and grocery store.



Figure 4.12
An early Victorian
Georgian cottage
which is thought to
have been part of an
early farm complex.

Figure 4.13
An early automotive garage, which still functions as such. The exterior of the structure appears to be predominantly intact.



Figure 4.14
Corner shop at the intersection of Hill and Warwick Streets. It has framed the corner of this major intersection since 1916.





Figure 4.15
Elim Hostel at 17
Lansdowne Crescent.
The Salvation Army
has provided social
services from this
building since the
1890s.



Figure 4.16
West Hobart
Recreation Ground,
an important feature
of the Lansdowne
Crescent area for
over one hundred
years.

4.0B Inventory – Structure

4.1 Introduction

The inventory structure encompasses three groups of items. These are: previously identified heritage items; recommended heritage items; and contributory items.

4.2 Previously Identified Heritage Items

Prior to the compilation of the inventory it was necessary to conduct a documentary review of previously identified heritage items located within the study area, to provide a starting point for the study. All heritage schedules were reviewed and a schedule of items was compiled. These items were then plotted on base maps, which were in turn used during the field survey.

4.2.1 Statistics

A total of 390 items were identified of which sixty-two percent were found to be listed on the National Trust Register, Hobart City Council Schedule and the Tasmanian Heritage Register, while a further eight percent were on all the above registers as well as the Register of the National Estate (see Appendix C for RNE data sheets). A further breakdown of the numbers is provided in the Table of Previously Identified Heritage Items (see Figure 4.17).

Type of Heritage Listing	NT, HCC	NT, HCC, THR	THR	NT, HCC, THR, RNE	Total Number
Previously Identified Heritage Items	89	267	2	31	390
Percentage	23	68	1	8	100

Figure 4.17 Table of Previously Identified Heritage Items.

The Hobart City Council Heritage Schedule (*Appendix F – City of Hobart Planning Scheme 1982*), was originally compiled from the National Trust Register. In 1997, all of the HCC listed items were systematically reviewed by the Tasmanian Heritage Council, as a new State heritage register was compiled. Despite this review, 89 National Trust and HCC listed items appear not to have been included on the new Tasmanian Heritage Register. One reason for this is that fifty-one percent of the items now contained within the HCC's heritage schedule are recent additions. The majority of these listings have been prompted by recommendations from recently completed heritage studies such as *the Inner West Hobart Heritage Area Review, May, 1998*, and the *Newdegate Street Heritage Review, May 1998*. Less than half of the items are old NT and HCC listings (see Figure 4.18).

Type of Heritage Listing	Old NT, HCC Listings	New NT, HCC Listings	Total Number
Previously Identified Heritage Items	44	45	89
Percentage	49	51	100

Figure 4.18 Table of Old and New National Trust and Hobart City Council Heritage Listings.

A review of the forty-four old NT and HCC listed items was undertaken as part of this study. A full explanation of the survey method and results is provided as Appendix D.

4.2.2 Characteristics

The majority of previously identified heritage items date from the Old Colonial and Victorian periods and almost all are houses. There are a large number of early Georgian style cottages constructed mostly from brick or sandstone. Most of these items are located in existing Heritage Areas 8 and 9. A small number of late Victorian houses have been previously listed. Most of these items are located in groups which are mainly distributed along Lansdowne Crescent, Forest Road and Faraday Street. There are isolated late Victorian items scattered throughout the study area (see Figure 4.20).

Other previously identified heritage items include churches, rectories, community halls, industrial structures, schools, stone walls, old barns and recreation areas.

4.3 Recommended Heritage Items

4.3.1 Statistics

There are 166 recommended heritage items included in the inventory. Detailed inventory sheets have been prepared for 107 of the items, while there are 58 items with abbreviated inventory sheets (see Figure 4.19). Different levels of information have been provided to allow for an analysis of a greater number of sites. The original scope of the project was to prepare inventory sheets for 100 sites, however, by using the abbreviated form the study team was able to include more sites and, at the same time, stay within the study parameters. The information provided on the abbreviated inventory form is thought to be sufficient for heritage listing.

Type of Item	Detailed Inventory Sheet	Abbreviated Inventory Sheet	Total Number
Recommended Heritage Items	107	58	166

Figure 4.19 Table of Recommended Heritage Items.

4.3.2 Format

The format of the detailed inventory sheets is identical to that of the data collection sheets produced by the Tasmanian Heritage Council because the Tasmanian Heritage Register Database has been used to produce both the detailed and abbreviated inventory sheets for this study. The inventory sheets include all (and more) information specifically outlined in the study brief.

The detailed inventory sheets include the following fields:

Location Reference Number: located in the top right-hand corner of each inventory sheet, this number refers to the location of the item within the computer database set.

Name: current property name and former names where known.

Address: current street address defined by base maps and observations during field survey.

Type: original use of the item.

Use: current use of the item.

Feature Type: the type of item, eg, house, church, shop.

Architectural Style: loosely defined by the architectural styles and periods outlined in *A Pictorial Guide to Identifying Australian Architecture*.

Walls: the material from which the item is constructed, eg, weatherboards, brick, sandstone.

Roof: the type of roofing material used, eg, shingles, corrugated iron, tiles etc.

Floors: the number of floors/storeys the item has.

Attic/Basement: a box is provided to indicate whether an item has both or one of these features.

Integrity: an item is said to have integrity if its assessment and significance is supported by sound research and analysis and its fabric and curtilage are still intact. Where an item appears to be intact, the phrase 'Externally predominantly intact' has been used. Likewise, when an item is not externally intact, a brief description is given of the elements affecting its integrity.

Visual Relationships: the setting of the item and its visual relationship with other elements and within the streetscape.

Historical Relationships: any historical information gathered during historical research or field survey.

Description: a physical description of the item.

Statement of Significance: statement of significance addressing the criteria outlined in the Historic Cultural Heritage Act, 1995.

Two digital images of each item have been provided. One image was taken of the front elevation, and another was taken of a side elevation.

The abbreviated inventory sheets include the following fields: location reference number; name; address; physical description; and a table of significance with each criteria noted. A single digital image of each item is also provided.

4.3.3 The Characteristics

During the field survey many sites were initially identified as having some level of heritage significance. Many photos were taken, further site inspections were made and a preliminary inventory was produced. This preliminary inventory was refined by further historical research and survey work. The sites included in the final inventory, therefore, have been subject to continual review and analysis. They are all culturally significant, for they all have aesthetic, historic, scientific and/or social value for past, present or future generations¹ (see Figure 4.21).

4.4 Contributory Items

There are over 500 contributory items that have been identified during the field survey of the study area. These items are defined as those which generally contribute to the streetscape of the study area, but are not considered to warrant either individual or group listing. Many of these items have had their significance reduced by loss of original materials or detail (roofs, chimneys, fences), unsympathetic additions (verandah infill, privacy walls) or inappropriate treatment (painting of face brick work, intrusive garage/carport development obstructing the facade) (see Figures 4.22 and 4.23). It is expected that any future heritage review of West Hobart would closely analyse and review contributory items identified in this study.

4.5 Endnotes

¹ Heritage Schedule Definitions, *The City of Hobart Planning Scheme, 1982*, p76.

Figure 4.20

A row of four Colonial Georgian Workman's cottages located along Forest Road. These are typical examples of previously identified heritage items.



Figure 4.21

A Federation Cottage located in Warwick Street. This house is just one example of the type of items included in the inventory. It is considered to be a fine example of the Federation cottage type and is an important part of the streetscape. This importance is enhanced by the survival of the original front fence.





Figure 4.22
Cottages located along Forest Road. These houses have sustained extensive alterations and additions; they are contributory items.



Figure 4.23
Inter-War houses located along D'Emden Street make a positive contribution to the streetscape by way of their simple style, form, scale and material composition.

5.0 Heritage Areas

5.1 Introduction

5.1.1 West Hobart

West Hobart has a complex cultural heritage created by the interplay between its hillside setting, dramatic topography, landscape elements (such as its cottage gardens and street plantings) and an impressive array of built elements. West Hobart's existing fabric and various documentary records illustrate an interesting history and the processes and events which make West Hobart a special place today.

West Hobart's sense of place derives from a generally harmonious and consistent street pattern, built form (which is consistent by way of scale, form, style and materials), landscape, topography, natural vegetation (much of which forms an impressive backdrop to the area), numerous recreation grounds, views to the city, river and mountains of the Wellington Range, and the predominantly residential scale and character of the area. West Hobart is particularly regarded as a late Victorian/Federation suburb which, it would seem, has a high level of intactness. The variety of domestic architecture is especially important, with a particularly rich and diverse representation from the late Victorian and Federation periods. There are, however, numerous interesting elements from the Colonial, Inter-War, Post-War and Late Twentieth Century periods.

West Hobart embraces a rich mixture of post-1803 history, landform and vegetation, architecture, gardens and recreation grounds. This blend extends from first settlement on to the present. The layout, built form and character of the suburb today reflects various historical themes, typifying especially the growth of this residential suburb from the late nineteenth century to the present time.

5.2 Heritage Areas

5.2.1 What is a Heritage Area?

Any collection of buildings in a community setting can demonstrate historic, social and economic development, can express architectural or building growth and change, can illustrate the exploitation of natural resources such as topography and materials, and can manifest the impact of technology. Such an area has generally become known as a 'heritage area'. What makes a heritage area different from the whole is that it is also possible to see characteristics that tend to bind the components of an area together and make the whole greater than the sum of the separate parts.¹

5.2.2 Why Heritage Areas?

Most Heritage Areas have both historic and aesthetic values, as well as other values such as social or technical/research significance. It is the overall identified qualities of an area, that reflect these values, which are considered to be worth protecting.

Heritage Areas can only be effectively protected and managed if their individual heritage values are clearly identified and stated. In New South Wales, for example, experience has shown that the Land and Environment Court is more inclined to support councils in defending the heritage values of Heritage Areas and individual buildings within those areas, when those values are adequately identified in planning instruments based on comprehensive and objective assessments.²

The creation of 'Special Character Areas' has been recently advocated by planners and urban designers working within local government planning. It has been argued that Heritage Areas are unnecessary and should be managed as local character areas. However, areas such as these often ignore the historic values, and such proposals may lead to the loss of these values.³

5.2.3 Ranking of Contributory Components

In this Heritage Review every building within West Hobart, including properties located within proposed and existing heritage areas, has been inspected from the street and given a ranking according to the following key. The aim of the ranking is to assist Council to maintain the identified character of the area in the process of development control. Accordingly, heritage planning objectives have been set down for each of the ranking categories.

Ranking	Description	Objectives of Development Control
1	A Previously Identified Heritage Item: is an item listed on the NT, HCC Schedules, and/or THR and RNE.	Maintain heritage significance and streetscape intactness.
2	A Recommended Heritage Item: is an item recommended for individual listing on the Council's Heritage Schedule.	Maintain heritage significance and streetscape intactness.
3	A Contributory Item: is an item with either a high degree of intactness which contributes to the character of the heritage area or an item which contributes to the character of the area but whose significance has been reduced by loss of original materials or detail (eg roofs, chimneys, fences), unsympathetic additions (eg verandah infill) or inappropriate decorative treatment (eg painting of face brickwork).	Maintain heritage characteristics and streetscape intactness; or reconstruct original features by removing unsympathetic additions or using more appropriate decorative treatment.
4	A Neutral Item: is an item whose impact on the heritage character of the area is benign.	Maintain benign impact.
5	An Intrusive Item: is an item which has an adverse impact upon the area because of its scale, design, materials or the like, or because its original qualities have been mutilated or removed.	Encourage the ultimate replacement of the building with one less assertive, or reduce its adverse impact by sympathetic alterations, plantings, more appropriate colour scheme or other treatment.

5.2.4 Heritage Areas in West Hobart

Eight areas within the suburb have been identified as being historically and aesthetically distinct from the whole. There are four existing Heritage Areas that are identified in the *City of Hobart Planning Scheme 1982*; these are numbers 8, 9, 10 and 11.

Two Heritage Areas have been identified and fully assessed in recent studies, including the *Newdegate Street Heritage Area Review April 1998*, and the *Inner West Hobart Heritage Area Review, May 1998*. These proposed Heritage Areas, numbers 11A and 15A, are currently being considered by Council for inclusion within the *City of Hobart Planning Scheme 1982*.

Two new Heritage Areas have been identified in this Heritage Review, they are: the Forest Road Forest Road Heritage Area, number 8A, and the Lansdowne Crescent/Hill Street Heritage Area, number 19 (see Figure 5.1).

Detailed recommendations have been formulated for all of the eight Heritage Areas; these are provided below.

Existing Heritage Areas

- The northern boundary of Heritage Area 8 – Inner Hillside Housing/Liverpool Street should be adjusted to include the original (c1943) Goulburn Street Primary School building, which has been recently heritage listed, and is an important element in the streetscape of Forest Road.
- The western boundary of Heritage Area 10 – Patrick Street should be extended to include properties located between Watkins Avenue and Henry Street, and 141 Patrick Street, because this section of Patrick Street is of considerable cultural heritage significance.
- The current boundaries of Heritage Area 9 – Inner Hillside Housing/Bathurst Street and Heritage Area 11 – Inner West Hobart, should be retained.

Recently Identified Heritage Areas

- The southern boundary of Heritage Area 15A – Newdegate Street should be extended to include properties on the northern side of Arthur Street, as properties located within this area are historically and aesthetically part of the defined area.
- The currently proposed boundaries of Heritage Area 11A – Inner West Hobart should be retained.

New Heritage Areas

- Properties located within the area defined by Figure 5.2 should become part of Forest Road Heritage Area 8A. This area should be identified separately from existing Heritage Area 8 because it is considered to be both historically and aesthetically distinctive.
- Properties located within the area defined by Figure 5.3 should become part of Lansdowne Crescent/Hill Street Heritage Area 19.

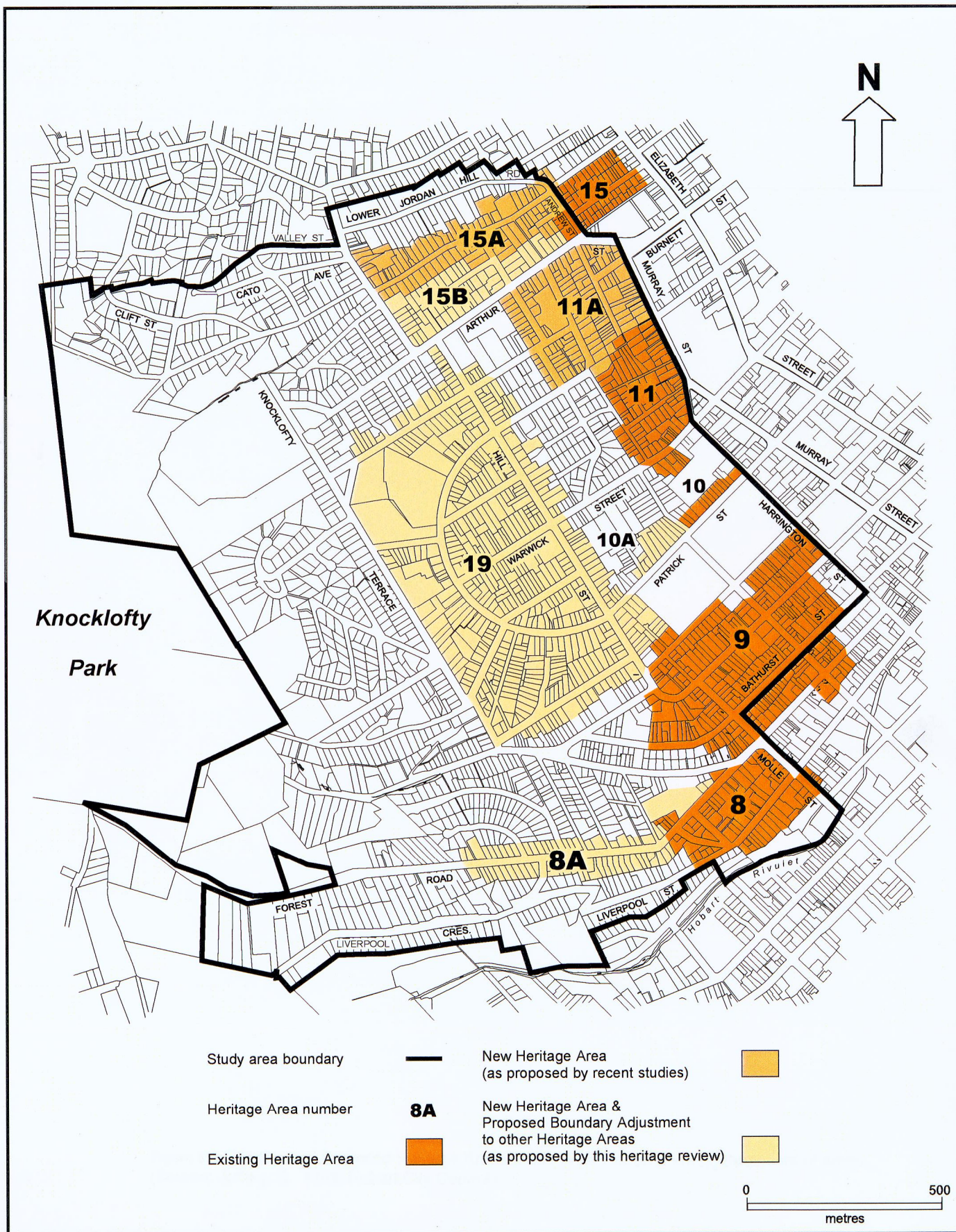


Figure 5.1 Existing and Proposed Heritage Areas within West Hobart showing three tiers of areas.
(Source: Jeffery, S. 1999, Hobart City Council).

5.3 Forest Road Heritage Area – 8A

5.3.1 Boundary

An area along Forest Road has been identified as having considerable cultural heritage significance. This area lies just outside the western boundary of Heritage Area 8, and encompasses both sides of Forest Road from the western boundary of Heritage Area 8 to the western property boundaries of 101 and 106 Forest Road. The boundaries for the Forest Road Heritage Area are shown on the accompanying plan (see Figure 5.2).

5.3.2 Historical Outline

The area of land along Forest Road as defined by Figure 5.2 had only a scattering of houses by the 1840s.⁴ Dairies, orchards and paddocks encompassed this area in the early years. Dunn's Dairy was located at the far end of Forest Road. By the 1860s the only vehicular track running through the area, which was said to be in a very primitive condition, was made by the quarryman's cart that brought stone retrieved from Sugar Loaf Hill into the Town.⁵

It was not until the late nineteenth century that expansive residential development occurred. The introduction of a tram service to Goulburn Street in 1914 no doubt encouraged this building activity. Most of the houses along the southern side of Forest Road were constructed before 1910, while many properties on the northern side of the road, especially those located at the far western end of the detailed study area, were built after 1910.⁶

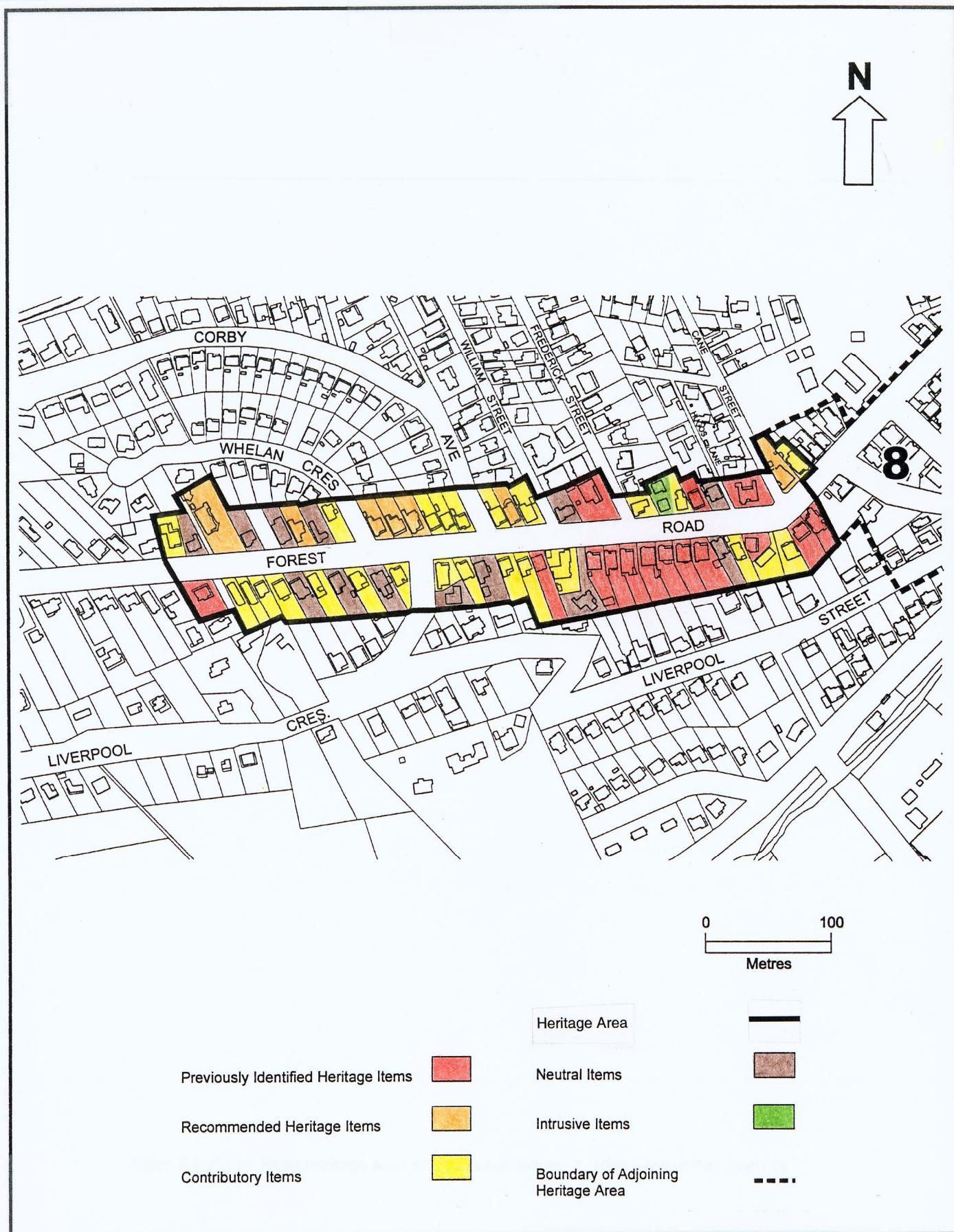


Figure 5.2 Forest Road Heritage Area 8A. (Source: Jeffery, S. 1999, Hobart City Council).

5.3.3 Description

Forest Road rises steadily, in a relatively straight line, towards Mount Wellington. There are views of the eastern side of the mountain from the Organ Pipes up to the pinnacle, and of the city and river. The area contains mostly late Victorian style houses on the southern side, and Federation period houses on the northern side. Most houses are of weatherboard construction, however there are groups of brick late Victorian residences. Many houses are asymmetrical in plan, possess bay windows, and are decorated with either iron lace or elegant timber balustrading. The residential nature of the area is reinforced by the rows of front gardens, and the line of London Plane Trees (planted c1985)⁷ that are growing along a middle section of the road. Both these elements and the mountain backdrop are pleasing aesthetic features.

Key buildings include 106 Forest Road, which is a Colonial Georgian cottage formerly known as Dunn's Dairy. Almost directly opposite this house is a large Federation Bungalow. This is located on a large parcel of land and as such is a distinctive element within the streetscape. Both these buildings are located on elevated land, and both are oriented toward the east so as to take in the panoramic views. These are the only two houses in the street to be positioned in this way.

Intrusions within the area include some unsympathetic alteration and additions to houses and the development of off-street parking facilities which have engulfed a number of front yards. Despite these intrusions, the area is mostly intact. Its predominant character is of an area of detached weatherboard/brick single-storey late Victorian and Federation style housing.



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1. Forest Road looking west towards Mount Wellington (background). The street is wide and rises steadily. Note the London Plane Trees (centre) which are pleasing landscape elements.
2. Forest Road looking southeast. The housing stock is of consistent scale on both sides of the street – there is very little recent infill. Note the panoramic views of the city and river (background).
3. Unsympathetic high front picket fence and carport surround an Old Colonial Georgian house and obscures its streetscape appearance.
4. Extensively paved front yards and an intrusive garage that partially obscures views to a heritage building.

5.3.4 Summary of Significance of Forest Road Heritage Area - 8A

1. The quality and quantity of late Victorian/Federation period housing stock exemplifies the economic boom period of the late nineteenth/early twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the area.
2. A large number of individual houses in this area are intact examples of late nineteenth/early twentieth century architecture of high quality.
3. The continuous single-storey mainly painted weatherboard facades and the general uniformity of scale in the area create a distinctive visual impression and outstanding streetscape qualities.
4. The streetscape has high aesthetic value which is enhanced by the open vistas created by the width and form of the street.
5. The area has social significance to the local and broader community because individual items within the area have been recognised by various State heritage bodies.

5.3.5 Characteristic Features which Contribute to the Significance of the Area

Streetscape

- A streetscape of little altered single-storey late Victorian and Federation style detached houses set on their own allotments.
- A subdivision pattern dating from the late nineteenth/early twentieth centuries of long rectangular narrow-fronted allotments, set at an angle to the road.
- Buildings set close to the street frontage, with a consistent set back from the front boundary.
- Buildings aligned parallel to the side boundaries, angled to the street frontage.
- A consistent spacing between buildings.
- Small cottage-style front gardens, with a minimum of paving and uncluttered by carports or garages.
- Buildings set behind low (approx) 1200-1500mm maximum height front fences of varying design, but mainly Victorian wooden picket or more ornamental Federation wood fences.
- Unsubdivided yards and gardens at the rear, generally free of large buildings or structures.

Buildings

- A number of heritage items and key buildings, which are distinguished from other buildings by their architectural style, scale, form, orientation and large allotment size.
- Two main building types which, while not all being heritage items, collectively contribute to the character of the area:
 - single-storey painted weatherboard cottages, with hipped galvanised iron roofs. Many have enclosed verandahs which, in some cases, detract from their appearance and conceal their symmetrical facade.
 - single-storey painted weatherboard/brick late Victorian/Federation cottages with steeply pitched galvanised iron roofs that are generally asymmetrical in plan with a gable ended wall projection facing the street with bay window;
- A small number of Inter-War buildings which, while varying in style and detail from the main building types, are compatible with earlier buildings in their siting, scale, massing and materials.

Building Details and Materials

- Painted weatherboard or exposed facebrick walls of a monotone (not mottled) colour.
- Hipped galvanised iron pitched roofs, sometimes painted.
- Prominent brick chimneys.
- Vertically-proportioned dormer windows in the lower pitched roofs of the Victorian timber buildings (generally one per building on the street frontage).
- Simple vertically-proportioned casement or double-hung timber windows or groups of windows.
- Decorative elements on Federation buildings, including ornate timber bargeboards and infill to projecting gables and timber detailing to verandahs in contrast to the unornamental timber cottages.
- Generally light, neutral colour to painted walls, with joinery and fences painted a light colour or white.

5.3.6 Uncharacteristic features which detract from the heritage significance of the Area

Townscape

- Garages or carports in front gardens which disrupt the streetscape and the setting of heritage buildings.
- Wide vehicular driveways which create large openings in fences.
- Large areas of paving in front gardens.
- High fences or solid walls which obscure front gardens and buildings.

Buildings

- A number of intrusive structures which are unsympathetic to the characteristic features of the area, including carports and garages which are located within the front yards of several properties.

5.3.7 Management Policy

Having regard to the heritage significance of the Forest Road Heritage Area, the following policy statement aims to provide a sound base for the development and care of the area.

- In recognition of the heritage significance of the Forest Road Heritage Area and its contributory buildings, the impact of proposed development on individual buildings, the overall significance of the area, the characteristic features of the area which contribute to its significance and this management policy shall be considered as part of the assessment of all applications for development within or adjacent to the heritage area.
- Council shall have regard to the definitions, conservation principles, processes and practices set down in the *Burra Charter* (the Australia *ICOMOS Charter for the Conservation of Places of Cultural Significance*) and *Illustrated Burra Charter*, which are widely accepted throughout Australia as a sound framework for good conservation practice.
- Council may require the preparation of a Heritage Impact Statement or Conservation Plan for major works such as demolition or major alterations.
- Planning decisions will seek to retain characteristic features which contribute to the significance of the Heritage Area, but also allow removal/alteration of uncharacteristic features.

Existing Buildings

- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.

-
- Recommended heritage items shall be afforded protection pending their listing in the Heritage Register.
 - The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced where possible.
 - Contributory buildings which have been unsympathetically altered shall be reconstructed to their original appearance, if possible.
 - Individual buildings or structures which have been ranked as of 'no' significance may be kept or demolished (if intrusive) and replaced by more sympathetic development. Alternatively, they may be enhanced or altered to reflect characteristics which contribute to the significance of the heritage area.

Alterations and Additions to Existing Buildings

- Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape and retain elements which contribute to the significance of the heritage area.
- Additions shall generally be at the rear and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape. Generally additions shall not be visible from Forest Road and should generally sit below the existing ridge line.
- Additions shall generally match the roof pitch, form and proportions of the existing building. Sometimes a skillion or 'lean to' addition is appropriate at the rear of buildings, such as the timber cottages, where this is a traditional form of extension.
- New dormer windows shall be located preferably at the rear of buildings. They should only be introduced on building types which traditionally have dormer windows (ie. Victorian not Federation buildings). One dormer window may be permitted on the front of such a building if it is traditionally detailed with a single vertically-proportioned window. More than one dormer may only be considered for wide or semi-detached buildings. Dormer windows shall not be placed asymmetrically on symmetrical buildings or on one side of a semi-detached building.
- The characteristic mix of materials and colours shall be used in additions and alterations. New materials shall generally match the original as closely as possible, but should be recognisable on close inspection.

New Infill Buildings

- New development shall respect the low scale and modest late Victorian/Federation period character of the area. Generally, development shall be no higher than one storey. Attic space may be used, provided that the roof pitch is not markedly higher than that of neighbouring (heritage) buildings.

-
- Infill development shall respond to and not obscure the topography of the area.
 - Sympathetic materials and colours shall be used in infill development, but not directly copy earlier neighbouring buildings.

Carparking and Garaging

- In order not to dominate the streetscape and/or the building to which it relates, a garage or carport shall only be provided where it can be located behind the main building line.
- Paved parking areas in front yards may only be provided where they occupy less than 50% of the frontage width and leave sufficient space to retain an appropriate garden setting to the dwelling.
- Driveway crossings shall be designed to the minimum width.

Landscape/Streetscape

- All existing streetscape or building elements, which contribute to the character of the area shall be retained. Streetscape or building elements which do not contribute to the character of the area shall not be permitted.
- The established development pattern including the allotment size and shape, setbacks, the spaces between buildings and their garden setting shall be retained.
- Original fences shall be retained and restored/reconstructed, where possible.
- New front fences shall be of traditional low height and should be compatible with characteristic open forms. Solid privacy walls or high front fences shall not be permitted.
- Significant tree planting shall be retained and enhanced, where possible.
- The public domain, including contributory townscape elements such as the tree planting at the centre of Forest Road, shall be retained and enhanced.
- Street planting shall be maintained and encouraged, particularly in the paved verge which should be restored to a more traditional paved pathway with grassed edge.
- Historic names used to identify heritage buildings shall be retained.

5.4 Lansdowne Crescent/Hill Street Heritage Area 19

5.4.1 Boundary

A large area of land bounded by Hill Street in the east, Faraday Street in the south, Knocklofty Terrace in the west, and Hamilton Street in the north has been identified as having considerable cultural heritage significance. The boundaries of this area are detailed on the accompanying plan (see Figure 5.3).

5.4.2 Historical Outline

Early land grants within the area now encompassed by Lansdowne Crescent and Hill Street resulted in the formation of several large estates, namely Caldew, which was established by John Woodcock Graves in 1861, and Highfield Estate, which was established in the early years by a prominent Hobart merchant. Hobart's town plan was extended to the area in the 1830s; the crescent was a direct response to the topography of the area, and was perhaps reminiscent of earlier town planning techniques, like that applied to Bath in England.

The area around the periphery of the crescent between Knocklofty Terrace (which was the far western town boundary of the 1830s), Hamilton and Faraday Streets, was roughly subdivided by the late 1830s.⁸ However, the segments of land formed by Lansdowne Crescent, Warwick and Hill Streets, known as Crescent Fields, were not subdivided until the late 1850s.⁹ By 1866 the present road network within the Crescent Fields area was established.

Development within the area was limited up until the late nineteenth century. While scattered structures do appear from the 1830s, substantial development did not occur until the 1870s and 1880s. The introduction of a tram service to the area in 1914, which ran along the flatter sections of Hill Street and Lansdowne Crescent, greatly influenced residential development. From the 1890s services began to develop to cater for the increasing residential population. Small specialty shops were established along Lansdowne Crescent and Hill Street, churches and community halls and charitable institutions were founded. The West Hobart Recreation Ground, a major venue for community sporting and social activities, was also established in the 1890s.

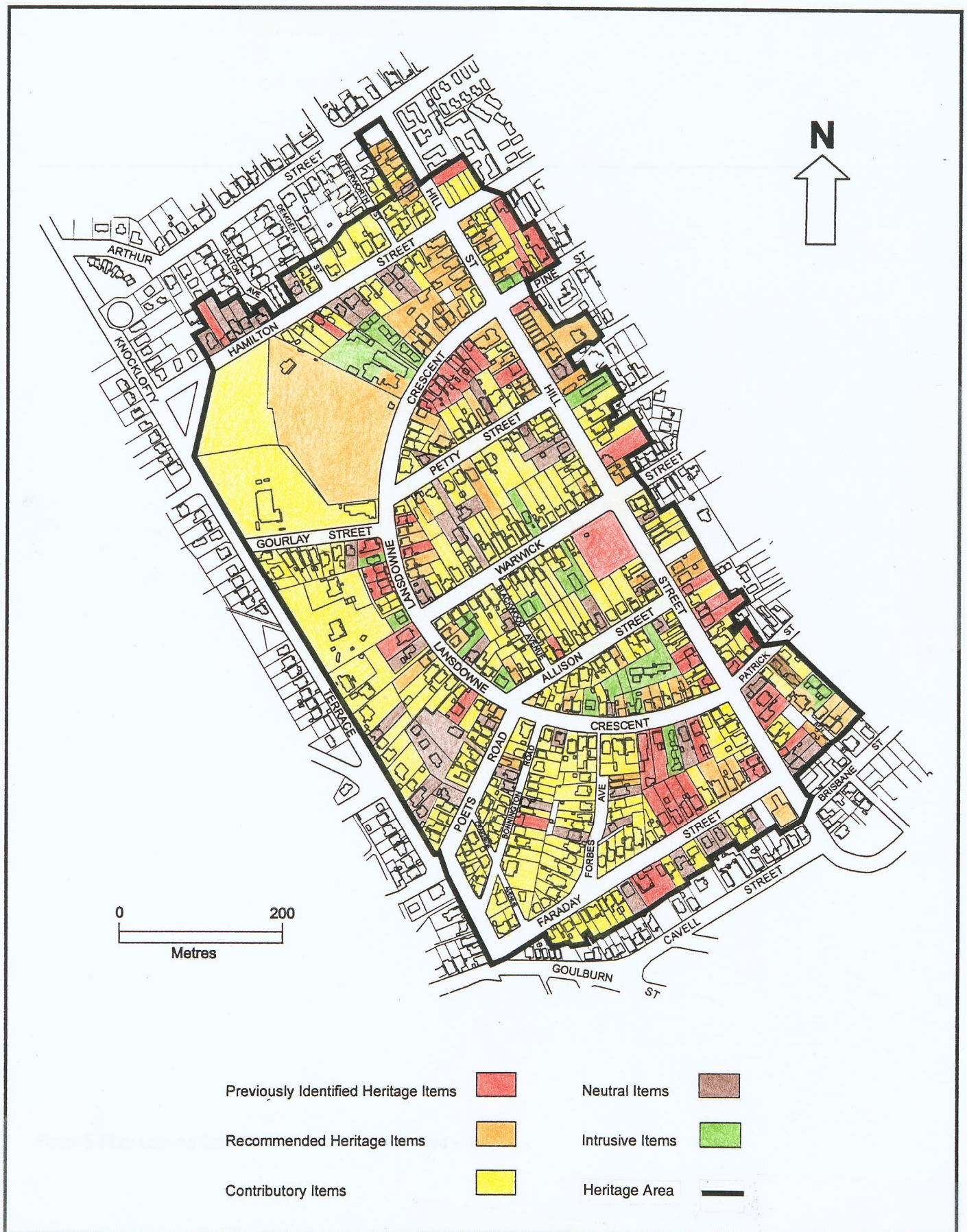


Figure 5.3 Lansdowne Crescent/Hill Street Heritage Area – 19.

5.4.3 Description

Lansdowne Crescent rests upon flat land beneath the major foothills of Knocklofty. Hill Street, although flat in parts, is very steep between Allison and Petty Streets. The land, once known as Crescent Fields and intersected by Warwick Street, rises steadily to the west, towards the Crescent. The heavily built-upon foothills of Knocklofty provide a backdrop to the area as well as Mount Wellington, specifically the large dolerite columns known as the Organ Pipes.

The area contains a comprehensive collection of mid to late Victorian and Federation houses. There are small numbers of Colonial/Victorian Georgian cottages and clusters of Inter-War structures particularly along Hamilton Street, Lansdowne Crescent and the southern side of Faraday Street. The majority of mid to late Victorian houses are of weatherboard construction. Many have been described as 'Decorated' cottages, as they are symmetrical and asymmetrical in plan and have a modest amount of ornamentation, including iron lace, timber friezes, turned timber verandah posts, timber balustrading, and infill to projecting street-front gables. The majority of Federation period structures are of brick construction. These houses are often asymmetrical in plan, possess bay windows with casements that project towards the street, and have other Federation design features such as wall-hung shingles, pressed metal and roughcast infill to prominent gables. There are a small number of Federation Queen Anne style houses. Most of the houses within the area are detached and single-storey.

There are many important individual buildings and groups within the area. A large number of the major intersections are framed by late nineteenth/early twentieth century corner shops, such as the grocery shops at 187 Warwick Street and 125 Hill Street. Other important buildings include the Hill Street Reservoir (built 1883) which is located on the western side of Hill Street. The large Federation house at the corner of Lansdowne Crescent and Hill Street is also a prominent element, as is the late Victorian mansion known as Minallo. Key building groups include the Federation corner shop (107 Hill Street), the row of six cottages (93–105 Hill Street) and former church (93a Hill Street) and the group of late Victorian brick houses located on the western side of Hill Street between Hamilton Street and Lansdowne Crescent.

Important landscape elements range from recreation grounds, namely Caldew Park and the West Hobart Recreation Ground, to street plantings and residential gardens. Caldew Park is moderately vegetated, while the West Hobart Recreation Ground is largely grassland. There are vegetated median strips in Hill, Allison and Petty Streets, as well as Lansdowne Crescent and Knocklofty Terrace and native plum trees, which have a distinctive purple foliage, are located on either side of Warwick Street. There are rows of cottage gardens throughout the area.

Intrusions within the area include some unsympathetic alterations and additions to houses and the development of off-street parking facilities which have engulfed some front yards. Unsympathetic infill is also a problem.



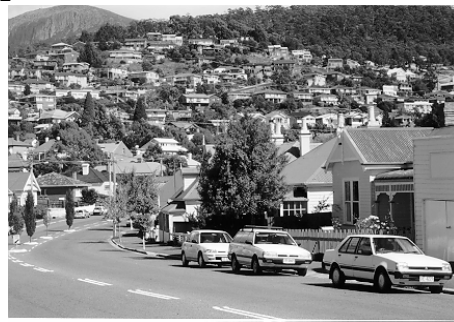
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- 1** Houses along the western side of Lansdowne Crescent. Most of the houses are mid to late Victorian, however there is some unsympathetic later twentieth century infill (centre-right).
- 2** A key building group along Hill Street, which includes a large corner shop and small detached houses. Much of the streetscape in this area is consistent in scale and architectural style.
- 3** Knocklofty Terrace proposed western boundary of Heritage Area 19. The western boundary would encompass houses on the eastern side (left-hand side) of the landscaped road divide. This is a natural topographical division.
- 4** The Organ Pipes (top left-hand side) are clearly visible from Lansdowne Crescent, as is the late twentieth-century housing stock located on the upper slopes of Knocklofty, which forms a backdrop to the proposed heritage area.
- 5** Vacant Shop, Lansdowne Crescent. Many thriving commercial businesses have occupied this premises since it was built in c1925. However, because of a shift in commercial activity within the area, the historic shop is now vacant.
- 6** Streetscape, Hill Street. Note the large brick building at the end of the row of Federation period timber cottages (centre-right). The modern brick (and somewhat unsympathetic) building now frames a major intersection.

5.4.4 Summary of Significance of Lansdowne Crescent/Hill Street Heritage Area – 19

1. The quality and quantity of late Victorian/Federation period housing stock exemplifies the economic boom period of the late nineteenth/early twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the area.
2. A large number of individual houses in this area are intact examples of late nineteenth/early twentieth-century architecture of high quality.
3. The continuous single-storey mainly painted weatherboard facades and the general uniformity of scale in the area create a distinctive visual impression and outstanding streetscape qualities.
4. The streetscape has high aesthetic value which is enhanced by the open vistas created by the width and form of the streets.
5. The number of intact original shops which reflect the commercial network which developed during periods of suburban expansion, namely in the late nineteenth/early twentieth centuries.
6. The area has social significance to the local and broader community because individual items within the area have been recognised by various State heritage bodies.

5.4.5 Characteristic Features which Contribute to the Significance of the Area

Streetscape

- A streetscape of little altered single-storey late Victorian and Federation style detached houses set on their own allotments.
- A subdivision pattern dating from the early to late nineteenth century of long rectangular narrow fronted allotments, set at an angle to the road.
- Buildings set close to the street frontage, with a consistent setback from the front boundary.
- Buildings aligned parallel to the side boundaries, angled to the street frontage.
- A consistent spacing between buildings.
- Small cottage style front gardens with a minimum of paving and uncluttered by carports or garages.
- Buildings set behind low (approx) 1200-1500mm maximum height front fences of varying design, but mainly Victorian wooden picket or more ornamental Federation wood fences.
- Unsubdivided yards and gardens at the rear, generally free of large buildings or structures.

Buildings

- A number of heritage items and key buildings, which are distinguished from other buildings by their architectural style, scale, form, orientation and large allotment size.
- Two main building types which, while not all being heritage items, collectively contribute to the character of the area:
 - single-storey painted late Victorian weatherboard cottages, with hipped galvanised iron roofs and symmetrical facades; and
 - single-storey painted weatherboard/brick late Victorian/Federation cottages with steeply pitched galvanised iron roofs that are generally asymmetrical in plan with a gable-ended wall projection facing the street with bay window.
- A small number of Inter-War Functionalist buildings which, while varying in style and detail from the main building types, are compatible with earlier buildings in their siting, scale, massing and materials.

Building Details and Materials

- Painted weatherboard or exposed facebrick walls of a monotone (not mottled) colour.
- Hipped galvanised iron pitched roofs, sometimes painted.
- Prominent brick chimneys.
- Vertically-proportioned dormer windows in the lower pitched roofs of the Victorian timber/brick buildings (generally one per building on the street frontage).
- Simple vertically-proportioned casement or double hung timber windows or groups of windows.
- Decorative elements on Federation buildings, including ornate timber bargeboards and infill to projecting gables and timber detailing to verandahs in contrast to the unornamental timber cottages.
- Generally light, neutral colour to painted walls, with joinery and fences painted a light colour or white.

5.4.6 Uncharacteristic features which detract from the heritage significance of the Area

Townscape

- Garages or carports in front gardens which disrupt the streetscape and the setting of heritage buildings.
- Wide vehicular driveways which create large openings in fences.

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- Large areas of paving in front gardens.
 - High fences or solid walls which obscure front gardens and buildings.
 - Fully bituminous paved verges without tree planting or grassed strips.

Buildings

- A number of intrusive buildings and structures which are unsympathetic to the characteristic features of the area, including 111 Hill Street, 13, 13A, part of complex at 17,45A, 61-63, 121, Lansdowne Crescent, 29 Allison Street, 6 Blackwood Avenue, and 27 Warwick Street.

5.4.7 Management Policy

Having regard to the heritage significance of the Lansdowne Crescent/Hill Street Heritage Area 19, the following policy statement aims to provide a sound base for the development and care of the area.

Generally

- In recognition of the heritage significance of the Lansdowne Crescent/Hill Street Heritage Area and its contributory buildings, the impact of proposed development on individual buildings, the overall significance of the area, the characteristic features of the area which contribute to its significance and this management policy shall be considered as part of the assessment of all applications for development within or adjacent to the heritage area.
- Council shall have regard to the definitions, conservation principles, processes and practices set down in the *Burra Charter* (the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*) and *Illustrated Burra Charter*, which are widely accepted throughout Australia as a sound framework for good conservation practice.
- Council may require the preparation of a Heritage Impact Statement or Conservation Plan for major works such as demolition or major alterations.
- Planning decisions will seek to retain characteristic features which contribute to the significance of the Heritage Area, but also allow removal/alteration of uncharacteristic features.
- Evidence of the history of the area shall be retained, including evidence of historical phases of development and historical uses. Former shops, churches, halls and service structures such as water reservoirs are of particular interest.

Existing Buildings

- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.

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- Recommended heritage items shall be afforded protection pending their listing in the Heritage Register.
 - The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced where possible.
 - Contributory buildings which have been unsympathetically altered shall be reconstructed to their original appearance, if possible.
 - Individual buildings or structures which have been ranked as of 'no' significance may be kept or demolished (if intrusive) and replaced by more sympathetic development. Alternatively, they may be enhanced or altered to reflect characteristics which contribute to the significance of the heritage area.

Alterations and Additions to Existing Buildings

- Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape and retain elements which contribute to the significance of the heritage area.
- Additions shall generally be at the rear and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape. Generally, additions shall not be visible from Forest Road and should sit below the existing ridge line.
- Additions shall generally match the roof pitch, form and proportions of the existing building. Sometimes a skillion or 'lean to' addition is appropriate at the rear of buildings, such as the timber cottages, where this is a traditional form of extension.
- New dormer windows shall be located preferably at the rear of buildings. They should only be introduced on building types which traditionally have dormer windows (ie. Victorian not Federation buildings). One dormer window may be permitted on the front of such a building re. it is traditionally detailed with a single vertically-proportioned window. More than one dormer may only be considered for wide or semi-detached buildings. Dormer windows shall not be placed asymmetrically on symmetrical buildings or on one side of a semi-detached building.
- The characteristic mix of materials and colours shall be used in additions and alterations. New materials shall generally match the original as closely as possible, but should be recognisable on close inspection.

New Infill Buildings

- New development shall respect the low scale and modest late Victorian/Federation period character of the area. Generally, development shall be no higher than one storey. Attic space may be used, provided that the roof pitch is not markedly higher than that of neighbouring (heritage) buildings.

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- Infill development shall respond to and not obscure the topography of the area.
 - Sympathetic materials and colours shall be used in infill development, but not directly copy earlier neighbouring buildings.

Carparking and Garaging

- In order not to dominate the streetscape and/or the building to which it relates, a garage or carport shall only be provided where it can be located behind the main building line.
- Paved parking areas in front yards may only be provided where they occupy less than fifty per cent of the frontage width and leave sufficient space to retain an appropriate garden setting to the dwelling.
- Driveway crossings shall be designed to the minimum width.

Landscape/Streetscape

- All existing streetscape or building elements which contribute to the character of the area shall be retained. Streetscape or building elements which do not contribute to the character of the area shall not be permitted.
- The established development pattern including the allotment size and shape, setbacks, the spaces between buildings and their garden setting shall be retained.
- Original fences shall be retained and restored/reconstructed, where possible.
- New front fences shall be of traditional low height and should be compatible with characteristic open forms. Solid privacy walls or high front fences shall not be permitted.
- Significant tree planting shall be retained and enhanced, where possible.
- The public domain, including contributory townscape elements such as sandstone kerbing at the centre of Forest Road, shall be retained and enhanced.
- Street planting shall be maintained and encouraged, particularly in the paved verge which should be restored to a more traditional paved pathway with grassed edge.
- Historic names used to identify heritage buildings shall be retained.
- Evidence of the history of the area shall be retained, including evidence of historical phases of development and historical uses. Former shops, churches, halls, and service structures such as water reservoirs are of particular interest.
- Development shall respect the Colonial/Victorian period character of the area.
- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.

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- Significant and contributory shopfronts shall be retained and conserved. Other shopfronts may either be retained or replaced unless identified as intrusive, in which case replacement is the preferred option.
 - Recommended heritage items shall be afforded protection pending detailed assessment of their heritage significance.
 - Contributory buildings which have been structurally altered should be reconstructed to their original appearance, if possible.
 - The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced, where possible. Vertical additions to these buildings should generally not be visible from the streets onto which they front.
 - Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape.
 - Additions shall generally be at the rear and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape.
 - Infill development shall respond to and not obscure the topography of the area.
 - Front yards should be retained as open space. Developments which are likely to significantly erode/or impact upon this open space, such as carports and garages, should be refused.
 - The characteristic mix of materials and colours shall be used in additions and alterations and sympathetic materials and colours shall be used in infill development.
 - Retain original front fences where possible.
 - New front fences shall be compatible with traditional forms, be constructed out of the same/or similar materials and adopt the same scale as the original fencing.
 - Off-street parking shall only be provided at the rear of properties, accessed from rear lanes, unless already existing.
 - Significant streetscape elements, such as sandstone kerbs and boundary posts, shall be retained and enhanced, where possible.
 - Significant street trees shall be retained and enhanced, where possible.

5.5 Heritage Area 8 – Inner Hillside Housing/Liverpool Street

5.5.1 Boundary

Heritage Area 8 is bounded by Forest Road in the north, Liverpool Street in the south, including a section encompassing the southern property boundaries of several houses facing Liverpool Street, Molle Street in the east, and the far western property boundaries of properties fronting onto and directly opposite Prospect Place (see Figure 5.4).

5.5.2 Historical Outline

This area was one of the first developed in West Hobart. Roads, such as Liverpool and Goulburn Streets, extended to this area from the 1820s. By 1829 there were approximately twenty-five structures in this zone, the majority of which were of timber construction.¹⁰ By the 1840s the area of land bounded by Liverpool, Molle, and Roberts Streets was roughly subdivided and there was a slight increase in the number of built structures.¹¹

Land on the southern side of Liverpool Street remained development free until the mid-nineteenth century. Various agricultural activities were pursued on this parcel of land, which was known as Freeman Paddocks. Orchardring was also a popular land use within the area. In the 1860s, fine orchards were kept by George Wilson, whose property was located near the end of Liverpool Street.¹²

By the mid nineteenth century Liverpool Street had become a select place to live. Several elegant sandstone houses were built on the northern side of the street in the 1840s. Prominent owner/occupiers of the 1860s included Mr Henry Boose Tokin, retired sea captain, Mr George Roberts, who ran the first Goulburn Street School and Mr E Boothman, a prominent solicitor. There were also more humble dwellings built for the working class. These were located on land which attracted high-density, low-cost developments because it was far enough away from the city to be cheap. A network of small specialty shops serviced the area, as well as numerous public houses.¹³

The area appears to have been substantially built upon by the early 1900s. Land on the southern side of Liverpool Street was fully subdivided and built upon by this time and a number of large houses were built on land along the northern side of Liverpool Street.¹⁴

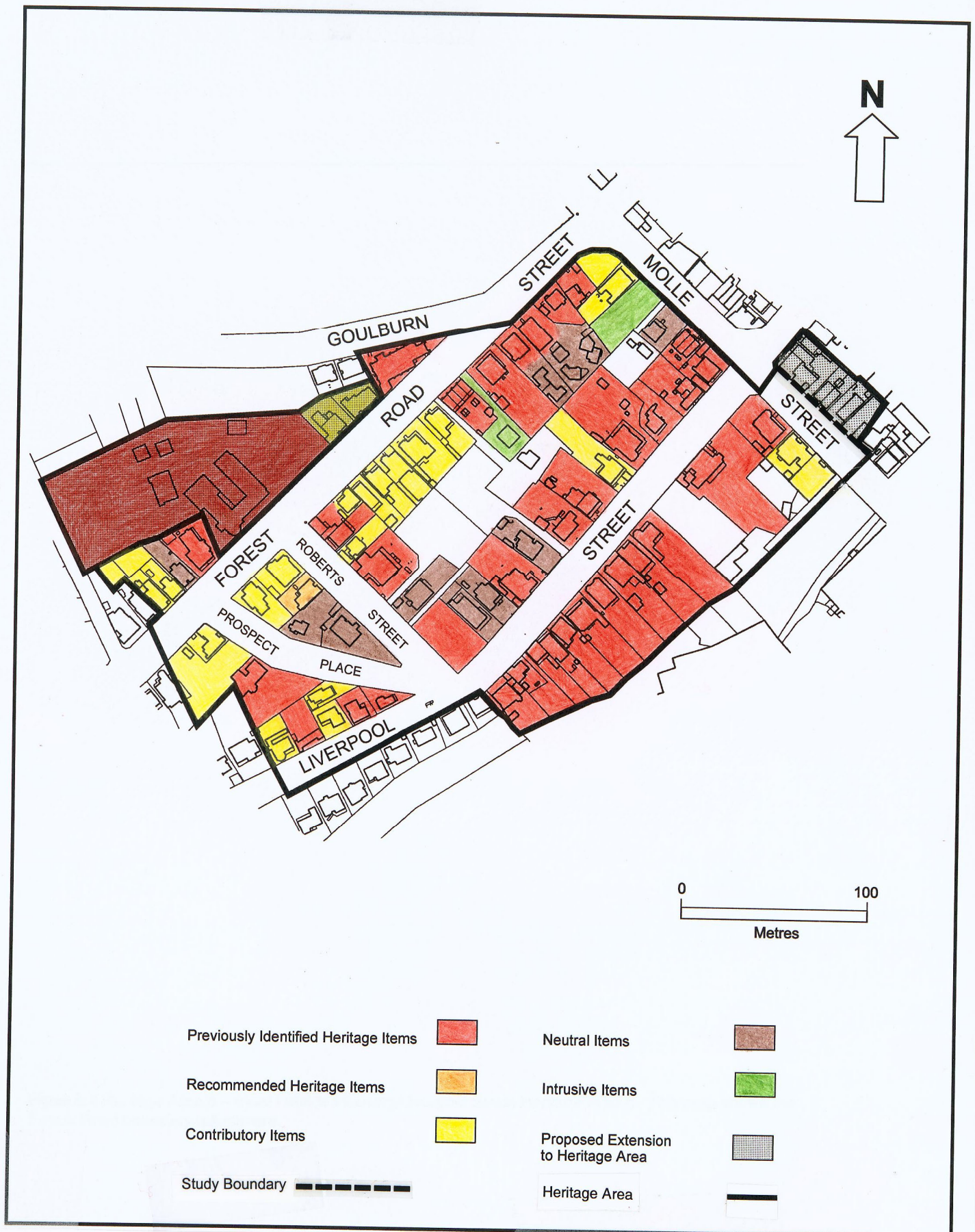


Figure 5.4 Heritage Area 8 – Inner Hillside Housing/Liverpool Street Heritage Area 8. This map shows the Forest Road boundary adjustment.

5.5.3 Description

It is a steep residential housing area which forms an important and unique backdrop to the city. There are panoramic views of the city, river and mountain from this area. The topography (it is very steep in parts) allows facades to be fully visible from the street. The area contains a mix of architecture, ranging from single-storey Colonial/Victorian Georgian cottages and terraces to larger and more substantial late nineteenth/early twentieth century houses. There are a number of early buildings which have modern alterations, most of these are located in the western hillside area along Liverpool Street. There is an even mix of stone, brick and weatherboard houses. Many of the earlier houses are symmetrical in plan, while bay windows are characteristic of the late nineteenth/early twentieth century structures.

There is one section of streetscape where the integrity and consistency of the building stock is very high. This section encompasses both sides of Liverpool Street between Molle Street and Prospect Place. The northern side of this section of Liverpool Street is characterised by more substantial brick and sandstone dwellings, while simple timber cottages dominate the southern side of the street.

Key buildings include St John the Baptist Church, which is located at the corner of Goulburn Street and Forest Road. This is a landmark structure which forms the traditional gateway to West Hobart. Goulburn Street Primary School (c1943 structure) also contributes greatly to the streetscape of the area, as well as the group of houses (including 337, 341, 343, 345, 347, 349, 351, and 332, 334, 336, 338, 340, 344 and 348 Liverpool Street) which form an important historic streetscape. There are also sections of original sandstone kerbing, street steps, retaining walls, and high stone walling (along Liverpool Street) that are important streetscape elements. Contributory landscape elements include the mature Oak Tree in front of Goulburn Street Primary School.

Intrusions within the area include some unsympathetic alteration and additions to houses and the development of off-street parking facilities which have greatly impacted on the front yards of some properties.



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1. Victorian cottages along Liverpool Street. The southern side of the street is dominated by small timber cottages which form part of a streetscape that has been placed on the Register of the National Estate.
2. Substantial sandstone and brick Colonial/Victorian Georgian houses located on the elevated northern side of Liverpool Street. There is very little off-street parking in this area, which has meant increased pressure to build garages and carports, often behind front property boundaries.
3. Goulburn Street Primary School, Forest Road. It is recommended that the western boundary of Heritage Area 8 be extended to encompass the original 1943 section of the school which is heritage listed.
4. There are a small number of intrusive structures within this early settled area, namely this commercial structure in Molle Street

5.5.4 Summary of Significance of Heritage Area 8 – Inner Hillside Housing/Liverpool Street

1. The quality and quantity of Colonial/Victorian/Federation period housing stock exemplifies the economic boom period of the early to mid nineteenth/early twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the area.
2. A large number of individual houses in this area are intact examples of early to late nineteenth/early twentieth-century architecture of high quality. Many of these structures possess landmark qualities.
3. The continuous single-storey timber, brick and sandstone facades and the general uniformity of scale in the area within Liverpool Street create a distinctive visual impression and outstanding streetscape qualities.
4. The streetscape has high aesthetic value which is enhanced by the open vistas created by the straight alignment of Liverpool Street and Forest Road, and by the views over the city, river and mountain afforded by the topography of the area.
5. The area has social significance to the local and broader community due to the location of two major structures that were/and are currently places of community focus (including St John the Baptist Church and the Goulburn Street Primary School) and because sections and individual items of the area have been recognised by various State heritage bodies and the Australian Heritage Commission.

5.5.5 Characteristic Features which Contribute to the Significance of the Area

Streetscape

- A streetscape of one and two-storey Colonial/Victorian and Federation style detached houses set on their own allotments.
- A subdivision pattern dating from the early nineteenth century of long rectangular narrow-fronted allotments, set at an angle to the road.
- Buildings set close to the street frontage, with a consistent setback from the front boundary.
- Buildings aligned parallel to the side boundaries, angled to the street frontage.
- A consistent spacing between buildings.
- Small cottage style front gardens, with a minimum of paving and uncluttered by carports or garages.
- Buildings set behind low (approx) 1200-1500mm maximum height front fences of varying design, but mainly Victorian wooden picket and stone fences.

-
- Unsubdivided yards and gardens at the rear, generally free of large buildings or structures.

Buildings

- A number of heritage items and key buildings, which are distinguished from other buildings by their architectural style, scale, form, orientation and large allotment size.
- Two main building types which, while not all being heritage items, collectively contribute to the character of the area:
 - single-storey brick rendered, sandstone and painted weatherboard cottages, with hipped galvanised iron roofs. A small number have enclosed or partially enclosed verandahs which, in some cases, detract from their appearance and conceal their symmetrical facade;
 - one/two-storey painted weatherboard/brick late Victorian/Federation houses with steeply pitched galvanised iron roofs that are generally asymmetrical in plan with a gable-ended wall projection facing the street with bay window.
- A small number of Inter-War buildings which, while varying in style and detail from the main building types, are compatible with earlier buildings in their siting, scale, massing and materials.

Building Details and Materials

- Painted weatherboard or exposed facebrick walls of a monotone (not mottled) colour.
- Hipped galvanised iron pitched roofs, sometimes painted.
- Prominent brick chimneys.
- Vertically-proportioned dormer windows in the lower pitched roofs of the Victorian timber buildings (generally one per building on the street frontage).
- Simple vertically-proportioned casement or double hung timber windows or groups of windows.
- Decorative elements on late Victorian/Federation buildings, including ornate timber bargeboards and infill to projecting gables, and timber detailing to verandahs.
- Generally light, neutral colour to painted walls, with joinery and fences painted a light colour or white.

5.5.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area

Townscape

- Garages or carports in front gardens which disrupt the streetscape and the setting of heritage buildings.

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- Wide vehicular driveways which create large openings in fences.
 - Large areas of paving in front gardens.
 - High fences or solid walls which obscure front gardens and buildings.
 - Fully bituminous paved verges without grassed strips.

Buildings

- A number of intrusive buildings and structures which are unsympathetic to the characteristic features of the area, including the large commercial building at 78-80 Molle Street and a number of properties with intrusive garages, particularly along Liverpool Street.

5.5.7 Management Policy

Having regard to the heritage significance of the Heritage Area 8 – Inner Hillside Housing/Liverpool Street Area, the following policy statement aims to provide a sound base for the development and care of the area.

- In recognition of the heritage significance of Heritage Area 8 – Inner Hillside Housing/Liverpool Street and its contributory buildings, the impact of proposed development on individual buildings, the overall significance of the area, the characteristic features of the area which contribute to its significance and this management policy shall be considered as part of the assessment of all applications for development within or adjacent to the heritage area.
- Council shall have regard to the definitions, conservation principles, processes and practices set down in the *Burra Charter* (the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*) and *Illustrated Burra Charter*, which are widely accepted throughout Australia as a sound framework for good conservation practice.
- Council may require the preparation of a Heritage Impact Statement or Conservation Plan for major works such as demolition or major alterations.
- Planning decisions will seek to retain characteristic features which contribute to the significance of the Heritage Area, but also allow removal/alteration of uncharacteristic features.

Existing Buildings

- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.
- Recommended heritage items shall be afforded protection pending their listing in the Heritage Register.

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- The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced where possible.
 - Contributory buildings which have been unsympathetically altered shall be reconstructed to their original appearance, if possible.
 - Individual buildings or structures, which have been ranked as of 'no' significance may be kept or demolished (if intrusive) and replaced by more sympathetic development. Alternatively, they may be enhanced or altered to reflect characteristics which contribute to the significance of the heritage area.

Alterations and Additions to Existing Buildings

- Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape and retain elements which contribute to the significance of the heritage area.
- Additions shall generally be at the rear, and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape. Generally additions shall not be visible from Forest Road and should sit below the existing ridge line.
- Additions shall generally match the roof pitch, form and proportions of the existing building. Sometimes a skillion or 'lean to' addition is appropriate at the rear of buildings, such as the timber cottages, where this is a traditional form of extension.
- New dormer windows shall be located preferably at the rear of buildings. They should only be introduced on building types which traditionally have dormer windows (ie. Victorian not Federation buildings). One dormer window may be permitted on the front of such a building if it is traditionally detailed with a single vertically-proportioned window. More than one dormer may only be considered for wide or semi-detached buildings. Dormer windows shall not be placed asymmetrically on symmetrical buildings or on one side of a semi-detached building.
- The characteristic mix of materials and colours shall be used in additions and alterations. New materials shall generally match the original as closely as possible but should be recognisable on close inspection.

New Infill Buildings

- New development shall respect the low scale and modest Colonial/Victorian/Federation period character of the area. Generally, development shall be no higher than two storeys. Attic space may be used, provided that the roof pitch is not markedly higher than that of neighbouring (heritage) buildings.
- Infill development shall respond to and not obscure the topography of the area.

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- Sympathetic materials and colours shall be used in infill development, but not directly copy earlier neighbouring buildings.

Carparking and Garaging

- In order not to dominate the streetscape and/or the building to which it relates, a garage or carport shall only be provided where it can be located behind the main building line.
- Paved parking areas in front yards may only be provided where they occupy less than fifty per cent of the frontage width and leave sufficient space to retain an appropriate garden setting to the dwelling.
- Driveway crossings shall be designed to the minimum width.

Landscape/Streetscape

- All existing streetscape or building elements which contribute to the character of the area shall be retained. Streetscape or building elements which do not contribute to the character of the area shall not be permitted.
- The established development pattern, including the allotment size and shape, setbacks, the spaces between buildings and their garden setting shall be retained.
- Original fences and sandstone retaining wall shall be kept and restored/reconstructed where possible.
- New front fences shall be of traditional low height and should be compatible with characteristic open forms. Solid privacy walls or high front fences shall not be permitted.
- Significant tree planting shall be retained and enhanced where possible.
- The public domain, including contributory townscape elements such as the sandstone kerbing along Liverpool Street, shall be retained and enhanced.
- Street planting, such as the Oak Tree outside Goulburn Street Primary School, shall be maintained and encouraged, particularly in the paved verge which should be restored to a more traditional paved pathway with grassed edge.
- Historic names used to identify heritage buildings shall be retained.

5.6 Heritage Area 9 – Inner Hillside Housing/Bathurst Street

5.6.1 Boundary

Heritage Area 9 is partly bounded by Harrington Street in the east, Brisbane Street in the north, the western property boundaries of residences located along Bathurst and Melville Streets in the west, and Goulburn Street in the south. The boundaries do not run in a linear fashion along streets, they cut across various blocks (see Figure 5.5).

5.6.2 Historical Outline

Structures were scattered within the area of land defined by Figure 5.5 by the 1820s. The majority were of timber construction, although there appears to have been a small number of larger brick or stone buildings. Most of this development was concentrated around the edge of blocks. A large portion of this land was allocated for third class allotments. Most of the early inhabitants, therefore, were poor free-settlers and emancipated convicts. The land was steep, but had the advantage of being close to the city and also had a plentiful supply of water from small creeks and streams that meandered through the area.

The land was substantially subdivided and built upon by the 1830s. Residential development within the area was high-density and low-cost. Early housing appears to have consisted of small detached and conjoined cottages located on small to medium size allotments.¹⁵ The area, therefore, was working class. This was confirmed by a survey of the 1830s in which a large number of the inhabitants were found to be stonemasons or labourers.¹⁶

The area continued to evolve throughout the nineteenth and early twentieth centuries. Small row houses are evident on the Metropolitan Drainage Board Plans of 1910. These were often located in the rear yards of larger houses, and some fronted onto main streets. They appear to have been evenly scattered throughout the area. By the early 1900s, a considerable number of small Colonial structures had been replaced by larger Victorian/Federation buildings.¹⁷ The steep land became highly attractive as mobility and access was improved.

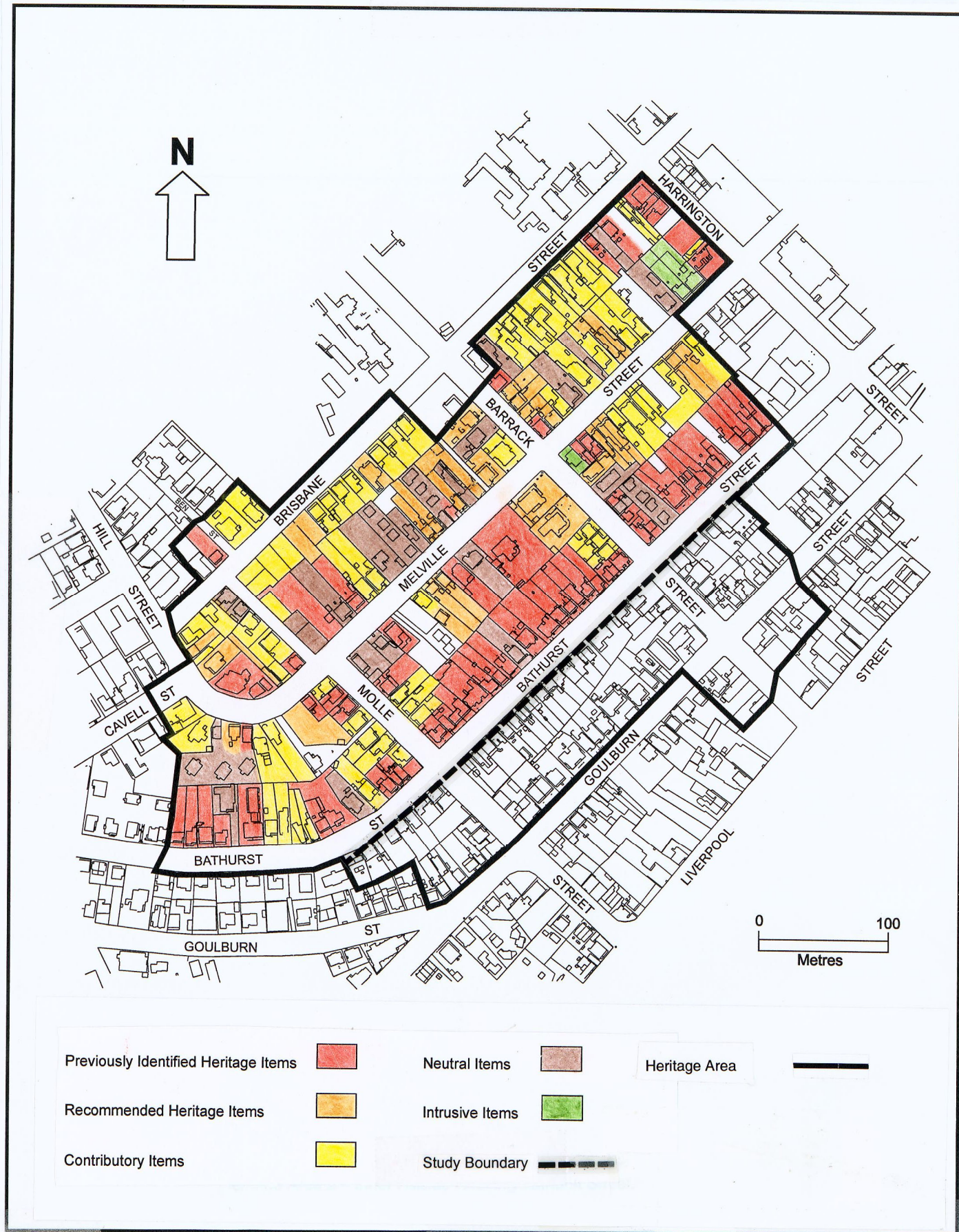


Figure 5.5 Heritage Area 9 – Inner Hillside Housing/Bathurst Street.

5.6.3 Description

This is a hillside area located immediately west of the city centre. It is very steep and is traversed by several major roads, namely Bathurst, Melville, Brisbane, Barrack and Molle Streets. The area is mostly residential, however there is a small section at the western end of Melville Street and along Harrington Street which has commercial functions. Due to the topography of the area, houses located on the northern side of streets running east-west occupy elevated land and therefore are usually highly visible elements within the streetscape. This situation also applies to structures located on the western side of streets running north-south.

The two predominant housing forms are Colonial/Victorian Georgian brick and weatherboard detached cottages and larger late Victorian/Federation brick/stucco structures that often occupy landmark positions. Many of the later Victorian/Federation structures are located on land that was previously built upon.

There are a few sections of streetscape that are highly intact and consistent. One section encompasses the northern side of Bathurst Street between Harrington and Barrack Streets. A varied collection of early to late Victorian two/three-storey townhouses constructed from a variety of materials (namely sandstone, timber, brick and stucco) are located within this section of Bathurst Street. Further up Bathurst Street between Barrack and Molle Streets is another highly intact and consistent area of streetscape. This is mainly comprised of Colonial/Victorian Georgian residences that are small to medium in size.

Key buildings include Clutha, a large Federation mansion located near the corner of Melville and Bathurst Streets, and another large Federation house that is adjacent. Both these structures are located within a central highly visible zone and, as such, possess landmark qualities. There are also important streetscape elements such as sections of sandstone kerbing, and the walls of the former Roman Catholic Cemetery (Brisbane Street). There are several industrial buildings along Harrington Street, namely Cramp Brothers Body Works, that are testament to the early industrial nature of Harrington Street.

Intrusions within the area include industrial and commercial expansion along Harrington and Melville Streets, which may impact on historic fabric and carparks, which have been established, especially along Melville Street, in the rear yards of older houses. Unsympathetic additions and alterations to historic housing stock have also occurred, while off-street parking facilities have engulfed a number of front yards. Low to medium-rise flats that are out of character with the scale, form, mass and materials of the area have also been constructed.



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1. A large number of the houses in Heritage Area 9 are of early construction, like this group of predominantly intact brick and timber Colonial/Victorian Georgian cottages located on the northern side of Goulburn Street. Several of the early cottages within the area are located on James Sprent's Survey of Hobart Town 1841-1845.
2. Open vistas are created due to the steep and wide streets within the area. Houses on the 'high' side of roads are often prominent streetscape elements, like the Federation house (far left-hand side) and the collection of timber and brick cottages (centre-right).
3. A small section of Heritage Area 9 is part of a central service zone. A number of commercial developments within this area have resulted in later twentieth century commercial alterations to nineteenth century structures, like this building at 140-144 Harrington Street.
4. Heritage houses in Melville Street. The front yards of these charming residences have been transformed into parking space.

5.6.4 Summary of Significance of Heritage Area 9 – Inner Hillside Housing/Bathurst Street

1. The quality and quantity of Colonial and Victorian/Federation period housing stock exemplifies the economic boom period of the early to late nineteenth/early twentieth centuries. Many of the buildings are impressive reminders of the primary residential role of the area.
2. A large number of individual houses in this area are intact examples of early to late nineteenth/early twentieth century architecture of high quality. Many of these structures possess landmark qualities.
3. The section of continuous two and three-storey early to late Victorian facades constructed from a variety of materials and located along an eastern section of Bathurst Street create a distinctive visual impression and outstanding streetscape qualities.
4. The section of continuous single-storey Colonial/Victorian Georgian residences constructed from brick and sandstone and located along a western section of Bathurst Street, create a distinctive visual impression and outstanding streetscape qualities.
5. The small number of intact nineteenth/early twentieth century industrial structures located along Harrington Street are physical and working reminders of early industry within the area.
6. The streetscape has high aesthetic value which is enhanced by the open vistas created by the width and straight alignment of the major intersecting streets and by the views over the city, river and mountain afforded by the topography of the area.
7. The area has social significance to the local and broader community because sections of streetscape and individual items within the area have been recognised by various Local and State heritage bodies and the Australian Heritage Commission.

5.6.5 Characteristic Features which Contribute to the Significance of the Area

Streetscape

- A streetscape of one and two-storey Colonial/Victorian and Federation style conjoined and detached houses set on their own allotments.
- A subdivision pattern dating from the early nineteenth century of long rectangular narrow-fronted allotments, set at an angle to the road.
- Buildings set close to the street frontage, with a consistent setback from the front boundary.
- Buildings aligned parallel to the side boundaries, angled to the street frontage.
- A consistent spacing between buildings.

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- Small cottage-style front gardens, with a minimum of paving and uncluttered by carports or garages.
 - Buildings set behind low (approx) 1200-1500mm maximum height front fences of varying design, but mainly Victorian wooden picket fences.
 - Unsubdivided yards and gardens at the rear, generally free of large buildings or structures.

Buildings

- A number of heritage items and key buildings, which are distinguished from other buildings by their architectural style, scale, form, orientation and large allotment size.
- Two main building types which, while not all being heritage items, collectively contribute to the character of the area.
 - Single-storey painted brick, sandstone and painted weatherboard cottages with hipped galvanised iron roofs. A small number have enclosed verandahs which, in some cases, detract from their appearance and conceal their symmetrical facade.
 - One and two-storey painted weatherboard/brick late Victorian/Federation houses with medium to high pitched galvanised iron roofs that are generally asymmetrical in plan with a gable-ended wall projection facing the street with bay window.
- A small number of mid to late Victorian and Inter-War industrial/commercial buildings, which are compatible with the two dominant building types in their siting, scale, massing and materials.
- A small number of Inter-War buildings which, while varying in style and detail from the main building types, are compatible with earlier buildings.

Building Details and Materials

- Painted weatherboard or exposed facebrick walls of a monotone (not mottled) colour.
- Hipped galvanised iron pitched roofs, sometimes painted.
- Prominent brick chimneys.
- Vertically proportioned dormer windows, in the lower pitched roofs of the Victorian timber/brick buildings (generally one per building on the street frontage).
- Simple vertically proportioned casement or double-hung timber windows or groups of windows.
- Decorative elements on Federation buildings, including ornate timber bargeboards and infill to projecting gables, and timber detailing to verandahs. Some larger Federation buildings have varied roof forms, including large and simple roof planes, as well as prominent gables and corner towers.

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- Generally light, neutral colour to painted walls, with joinery and fences painted a light colour or white.

5.6.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area

Townscape

- Garages or carports in front gardens which disrupt the streetscape and the setting of heritage buildings.
- Wide vehicular driveways which create large openings in fences.
- Large areas of paving in front gardens.
- High fences or solid walls which obscure front gardens and buildings.
- Fully bituminous paved verges without tree planting or grassed strips.

Buildings

- A number of intrusive buildings and structures which are unsympathetic to the characteristic features of the area, including the medium-rise flat complex at 92 Barrack Street, which is actually located just outside the heritage area boundary, and other flat and commercial developments at 162 and 192 Melville Street.

5.6.7 Management Policy

Having regard to the heritage significance of Heritage Area 9 – Inner Hillside Housing/Bathurst Street Area, the following policy statement aims to provide a sound base for the development and care of the area.

- In recognition of the heritage significance of Heritage Area 9 – Inner Hillside Housing/Bathurst Street Area and its contributory buildings, the impact of proposed development on individual buildings, the overall significance of the area, the characteristic features of the area which contribute to its significance and this management policy shall be considered as part of the assessment of all applications for development within or adjacent to the heritage area.
- Council shall have regard to the definitions, conservation principles, processes and practices set down in the *Burra Charter* (the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*) and *Illustrated Burra Charter*, which are widely accepted throughout Australia as a sound framework for good conservation practice.
- Council may require the preparation of a Heritage Impact Statement, or Conservation Plan for major works such as demolition or major alterations.

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- Planning decisions will seek to retain characteristic features which contribute to the significance of the Heritage Area, but also allow removal/alteration of uncharacteristic features.

Existing Buildings

- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.
- Recommended heritage items shall be afforded protection pending their listing in the Heritage Register.
- The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced where possible.
- Contributory buildings which have been unsympathetically altered shall be reconstructed to their original appearance, if possible.
- Individual buildings or structures which have been ranked as of 'no' significance may be kept or demolished (if intrusive) and replaced by more sympathetic development. Alternatively, they may be enhanced or altered to reflect characteristics which contribute to the significance of the heritage area.

Alterations and Additions to Existing Buildings

- Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape, and retain elements which contribute to the significance of the heritage area.
- Additions shall generally be at the rear, and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape. Generally additions shall not be visible from the street front and should sit below the existing ridge line.
- Additions shall generally match the roof pitch, form and proportions of the existing building. Sometimes a skillion or 'lean to' addition is appropriate at the rear of buildings, such as the timber cottages, where this is a traditional form of extension.
- New dormer windows shall be located preferably at the rear of buildings. They should only be introduced on building types which traditionally have dormer windows (ie. Victorian not Federation buildings). One dormer window may be permitted on the front of such a building if it is traditionally detailed with a single vertically-proportioned window. More than one dormer may only be considered for wide or semi-detached buildings. Dormer windows shall not be placed asymmetrically on symmetrical buildings or on one side of a semi-detached building.

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- The characteristic mix of materials and colours shall be used in additions and alterations. New materials shall generally match the original as closely as possible, but should be recognisable on close inspection.

New Infill Buildings

- New development shall respect the low scale and modest Colonial/Victorian/Federation period character of the area. Generally, development shall be no higher than two storeys. Attic space may be used, provided that the roof pitch is not markedly higher than that of neighbouring (heritage) buildings.
- Infill development shall respond to and not obscure the topography of the area.
- Sympathetic materials and colours shall be used in infill development, but not directly copy earlier neighbouring buildings.

Carparking and Garaging

- In order not to dominate the streetscape and/or the building to which it relates, a garage or carport shall only be provided where it can be located behind the main building line.
- Paved parking areas in front yards may only be provided where they occupy less than fifty percent of the frontage width and leave sufficient space to retain an appropriate garden setting to the dwelling.
- Driveway crossings shall be designed to the minimum width.

Landscape/Streetscape

- All existing streetscape or building elements which contribute to the character of the area, shall be retained. Streetscape or building elements which do not contribute to the character of the area shall not be permitted.
- The established development pattern, including the allotment size and shape, setbacks, the spaces between buildings and their garden setting shall be retained.
- Original fences and sandstone retaining walls shall be kept and restored/reconstructed where possible.
- New front fences shall be of traditional low height and should be compatible with characteristic open forms. Solid privacy walls or high front fences shall not be permitted.
- Significant tree planting shall be retained and enhanced where possible.
- The public domain, including contributory townscape elements such as the sections of sandstone kerbing along Melville and Barrack Streets, shall be retained and enhanced.
- Street planting shall be maintained and encouraged, particularly in the paved verge, which should be restored to a more traditional paved pathway with grassed edge.
- Historic names used to identify heritage buildings shall be retained.

5.7 Heritage Area 10 – Patrick Street

5.7.1 Boundary

Heritage Area 10 is bounded by Harrington Street, on the east, the western property boundary of 141 Patrick Street on the west, Patrick Street to the south, and the northern property boundaries of houses fronting onto Patrick Street. For clarity the boundary is shown on the accompanying plan (see Figure 5.6).

5.7.2 Historical Outline

The area of land along Patrick Street as defined by Heritage Area 10 had a scattering of development by the 1820s. A small number of timber structures were located on the northern side of the street. These were bounded by the Jewish Burial Ground to the north and the Roman Catholic Burial Ground to the south.¹⁸ The land directly to the south of this area was not built upon until the late 1860s, when St Mary's Cathedral, St Mary's College and St Columba's School were constructed.

There was considerable building activity on the southern side of Patrick Street again in the 1880s. Two large structures including the Bishop's Palace and St Mary's Cathedral, which was re-built, were completed in 1880 and 1881 respectively. This activity is thought to have triggered residential development within the area.¹⁹ By 1910, all allotments within Heritage Area 10, except for two below Watkins Avenue, had been built upon. Similarly, allotments to the west, between Watkins Avenue and Henry Street, were mostly built upon. Only three new structures were constructed within this section of Patrick Street after 1910.²⁰

5.7.3 Description

The northern side of Patrick Street between Harrington and Henry Streets is very steep, and contains an almost continuous row of two-storey brick late Victorian/Federation townhouses. The architectural detailing of these houses, including vertical bay windows, ornate timber and cast iron balustrading, and prominent roof forms and the location of these buildings on a steep slope, combine to make this a visually striking streetscape. Excellent views of the city and river are available from this elevated and prominent section of Patrick Street, which is adjacent to the city centre. Most of these houses have small front gardens, some of which are bursting with vegetation.

There are a number of key buildings that possess landmark qualities due to their style, form, scale and location. These include the sandstone mansion at 109 Patrick Street, which is a mid to late nineteenth century structure with sweeping iron lace verandah, 125 Patrick Street, which is a large Federation Arts and Crafts house, a two storey Federation Queen Anne house with varied roof form at 131 Patrick Street; and the large Federation brick houses at 141 Patrick Street, which is located at the corner of Patrick and Henry Street and is a highly visible element within the streetscape.

Intrusions within the area include some unsympathetic alterations to a small number of houses fronting onto Patrick Street, and single storey unit developments. Despite these intrusions, the area is mostly intact.



Figure 5.6 Heritage Area 10 – Patrick Street (map to be provided by HCC).



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1. Two storey late Victorian/Federation townhouses located along the northern side of Patrick Street create a consistent and visually dramatic streetscape.
2. Late Victorian/Federation houses located within the area encompassed by the recommended boundary adjustment. These are landmark buildings that make a strong contribution to the streetscape.
3. Expansion of educational institutions can often increase development pressure on adjacent heritage housing stock, such as that in Patrick Street. Additions to educational complexes can also often be unsympathetic, such as this building in Patrick Street.
4. Unsympathetic infill (far left-hand side) adjacent to Patrick Street Heritage Area.

5.7.4 Summary of Significance of Heritage Area 10 – Patrick Street

1. The fine quality and quantity of late Victorian/Federation period houses on the northern side of Patrick Street.
2. A large number of individual houses in this area are intact examples of late nineteenth/early twentieth century architecture of high quality. Many of these structures possess landmark qualities.
3. The continuous two-storey brick late Victorian/Federation facades and the general uniformity of scale in the area create a distinctive visual impression and dramatic streetscape qualities.
4. The streetscape has high aesthetic value which is enhanced by the open vistas created by the steepness and width of Patrick Street, and by the views over the surrounding areas afforded by the topography of the area.

5.7.5 Characteristic Features which Contribute to the Significance of the Area

Streetscape

- A streetscape of little altered two-storey late Victorian and Federation style detached and conjoined houses set on their own allotments.
- A subdivision pattern dating from the late nineteenth/early twentieth centuries of long rectangular narrow-fronted allotments, set at an angle to the road.
- Buildings set close to the street frontage, with a consistent setback from the front boundary.
- Buildings aligned parallel to the side boundaries, angled to the street frontage.
- A consistent spacing between buildings.
- Small cottage-style front gardens, with a minimum of paving and uncluttered by carports or garages.
- Buildings set behind low (approx) 1200-1500mm maximum height front fences of varying design, but mainly Victorian wooden picket or low brick fences.
- Unsubdivided yards and gardens at the rear, generally free of large buildings or structures.

Buildings

- A number of heritage items and key buildings, which are distinguished from other buildings by their architectural style, scale, form, orientation and large allotment size.
- One main building type which, while not all examples are heritage items, collectively contributes to the character of the area include:

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- two-storey brick late Victorian/Federation houses, with hipped and gabled galvanised iron roofs that are generally asymmetrical in plan with a gable-ended wall projection facing the street with bay window.

Building Details and Materials

- Painted weatherboard or exposed facebrick walls of a monotone (not mottled) colour.
- Hipped and gabled galvanised iron pitched roofs, some times painted.
- Prominent brick chimneys.
- Simple vertically-proportioned casement or double hung timber windows or groups of windows.
- Decorative elements on late Victorian/Federation buildings, including infill to projecting gables, iron lace and coloured glass panels to verandahs and balconies, and bands of stucco and polychrome bricks.
- Generally light, neutral colour to painted walls, with joinery and fences painted a light colour or white.

5.7.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area

Townscape

- Garages or carports in front gardens which disrupt the streetscape and the setting of heritage buildings.
- Wide vehicular driveways which create large openings in fences.
- Large areas of paving in front gardens.
- High fences or solid walls which obscure front gardens and buildings.
- Fully bituminous paved verges without tree planting.

Buildings

- A small number of buildings and structures which are unsympathetic to the characteristic features of the area have been identified, these include 137 and 139 Patrick Street.

5.7.7 Management Policy

Having regard to the heritage significance of Heritage Area 10 – Patrick Street, the following policy statement aims to provide a sound base for the development and care of the area.

- In recognition of the heritage significance of Heritage Area 10 – Patrick Street and its contributory buildings, the impact of proposed development on individual buildings, the overall significance of

the area, the characteristic features of the area which contribute to its significance and this management policy shall be considered as part of the assessment of all applications for development within or adjacent to the heritage area.

- Council shall have regard to the definitions, conservation principles, processes and practice set down in the *Burra Charter* (the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*) and *Illustrated Burra Charter*, which are widely accepted throughout Australia as a sound framework for good conservation practice.
- Council may require the preparation of a Heritage Impact Statement or Conservation Plan for major works such as demolition or major alterations.
- Planning decisions will seek to retain characteristic features which contribute to the significance of the Heritage Area, but also allow removal/alteration of uncharacteristic features.

Existing Buildings

- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.
- Recommended heritage items shall be afforded protection pending their listing in the Heritage Register.
- The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced where possible.
- Contributory buildings which have been unsympathetically altered shall be reconstructed to their original appearance, if possible.
- Individual buildings or structures which have been ranked as of 'no' significance may be kept or demolished (if intrusive) and replaced by more sympathetic development. Alternatively, they may be enhanced or altered to reflect characteristics which contribute to the significance of the heritage area.

Alterations and Additions to Existing Buildings

- Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape and retain elements which contribute to the significance of the heritage area.
- Additions shall generally be at the rear and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape. Generally, additions shall not be visible from Forest Road and should sit below the existing ridge line.

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- Additions shall generally match the roof pitch, form and proportions of the existing building. Sometimes a skillion or 'lean to' addition is appropriate at the rear of buildings, such as the timber cottages, where this is a traditional form of extension.
 - New dormer windows shall be located preferably at the rear of buildings. They should only be introduced on building types which traditionally have dormer windows (ie. Victorian not Federation buildings). One dormer window may be permitted on the front of such a building if it is traditionally detailed with a single vertically-proportioned window. More than one dormer may only be considered for wide or semi-detached buildings. Dormer windows shall not be placed asymmetrically on symmetrical buildings or on one side of a semi-detached building.
 - The characteristic mix of materials and colours shall be used in additions and alterations. New materials shall generally match the original as closely as possible, but should be recognisable on close inspection.

New Infill Buildings

- New development shall respect the low scale and modest late Victorian/Federation period character of the area. Generally, development shall be no higher than two storeys. Attic space may be used, provided that the roof pitch is not markedly higher than that of neighbouring (heritage) buildings.
- Infill development shall respond to and not obscure the topography of the area.
- Sympathetic materials and colours shall be used in infill development, but not directly copy earlier neighbouring buildings.

Carparking and Garaging

- In order not to dominate the streetscape and/or the building to which it relates, a garage or carport shall only be provided where it can be located behind the main building line.
- Paved parking areas in front yards may only be provided where they occupy less than fifty percent of the frontage width and leave sufficient space to retain an appropriate garden setting to the dwelling.
- Driveway crossings shall be designed to the minimum width.

Landscape/Streetscape

- All existing streetscape or building elements which contribute to the character of the area shall be retained. Streetscape or building elements which do not contribute to the character of the area shall not be permitted.
- The established development pattern, including the allotment size and shape, setbacks, the spaces between buildings and their garden setting shall be retained.

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- Original fences shall be retained and restored/reconstructed where possible.
 - New front fences shall be of traditional low height and should be compatible with characteristic open forms. Solid privacy walls or high front fences shall not be permitted.
 - Significant tree planting shall be retained and enhanced where possible.
 - The public domain, including contributory townscape elements, shall be retained and enhanced.
 - Street planting shall be maintained and encouraged, particularly in the paved verge which should be restored to a more traditional paved pathway with grassed edge.
 - Historic names used to identify heritage buildings shall be retained.

5.8 Heritage Area 11 – Inner West Hobart

5.8.1 Boundary

Heritage Area 11 is bounded by the northern property boundaries of houses in the north that are aligned with Tasma Street, Harrington Street in the east, part of Warwick Street in the south, and Browne Street in the west. The northern, southern and western boundaries do not run in a linear fashion along streets, rather they cut across some blocks (see Figure 5.7).

5.8.2 Historical Outline

The area was first built upon in the 1830s. This development centred around Warwick Street and Veterans Row (Murray Street). A row of working class cottages, built for discharged soldiers who had earlier received land grants, is known to have existed along Veterans Row by 1831. In 1845 allotments, which were small in size, were offered for sale on the southeastern side of Browne Street and along Warwick Street. By 1854 several houses had been built within the area, including two large houses located on elevated land so to address the surrounding views to the city, mountain and river.²¹

In the 1860s and 1870s, a large area of land in the vicinity of Browne Street was occupied by the Albuery Nursery, operated by T J Crouch, a co-founder of the Hobart Benevolent Society. Development within the area was also influenced by the nearby limekilns and quarry, for a number of local people, undoubtedly a number of those living along Veterans Row, were employed at the works.²² By the late 1860s development within the area was concentrated around the periphery probably because there were very few roads, except Union Street and Browne Street, that traversed the area. Devonshire Square, like Union Street, was originally a laneway but later developed into a road which first appears on plans of the 1890s.

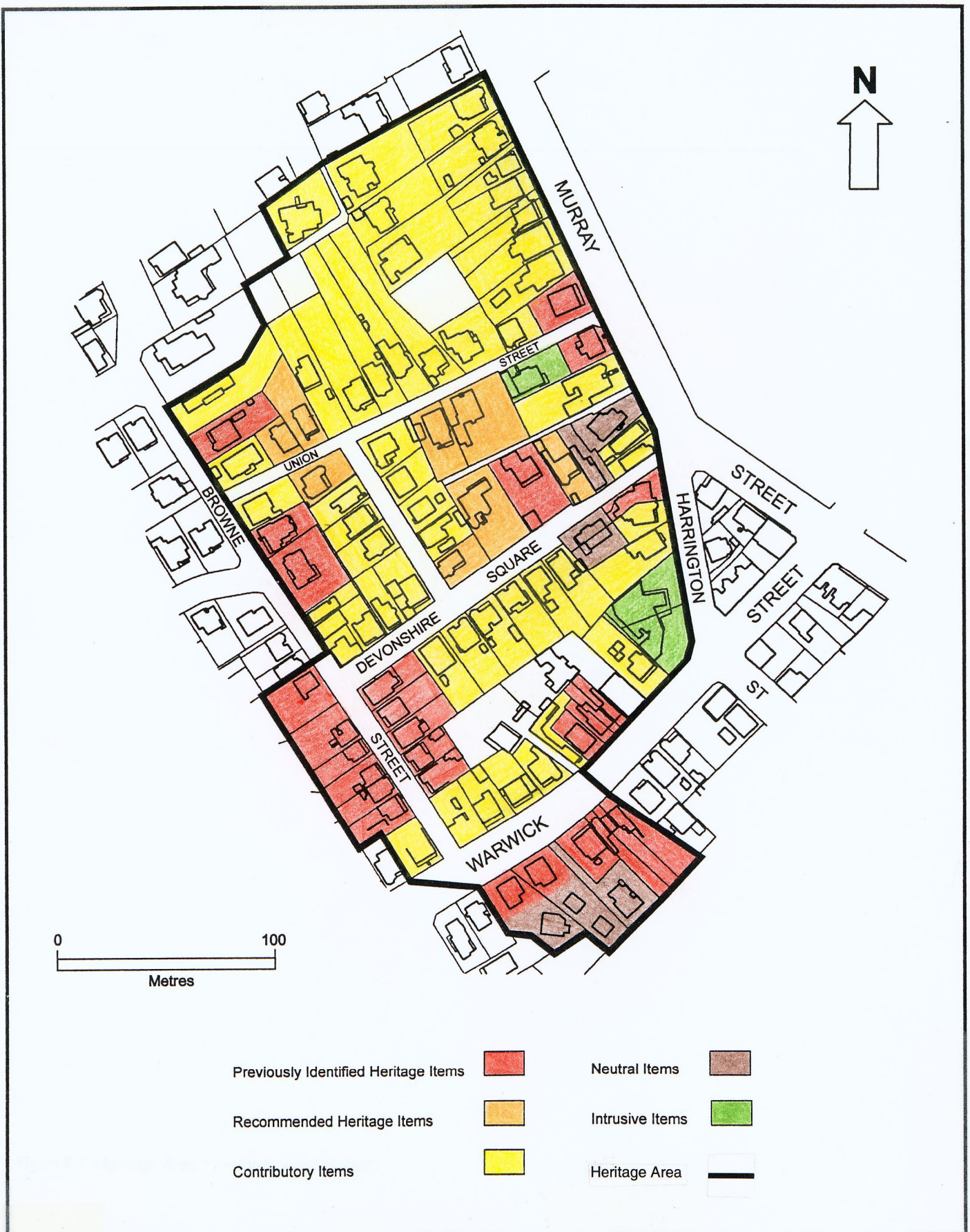


Figure 5.7 Heritage Area 11 – Inner West Hobart.

5.8.3 Description

This area of Inner West Hobart is a residential hillside area, located to the north of the city. It is a steep area from which there are panoramic views of the city, river and mountain. It contains mostly late Victorian/Federation style houses, however, there are a small number of Colonial Georgian residences located along Murray Street. The majority of the late Victorian/Federation housing stock is of weatherboard construction, while brick is the most common material used in earlier structures. Many of the late Victorian/Federation houses are decorated with either iron lace or elegant timber friezes and balustrading.

The residential nature of the area is reinforced by the narrow one-way internal streets and by important landscape features, like the small front cottage gardens and the large, generously vegetated backyards of houses along Union Street and Devonshire Square. The importance and impact of these gardens is enhanced because of the steep terrain, which makes them highly prominent. It is thought that some of this exotic vegetation may have historic links with the Albuery Nursery.

Areas of high streetscape value that have been previously highlighted²³ include a collection of prominent Late Victorian/Federation houses along Devonshire Square and a smaller collection at the intersection of Union Street and Devonshire Square.

Two key buildings have previously been identified.²⁴ These are 308 and 310 Murray Street, which frame the entrance to Union Street at the intersection with Murray Street. 308 Murray Street, otherwise known as Devonshire House, is an early Colonial Georgian townhouse, while 310 Murray Street is an early Colonial Georgian cottage. Other key buildings include 21 Union Street, a three-storey weatherboard Federation house which is a landmark structure, and 3–9 Devonshire Square, which are large late Victorian/Federation houses situated on elevated land that have landmark qualities both individually and as part of a highly articulated group.

Intrusive elements within the area include the tyre dealer on the corner of Warwick and Murray Streets, some unsympathetic alterations and additions to houses, particularly along Murray Street, and the development of off-street parking facilities which have engulfed a number of front yards. Despite these intrusions the area is mostly intact.



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1. Houses within Heritage Area 11. Several of these structures have landmark qualities, due partly to their size and form and partly because of the steep topography of the area. The expansive front and rear gardens are also an aesthetically important feature.
2. Timber cottages located along Devonshire Square. Note the narrow street, low picket fences and pleasant front gardens.
3. A major intrusive structure within Heritage Area 11 is this tyre centre which is located at the prominent intersection of Warwick and Harrington Streets.
4. Large landmark buildings located along Murray Street that have undergone major alterations and additions. The original style and form of these late Victorian houses has been, to a great extent, masked by later changes.

5.8.4 Summary of Significance of Heritage Area 11 – Inner West Hobart

1. The fine quality and quantity of Colonial and late Victorian/Federation period houses exemplifies the economic boom of the early and late nineteenth and early twentieth centuries.
2. A large number of individual houses in this area are intact examples of early and late nineteenth-century architecture of high quality. Many of these structures possess landmark qualities.
3. The continuous one to two-storey painted weatherboard and brick late Victorian/Federation facades and the general uniformity of scale in the area create a distinctive visual impression and dramatic streetscape qualities.
4. The streetscape has high aesthetic value which is enhanced by the closed vistas created by the steepness and narrowness of internal streets, including Browne and Union Streets and Devonshire Square, and by the views over the surrounding areas afforded by the topography.
5. The front and rear gardens of properties within the area are highly significant aesthetic features, that also reinforce the residential nature of the area.

5.8.5 Characteristic Features which Contribute to the Significance of the Area

Streetscape

- A streetscape of Colonial and late Victorian/Federation style detached houses set on their own allotments.
- A subdivision pattern dating from the mid to late nineteenth century of long rectangular narrow-fronted allotments, set at an angle to the road.
- Buildings set close to the street frontage, with a consistent setback from the front boundary.
- Buildings aligned parallel to the side boundaries, angled to the street frontage.
- A consistent spacing between buildings.
- Small cottage-style front gardens, with a minimum of paving and uncluttered by carports or garages.
- Buildings set behind low (approx) 1200-1500mm maximum height front fences of varying design, but mainly Victorian wooden picket or more ornamental Federation wood fences.
- Unsubdivided yards and gardens at the rear, generally free of large buildings or structures.

Buildings

- A number of heritage items and key buildings which are distinguished from other buildings by their architectural style, scale, form, orientation and large allotment size.

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- Two main building types which, while not all being heritage items, collectively contribute to the character of the area:
 - one and two-storey Colonial Georgian houses, with hipped galvanised iron roofs;
 - one and two-storey painted weatherboard/brick late Victorian/Federation houses with medium to high pitched galvanised iron roofs that are either asymmetrical in plan with a gable-ended wall projection facing the street with bay window or symmetrical in plan with medium pitched hipped roofs.
 - A small number of Inter-War buildings which, while varying in style and detail from the main building types, are compatible with earlier buildings in their siting, scale, massing and materials.

Building Details and Materials

- Painted weatherboard or exposed facebrick walls of a monotone (not mottled) colour.
- Hipped galvanised iron pitched roofs, sometimes painted.
- Prominent brick chimneys.
- Vertically-proportioned dormer windows in the lower pitched roofs of the Victorian timber buildings (generally one per building on the street frontage).
- Simple vertically-proportioned casement or double-hung timber windows or groups of windows.
- Decorative elements on Federation buildings, including ornate timber bargeboards and infill, (such as wall-hung shingles and stucco) to projecting gables, bay windows comprised of casements often with coloured toplights.
- Generally light, neutral colour to painted walls, with joinery and fences painted a light colour or white.

5.8.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area

Townscape

- Garages or carports in front gardens which disrupt the streetscape and the setting of heritage buildings.
- Wide vehicular driveways which create large openings in fences.
- Large areas of paving in front gardens.
- High fences or solid walls which obscure front gardens and buildings.

Buildings

- The single most intrusive building which is unsympathetic to the characteristic features of the area is the tyre dealership on the corner of Warwick and Harrington Streets. Other unimportant and, in some cases, unsympathetic structures have been identified in Warwick Street, Murray Street and Devonshire Square.

5.8.7 Management Policy

Having regard to the heritage significance of Heritage Area 11 – Inner West Hobart, the following policy statement aims to provide a sound base for the development and care of the area.

Generally

- In recognition of the heritage significance of Heritage Area 11 – Inner West Hobart and its contributory buildings, the impact of proposed development on individual buildings, the overall significance of the area, the characteristic features of the area which contribute to its significance and this management policy shall be considered as part of the assessment of all applications for development within or adjacent to the heritage area.
- Council shall have regard to the definitions, conservation principles, processes and practice set down in the *Burra Charter* (the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*) and *Illustrated Burra Charter*, which are widely accepted throughout Australia as a sound framework for good conservation practice.
- Council may require the preparation of a Heritage Impact Statement or Conservation Plan for major works such as demolition or major alterations.
- Planning decisions will seek to retain characteristic features which contribute to the significance of the Heritage Area, but also allow removal/alteration of uncharacteristic features.

Existing Buildings

- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.
- Recommended heritage items shall be afforded protection pending their listing in the Heritage Register.
- The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced where possible.
- Contributory buildings which have been unsympathetically altered shall be reconstructed to their original appearance, if possible.

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- Individual buildings or structures which have been ranked as of 'no' significance may be kept or demolished (if intrusive) and replaced by more sympathetic development. Alternatively, they may be enhanced or altered to reflect characteristics which contribute to the significance of the heritage area.

Alterations and Additions to Existing Buildings

- Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape and retain elements which contribute to the significance of the heritage area.
- Additions shall generally be at the rear and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape. Generally, additions shall not be visible from Forest Road and should sit below the existing ridge line.
- Additions shall generally match the roof pitch, form and proportions of the existing building. Sometimes a skillion or 'lean to' addition is appropriate at the rear of buildings, such as the timber cottages, where this is a traditional form of extension.
- New dormer windows shall be located preferably at the rear of buildings. They should only be introduced on building types which traditionally have dormer windows (ie. Victorian not Federation buildings). One dormer window may be permitted on the front of such a building if it is traditionally detailed with a single vertically-proportioned window. More than one dormer may only be considered for wide or semi-detached buildings. Dormer windows shall not be placed asymmetrically on symmetrical buildings or on one side of a semi-detached building.
- The characteristic mix of materials and colours shall be used in additions and alterations. New materials shall generally match the original as closely as possible, but should be recognisable on close inspection.

New Infill Buildings

- New development shall respect the low scale and modest Colonial and late Victorian/Federation period character of the area. Generally, development shall be no higher than two storeys. Attic space may be used, provided that the roof pitch is not markedly higher than that of neighbouring (heritage) buildings.
- Infill development shall respond to and not obscure the topography of the area.
- Sympathetic materials and colours shall be used in infill development, but not directly copy earlier neighbouring buildings.

Carparking and Garaging

- In order not to dominate the streetscape and/or the building to which it relates, a garage or carport shall only be provided where it can be located behind the main building line.
- Paved parking areas in front yards may only be provided where they occupy less than fifty percent of the frontage width and leave sufficient space to retain an appropriate garden setting to the dwelling.
- Driveway crossings shall be designed to the minimum width.

Landscape/Streetscape

- All existing streetscape or building elements which contribute to the character of the area shall be retained. Streetscape or building elements which do not contribute to the character of the area shall not be permitted.
- The established development pattern including the allotment size and shape, setbacks, the spaces between buildings and their garden setting shall be retained.
- Original fences shall be retained and restored/reconstructed where possible.
- New front fences shall be of traditional low height and should be compatible with characteristic open forms. Solid privacy walls or high front fences shall not be permitted.
- Significant tree planting shall be retained and enhanced where possible.
- The public domain, including contributory townscape elements, shall be retained and enhanced.
- Street planting shall be maintained and encouraged, particularly in the paved verge which should be restored to a more traditional paved pathway with grassed edge.
- Historic names used to identify heritage buildings shall be retained.

5.9 Heritage Area 11A – Inner West Hobart

5.9.1 Boundary

Heritage Area 11A is bounded by the southern side of Arthur Street in the north, Murray Street in the east, Pine Street in the south and the far western property boundaries of houses fronting onto Lochner Street. The area encompasses Browne, Burnett, Hamilton and Mary Streets (see Figure 5.8).

5.9.2 Historical Outline

The first development within the study area was the Government Limekiln and Quarry established in 1816. These were located on sixteen acres between Browne and Lochner Streets. The works were operated by the government until 1832 after which time they were leased to local landowners until their closure in the 1860s.

The first land grants went to discharged soldiers of the Royal Veteran Company of New South Wales, who had arrived in Van Diemen's Land in 1825. These grants were located on both sides of Veterans Row (Murray Street) and were disposed of by 1832. By 1841 this area was substantially built upon, with over 40 houses inhabited by approximately 150 people.²⁵

In 1864 land was subdivided in the area around the limestone quarry. This was known as the Limekiln Reserve²⁶ and comprised a balance of 40 lots, mainly under a quarter of an acre, that sold for £20. The residential area was substantially built upon by 1910 with most of the housing stock built between the 1880s and 1890s.

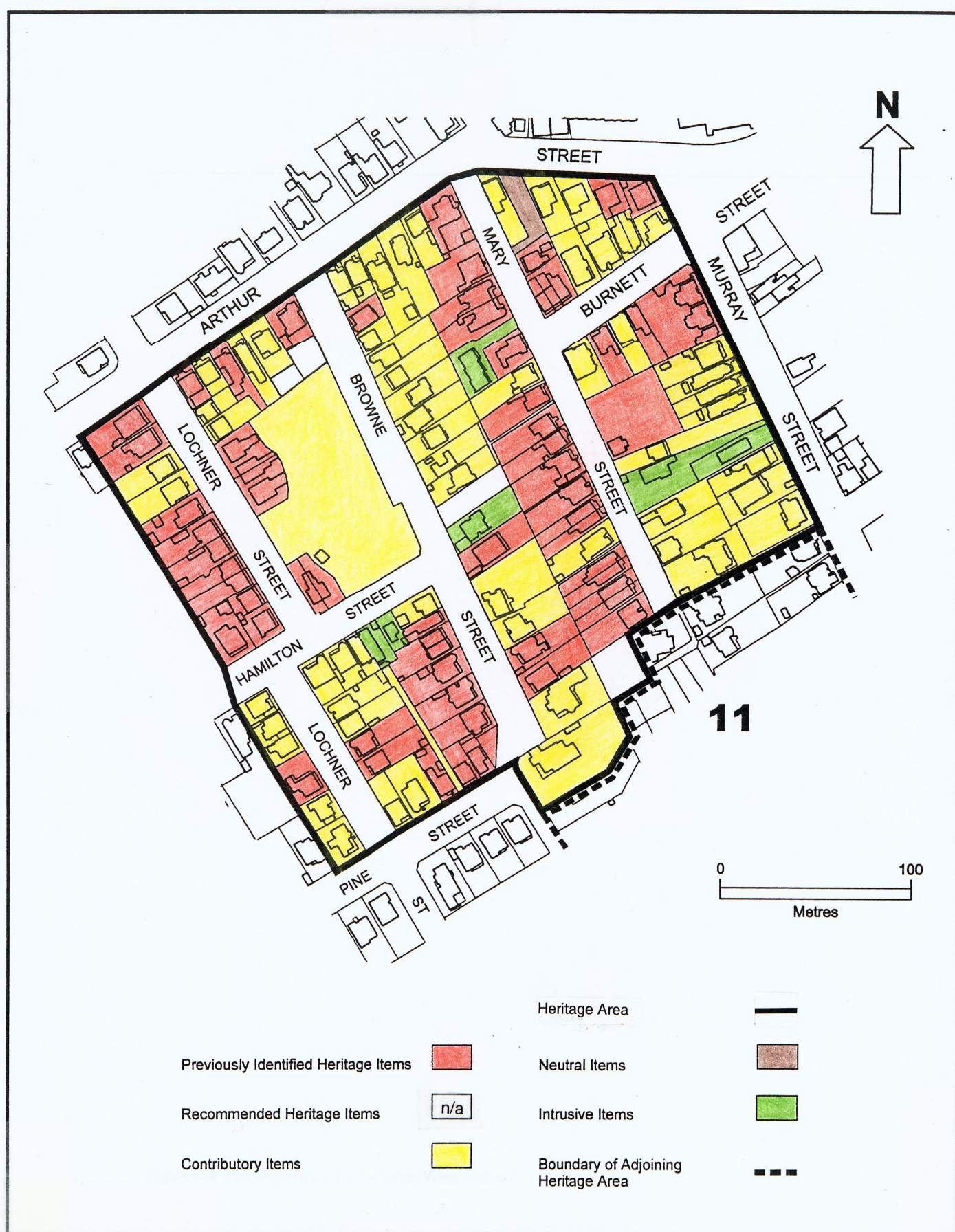


Figure 5.8 Heritage Area 11A – Inner West Hobart.

5.9.3 Description

This area of Inner West Hobart is a residential hillside area that is located to the north of the city and is adjacent to Heritage Area 11. The topography ranges from steep, north-facing slopes around Mary and Browne Streets, to gently undulating land around Hamilton, Lochner and Pine Streets. It is geographically contained in the north and east by the major arterial roads of Arthur and Murray Streets. Much of the subdivision pattern dates from the early 1860s.

The area contains mostly late Victorian residences. There are moderate numbers of Federation houses, some early to mid Victorian Georgian houses executed in brick or sandstone, and clusters of Inter-War structures. Late Victorian 'Decorated' cottages that are symmetrical in plan are typical in the area. These are mostly of weatherboard construction and possess a modest amount of ornamentation, achieved through the use of iron lace, timber friezes, fretwork, turned timber verandah posts and elegant arrangements of verandah balustrading. There are clusters of Late Victorian/Federation and Inter-War terraces and semi-detached houses throughout the area. The earlier structures tend to be of weatherboard construction, while brick is the predominant building material in the later structures.

Key buildings include the imposing late Victorian Italianate residence of Penmaen-mawr which is located at the corner of Mary and Arthur Streets, the Federation house at 37 Browne Street, which has a two-storey ornate timber balcony/verandah that is perched upon the steep north-facing slope above Mary Street and, as such, is a highly prominent element within the hillside streetscape and Gatesheath Cottage, a random rubble Victorian Georgian structure, which beautifully frames the major intersection of Murray and Arthur Streets.

Key building groups include six semi-detached two-storey residences along Mary Street (numbers 27–29, 33–35, 37–39) and eight Inter-War Regional two storey brick semi-detached houses located in Lochner and Hamilton Streets. A section of sandstone kerbing along Arthur Street between Browne and Mary Streets is another key streetscape feature.

Important landscape elements include seven London Plane Trees that are distributed around Browne, Pine and Lochner Streets. These trees are the most historic in the area, being between seventy and one hundred years old. Street plantings are common within the area. Mary Street, for example, contains an avenue of native trees while the John Doggett Park, located between Lochner, Browne and Hamilton Streets, also has a large collection of native vegetation. The park itself is an important recreation area and landscape feature. The rows of front cottage gardens are also important, as they reinforce the residential nature of the area.

Intrusive elements within the area are some unsympathetic alterations and additions to houses, especially along Murray Street, the development of off-street parking facilities which have engulfed several front yards and recent unsympathetic and intrusive infill, especially along Browne and Mary Streets.



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1. A group of late Victorian timber and brick cottages located along Mary Street. Their harmony of scale, style, form and materials make these cottages a pleasing and consistent ensemble. Note the house in the background which is located along Browne Street. This structure has landmark qualities due to its style, form and location.
2. A collection of contributory items within Heritage Area 11A. Impressive views to Mount Direction in the north, the Queens Domain in the east and the city and river to the south (background) are obtainable from this inner city hillside housing area.
3. One of eight Inter-War Regional semi-detached houses, that are one of several key groups of heritage houses within the area.
4. Unsympathetic additions, including large modern dormer and tiled roof, to a semi-detached late Victorian house.

5.9.4 Summary of Significance of Heritage Area 11A – Inner West Hobart

1. The fine quality and quantity of Victorian/Federation and Inter-War period houses exemplifies the economic boom of the early and late nineteenth and early twentieth centuries.
2. A large number of individual houses in this area are intact examples of early and late nineteenth-century architecture of high quality. Many of these structures possess landmark qualities.
3. The number of significant groups of late Victorian, Federation and Inter-War houses previously identified as heritage items within the area.
4. The sections of continuous one-storey painted weatherboard and brick late Victorian/Federation facades and the general uniformity of scale in the area create a distinctive visual impression and dramatic streetscape qualities.
5. The streetscape has high aesthetic value which is enhanced by the open vistas created by the steepness and width of streets, including Lochner and Murray Streets, and by the views over the surrounding areas afforded by the topography.
6. The front and rear gardens of properties within the area are highly significant aesthetic features, as they reinforce the residential character of the area.

5.9.5 Characteristic Features which Contribute to the Significance of the Area

Streetscape

- A streetscape of late Victorian, Federation and Inter-War style detached and semi-detached houses, set on their own allotments.
- A subdivision pattern dating from the mid to late nineteenth century of long rectangular narrow-fronted allotments.
- Buildings set close to the street frontage, with a consistent setback from the front boundary.
- Buildings aligned parallel to the side boundaries, angled to the street frontage.
- A consistent spacing between buildings.
- Small cottage-style front gardens, with a minimum of paving and uncluttered by carports or garages.
- Buildings set behind low (approx) 1200-1500mm maximum height front fences of varying design, but mainly Victorian wooden picket or more ornamental Federation wood fences.
- Unsubdivided yards and gardens at the rear, generally free of large buildings or structures.

Buildings

- A number of heritage items and key buildings which are distinguished from other buildings by their architectural style, scale, form, orientation and large allotment size.
- Three main building types which, while not all being heritage items, collectively contribute to the character of the area:
 - late Victorian weatherboard cottages with symmetrical facades sheltered by a verandah and with hipped galvanised iron roofs;
 - single-storey painted weatherboard/brick Federation houses with medium to high pitched galvanised iron roofs that are asymmetrical in plan with a gable ended wall projection facing the street with bay window; and
 - one and two-storey weatherboard/brick Late Victorian/Federation semi-detached houses that are symmetrical in plan, have hipped galvanised iron roofs, and ornately decorated timber verandahs.
- A small number of Inter-War buildings, including a group of eight Inter-War Regional semi-detached houses which, while varying in style and detail from the main building types, are compatible with earlier buildings in their siting, scale, massing and materials.

Building Details and Materials

- Painted weatherboard or exposed facebrick walls of a monotone (not mottled) colour.
- Hipped galvanised iron pitched roofs, sometimes painted.
- Prominent brick chimneys.
- Vertically-proportioned dormer windows, in the lower pitched roofs of the Victorian timber buildings (generally one per building on the street frontage).
- Simple vertically-proportioned casement or double-hung timber windows or groups of windows.
- Decorative elements on Federation buildings, including ornate timber bargeboards and infill to projecting gables and timber detailing to verandahs, including decorative motifs and fretwork.
- Generally light, neutral colour to painted walls, with joinery and fences painted a light colour or white.

5.9.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area

Townscape

- Garages or carports in front gardens which disrupt the streetscape and the setting of heritage buildings.

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- Wide vehicular driveways which create large openings in fences.
 - Large areas of paving in front gardens.
 - High fences or solid walls which obscure front gardens and buildings.
 - Fully bituminous paved verges without tree planting and grassed strips.

Buildings

- A number of intrusive buildings and structures which are unsympathetic to the characteristic features of the area, including 8 Arthur Street, 39 Browne Street, houses at 2, 2a Hamilton Street, the units at 9 Mary Street and the structures at 348–350 Murray Street.

5.9.7 Management Policy

Having regard to the heritage significance of Heritage Area 11A – Inner West Hobart, the following policy statement aims to provide a sound base for the development and care of the area.

Generally

- In recognition of the heritage significance of Heritage Area 11A – Inner West Hobart and its contributory buildings, the impact of proposed development on individual buildings, the overall significance of the area, the characteristic features of the area which contribute to its significance and this management policy shall be considered as part of the assessment of all applications for development within or adjacent to the heritage area.
- Council shall have regard to the definitions, conservation principles, processes and practices set down in the *Burra Charter* (the Australia *ICOMOS Charter for the Conservation of Places of Cultural Significance*) and *Illustrated Burra Charter*, which are widely accepted throughout Australia as a sound framework for good conservation practice.
- Council may require the preparation of a Heritage Impact Statement or Conservation Plan for major works such as demolition or major alterations.
- Planning decisions will seek to retain characteristic features which contribute to the significance of the Heritage Area, but also allow removal/alteration of uncharacteristic features.

Existing Buildings

- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.
- Recommended heritage items shall be afforded protection pending their listing in the Heritage Register.

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- The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced where possible.
 - Contributory buildings which have been unsympathetically altered shall be reconstructed to their original appearance if possible.
 - Individual buildings or structures which have been ranked as of 'no' significance may be kept or demolished (if intrusive) and replaced by more sympathetic development. Alternatively, they may be enhanced or altered to reflect characteristics which contribute to the significance of the heritage area.

Alterations and Additions to Existing Buildings

- Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape and retain elements which contribute to the significance of the heritage area.
- Additions shall generally be at the rear and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape. Generally, additions shall not be visible from Forest Road and should sit below the existing ridge line.
- Additions shall generally match the roof pitch, form and proportions of the existing building. Sometimes a skillion or 'lean to' addition is appropriate at the rear of buildings, such as the timber cottages, where this is a traditional form of extension.
- New dormer windows shall be located preferably at the rear of buildings. They should only be introduced on building types which traditionally have dormer windows (ie Victorian not Federation buildings). One dormer window may be permitted on the front of such a building if it is traditionally detailed with a single vertically-proportioned window. More than one dormer may only be considered for wide or semi-detached buildings. Dormer windows shall not be placed asymmetrically on symmetrical buildings or on one side of a semi-detached building.
- The characteristic mix of materials and colours shall be used in additions and alterations. New materials shall generally match the original as closely as possible, but should be recognisable on close inspection.

New Infill Buildings

- New development shall respect the low scale and modest Colonial and late Victorian/Federation period character of the area. Generally, development shall be no higher than two storeys. Attic space may be used, provided that the roof pitch is not markedly higher than that of neighbouring (heritage) buildings.
- Infill development shall respond to and not obscure the topography of the area.

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- Sympathetic materials and colours shall be used in infill development, but not directly copy earlier neighbouring buildings.

Carparking and Garaging

- In order not to dominate the streetscape and/or the building to which it relates, a garage or carport shall only be provided where it can be located behind the main building line.
- Paved parking areas in front yards may only be provided where they occupy less than fifty percent of the frontage width and leave sufficient space to retain an appropriate garden setting to the dwelling.
- Driveway crossings shall be designed to the minimum width.

Landscape/Streetscape

- All existing streetscape or building elements which contribute to the character of the area, shall be retained. Streetscape or building elements which do not contribute to the character of the area shall not be permitted.
- The established development pattern including the allotment size and shape, setbacks, the spaces between buildings and their garden setting shall be retained.
- Original fences shall be retained and restored/reconstructed where possible.
- New front fences shall be of traditional low height and should be compatible with characteristic open forms. Solid privacy walls or high front fences shall not be permitted.
- Significant tree planting shall be retained and enhanced where possible.
- The public domain, including contributory townscape elements, shall be retained and enhanced.
- Street planting shall be maintained and encouraged, particularly in the paved verge which should be restored to a more traditional paved pathway with grassed edge.
- Historic names used to identify heritage buildings shall be retained.

5.10 Heritage Area 15A – Newdegate Street

5.10.1 Boundary

The southern boundary of Heritage Area 15A follows the southern property boundaries of houses located along Arthur Street. Similarly, the northern boundary follows the northern boundaries of properties positioned along the northern edge of Newdegate Street. The western boundary runs along a section of Mellifont Street and the eastern boundary partly follows Andrew Street (see Figure 5.9).

5.10.2 Historical Outline

The land defined by Figure 5.9 was part of a large parcel of land granted to William Shoobridge in 1822. Shoobridge established one of the first farms in West Hobart, known as Providence Valley. The original homestead was located along the present Newdegate Street, on an area of land now occupied by the Derwent Bowling Club. In 1836 Shoobridge sold half an acre of his land to the Quaker community for use as a burial ground. The Friends' Cemetery, which was located in Mellifont Street, was later closed in 1912 and was converted into a recreation ground by the Hobart City Council in 1941.

In 1902 much of the land was subdivided into forty-six housing lots.²⁷ Allotments between Arthur and Newdegate Streets were built upon during the early 1900s, while allotments located on the northern side of Newdegate Street were mostly built upon after 1914, following the introduction of a tram service to the area.²⁸

By the 1920s religious, social, and commercial services had been established to cater for the needs of the rising residential population. St Michael's and All Angels Church and Hall, which are located in Franklin Street, were built in the 1920s and various corner shops were also established at this time. The Derwent Bowling Club was founded in 1911 and the Salvation Army Kingdom Hall (now Tasman Bridge Association) was constructed in 1914.



Figure 5.9 Heritage Area 15A – Newdegate Street showing recommended boundary.

5.10.3 Description

Newdegate Street is a wide street that rises steadily westward towards the intersection with Mellifont Street. There is a continuous line of single-storey (and some two-storey) Federation/Inter-War houses located on both sides of Newdegate Street which contribute to the area's great architectural harmony. Houses are of brick or weatherboard construction and most are asymmetrical in plan. While many appear to be of a similar style and form, architectural detailing differs between residences. Some houses are adorned with pressed metal panels, others are decorated with bands of roughcast and/or tiles. Some brick facades have been painted and/or stuccoed, while others are bare brick with sandstone detailing.

There is an enriching diversity within the area created by the differences of scale, form and detail between the more modest houses on smaller and lower allotments on the northern side of Newdegate Street and the larger, slightly more pretentious residences on bigger and more elevated lots between Arthur Street and the southern side of Newdegate Street.

Newdegate, Arthur and Franklin Streets are some of the only streets in West Hobart to retain sections of their original sandstone kerbing. Tree plantings along Arthur and Mellifont Streets and recreation areas including Friends Park and the bowling greens in Newdegate Street are important aesthetic features within the area.

As a result of the consistency of the housing stock within the area there are few key buildings. Number 64 Lochner Street is a large late Victorian mansion, which is prominent due to its style, size, scale and form. The Friends Park is also an important element within the area.

Intrusions within the area include erosion of the early twentieth-century streetscape by some unsympathetic alterations to residences. This is a particular problem along Arthur Street where several Federation/Inter-War houses have unsympathetic additions to their facades. Historic curtilages have also not been respected. For example, a large and prominent palm tree, once an integral part of the garden at 64 Lochner Street, is now located in the backyard of an adjacent property.



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1. Federation period houses located along the northern side of Newdegate Street. The similar detailing on some of these houses suggests that they may have been constructed by the same builder.
2. There are a number of substantial early Federation houses located on the northern side of Arthur Street that are located on land subdivided in 1902. This side of Arthur Street has been recommended for inclusion in Heritage Area 15A.
3. The original curtilage of the large historic house at 64 Lochner Street was ignored in the 1950s, when its original grounds (and gardens) were subdivided to allow for several housing developments.
4. As a result of the loss of historic curtilage the setting of 64 Lochner Street has been severely compromised. Key historic garden elements, such as this palm tree, have been lost to neighbouring properties.

5.10.4 Summary of Significance of Heritage Area 15A – Newdegate Street

1. The fine quality and quantity of Federation/Inter–War period houses on both sides of Newdegate Street and the northern side of Arthur Street exemplify the growth of West Hobart into a popular middle–distance residential suburb. This growth was reinforced by the introduction of tram services to the area in 1914.
2. A large number of individual houses in this area are intact examples of early twentieth–century architecture of high quality.
3. The continuous single–storey brick/weatherboard facades and the general uniformity of scale in the area create a distinctive visual impression and dramatic streetscape qualities.
4. The streetscape has high aesthetic value which is enhanced by the open vistas toward Knocklofty and Mount Wellington, created by the straight line and width of Arthur and Newdegate Streets.
5. The small number of shops which were built to service the increasing residential population of the area during the Federation and Inter War periods.
6. The various structures associated with the early provision of religious and social services.

5.10.5 Characteristic Features which Contribute to the Significance of the Area

Streetscape

- A streetscape of Federation/Inter–War style detached houses set on their own allotments.
- A subdivision pattern dating from the early twentieth century of long rectangular narrow–fronted allotments, set square to the roads.
- Buildings set close to the street frontage, with a consistent setback from the front boundary.
- Buildings aligned parallel to the side boundaries, angled to the street frontage.
- A consistent spacing between buildings.
- Small cottage–style front gardens, with a minimum of paving and uncluttered by carports or garages.
- Buildings set behind low (approx) 1200-1500mm maximum height front fences of varying design, but mainly Federation wooden picket fences.
- Unsubdivided yards and gardens at the rear, generally free of large buildings or structures.

Buildings

- A number of heritage items and key buildings which are distinguished from other buildings by their architectural style, scale, form, orientation and large allotment size.

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- Two main building types, which, while not all being heritage items, collectively contribute to the character of the area:
 - one and two-storey large Federation brick detached and semi-detached houses with hipped galvanised iron roofs, generally asymmetrical in plan with a gable-ended wall projection facing the street with bay window.
 - Federation/Inter-War weatherboard cottages with hipped galvanised iron roofs, both symmetrical and asymmetrical in plan. The asymmetrical variety has a gable-ended wall projection facing the street with bay window including sets of casements.

Building Details and Materials

- Painted weatherboard or exposed and painted facebrick walls of a monotone (not mottled) colour.
- Hipped galvanised iron pitched roofs, some times painted.
- Prominent brick chimneys.
- Simple vertically-proportioned casement or double hung timber windows or groups of windows.
- Decorative elements on Federation buildings, including ornate timber bargeboards and infill to projecting gables and timber detailing to verandahs.
- Generally light, neutral colour to painted walls, with joinery and fences painted a light colour or white.

5.10.6 Uncharacteristic Features which Detract from the Heritage Significance of the Area

Townscape

- Garages or carports in front gardens which disrupt the streetscape and the setting of heritage buildings.
- Wide vehicular driveways which create large openings in fences.
- Large areas of paving in front gardens.
- High fences or solid walls which obscure front gardens and buildings.
- Fully bituminous paved verges without tree planting.

Buildings

- A number of intrusive buildings and structures which are unsympathetic to the characteristic features of the area, including several unsympathetic infill developments, mostly located in Franklin Street. These are 7, 9A and 13A Franklin Street.

5.10.7 Management Policy

Having regard to the heritage significance of Heritage Area 15A – Newdegate Street, the following policy statement aims to provide a sound base for the development and care of the area.

Generally

In recognition of the heritage significance of Heritage Area 15A – Newdegate Street and its contributory buildings, the impact of proposed development on individual buildings, the overall significance of the area, the characteristic features of the area which contribute to its significance and this management policy shall be considered as part of the assessment of all applications for development within or adjacent to the heritage area.

- Council shall have regard to the definitions, conservation principles, processes and practice set down in the *Burra Charter* (the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*) and *Illustrated Burra Charter*, which are widely accepted throughout Australia as a sound framework for good conservation practice.
- Council may request to prepare a Heritage Impact Statement or Conservation Plan for major works such as demolition or major alterations.
- Council may require the preparation of a Heritage Impact Statement or Conservation Plan for major works such as demolition or major alterations.
- Planning decisions will seek to retain characteristic features which contribute to the significance of the Heritage Area, but also allow removal/alteration of uncharacteristic features.

Existing Buildings

- Previously identified heritage items, recommended heritage items and buildings identified as contributory shall be retained and conserved.
- Recommended heritage items shall be afforded protection pending their listing in the Heritage Register.
- The original form, scale and detail of previously identified heritage items, recommended heritage items and contributory items shall be retained and enhanced where possible.
- Contributory buildings which have been unsympathetically altered shall be reconstructed to their original appearance, if possible.
- Individual buildings or structures which have been ranked as of 'no' significance may be kept or demolished (if intrusive) and replaced by more sympathetic development. Alternatively, they may be enhanced, or altered to reflect characteristics which contribute to the significance of the heritage area.

Alterations and Additions to Existing Buildings

- Additions and alterations to existing buildings shall be carefully controlled to retain the intactness and consistency of the streetscape and retain elements which contribute to the significance of the heritage area.
- Additions shall generally be at the rear, and will not result in major changes in the scale, form or bulk of existing buildings, unless this would not affect the streetscape. Generally, additions shall not be visible from Forest Road and should sit below the existing ridge line.
- Additions shall generally match the roof pitch, form and proportions of the existing building. Sometimes a skillion or 'lean to' addition is appropriate at the rear of buildings, such as the timber cottages, where this is a traditional form of extension.
- New dormer windows shall be located preferably at the rear of buildings. They should only be introduced on building types which traditionally have dormer windows (ie Victorian not Federation buildings). One dormer window may be permitted on the front of such a building if it is traditionally detailed with a single vertically-proportioned window. More than one dormer may only be considered for wide or semi-detached buildings. Dormer windows shall not be placed asymmetrically on symmetrical buildings or on one side of a semi-detached building.
- The characteristic mix of materials and colours shall be used in additions and alterations. New materials shall generally match the original as closely as possible, but should be recognisable on close inspection.

New Infill Buildings

- New development shall respect the low scale and modest Colonial and late Victorian/Federation period character of the area. Generally, development shall be no higher than two storeys. Attic space may be used, provided that the roof pitch is not markedly higher than that of neighbouring (heritage) buildings.
- Infill development shall respond to and not obscure the topography of the area.
- Sympathetic materials and colours shall be used in infill development, but not directly copy earlier neighbouring buildings.

Carparking and Garaging

- In order not to dominate the streetscape and/or the building to which it relates, a garage or carport shall only be provided where it can be located behind the main building line.
- Paved parking areas in front yards may only be provided where they occupy less than fifty percent of the frontage width and leave sufficient space to retain an appropriate garden setting to the dwelling.

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- Driveway crossings shall be designed to the minimum width.

Landscape/Streetscape

- All existing streetscape or building elements which contribute to the character of the area shall be retained. Streetscape or building elements which do not contribute to the character of the area shall not be permitted.
- The established development pattern, including the allotment size and shape, setbacks, the spaces between buildings and their garden setting, shall be retained.
- Original fences shall be retained and restored/reconstructed where possible.
- New front fences shall be of traditional low height and should be compatible with characteristic open forms. Solid privacy walls or high front fences shall not be permitted.
- Significant tree planting shall be retained and enhanced where possible.
- The public domain, including contributory townscape elements, shall be retained and enhanced.
- Street planting shall be maintained and encouraged, particularly in the paved verge which should be restored to a more traditional paved pathway with grassed edge.
- Historic names used to identify heritage buildings shall be retained.

5.11 Endnotes

- ¹ Godden Mackay, 1996, *Mosman Heritage Review Main Report*, prepared for Mosman Municipal Council, p 90.
- ² Logan, D, 1998, *Inter War into the Twenty-First Century: Managing Change*, presented at the National Trust of Australia (New South Wales) Interwar House and Suburb Seminar, Sydney, 27 March, p 4.
- ³ loc cit.
- ⁴ Plan of Hobart Town 1839, by Frankland, and Sprent's Survey of Hobart Town 1841–1845, a composite. Both can be found in Solomon, R J, 1976, *Urbanisation: The Evolution of an Australian Capital*, pp 51–116.
- ⁵ Hobart City Council 1985, *Hobart Heritage Listings: A Continuing Analysis*, HCC, Section 3. Their reference: The Commentator, 1924, N S 21/26, Vol 1, p 327.
- ⁶ Metropolitan Drainage Board Plans, Nos. 48, 49, 55, 57.
- ⁷ Neil Shillito pers. comm.
- ⁸ Plan of Hobart Town 1839, by Frankland.
- ⁹ Lansdowne Crescent and Warwick Street subdivision plan, drawn by J E Calder, 1855, and Hobart Town and Buildings Plan, 1866.
- ¹⁰ Plan of Hobart Town circa 1829, in Solomon, op cit, p 42.
- ¹¹ Sprent's Survey of Hobart 1841–1845.
- ¹² HCC 1985, *Hobart Heritage Listings: A continuing Analysis*, Zone 8, p 1.
- ¹³ ibid.
- ¹⁴ *Metropolitan Drainage Board Plans*.
- ¹⁵ *Sprent's Survey of Hobart 1841–1845*.
- ¹⁶ HCC 1985, *Hobart Heritage Listings: A continuing Analysis*, Zone 9, p 2.
- ¹⁷ *Metropolitan Drainage Board Plans*
- ¹⁸ Plan of Hobart Town circa 1829, in Solomon, op cit, p 42.
- ¹⁹ HCC, 1985, *Hobart Heritage Listings: A Continuing Analysis*, HCC, Section 3.
- ²⁰ Metropolitan Drainage Board Plans – revised 1946, Plan No. 46,47.
- ²¹ HCC 1985, *Hobart Heritage Listings*, Section 3, Part 3, Zone 11, p 1.
- ²² Ibid.
- ²³ Firth, L, 1982, *Hobart Urban Conservation Study Stage 2*, HCC, p 58.
- ²⁴ ibid
- ²⁵ Pearce, K, 1992, *North Hobart Historical Study*, prepared for the HCC, p 32.
- ²⁶ The Limekiln Reserve, 1864, in Solomon, op cit, p276.
- ²⁷ Subdivision of 46 lots between Newdegate and Arthur Streets, 1902, HCC Subdivision Index, No. S.825.11.
- ²⁸ The Hobart Tramway Track Layout, Cooper, I G, 1993, *Hobart Tramways: A Centenary Commemoration Review*, p 1.



6.0 Planning Issues and Opportunities

6.1 Introduction

This study has identified a number of heritage items (places) and areas which contribute to the significance of West Hobart in addition to those identified in previous studies. The section examines the planning processes available for management of these items and areas. It also examines these processes in light of issues and opportunities which were identified from the field survey and from consultation with Council's officers. These related to the following:

- the existing statutory planning framework, including criteria for the assessment of applications for development; and
- development pressures and opportunities which may cause recommendations for modification of and/or additional statutory planning measures.

Generally no potential heritage places were identified as under immediate threat. Rather, the study area showed mostly high standards of maintenance, repair and reconstruction of places throughout West Hobart. Most issues related to unsympathetic development such as high front fences, inappropriate garages in front yards and over-development of rear yards and around early residences. No major development pressures were identified other than the potential expansion of school properties. There was little evidence of recent commercial pressures. If anything, the opposite currently prevails as reflected in the closure of early corner shops.

Where appropriate, recommendations are made to facilitate appropriate heritage management for West Hobart with regard to these issues.

6.2 Statutory Planning Requirements

The principal statutory planning controls which apply to the heritage management of West Hobart are as follows:

- Australian Heritage Commission Act 1975 (Commonwealth);
- Historic Cultural Heritage Act 1995 (Tasmania);
- Land Use Planning and Approvals Act 1993 (Tasmania); and
- The City of Hobart Planning Scheme 1982.

In addition the National Trust (Tasmania) plays a role, as referred to in the Planning Scheme and as discussed below.

The Hobart City Council Draft Strategic Plan 1999-2003, while not a statutory planning instrument, contains heritage objectives which are also relevant.

6.3 Australian Heritage Commission Act, 1975

A number of places and areas listed in Schedule F of the City of Hobart Planning Scheme 1982 are also listed on the Register of the National Estate (RNE), which was established under The Australian Heritage Commission Act, 1975. The Register is the national list of all those parts of Australia's natural, historic and cultural heritage which, in the opinion of the Australian Heritage Commission, fall within the following definition:

Components of the natural environment or the cultural environment of Australia that have aesthetic, historic, scientific or social significance or other special value for future generations as well as the present community.

Listing in the RNE imposes no legal restrictions except on properties owned or administered by Commonwealth agencies. The agencies must consult with the Commission prior to carrying out any work which will impact upon the heritage value of a place on the Register and may not take any action which would adversely affect a place on the Register if there is an alternative which is 'prudent' and 'feasible'. However, listing in the RNE alerts planners, decision makers, researchers and the community at large to the heritage value of registered places.

Listing in the RNE is also a pre-requisite in order to qualify for the Commonwealth Tax Incentives for Heritage Conservation Scheme, which has positive advantages for owners of property listed in the RNE.

This Review has not identified any additional places or heritage areas which are recommended for listing in the RNE.

6.4 Historic Cultural Heritage Act 1995

A number of places and areas listed in Schedule F of the City of Hobart Planning Scheme 1982 are also listed on the Tasmanian Heritage Register, which was established under the Tasmanian Historic Cultural Heritage Act 1995. The Register is Tasmania's list of all those places of historic cultural heritage which should be conserved. The Act also provided for the establishment of the Tasmanian Heritage Council.

The Register lists places which, in the opinion of the Tasmanian Heritage Council, fulfil one of the criteria contained in Clause 16 as follows:

- a) *it is important in demonstrating the evolution or pattern of Tasmania's history;*
- b) *it demonstrates rare, uncommon or endangered aspects of Tasmania's heritage;*
- c) *it has potential to yield information that will contribute;*
- d) *it is important as a representative in demonstrating the characteristics of a broader class of cultural places;*

-
- e) *it is important in demonstrating a high degree of creative or technical achievement;*
 - f) *it has strong or special meaning for any group or community because of social, cultural or spiritual associations; and*
 - g) *it has a special association with the life or work of a person, a group or an organisation that was important in Tasmania's history.*

The Act also provides for the declaration of Heritage Areas of historic cultural significance.

The Act requires approvals for works carried out to Heritage Areas or Places. These powers may be delegated to a Planning Authority, such as Hobart City Council.

The Act also provides for stop work orders and repair notices for places which are listed or should be listed in the Register, in the opinion of the Heritage Council. No provisions directly relate to the protection of archaeological relics, other than shipwrecks, or for potential archaeological sites such as exist under the NSW Heritage Act unless such sites are listed in the Register.

The Act also provides for agreements, including financial and other assistance for the conservation of places.

This Review has not recommended whether any additional Places or Heritage Areas should be included in the Tasmanian Heritage Register. However, as provided for by the Historic Cultural Heritage Act 1995, it is recommended that the Draft Heritage List and Heritage Areas be referred to the Tasmanian Heritage Council for review and possible inclusion in the Tasmanian Heritage Register.

6.5 The City of Hobart Planning Scheme 1982

6.5.1 Generally

The City of Hobart Planning Scheme 1982 is the main instrument which most directly affects planning management of heritage places and areas within West Hobart. The Scheme is provided for under the Tasmanian Land Use Planning and Approvals Act 1993, which contains additional environmental planning administrative procedures.

The Planning Scheme contains a heritage principle (Principle 20) and heritage provisions (Schedule F) which are generally considered workable by Council's officers in terms of managing the heritage of Hobart and as the basis for determining applications for planning approval. The provisions are understood to be generally preferred to planning schemes applicable in other areas administered by Hobart City Council. The application of the controls are reinforced by consideration of the definitions, principles, processes and practises set down in the *Burra Charter* (the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance*) as referred to in Clause F.2.2. The *Burra Charter* is widely accepted throughout Australia as a sound framework for good conservation practice and

provides Council with a sound basis for the consideration of all applications for development of heritage properties.

There is also a general planning requirement for Council to have regard for the 'provisions of any relevant Schedule and/or Code' in the Planning Scheme before granting or refusing approval for any development (Clause 2.3.2). This includes Schedule F.

However there are a number of issues arising from this study and consultation with Council's officers which could provide better means to manage particular issues in the future. Therefore, the following sections contain suggested amendments arising from this Review. Some would be necessary to implement recommendations to include the additional Heritage Areas and Places identified in this Review. Others contain suggested amendments and or supplementary information which could be made to the Scheme Text when the Scheme is reviewed at the next available opportunity.

6.5.2 Principle 20

The main heritage objective is contained in Principle 20 (Part 4–p 20) which states the following:

Heritage

P.20 The Corporation shall list parts of the Planning Area and specific buildings and sites to be of special significance; and control of development through the Planning Area shall be exercised to require conservation and enhancement of the significant characteristics of such areas, buildings and sites to the maximum degree the Corporation considers practicable.

The use of the term 'special significance' creates some ambiguities as it appears to be used synonymously with the term 'cultural significance' which is used and also defined in Schedule F. The use of the word 'cultural' in preference to 'special' (which has no meaning in heritage terms) should be made consistent throughout the Planning Scheme.

Similarly the addition of the word 'place/s' to Principle 20 would tie in with the definitions for places (of cultural heritage significance) contained in Schedule F, as discussed further below.

Recommendation

Council should consider amending the wording of Principle 20 to relate specifically to the terminology used in the definitions contained in Schedule F, to use the term 'cultural significance' in preference to 'special significance' and include the word 'place'.

6.5.3 Schedule F (Heritage Schedule)

Schedule F (Heritage Schedule) identifies Places and Heritage Areas of 'special' significance pursuant to Principle 20 and contains heritage provisions which comprise heritage policies and controls.

Definitions

'Cultural significance' is defined in Schedule F as follows:

'cultural significance' means aesthetic, historic, scientific or social value for past, present or future generations.

As discussed for Principle 20, the term 'special significance' (which is not defined) appears to be used interchangeably with 'cultural significance'. It is recommended that this inconsistency be reviewed and the word 'cultural significance' be used throughout the Planning Scheme.

'Place' is defined in Schedule F as follows:

'place' means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.

The definition of 'place' should state that a (heritage) place must have cultural significance, which presently can only be inferred from the rest of Section F4.

'Heritage area' is defined in Schedule F as follows:

'heritage area' means a part of the Planning Area of special significance pursuant to Principle 20.

The definition of 'heritage area' should also use the word 'cultural significance' in lieu of 'special significance', for the same reasons as explained above.

Recommendation

Council should consider amending the definitions of 'place' and 'heritage areas' to include the term 'cultural significance' in preference to 'special significance'.

Heritage Register

Schedule F contains a list of Places identified in a Heritage Register set out in Appendix 1. A Draft List of Places proposed for inclusion in the Heritage Register has been prepared as part of this Review. The Draft List and accompanying Heritage Inventory Forms (which provide detailed information on each item) are contained in Sections 2, 3 and 4 (Volume 2) of this report.

Appendix 1 – Schedule F of the Planning Scheme should be amended to include all places identified in the Draft List

Places identified in the Draft List should only be omitted from the Heritage Register on valid heritage grounds, ie if new evidence comes to light that indicates that the heritage significance ascribed to those places in this Review is incorrect. Places should not be removed from the Heritage Register on management grounds, ie based on economic or planning considerations, structural adequacy,

etc. There is a fundamental heritage principle that the identification of cultural heritage places must be separated from the processes of management, economic considerations, etc.

The inclusion of places in the Heritage Register should be regarded as a 'flagging device' and not misconstrued as a policy of Council that these places must be retained in perpetuity without alteration and may never be demolished in the future. Under certain circumstances, Council is able to approve alterations and additions and even demolition of listed properties.

The deletion of places of cultural heritage value from the Heritage Register for political or other management reasons (rather than on heritage grounds) can lead to serious financial impacts and equity issues if/when circumstances change in the future.

Recommendation

Council should amend the Heritage Register set out in Schedule F Appendix 1 of The Planning Scheme to include the places identified in the Draft Heritage List prepared as part of this Review.

Heritage Areas (Location Plans)

Schedule F, Plans F6 and F7 identify a number of Heritage Areas, including four areas in West Hobart (Nos 8, 9, 10 and 11). This Review recommends additional Heritage Areas and amendments to the boundaries of existing areas as described in Section 5.

It is not possible to exclude individual properties or elements from Heritage Areas, even though they may not contribute to or may even detract from the heritage significance of the Area. Heritage Areas are areas where individual buildings and other elements need to be considered not as individual places but collectively, as elements related to one another in a larger context. These elements may depend upon one another for their heritage value. The individual buildings may be of considerable value, but often it is their very proximity to one another rather than their individual significance that makes the overall Heritage Area important.

By including all properties and elements, regardless of their individual heritage values, the opportunity exists in the future to encourage the removal of uncharacteristic or unsympathetic features in accordance with the management policies for each Area.

Recommendation

Council should amend the Areas location Plans included in Schedule F Appendix 1 of The Planning Scheme to include the Heritage Areas identified as part of this Review.

Impact of Development on Places Listed on the Heritage Register

Consideration of development applications which would affect Places is described in Clause F.4.4 of Schedule F as follows:

Any new development within or adjacent to a place listed on the Heritage Register shall be in keeping with and shall not detract from those characteristics of the place which contribute to its cultural significance.

The use of the phrase 'characteristics of the place which contribute to its significance' creates an issue for Council's officers when considering applications for Planning Approval. The Heritage Inventory Forms for each property to which Council's development officers refer contain a brief description and a Statement of Significance. They do not specifically identify characteristics of the place which contribute to its significance. Rewording of this clause to read '..shall not detract from the heritage significance of the place' would tie this consideration more clearly to the Heritage Inventory Forms.

The inclusion of the need to consider the 'setting' of a place or area would also assist control of development adjacent to places and areas of cultural heritage significance, as intended by the above clause. The setting of a place is also referred to as its curtilage. It is the area surrounding a place (or area), often beyond its boundaries, which is adequate to maintain an appropriate visual setting.

Recommendation

Clause F.3.3 should be amended to read 'Any new development within or adjacent to a Heritage area shall not detract from those characteristics of the Area which contribute to its cultural significance and its setting'.

Clause F.4.4 should be amended to read 'Any new development within or adjacent to a place listed on the Heritage Register shall be in keeping with and shall not detract from the cultural significance of the place and its setting'.

Development adjacent to Heritage Areas and Places

While clauses F.3.3 and F.4.4 aim to control development adjacent to as well as within places or areas of cultural heritage significance, the word adjacent is not defined and is understood to be sometimes taken to mean only the adjoining property. Given that development adjacent to a place of heritage significance could have a major impact on the heritage value and setting of that property (or of an entire Heritage Precinct), it is appropriate that Council consider defining this term to have a broader meaning to include the streetscape and even backdrops to Heritage Areas, such as Knocklofty.

Recommendation

A suitable definition of 'adjacent' should be added to the heritage provisions of the Planning Scheme, which has a broad meaning which includes the streetscape and even backdrops to Heritage Areas.

6.5.4 Future Scheme Text Review

Exemptions to Planning Approval

Clause 1.6 contains exemptions to planning approval for minor works such garden structures, garages carports, alteration and additions to buildings. These exemptions do not generally apply to buildings or places described in Schedule F, except for the following:

- pergolas, garden arches, trellis etc (Clause 1.6.1(e));
- party fences and party walls, not exceeding 2.1m in height (Clause 1.6.1(f)); and
- the layout, formation and construction of driveways and the provision of a vehicle hardstanding area behind the building line. (Clause 1.6.1(g,h)).

From the field survey and consultation, no adverse consequences arise specifically from these exemptions at present. Related issues include difficulties relating to high fences and hardstand areas between the building line and street frontage, which are addressed elsewhere.

Recommendation

Exemptions from development approval requirements contained in Clause 1.6.1(e,f, g and h) should be reviewed if there is evidence that these are contributing to adverse heritage impacts on Heritage Areas or Places.

Codes

Clause 2.5 provides for Council to adopt Codes to which it 'shall have regard in the determination of any development'. By definition these may elaborate or enlarge the provisions of the planning Scheme. A comprehensive analysis of each Heritage Area, including management policies and guidelines, has been drafted in Section 5. Council should consider adopting the statements for each Heritage Area as Codes pursuant to Clause 2.5. This will assist consideration of development applications by clearly identifying the characteristics of each Heritage Area which contribute to its significance and by establishing appropriate management policies accordingly. The current lack of this information was identified as a major issue during consultation with Council Officers.

In the longer term it is also open to Council to develop more detailed design guidelines which amplify (and illustrate) the Heritage Area statements. A code for Places would also follow. (It is understood that a code for fences is currently in preparation by Council. Recommendations for fencing in Heritage Areas contained in Section 5.0 of this report should be considered for inclusion in the draft fence code.)

Recommendation

Council should consider adopting the statements for each Heritage Area as Codes pursuant to Clause 2.5. Detailed heritage design guidelines, adopted as Codes, for both Heritage Areas and Places should be considered for the future. Guidelines for front fences included in the Heritage Area Statements drafted for this review should be reviewed and included in Council's proposed Fence Code as appropriate.

Principles

Principles other than Principle 20 also relate in part to heritage considerations. While a general need to review the principles was identified in consultation with Council's officers, the main issue appeared to be the lack of a clear principle to guide 'streetscape' considerations, such as the inappropriate garaging of cars in front yards. While this recommendation goes beyond Heritage Areas and Places, it is noted for future consideration by Council.

Zoning and Precincts

The Precincts within which West Hobart is located and their corresponding zoning are indicated on Figure 6.1

The Desired Future Character Statements for each Precinct are as follows:

The Murray Precinct – No. 9

5.4.2 The Murray Precinct should contain a diversity of uses such as wholesaling, light industry and automotive businesses. These activities should be encouraged to intensify while not detracting from the amenity of existing residential development.

The Corporation's programme of environmental improvement on public land should be reinforced by on-site landscaping where possible. The height and scale of new development should lessen in areas adjacent to residential development.

Note: Only a small part of West Hobart is located within this Precinct.

The Liverpool Precinct – No. 10

5.4.3 The Liverpool Precinct should contain activities which reflect its position as a transitional link between the City Centre and Residential Precincts. Low intensity and specialty of shops, entertainment and community services and wholesaling should continue to locate within the Precinct.

Note: Only a small part of West Hobart is located within this Precinct.

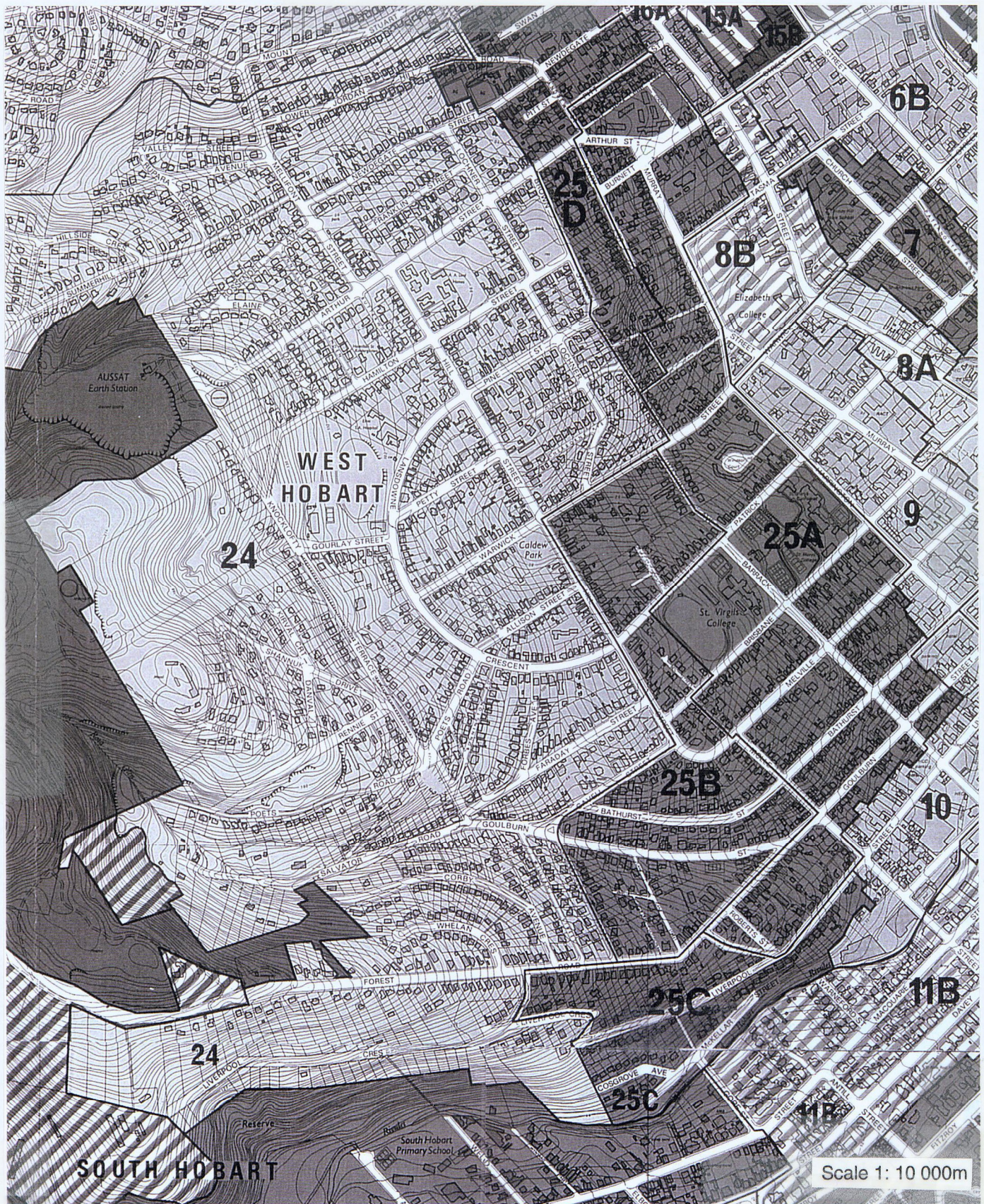


Figure 6.1 Precincts and Zones within which West Hobart is located. Source: extract from the *City of Hobart Planning Scheme 1982*, 1:10 000 Maps, No. 1 and 2.

The Inner West Hobart Precincts - Nos. 25A, 25B, 25C and 25D.

5.7.5 These Precincts should be conserved and reinforced as an inner city residential area of major heritage and overall townscape importance. Because of their location, Precincts 25A and 25B should continue to contain their significant education institutions. A gradual decrease in density of development is encouraged from Precinct 25A through 25B and 25D to 25C.

The further encroachment of commercial and retail activities should be resisted in order to maximise availability of inner city housing and maintain this at a high standard.

Pedestrian access to the Hobart Rivulet should be progressively increased.

The West Hobart Precinct - No. 24

5.8.4 The Precinct should continue its primary residential function and the introduction or extension of non-residential uses which are not strictly local services should be precluded.

None of the permissible Zone uses or the above Desired Future Character Statements are inconsistent with the Heritage Area Statements drafted for this Review. However, as a new Heritage Area is proposed within Precinct 24, it would be desirable to amend the Statement for this Precinct to reflect its heritage and townscape importance as for the Inner West Hobart Precinct.

Recommendation

The Statement for the West Hobart Precinct (No.24) contained in Part 5 of the Planning Scheme should incorporate reference to its heritage and townscape importance as for the Inner West Hobart Precinct.

Density and Subdivision

The adverse heritage impacts arising from subdivision and development of rear yards and the 'curtilages' of Heritage Places was apparent from field survey and confirmed as a potential issue in consultation with Council's officers. Most evident was the c1970 development of large estates which had compromised the setting of a number of highly significant houses. The traditional pattern of subdivision and development has been identified in Section 5 as a characteristic townscape feature of most Heritage Areas. Management policies have been drafted to conserve this characteristic and discourage inappropriate re-subdivision and/or over development of rear gardens.

Recommendation

The density and subdivision provisions contained in Schedule B of The Planning Scheme should be reviewed and/or supplemented with detailed heritage guidelines to avoid adverse heritage impacts on Heritage Areas and Places, due to inappropriate subdivision and over development of rear gardens.

Height and Siting

The merit base heritage considerations contained in Schedule F are generally considered adequate to moderate the numerical standards for building height and setbacks contained in Schedule C and D where necessary. From the field survey and consultation, no adverse consequences appear to arise from existing controls.

Recommendation

While the merit based heritage considerations contained in Schedule F appear to be adequate to moderate the height and setback provisions contained in Schedules C and D of The Planning Scheme, these provisions should be supplemented with detailed guidelines to ensure that these controls do not lead to adverse heritage impacts on Heritage Areas and Places.

Parking

Clause E.6.3 states the following:

The location of car parking spaces shall be appropriate to the character and appearance of development in the vicinity and/or with the Desired Future Character of the relevant Precinct. The siting of parking spaces between the building line and the street boundary line shall generally only be permitted where topographical constraints dictate this as the only practical solution.

The difficulty of accommodating on-site parking in Heritage Areas and Places is one of the major issues evident from field survey and consultation. Suggestions have been made in the Council workshop to survey the location of existing garages and carport in Heritage Areas and identify where it is possible to locate garages. Such a survey is beyond the scope of this report, but its implementation would assist Council. Management policies drafted for each Heritage Area in Section 5 address parking issues. These policies could be supplemented by more detailed guidelines, including a survey of existing garages/carports and recommended locations for future carparking.

Recommendation

The parking provisions contained in Schedule E of The Planning Scheme should be reviewed and supplemented with detailed guidelines to avoid adverse heritage impacts on Heritage Areas and Places due to inappropriate location of garages and carports. Detailed guidelines, including a survey of existing garages/carports and recommended locations for future car parking, should supplement the management policies, drafted in this Review, for Heritage Areas and to protect Heritage Places.

Heritage objectives

The incorporation of objectives, including heritage objectives, has become accepted practice for most recently prepared planning schemes, including other schemes prepared by Hobart City Council.

Heritage objectives may either be stated separately or consolidated with others in the Planning Scheme.

Recommendation

The inclusion of suitable heritage objectives is flagged for Council's consideration if a comprehensive review of the Planning Scheme is undertaken in the future.

Archaeology

There are sites of potential archaeological value in West Hobart, such as the site of the Marquis of Hastings Hotel, demolished c1950. However, there is no specific mention of archaeological sites or archaeological relics within the current Planning Scheme text. While archaeological values are clearly intended to be protected within the Planning Scheme, by the definition of 'cultural heritage significance', which includes the term 'scientific value', there is no provision which specifically mentions these concepts. Additionally, the definition of 'place' mentions 'site, area, building or other work, group of buildings or other works together with associated contents and surroundings'. It makes no reference to archaeological remains or relics, unless this can be construed from the definition. Without such a reference there is a risk that Council may inadvertently overlook archaeological values when considering proposals involving disturbance of below ground deposits. The absence of a specific reference to archaeological sites and relics in the Scheme may hinder Council in protecting any places for their archaeological value.

In the longer term Council may wish to prepare an Archaeological Zoning Plan for the whole or parts of the area administered by Council as a cost effective and efficient way of safeguarding the area's archaeological value. A Zoning Plan identifies potential archaeological sites by using methods similar to site specific Archaeological Assessments. However, unlike the latter, a Zoning Plan does not include comprehensive site specific research but distinguishes those sites which may still have potential from those which do not.

Recommendation

The definition of 'place' in clause F.1.1 should be amended to include reference to archaeological remains, including relics. The term 'potential archaeological site' should also be introduced and separately defined. Suitable provisions should be included in Schedule F which aim to identify, assess and protect archaeological relics when development is proposed.



The site of the Marquis of Hastings Hotel (demolished c1950s) at the corner of Hill and Brisbane Street is a potential archaeological site in West Hobart. Source: P Franklin, from Alice Moore Collection.

Landscape

The current Review has concentrated on the built environment. It has not assessed the heritage value of individual trees or areas of vegetation, nor was this a requirement of the Brief. Unlike other parts of Hobart individual trees or areas of vegetation play a relatively small role in defining the character of the Area. However Council should give consideration to the preparation of a study of significant trees and vegetation, covering both privately owned and public places, as part of a broader review. Trees or vegetation which have either individual landscape value, or represent significant classes of landscape elements which contribute to the environment of West Hobart generally should be identified and protected.

The Review has identified the traditional 'cottage garden' as a characteristic feature of most Heritage Areas. The formulation of suitable guidelines would assist to encourage the retention of this characteristic feature.

Recommendation

Council should consider undertaking a landscape study (including West Hobart) to identify significant trees and vegetation covering both privately owned and public places. (Detailed guidelines which encourage the retention of traditional gardens, including a list of suitable plants, would assist to maintain the characteristic feature of traditional 'cottage gardens' where appropriate.)

Internal Alterations

There are no processes in the Planning Scheme to consider works to the interior of buildings from the requirement for planning approval. Alterations to the interior of the majority of heritage buildings within Heritage Precincts would not be a matter which Council would wish to control. However, there may be some buildings which should be subject to Council control, such as the interior of public buildings or buildings which are publicly accessible. There may also be interiors of privately owned buildings which Council may wish to control.

For these reasons, Council may wish to become involved in structural alterations to the interior of heritage places. While the control of alterations to interiors of heritage buildings may at first seem onerous, it must be remembered also to adopt an exemptions clause for minor works. Thus, if Council formed the view that proposed structural alterations to the interior would not adversely affect its heritage significance, then it could waive the requirement for an application for planning approval to be lodged.

However, such works would not fall within the definition of 'development' in the Land Use Planning and Approvals Act 1993, to which the Planning Scheme relates. Therefore, there is no mechanism currently available to deal with internal alterations under the Planning Scheme.

Meanwhile, there is some scope for internal works to be addressed as part of the 'works applications' procedures of the Historic Cultural Heritage Act 1995. However, this would only apply if the places and areas are also listed in the Tasmania Heritage Register. However, as this cannot be guaranteed, it would therefore appear more logical for Council to seek amendments of the definition of development in the Land Use Planning and Approvals Act 1993 to include alterations to the interiors of heritage buildings (or places) and buildings in heritage areas.

Recommendation

Council should seek an amendment to the definition of the development in Land Use Planning and Approvals Act 1993 to enable Council to control alterations to the interiors of buildings of cultural heritage value, through appropriate provisions contained within the Planning Scheme.

Heritage Assessment

There are no provisions in the Planning Scheme for Council to require a 'heritage assessment' to be prepared prior to Council determining an application for planning approval. These usually appear in the form of either a Conservation Plan and/or a Heritage Impact Statement, both of which are normally prepared by experienced heritage specialists. These usually benefit a proposal by ensuring that the applicant has carefully considered the significance of a place or area and responded with a design which retains heritage significance or at least minimises adverse heritage impacts. However, consultation with Council's officers indicated that it is likely that only major proposals affecting places of exceptional significance would need a report. Generally, it was seen to be too onerous for most applications, although ensuring a high quality of design was considered an important objective. While a recommendation is not made at present, the issue is flagged for Council's future consideration. However, Council should consider requiring Conservation Plans or Heritage Impact Statements for major works proposed for large institutions, such as schools.

Recommendation

Council should monitor the need for heritage assessment reports to accompany an application for planning approval as a means of ensuring that applicants carefully consider the heritage significance of a place and respond with a design which retains heritage significance and minimises any adverse heritage impacts. Council should consider encouraging large institutions, such as schools, to prepare Conservation Plans or Heritage Impact Statements when undertaking major works or master plan programs.

6.6 Non Statutory Planning Requirements

6.6.1 The National Trust (Tasmania)

The National Trust of Australia (Tasmania) is a community based conservation organisation. The Trust has assembled a Register of heritage places and areas through the assessment work of its expert committees. Although it holds no legal status in itself, the National Trust Register is referred to in Schedule F (Clause F.4.1) of the Hobart Planning Scheme and the body is acknowledged to be an authoritative guide to heritage significance.

While there is no statutory obligation to consult with the National Trust of Australia (Tasmania), it is recommended that the Draft Heritage List and Heritage Areas be referred to the National Trust of Australia (Tasmania) for review and possible inclusion in their Register.

6.6.2 The Hobart City Council Draft Strategic Plan 1999-2003

The Plan contains the following heritage objectives within its Urban Enhancement Program which are relevant to heritage management in Hobart generally:

Major Issues:

Heritage: A comprehensive heritage conservation policy needs to be maintained. The Council needs to continue to be involved with implementing the Historic Cultural Heritage Act 1995 and to devote resources to maintain, document and promote cultural heritage assets.

Function/Objective:

Heritage and Conservation Services

To promote appreciation and effective management of Hobart's cultural heritage, in order to achieve development that enhances and is responsive to the City's particular historic character.

Strategy:

18. *Promote community awareness and appreciation of the nature and value of Hobart's cultural and built heritage.*
19. *Protect cultural heritage values and conserve places of cultural significance through statutory processes, in accordance with the requirements of Land Use Planning and Approvals Act 1993, the Historic Cultural Heritage Act 1995 and the Aboriginal Relics Act 1975.*
20. *Identify and promote encouragement and incentive measures to facilitate conservation.*
21. *Facilitate the development of related infrastructure to satisfy the needs of the community, tourists and visitors.*
22. *Establish appropriate mechanisms for the conservation and management of all culturally significant Council property.*

Recommendation

The implementation of the recommendations of this Review are consistent with the objectives and strategies of the Hobart City Council Draft Strategic Plan to promote appreciation and effective management of Hobart's cultural heritage, in order to achieve development that enhances and is responsive to the City's particular historic character.

7.0 Community Consultation

7.1 Background

Community consultation was a fundamental part of this project. A comprehensive program has been completed as part of the preparation of the study, providing opportunities for involvement and contributions from the community.

7.2 Consultation Process

- A meeting was held on 12 March 1999 with Council officers to involve them in the study process. An outline of the study findings was given, and key planning and management issues were discussed.
- A Neighbourhood Watch meeting was attended by Katheryn Bennett on the 12 May 1999, and the project was discussed with key members of this community group. The group provided names and addresses to assist with the dissemination of information about the study.
- Feedback forms were prepared (see Appendix F), and were circulated through several corner shops within West Hobart; they were also made available at the Hobart City Council Centre and at the community workshop.
- An exhibition explaining the study was prepared and presented at the Hobart City Council Centre. The exhibition endeavoured to inform the wider community about the nature of its heritage. A variety of graphic material was used, such as historic photographs, maps, and current photographs of key heritage items and areas.
- Information about the project was circulated to West Hobart residents and the wider community through an email address which is subscribed to by numerous residents; and through the Neighbourhood Watch *West Hobart/City West Newsletter*, which is circulated to approximately 2000 residents every month.
- A notice advertising the exhibition and community workshop was placed in *The Mercury* on Wednesday 9 June; and an article about the project was published in *The Mercury* on Tuesday 15 June. Both items were organised by the Hobart City Council.
- A community workshop was held on Tuesday 16 June (see Appendix F), to enable members of the project team to present the initial study findings. Input from members of the public who attended was invited, and question time was conducted.

7.3 The Community Workshop

The study brief called for the Community Workshop to be held during the finalisation of the study. Its aim was to inform the wider community about West Hobart's Heritage and also to advise of the statutory processes associated with the study.

A community workshop was held on Tuesday 15 June at 8.00pm at the Pacific Vista Hotel, Kirby Court, West Hobart. The meeting was attended by Mr Brendan Lennard, Cultural Heritage Officer at Hobart City Council; two members of the project team; Richard Mackay and Katheryn Bennett; and about twenty-five members of the public.

The meeting was commenced by Mr Lennard, who gave a background to the study and highlighted the major study objectives. Katheryn Bennett then gave a presentation on the three key stages of the review. Richard Mackay further explained the study process, talked about key planning/development issues, and then invited the participants to identify issues and objectives relating to heritage management in West Hobart that were most significant to them. Question Time was then conducted (see Appendix F). At the conclusion of the meeting, feedback forms were distributed.

Views from the participants on what they saw as important about West Hobart centred around a number of key issues, including: natural landscape, streetscape, built fabric, community identity, history, and more specific issues such as shops, traffic and power cables (see Appendix F).

The community input from the workshop is part of a consultation process which will continue if and when Council decides to adopt the recommendations of this study and invite further comment through exhibition of the Draft Report.

Following exhibition, any submissions received should be considered and incorporated where appropriate in any relevant development control document, adopted formally as a Council Code or in any review of the City of Hobart Planning Schedule undertaken by Council in the future.

For example, the importance to the community of Landsdowne Crescent, strongly identified at the Workshop, could be further emphasised in the Heritage Area Statement for the Landsdowne Crescent/Hill Street Heritage Area, before it is adopted as a Code under Clause 2.5 of the City of Hobart Planning Scheme 1982. Comments relating to the controlling hillside development (Knocklofty) should be considered in any future review of land-uses in the Planning Scheme. Other issues, such as documenting the history of water resources, may be considered when the opportunity for further research arises.

Recommendation

Comments received during Community Workshops and from written submissions should be received as part of the review process of exhibition of the Draft Study. The submissions should be reviewed and incorporated as appropriate into relevant policy statements and development controls, adopted by Council as Codes under Clause 2.5 of the City of Hobart Planning Scheme 1982 or considered in any future review of the Planning Scheme.

8.0 Implementation Strategies

8.1 Introduction

This Section discusses strategies for implementing an appropriate heritage management framework for West Hobart arising from this Review. Recommendations take into account the issues and recommendations identified in Section 6.0. Recommendations made for implementation by Council fall within four main headings:

- Statutory and Non-Statutory Planning Requirements and Policies.
- Council Strategic Planning and Co-ordination.
- Financial or other incentives.
- Community involvement and heritage promotion.

8.2 Statutory and Non-Statutory Planning Requirements and Policies

8.2.1 Adoption of the Heritage Review

This Heritage Review and, in particular, the implementation strategies and recommendations contained in section 7 should formally be adopted by Council following a process of public exhibition, community consultation, review and discussion. As discussed in Section 6.0 of this report, the following components of this Review should also be adopted by Council as separate Codes following a process of public exhibition pursuant to clause 2.5 of the City of Hobart Planning Scheme 1982:

- Heritage Inventory Forms for individual places of cultural significance (Sections 3 and 4, Volume 2 of this Review).
- Heritage Areas Statements (Section 5.0 of this report).

Recommendation

This Heritage Review and, in particular, the implementation strategies and recommendations in section 7.0 of this report should be formally adopted by Council following a process of public exhibition, community consultation and discussion. Additionally, the following components of the Review should be adopted by Council as Codes under clause 2.5 of the City of Hobart Planning Scheme 1982.

- *Heritage Significance Statement and Policy for West Hobart (Section 5.0 of this report).*
- *Heritage Inventory Forms for individual Places of cultural significance (Sections 3.0 and 4.0, Volume 2 of this Review).*
- *Heritage Areas Statements (Section 5.0 of this Review).*

8.2.2 Amendments to The City of Hobart Planning Scheme 1982

Heritage Register

A draft list of places of cultural significance has been prepared as discussed in Section 2 (Volume 2) of this report. The Draft Heritage List is accompanied by Heritage Inventory Forms for each property which are included in Sections 3.0 and 4.0, Volume 2.

The Draft Heritage List should be adopted by Council as a Planning Policy or Code until such time as it is adopted as part of Schedule F – Appendix 1 of the City of Hobart Planning Scheme 1982.

Places should only be removed from the Heritage List on heritage grounds, that is ie. if it is demonstrated that they do not have the cultural significance ascribed to them.

Recommendation

Council should formally incorporate the Draft Heritage List contained in Section 2.0 (Volume 2) into Schedule F – Appendix 1 of the City of Hobart Planning Scheme 1982. In the interim, the Heritage List should be adopted as a Planning Policy or Code under clause 2.5 of the Scheme.

Places should only be deleted from the Heritage List on heritage grounds and not for political or other management reasons. Additional places may be added to the Heritage List if they are assessed to have cultural heritage significance as defined in the Planning Scheme.

Heritage Areas

This Review has recommended additional Heritage Areas and amendments to the boundaries of existing Heritage Areas.

The draft Heritage Areas should be adopted by Council as a Planning Policy or Code until such time as the Areas are incorporated into amended Location Plans in Schedule F – Appendix 1 of the City of Hobart Planning Scheme 1982.

Individual properties or elements should not be excluded from the Heritage Areas as this would be contrary to the purpose of a Heritage Area, which aims to conserve and enhance the cultural significance of the Area as a whole.

Recommendation

Council should formally incorporate the draft Heritage Areas contained in Section 5.0 of this report into amended location plans in Schedule F of The City of Hobart Planning Scheme 1982. In the interim, the Areas should be adopted as a Planning Policy or Code under clause 2.5 of the Scheme.

Individual properties or elements should not be excluded from the Heritage Areas as this would be contrary to the purpose of a Heritage Area, which aims to conserve and enhance the heritage values of the Area as a whole.

8.2.3 Future Review of The City of Hobart Planning Scheme 1982

While the Planning Scheme provisions are generally most workable, a number of issues arising from this Review and consultation with Council's officers have suggested amendments which could be made to the Scheme text when it is reviewed at the next available opportunity. These suggested amendments are discussed in Section 6.0 of this report and the recommendations are repeated below.

Recommendation

In order to resolve certain issues arising from this Review, the following recommendations are made to amend the Planning Scheme text at the first available opportunity:

Principle 20

- *Council should consider amending the wording of Principle 20 to relate specifically to the terminology used in the definitions contained in Schedule F, to use the term 'cultural significance' in preference to 'special significance' and include the word 'place'.*

Schedule F (Heritage Schedule)

Definitions

- *Council should consider amending the definitions of 'place' and 'heritage areas' in clause F.1.1 to include the term 'cultural significance' in preference to 'special significance'.*
- *A suitable definition of 'adjacent' should be added to clause F.1.1, which has a broad meaning which includes the streetscape and even backdrop to Heritage Areas.*
- *Clause F.3.3 should be amended to read 'Any new development within or adjacent to a Heritage Area shall not detract from those characteristics of the Area which contribute to its cultural significance and its setting'.*
- *Clause F.4.4 should be amended to read 'Any new development within or adjacent to a place listed on the Heritage Register shall be in keeping with and shall not detract from the cultural significance of the place and its setting'.*

Potential archaeological sites

- *The definition of 'place' in clause F.1.1 should be amended to include reference to archaeological remains, including relics. The term 'potential archaeological site' should also be introduced and*

separately defined. Suitable provisions should be included in Schedule F which aim to identify, assess and protect archaeological relics when development is proposed.

Internal Alterations

- *Council should seek an amendment to the definition of the development in Land Use Planning and Approvals Act 1993 to enable Council to control alterations to the interiors of buildings of cultural heritage value, through appropriate provisions contained within the Planning Scheme.*

Other Clauses

- *Exemptions from development approval requirements contained in Clause 1.6.1(e, f, g and h) should be reviewed if there is evidence that these are contributing to adverse heritage impacts on Heritage Areas or Places.*
- *The Statement for the West Hobart Precinct (No. 24) contained in Part 5 of the Planning Scheme should incorporate reference to its heritage and townscape importance as for the Inner West Hobart Precinct.*
- *The density and subdivision provisions contained in Schedule B of The Planning Scheme should be reviewed and/or supplemented with detailed heritage guidelines to avoid adverse heritage impacts on Heritage Areas and Places, due to inappropriate subdivision and over development of rear gardens.*
- *While the merit based heritage considerations contained in Schedule F appear to be adequate to moderate the height and setback provisions contained in Schedules C and D of The Planning Scheme, these provisions should be supplemented with detailed guidelines to ensure that these controls do not lead to adverse heritage impacts on Heritage Areas and Places.*
- *The parking provisions contained in Schedule E of The Planning Scheme should be reviewed and supplemented with detailed guidelines to avoid adverse heritage impacts on Heritage Areas and Places due to inappropriate location of garages and carports. Detailed guidelines, including a survey of existing garages/carports and recommended locations for future car parking, should supplement the management policies, drafted in this Review, for Heritage Areas and to protect Heritage Places.*
- *The inclusion of suitable heritage objectives is flagged for Council's consideration if a comprehensive review of the Planning Scheme is undertaken in the future.*

Landscape

- *Council should consider undertaking a landscape study to identify significant trees and vegetation covering both privately owned and public places, as part of a broader review. Detailed guidelines which encourage the retention of traditional gardens, including a list of suitable plants, would assist to maintain the characteristic feature of traditional 'cottage gardens' where appropriate.*
- *Council should monitor the need for heritage assessment reports to accompany an application for planning approval as a means of ensuring that applicants carefully consider the heritage significance of a place and respond with a design which retains heritage significance and minimises any adverse heritage impacts. Council should consider encouraging large institutions, such as schools, to prepare Conservation Plans or Heritage Impact Statements when undertaking major works or master plan programs.*

8.2.4 Heritage Codes

The adoption of Heritage Area Statements as Codes pursuant to clause 2.5 of the City of Hobart Planning Scheme 1982 has been discussed in section 6.0 of this report. Recommendations to adopt the Codes have been made in section 7.2.2 above. In the longer term Council may also wish to develop more detailed design guidelines which amplify (and illustrate) the Heritage Area statements. A Code containing detailed guidelines for places of cultural significance may also follow.

Recommendation

- *Detailed design guidelines, adopted as Codes pursuant to Clause 2.5 of the City of Hobart Planning Scheme 1982, for both Heritage Areas and Places of Cultural Significance should be considered for the future. Guidelines for front fences included in the Heritage Area Statements drafted for this review should be reviewed and included in Council's proposed Fence Code as appropriate.*

8.3 Council Strategic Planning and Co-ordination

8.3.1 Responsibility for Implementation

Council has a multi-faceted role to play in guiding the implementation of this Review and in conservation of the heritage of West Hobart generally. This includes:

- observing legislative and statutory requirements;
- formulating appropriate statutory planning provisions, codes and detailed guidelines;
- leading by example and acting in an exemplary manner in relation to its own heritage properties;

-
- providing guidance through its staff and their level of training and commitment, and an educational role ensuring that Council's policies and other relevant information are adequately communicated to the community;
 - actively encouraging community involvement in decision-making processes and fostering an appreciation of West Hobart's heritage through the provision of information and promotional material; and
 - implementing its adopted heritage objectives and policies and strategies through the responsible control of development affecting heritage places.

These roles and responsibilities involve both the elected Council as well as Council officers. Council can only be effective in its heritage management responsibilities if Councillors and staff alike share a conservation ethos. All sections of Council should be aware of Council's commitment to heritage conservation and the role that each can play in their respective day-to-day work, whether they be administrative staff, maintenance workers, rates clerks or planning officers. There is a need for a common commitment to assist and promote heritage conservation across all areas of Council's operation.

Recommendation

Council should ensure that responsibility for appropriate heritage management is seen as an essential role involving all areas of Council's operation, its staff and elected Councillors. All staff and Councillors should be encouraged to find ways of promoting the protection and conservation West Hobart's heritage.

8.3.2 Exhibition of the Heritage Review

An exhibition of this Heritage Review, including the draft Heritage List and Heritage Areas should be mounted as soon as possible after the completion of this Review as part of the process of community involvement. It is recommended that it should be easily accessible to the community, located within West Hobart and be as informal as possible to encourage much community interest and feedback into the Review.

Relevant community groups and/or interested individuals should be invited to provide supplementary illustrative material, such as early photographs or details of local family histories, for the display. If possible, the exhibition as a whole should be mounted professionally to ensure a high quality of presentation. It should emphasise positive aspects of the Review, such as the generally high standards of maintenance, repair and restoration of properties found throughout West Hobart. A brochure/pamphlet should be prepared about the Review. This should be made available to the public as part of the exhibition and should indicate where further information can be obtained.

Submissions on the Review, including the draft Heritage List and Heritage Areas should be invited. However, the community should be advised that any objections to places being included in the

Heritage List should only be made on the basis of cultural significance rather than management issues, such as perceived loss of development potential. Owners of properties in Heritage Areas should be advised similarly that exclusion of individual properties from Heritage Areas would be contrary to the purpose of a Heritage Area, which aims to conserve and enhance the heritage values of the Area as a whole.

This exhibition should be done in conjunction with any formal exhibition requirements for the inclusion of these properties into the City of Hobart Planning Scheme 1982.

Recommendation

Council should publicly exhibit and promote the Heritage Review, including the draft Heritage List and Heritage Areas, related policies and recommendations and should invite public submissions on the exhibited documents prior to Council's consideration and possible adoption into the relevant parts of the City of Hobart Planning Scheme 1982.

8.3.3 Notification of Owners

All owners of places included in the Draft Heritage List, or those within new areas identified as Heritage Areas, should be individually notified of the proposed listing of their property and should be forwarded a copy of the Heritage Inventory Forms and/or relevant Heritage Area Statement. This should be accompanied by a letter or brochure explaining the purpose of the Heritage Review and its findings. An explanation of the implications of each listing should also be given, as well as an outline of the process Council will follow in publicly exhibiting and consulting with the community.

Recommendation

Owners of all properties identified in the Heritage Review which are proposed to be included in Council's Heritage List or within a Heritage Area should be notified of the implications of the proposed listing. A copy of relevant information about each place should be included to assist owners in understanding and appreciating the heritage significance of the properties concerned as well as the implications of and proposed process for heritage listing.

8.3.4 Co-ordination with Other Agencies

Both the Tasmanian Heritage Council and the National Trust of Australia (Tasmania) have heritage registers which already include properties in West Hobart as discussed in Section 6.0 of this report. Schedule F – Appendix 1 of the City of Hobart Planning Scheme 1982 also indicates whether properties are all registered by the National Trust of Australia (Tasmania). As part of this interactive process it is suggested that the recommendations for listing in this review also be referred to these bodies.

Recommendation

The Draft Heritage List and Heritage Areas should be referred to the Tasmanian Heritage Council and the National Trust of Australia (Tasmania) for review and possible inclusion in the Tasmanian Heritage Register and the National Trust Register.

8.3.5 Availability of Reports

On its completion, copies of this Heritage Review should be made available to the public, possibly for sale. The Heritage Inventory Forms and Heritage Area Statements produced as part of the Review should be permanently available to the public, preferably as both hard copy and via a computer database.

Recommendation

The documents produced as part of this Heritage Review, including the Heritage Inventory Forms and Heritage Area Statements should be made available to the public at Council's offices as well as via a computer database, with a terminal in Council's library.

8.4 Financial or Other Incentives

Whilst planning controls are an important means of conserving the environmental heritage, they cannot guarantee the protection of all sites or items. Economic pressures, new requirements, physical deterioration and other issues render buildings vulnerable to demolition or alteration.

There is, therefore, a need for adequate financial and other incentives to preserve heritage items. Such incentives may include:

- land use concessions;
- rate relief (differential rating);
- waiving of DA application fees; or
- professional advice (eg offered by Council's Heritage Officer).

A number of Councils make available through a Heritage Assistance Fund small loans or grants on a dollar-for-dollar basis to owners of listed properties, for approved restoration work. Another incentive is local heritage awards, accompanied by publicity in local newspapers and other relevant publications.

If a building or site can be used for some profitable purpose, the likelihood of its survival is increased. Encouraging and permitting appropriate and profitable uses is an important incentive that can assist in ensuring the continued life and proper maintenance of historic items. Clauses in the Planning

Scheme, which give Council discretion to allow some variation of use, are such an appropriate incentive.

There is also a need to balance development requirements with the desirability of protecting and enhancing environmental heritage. The desire to facilitate development must also be factored into the conservation needs of the Area.

Recommendation

Council should consider a range of financial and other incentives to encourage heritage conservation. These may include rate relief (differential rating), waiving of application fees for planning approval, small grants or loans through a Local Heritage Assistance Fund, professional advice offered by a Council-employed Heritage Adviser, local heritage awards and land use concessions.

8.5 Community Involvement and Heritage Promotion

8.5.1 Making Heritage Understood

The most effective means of conserving the heritage of West Hobart is to foster community awareness of, and interest in, the history and heritage significance of the various elements it comprises. The adoption of measures which encourage increased community involvement in the processes of conservation, is strongly advocated. Increased community involvement will be facilitated by a greater understanding of the concepts of heritage significance and the objectives of conservation.

While the community will generally understand that individual places may have different heritage values, the collective values of elements within Heritage Areas will not necessarily be readily grasped. Thus, Council will need to explain that in these areas the whole is greater than the sum of the parts. It will also need to inform the community of the effects of heritage listing and that heritage listing should be regarded as a 'flagging' device and certainly not a freeze of the place's development potential.

Recommendation

Information should be provided to the community to explain the concepts of heritage significance and the objectives of heritage listing and conservation to ensure that there is a broad community understanding of heritage conservation.

8.5.2 Promoting Community Awareness

The community has a vital role to play in recognising, appreciating and promoting the heritage it wants to keep. Council's task is much easier where it has the active support of the local community,

both in preserving individual places of cultural significance and, more generally, in ensuring conservation and development of a sympathetic nature of items of lesser, but still historically important, character.

An actively marketed and administered program to encourage owners to conserve their buildings should be established. Brochures, publications, interpretation programs and exhibitions are all valuable ways of increasing community awareness and involvement. The following initiatives should be considered:

- encouraging local history programs through schools, including locally oriented heritage information kits;
- publicising good examples of heritage-related development;
- producing well made brochures and information on heritage;
- increasing community awareness through promotion involving such sectors as the real estate industry;
- providing a permanent collection in the local history section of the Library, including records of heritage items prior to alteration or demolition; and
- encouraging local historical societies or other interested groups to research and identify places, including less obvious sites such as potential archaeological sites.

These can often be achieved with the assistance of a Council Heritage Advisory Committee or through community groups interested in heritage promotion.

Recommendation

Council should promote and encourage increased community awareness and active involvement in heritage conservation to ensure that there is a broad community support for heritage conservation.

9.0

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Marquis of Hastings Hotel c1898, 40/46, Archives Office of Tasmania, Hobart.

Marquis of Hastings Hotel c1950, Pam Franklin, Manager Marquis of Hastings Hotel, from Alice Moore's collection.

Hill Street West Hobart, shows tram, 1914, 52/145, Archives Office of Tasmania, Hobart.

Spraying orchards in West Hobart c1920, NS869/474, Archives Office of Tasmania, Hobart.



10.0 Appendices

Appendix A

Copy of Study Brief

Appendix B

Copy of the Burra Charter (The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance)

Guidelines to the Burra Charter: Cultural Significance; Conservation Policy; Procedures for Undertaking Studies and Reports.

Appendix C

Sites Registered on the National Estate – data sheets

Appendix D

National Trust registered items – sample data sheets

Appendix E

Survey and Schedule of Old National Trust and H.C.C. Heritage Listings within the West Hobart Study Area (including National Trust data sheets for six items).

Appendix F

Community Workshop

Appendix G

Community Feedback – Questionnaire

Appendix A

Copy of Study Brief



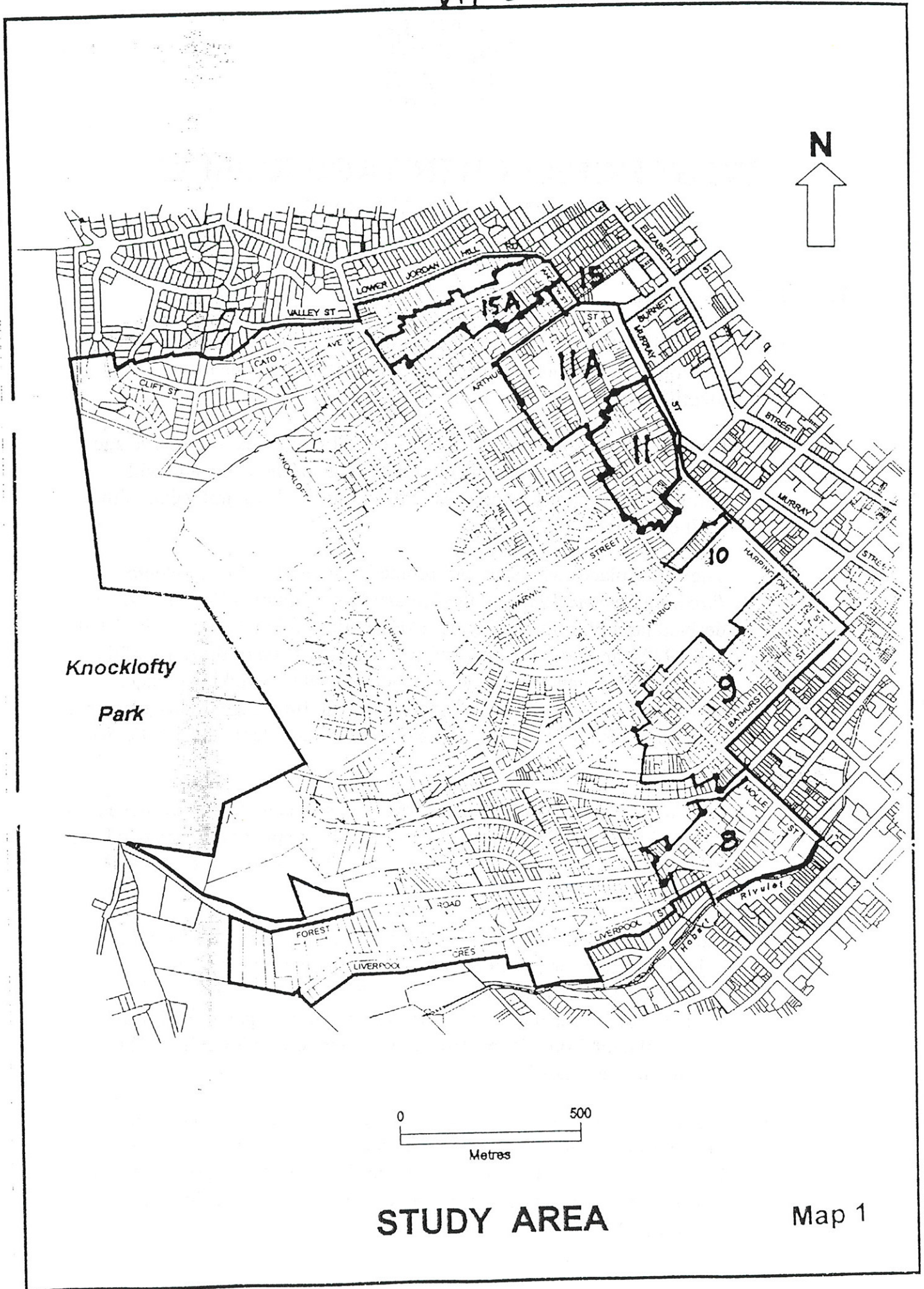
WEST HOBART HERITAGE REVIEW CONSULTANT BRIEF

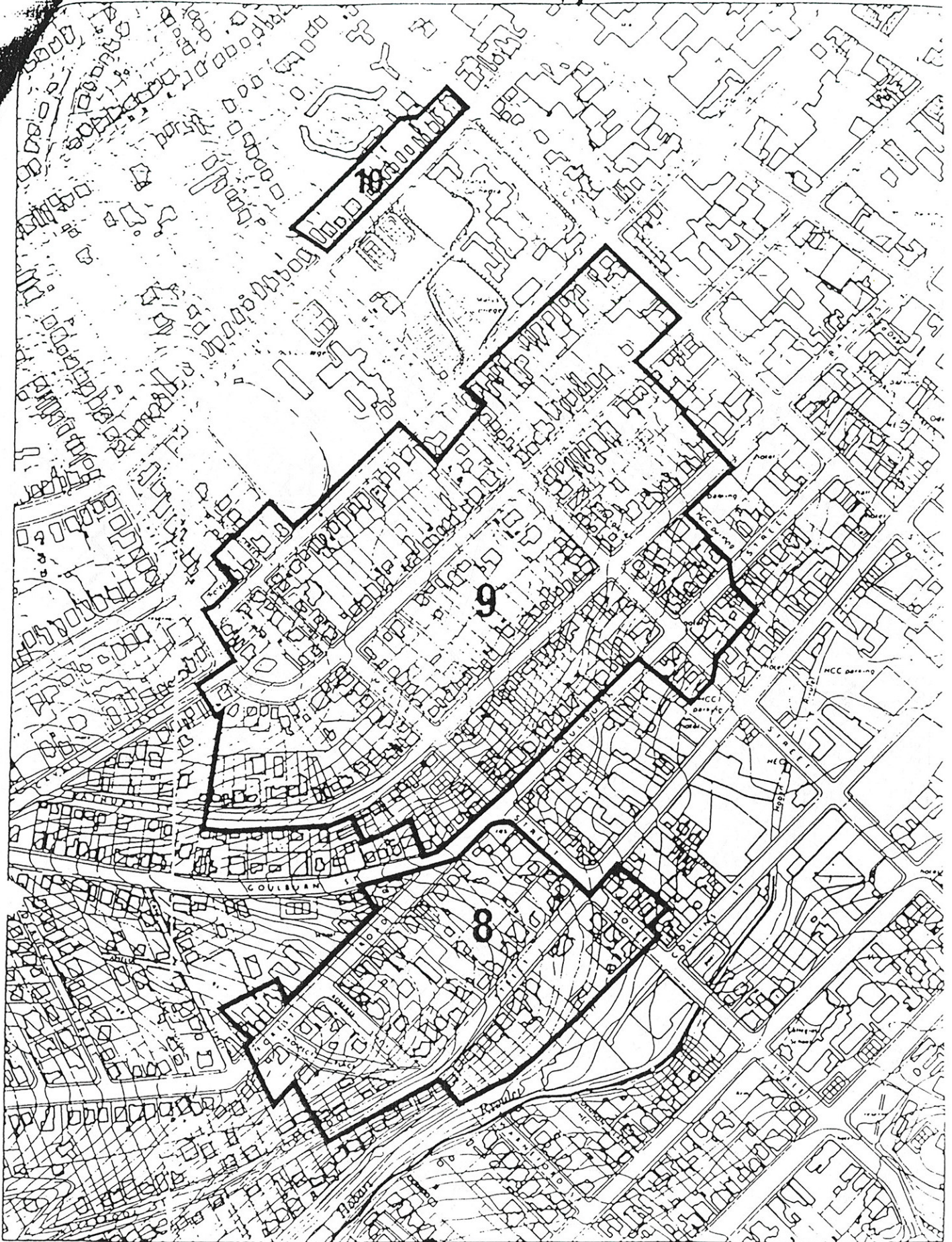
1. Introduction

- 1.1. The Hobart City Council recognises the importance of the City's rich cultural heritage and attaches a high level of importance to its identification and conservation.
- 1.2. Council's *Strategic Plan* states that Council will "seek to preserve and enhance the built, social and cultural heritage of the City" and will "promote community awareness of the nature and cultural value of the built environment ..."
- 1.3. The list of places with statutory protection under the *City of Hobart Planning Scheme 1982* and the *Battery Point Planning Scheme 1979* is derived largely from work undertaken by the National Trust in the 1960s and 1970s, and does not now reflect the actual scale or diversity of the City's environmental heritage. Council is now undertaking a major systematic review of the City's heritage. The first stage of this process is a series of local heritage studies and reviews (supplemented by thematic studies).
- 1.4. The first suburbs to be studied as part of this systematic review have been North Hobart and Sandy Bay, both areas which appear to be inadequately represented in existing heritage registers. These studies are now in progress.
- 1.5. Although West Hobart is one of the earliest settled parts of Hobart, the suburb is also poorly represented in Council's heritage register (Appendix 1 of Schedule F - *City of Hobart Planning Scheme 1982*). Council recognises the need for a professionally prepared review of the historical evolution of West Hobart and an investigation of the suburb's cultural heritage attributes.
- 1.6. The outcome of this exercise would be further identification of places and areas of significance, with recommendations for appropriate statutory protection. The methodology would be similar to that espoused by the Australian Heritage Commission and other heritage agencies, (refer section 5.2)

WEST HOBART HERITAGE STUDY

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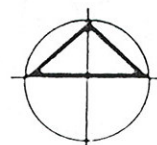


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HERITAGE

City of Hobart Planning Scheme 1982 - Schedule F

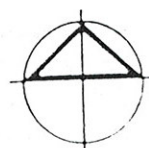
HERITAGE AREAS NOS 8,9,10



MAP
F6

HERITAGE

HERITAGE
City of Hobart Planning Scheme 1982 - Schedule F
HERITAGE AREAS NOS 11,12,13



MAP
F7

2. Purpose

- 2.1. There are five primary objectives of the project. They are to:
 - 2.1.1. Identify and analyse the cultural heritage of West Hobart;
 - 2.1.2. Provide an inventory of information on individual heritage items and heritage areas in a format compatible with the Tasmanian Heritage Register;
 - 2.1.3. Provide a strategic framework for the future management of West Hobart's cultural heritage resource;
 - 2.1.4. Make practical recommendations for its conservation and strategic management, including recommendations for amendments to *The City of Hobart Planning Scheme 1982*;
 - 2.1.5. Provide information to assist in the assessment of future planning applications.
- 2.2. There are two secondary objectives of the project. They are to:
 - 2.2.1. Provide information for cultural tourism publications and programs;
 - 2.2.2. Contribute to the community's sense of identity - of its evolution, its present and its potential.

3. Study Area

- 3.1. The Study Area is defined by Map 1.
- 3.2. A detailed review of Newdegate Street and Mary Street will not be required, as these areas were subject to recent review.

4. Strategic Framework

- 4.1. The *Land Use Planning and Approvals Act 1993* sets out the objectives of the Resource Management and Planning System of Tasmania along with the planning process. The project will need to demonstrate compliance with this System, particularly the objectives as set out in Schedule 1 of the Act.
- 4.2. The consultant team is also expected to be familiar with the provisions of other relevant strategic and statutory documents, including:
 - 4.2.1. *Historic Cultural Heritage Act 1995*;
 - 4.2.2. *Hobart City Council Strategic Plan 1998-2003*;
 - 4.2.3. *City of Hobart Planning Scheme 1982*.

5. Background Material

- 5.1. The consultant team is expected to acquaint itself with appropriate bibliographic references as part of the initial stage of the project.
- 5.2. In terms of project methodology, the following documents are to be used:
 - 5.2.1. *Heritage Studies*, [NSW] Heritage Office and Department of Urban Affairs and Planning, (3rd edition), 1996.
 - 5.2.2. *Illustrated Burra Charter, The*, Australia ICOMOS, 1992.
 - 5.2.3. *Mapping Culture*, Commonwealth Department of Communication and the Arts, 1995.
 - 5.2.4. *Protecting Local Heritage Places: A guide for communities*, Australian Heritage Commission, 1998.
- 5.3. The consultant team should also consult the *Hobart Urban Conservation Study Stage 2* (1982) and the *Inner West Hobart Heritage Area Review* (May 1998).

6. Key Outcomes

The key outcomes expected from this project are:

- 6.1. A brief report which identifies important historical themes and the evolution of the suburb;
- 6.2. An inventory of significant heritage places within the suburb;
- 6.3. Recommendations for future strategic management and protection of the suburb's environmental heritage.

7. Project Tasks

The project is divided into four stages as follows:

7.1. Stage 1: Historical Context Report

The consultant team will:

- 7.1.1. analyse the history and historical geography of West Hobart to identify the **historical themes** and **evolution** of development in the area, using existing secondary sources and additional primary sources as required. A report of approximately 5,000-10,000 words would be anticipated as sufficient for this exercise;
- 7.1.2. research and produce copies of historical maps, plans and photographs illustrating the settlement and growth of West Hobart;
- 7.1.3. provide an indicative inventory of sites and areas which provide potential evidence of historical themes;

7.1.4. prepare a bibliography of primary and secondary documentary sources;

7.1.5. prepare a field work plan for the study area.

7.2. **Stage 2: Field Work and Survey**

Consistent with the agreed field work plan, the consultant team will:

7.2.1. undertake a field survey of the physical evidence of the suburb, identifying potential places of heritage significance, by

- a) examining and reviewing previously identified places in lists such as the Register of the National Estate, the National Trust Register, the Tasmanian Heritage Register, reports or studies undertaken by the Royal Australian Institute of Architects, Hobart's Industrial Heritage (HCC), Women's History Study (HCC), Appendix 1 of Schedule F - *City of Hobart Planning Scheme 1982* and places nominated by the community;
- b) investigating the physical evidence of the identified historical themes of the study area, using as a guide the documentary evidence assembled in the historical context report;
- c) identifying other places in the field.

7.2.2. prepare a preliminary inventory with each place of potential heritage significance separately recorded on a standard inventory form which includes:

- a) the precise location of the place, including street address (and property name / former names where known);
- b) a summary of any previous listings;
- c) a brief description of the place;
- d) an historical summary;
- e) definition of the appropriate curtilage for the place, where this varies from the current title boundary;
- f) a statement as to the general condition of the place, including associated elements;
- g) clear identification photographs (2 minimum);
- h) an extract from the relevant Council 1:500 detail plan indicating the location of the place; on large sites, a sketch plan should indicate individual elements of significance, where appropriate;

- i) a concise statement of the heritage significance of the place, including its relationship with identified historical themes; the statement should identify the particular reasons for inclusion of the place, and a comment as to the level of significance.

7.3. Stage 3: Analysis and Final Inventory

The consultant team will:

- 7.3.1. review the draft historical context report and, where necessary, revise it in the light of physical evidence surveyed in the field work stage or information provided as a result of community consultation;
- 7.3.2. undertake any further site specific or comparative research needed to establish or verify the heritage significance of places;
- 7.3.3. assess and analyse the heritage significance of the places identified in the preliminary inventory;
- 7.3.4. finalise the draft statement of significance for each place in light of further analysis, mindful of the need to provide information to assist in assessment of future planning applications;
- 7.3.5. prepare a final inventory of places ready for inclusion within the relevant planning scheme, and for nomination for inclusion in the Tasmanian Heritage Register; items with negligible heritage significance should be excluded.
- 7.3.6. make recommendations with respect to:
 - a) the revision and /or enlargement of the existing Heritage Areas (Nos. 8, 9, 10 and 11) identified in the Planning Scheme (refer maps F6 and F7 of the *City of Hobart Planning Scheme 1982 attached*) and
 - b) the identification of new Heritage Areas.

7.4. Stage 4: Planning and management recommendations

The consultant team will:

- 7.4.1. examine existing planning controls (Principle 20 and Schedule F of the *City of Hobart Planning Scheme 1982*) and the draft historical context report prepared and, where necessary, revise it in the light of physical evidence surveyed in the field work stage or information provided as a result of community consultation;
- 7.4.2. identify any conservation and development constraints and any potential heritage places under immediate threat;

- 7.4.3. provide an action plan with aims, objectives, policies and strategies - both statutory and non-statutory - to conserve and enhance appreciation of the environmental heritage of recommended Heritage Areas;
- 7.4.4. participate in seminars / workshops arranged by Council officers with aldermen, planning officers and other staff, to discuss the implications and ongoing implementation of the heritage review;
- 7.4.5. consistent with the community consultation program, participate in public seminars to discuss the planning and management recommendations;
- 7.4.6. recommend ongoing methods for assessment and management of potential heritage places not identified in heritage review.

8. Community consultation

- 8.1. Community consultation, including contact with specific organisations and agencies, is a fundamental and integral part of this project. There are no fixed specified procedures to fulfil this task, so consultant submissions in response to the brief should outline their own approach to satisfy this requirement. Community liaison will include as a minimum:
 - 8.1.1. notification of the study and its progress;
 - 8.1.2. media releases throughout the study which include contact names, to facilitate volunteering of information by the community;
 - 8.1.3. a community workshop during finalisation of the inventory and its assessment.
- 8.2. Consultation will need to stress the educational importance of the project in terms of informing the wider community about the nature of its heritage, but should also articulate the statutory processes associated with the exercise.

9. Timing

9.1. Stages 1-4

- 9.1.1. The project is to substantially completed before 31 March 1999.

9.2. Further Stages

- 9.2.1. Additional heritage listings identified by the study, once adopted by Council, will need to be processed through the Planning Scheme Amendment process of Part 3 of the *Land Use Planning and Approvals Act 1993*. The consultant may be called upon to assist in this process. If this is the case, separate fee/terms will be negotiated.

10. Documentation

10.1. Output

10.1.1. The output sought is in the form of a written report, supplemented by inventory sheets, photographs, location plans and maps.

10.1.2. All documentation is to be black and white reproducible or as specifically agreed.

10.2. Written Documentation

10.2.1. All phases of reporting are to be A4, one single-sided unbound master and one double-sided bound copy. The reports are also to be contained on 3.5 inch floppy disc IBM format fully compatible with Council's Microsoft Word for Windows Version 6.0 and if necessary Microsoft Excel Version 5.0. The Council will not be responsible for any document conversion from other incompatible programs or systems.

10.3. Maps/Plans

10.3.1. Maps used to display the evolution of the study area (Stage 1) should be drawn or reproduced to a consistent scale.

10.3.2. Plans associated with individual inventory sheets should be 1:500 scale, based on the relevant Council detail plan.

10.3.3. Identified places should also be shown on 1:2000 maps (base maps to be provided by Council).

10.4. Photographs

10.4.1. Photographs in the Stage 1 report (including its revision in Stage 3) may include black and white copies of archival images, suitable for reproduction.

10.4.2. Photographs associated with individual inventory sheets should be high quality digital images (including scanned images).

10.4.3. The consultant team will be required to obtain on behalf of Council the necessary reproduction rights for any archival images.

10.5. Display Material

10.5.1. Display panel material at appropriate stages of the project, as agreed with the consultant, but would include the basic map/plan output outlined above.

11. Fees and Payments

11.1. Payments, unless otherwise agreed, will be made in five instalments as follows:-

- 25% on inception
- 15% on the completion of Stage 1
- 25% on the completion of Stage 2
- 15% on the completion of Stage 3
- 20% on the completion of Stage 4

11.2. The maximum value of the consultancy is \$25,000 spread over the balance of the current financial year. The distribution of the fee will be expected to be as follows:-

- \$24,000 to the consultant for the preparation of the report;
- \$1,000 for the costs associated with public consultation, such as local venue hire, mail outs and newspaper advertising.

12. Support to be Provided

12.1. The Council will provide the following support:-

- Limited cartographic support, including provision of base maps (see 10.3);
- Printing and reproduction of additional copies of report (excluding the first bound copy as required to be submitted);
- Access to all relevant reports, files, documents, maps and plans in Council's possession, including authorisation of access to any Council files deposited at the Archives Office of Tasmania.

12.2. There may also be scope for some minor administrative and technical support subject to agreement.

13. Copyright

13.1. The Hobart City Council holds copyright on all material produced by the study. The Council holds the option of producing further copies of the reports under the authorship of the consultants. The consultants may subsequently publish material obtained during the study, but may not publish the reports without permission of the Council.

14. Insurance and Liabilities

14.1. The consultant team will provide its own Workers' Compensation insurance.

14.2. The consultant team will indemnify the Council against any legal liability, loss, claim or proceedings arising from personal injury to or loss of income by members of the consultant team arising from carrying out the responsibilities under this brief, other than personal injury or loss of income caused by any negligent act or omission by the Council.

15. Management

- 15.1. The project will be managed for the Council by the Cultural Heritage Officer, Brendan Lennard, phone: (03) 62 382 883, fax: (03) 62 244 344, e-mail: *lennardb@mailnet.hcc.tas.gov.au*.
- 15.2. Progress reporting meetings will organised as required and may involve other employees as appropriate. These will be in addition to any formal consultation or workshop requirements.

16. Submissions

- 16.1. Submissions should outline how the consultant team proposes to approach the task, and should provide an indication as to how the requirements of the brief are to be met. Submissions may also include details of the consultants' previous knowledge and experience of the subject matter and current heritage review methodology.
- 16.2. Consultant submissions shall be deposited at the Council's Customer Service Centre (marked to the attention of Cultural Heritage Officer) by 4.00 pm on Wednesday **23 September 1998**. Late submissions will be considered as an indication of likely contract performance, and will be assessed accordingly.
- 16.3. Submissions should be unbound, to facilitate distribution to the selection panel.
- 16.4. Consultants will be invited to present and explain their submission in person to the selection panel.
- 16.5. Any queries should be referred to Brendan Lennard, Cultural Heritage Officer on 6238 2883.

Appendix B

Copy of the Burra Charter (The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance)

THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (THE BURRA CHARTER)

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the following Charter was adopted by Australia ICOMOS on 19th August 1979 at Burra Burra. Revisions were adopted on 23rd February 1981 and on 23 April 1988.

Definitions

ARTICLE 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a place so as to retain its *cultural significance*. It includes maintenance and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.

- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either recreation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.
- 1.10 *Compatible use* means a use which involves no change to the culturally significant *fabric*, changes which are substantially reversible, or changes which require a minimal impact.

Conservation Principles

ARTICLE 2. The aim of *conservation* is to retain the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

ARTICLE 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

ARTICLE 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

ARTICLE 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one aspect at the expense of others.

ARTICLE 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance*.

ARTICLE 7. The conservation policy will determine which uses are compatible.

ARTICLE 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

ARTICLE 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

ARTICLE 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Conservation Processes

Preservation

ARTICLE 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

ARTICLE 12. *Preservation* is limited to the protection, *maintenance* and, where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

ARTICLE 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state reveals the *cultural significance* of the *place*.

ARTICLE 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

ARTICLE 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

ARTICLE 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

ARTICLE 17. *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the *cultural significance* of the *place* as a whole.

ARTICLE 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of the *place*.

ARTICLE 19. *Reconstruction* is limited to the reproduction of *fabric*, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

ARTICLE 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

ARTICLE 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

ARTICLE 22. *Fabric* of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

ARTICLE 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any intervention in the *place*.

ARTICLE 24. Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

ARTICLE 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance* and proposed *conservation* procedure together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

ARTICLE 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

ARTICLE 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

ARTICLE 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

ARTICLE 29. The items referred to in Articles 10 and 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

GUIDELINES TO THE BURRA CHARTER: CULTURAL SIGNIFICANCE

These guidelines for the establishment of cultural significance were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 14 April 1984 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

CONTENTS

- 1.0 Preface
- 1.1 Intention of guidelines
- 1.2 Applicability
- 1.3 Need to establish cultural significance
- 1.4 Skills required
- 1.5 Issues not considered
- 2.0 The Concept of Cultural Significance
 - 2.1 Introduction
 - 2.2 Aesthetic value
 - 2.3 Historic value
 - 2.4 Scientific value
 - 2.5 Social value
 - 2.6 Other approaches
- 3.0 The Establishment of Cultural Significance
 - 3.1 Introduction
 - 3.2 Collection of information
 - 3.3 The assessment of cultural significance
 - 3.3.1 Extent of recording
 - 3.3.2 Intervention in the fabric
 - 3.3.3 Hypotheses
 - 3.4 Statement of cultural significance
- 4.0 The Report
 - 4.1 Content
 - 4.2 Written material
 - 4.3 Graphic material
 - 4.4 Sources
 - 4.5 Exhibition and adoption

1.0 PREFACE

1.1 Intention of guidelines

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for assessing the cultural significance of a place, for preparing a statement of cultural significance and for making such information publicly available.

1.2 Applicability

The guidelines apply to any place likely to be of cultural significance regardless of its type or size.

1.3 Need to establish cultural significance

The assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in section 4.0, are essential prerequisites to making decisions about the future of a place.

1.4 Skills required

In accordance with Article 4 of the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to assess cultural significance and prepare a statement. Sometimes in the course of the task it will be necessary to engage additional practitioners with special expertise.

1.5 Issues not considered

The assessment of cultural significance and the preparation of a statement do not involve or take account of such issues as the necessity for conservation action, legal constraints, possible uses, structural stability or costs and returns. These issues will be dealt with in the development of a conservation policy.

2.0 THE CONCEPT OF CULTURAL SIGNIFICANCE

2.1 Introduction

In the Burra Charter cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values.

The meaning of these terms in the context of cultural significance is discussed below. It should be noted that they are not mutually exclusive, for example, architectural style has both historic and aesthetic aspects.

2.2 Aesthetic value

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

2.3 Historic value

Historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For

any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

2.4 Scientific value

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

2.5 Social value

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

2.6 Other approaches

The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.

3.0 THE ESTABLISHMENT OF CULTURAL SIGNIFICANCE

3.1 Introduction

In establishing the cultural significance of a place it is necessary to assess all the information relevant to an understanding of the place and its fabric. The task includes a report comprising written material and graphic material. The contents of the report should be arranged to suit the place and the limitations on the task, but it will generally be in two sections: first, the assessment of cultural significance (see 3.2 and 3.3) and second, the statement of cultural significance (see 3.4).

3.2 Collection of information

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- (a) the developmental sequence of the place and its relationship to the surviving fabric;
- (b) the existence and nature of lost or obliterated fabric;
- (c) the rarity and/or technical interest of all or any part of the place;
- (d) the functions of the place and its parts;
- (e) the relationship of the place and its parts with its setting;
- (f) the cultural influences which have affected the form and fabric of the place;
- (g) the significance of the place to people who use or have used the place, or descendants of such people;
- (h) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- (i) the scientific or research potential of the place;
- (j) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin;
- (k) any other factor relevant to an understanding of the place.

3.3 The assessment of cultural significance

The assessment of cultural significance follows the collection of information.

The validity of the judgements will depend upon the care with which the data is collected and the reasoning applied to it.

In assessing cultural significance the practitioner should state conclusions. Unresolved aspects should be identified.

Whatever may be considered the principal significance of a place, all other aspects of significance should be given consideration.

3.3.1 Extent of recording –

In assessing these matters a practitioner should record the place sufficiently to provide a basis for the necessary discussion of the facts. During such recording any obviously urgent problems endangering the place, such as stability and security, should be reported to the client.

3.3.2 Intervention in the fabric –

Intervention in, or removal of, fabric at this stage should be strictly within the terms of the Burra Charter.

3.3.3 Hypotheses –

Hypotheses, however expert or informed, should not be presented as established fact. Feasible or possible hypotheses should be set out, with the evidence for and against them, and the line of reasoning that has been followed. Any attempt which has been made to check a hypothesis should be recorded, so as to avoid repeating fruitless research.

3.4 Statement of cultural significance

The practitioner should prepare a succinct statement of cultural significance, supported by, or cross referenced to, sufficient graphic material to help identify the fabric of cultural significance.

It is essential that the statement be clear and pithy, expressing simply why the place is of value but not restating the physical or documentary evidence.

4.0 THE REPORT

4.1 Content

The report will comprise written and graphic material and will present an assessment of cultural significance and a statement of cultural significance.

In order to avoid unnecessary bulk, only material directly relevant to the process of assessing cultural significance and to making a statement of cultural significance should be included.

See also *Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports*.

4.2 Written material

The text should be clearly set out and easy to follow. In addition to the assessment and statement of cultural significance as set out in 3.2, 3.3 and 3.4 it should include:

- (a) name of the client;
- (b) names of all the practitioners engaged in the task;
- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example, time, money, expertise;
- (g) sources (see 4.4).

4.3 Graphic material

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, and should be reproduced with sufficient quality for the purposes of interpretation.

All components discussed in the report should be identified in the graphic material. Such components should be identified and described in a schedule.

Detailed drawings may not be necessary. A diagram may best assist the purpose of the report.

Graphic material which does not serve a specific purpose should not be included.

4.4 Sources

All sources used in the report must be cited with sufficient precision to enable others to locate them.

It is necessary for all sources consulted to be listed, even if not cited.

All major sources or collections not consulted, but believed to have potential usefulness in establishing cultural significance, should be listed.

In respect of source material privately held the name and address of the owner should be given, but only with the owner's consent.

4.5 Exhibition and adoption

The report should be exhibited and the statement of cultural significance adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

GUIDELINES TO THE BURRA CHARTER: CONSERVATION POLICY

These guidelines, which cover the development of conservation policy and strategy for implementation of that policy, were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 25 May 1985 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

CONTENTS

- 1.0 Preface
 - 1.1 Intention of guidelines
 - 1.2 Cultural significance
 - 1.3 Need to develop conservation policy
 - 1.4 Skills required
 - 2.0 The Scope of the Conservation Policy
 - 2.1 Introduction
 - 2.2 Fabric and setting
 - 2.3 Use
 - 2.4 Interpretation
 - 2.5 Management
 - 2.6 Control of physical intervention in the fabric
 - 2.7 Constraints on investigation
 - 2.8 Future developments
 - 2.9 Adoption and review
 - 3.0 Development of Conservation Policy
 - 3.1 Introduction
 - 3.2 Collection of information
 - 3.2.1 Significant fabric
 - 3.2.2 Client, owner and user requirements and resources
 - 3.2.3 Other requirements and concerns
 - 3.2.4 Condition of fabric
 - 3.2.5 Uses
 - 3.2.6 Comparative information
 - 3.2.7 Unavailable information
 - 3.3 Assessment of information
 - 3.4 Statement of conservation policy
 - 3.5 Consequences of conservation policy
 - 4.0 Implementation of Conservation Policy
 - 5.0 The Report
 - 5.1 Introduction
 - 5.2 Written material
 - 5.3 Graphic material
 - 5.4 Sources
 - 1.0 PREFACE
 - 1.1 Intention of guidelines

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for development of the conservation policy for a place, for the statement of conservation policy and for the strategy for the implementation of that policy.
 - 1.2 Cultural significance

The establishment of cultural significance and the preparation of a statement of cultural significance are essential prerequisites to the development of conservation policy (refer to Guidelines to the Burra Charter: Cultural Significance).
 - 1.3 Need to develop conservation policy

The development of a conservation policy, embodied in a report as defined in Section 5.0, is an essential prerequisite to making decisions about the future of the place.
 - 1.4 Skills required

In accordance with the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such a study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to develop a conservation policy and prepare the appropriate report. In the course of the task it may be necessary to consult with other practitioners and organisations.
-

2.0 THE SCOPE OF THE CONSERVATION POLICY

2.1 Introduction

The purpose of the conservation policy is to state how the conservation of the place may best be achieved both in the long and short term. It will be specific to that place. The conservation policy will include the issues listed below.

2.2 Fabric and setting

The conservation policy should identify the most appropriate way of caring for the fabric and setting of the place arising out of the statement of significance and other constraints. A specific combination of conservation actions should be identified. This may or may not involve changes to the fabric.

2.3 Use

The conservation policy should identify a use or combination of uses, or constraints on use, that are compatible with the retention of the cultural significance of the place and that are feasible.

2.4 Interpretation

The conservation policy should identify appropriate ways of making the significance of the place understood consistent with the retention of that significance. This may be a combination of the treatment of the fabric, the use of the place and the use of introduced interpretative material. In some instances the cultural significance and other constraints may preclude the introduction of such uses and material.

2.5 Management

The conservation policy should identify a management structure through which the conservation policy is capable of being implemented. It should also identify:

- (a) those to be responsible for subsequent conservation and management decisions and for the day^{to}day management of the place;
- (b) the mechanism by which these decisions are to be made and recorded;
- (c) the means of providing security and regular maintenance for the place.

2.6 Control of physical intervention in the fabric

The conservation policy should include provisions for the control of physical intervention. It may:

- (a) specify unavoidable intervention;
- (b) identify the likely impact of any intervention on the cultural significance;
- (c) specify the degree and nature of intervention acceptable for non-conservation purposes;
- (d) specify explicit research proposals
- (e) specify how research proposals will be assessed;
- (f) provide for the conservation of significant fabric and contents removed from the place;
- (g) provide for the analysis of material;
- (h) provide for the dissemination of the resultant information;
- (i) specify the treatment of the site when the intervention is complete.

2.7 Constraints on investigation

The conservation policy should identify social, religious, legal or other cultural constraints which might limit the accessibility or investigation of the place.

2.8 Future developments

The conservation policy should set guidelines for future developments resulting from changing needs.

2.9 Adoption and review

The conservation policy should contain provision for adoption and review.

3.0 DEVELOPMENT OF CONSERVATION POLICY

3.1 Introduction

In developing a conservation policy for the place it is necessary to assess all the information relevant to the future care of the place and its fabric. Central to this task is the statement of cultural significance.

The task includes a report as set out in Section 5.0. The contents of the report should be arranged to suit the place and the limitations of the task, but it will generally be in three sections:

- (a) the development of a conservation policy (see 3.2 and 3.3);
- (b) the statement of conservation policy (see 3.4 and 3.5);
- (c) the development of an appropriate strategy for implementation of the conservation policy (see 4.0).

3.2 Collection of information

In order to develop the conservation policy sufficient information relevant to the following should be collected:

3.2.1 Significant fabric –

Establish or confirm the nature, extent, and degree of intactness of the significant fabric including contents (see Guidelines to Burra Charter: Cultural Significance).

3.2.2 Client, owner and user requirements and resources –

Investigate needs, aspirations, current proposals, available finances, etc., in respect of the place.

3.2.3 Other requirements and concerns –

Investigate other requirements and concerns likely to affect the future of the place and its setting including:

- (a) federal, state and local government acts, ordinances and planning controls;
- (b) community needs and expectations;
- (c) locational and social context.

3.2.4 Condition of fabric –

Survey the fabric sufficiently to establish how its physical state will affect options for the treatment of the fabric.

3.2.5 Uses –

Collect information about uses, sufficient to determine whether or not such uses are compatible with the significance of the place and feasible.

3.2.6 Comparative information –

Collect comparative information about the conservation of similar places (if appropriate).

3.2.7 Unavailable information –

Identify information which has been sought and is unavailable and which may be critical to the determination of the conservation policy or to its implementation.

3.3 Assessment of information

The information gathered above should now be assessed in relation to the constraints arising from the statement of cultural significance for the purpose of developing a conservation policy.

In the course of the assessment it may be necessary to collect further information.

3.4 Statement of conservation policy

The practitioner should prepare a statement of conservation policy that addresses each of the issues listed in 2.0, viz.:

- fabric and setting;
- use;
- interpretation;
- management;
- control of intervention in the fabric;
- constraints on investigation;
- future developments;
- adoption and review.

The statement of conservation policy should be cross[^]referenced to sufficient documentary and graphic material to explain the issues considered.

3.5 Consequences of conservation policy

The practitioner should set out the way in which the implementation of the conservation policy will or will not:

- (a) change the place including its setting;
 - (b) affect its significance;
 - (c) affect the locality and its amenity;
 - (d) affect the client, owner and user;
 - (e) affect others involved.
-

4.0 IMPLEMENTATION OF CONSERVATION POLICY

Following the preparation of the conservation policy a strategy for its implementation should be prepared in consultation with the client. The strategy may include information about:

- (a) the financial resources to be used;
- (b) the technical and other staff to be used;
- (e) the sequence of events;
- (d) the timing of events;
- (e) the management structure.

The strategy should allow the implementation of the conservation policy under changing circumstances.

5.0 THE REPORT

5.1 Introduction

The report is the vehicle through which the conservation policy is expressed, and upon which conservation action is based.

See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

5.2 Written material

Written material will include:

- (a) the statement of cultural significance;
- (b) the development of conservation policy;
- (c) the statement of conservation policy;
- (d) the strategy for implementation of conservation policy.

It should also include:

- (a) name of the client;
- (b) names of all the practitioners engaged in the task, the work they undertook, and any separate reports they prepared;
- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example, time, money, expertise;
- (g) sources (see 5.4).

5.3 Graphic material

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, clearly reproduced.

Material which does not serve a specific purpose should not be included.

5.4 Sources

All sources used in the report must be cited with sufficient precision to enable others to locate them.

All sources of information, both documentary and oral, consulted during the task should be listed, whether or not they proved fruitful.

In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

5.5 Exhibition and adoption

The report should be exhibited and the statement of conservation policy adopted in accordance with Guidelines to the Burra Charter Procedures for Undertaking Studies and Reports.

GUIDELINES TO THE BURRA CHARTER: PROCEDURES FOR UNDERTAKING STUDIES AND REPORTS

These guidelines for the preparation of professional studies and reports were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 23 April 1988. They should be read in conjunction with the Burra Charter.

CONTENTS

- 1.0 Preface
- 2.0 Agreements between client and practitioner
- 3.0 Responsibility for content of report
- 4.0 Draft report
- 5.0 Urgent action
- 6.0 Additional work
- 7.0 Recommendations for further investigations
- 8.0 Exhibition and comment
- 9.0 Adoption and review of report
- 10.0 Further evidence
- 11.0 Accessibility of information

1.0 Preface

These guidelines make recommendations about professional practice in the preparation of the studies and reports within the terms of the Burra Charter.

Attention is also drawn to the advice about ethical, procedural and legal matters provided in the practice notes issued by various professional bodies.

2.0 Agreements between client and practitioner

Before undertaking a study or report, the client and the practitioner should agree upon:

- (a) the extent of the task, for example, up to the preparation of a statement of significance, up to the preparation of a statement of conservation policy or up to the preparation of a strategy for implementation;

- (b) the boundaries of the place;
 - (c) any aspect which requires intensive investigation;
 - (d) the dates for the commencement of the task, submission of the draft report and submission of the final report;
 - (e) the fee and the basis upon which fees and disbursements will be paid;
 - (f) the use of any joint consultant, sub[^]consultant or other practitioner with special expertise;
 - (g) the basis for any further investigation which may be required, for example, within the terms of 7.0 below or section 3.3 of Guidelines to the Burra Charter: Conservation Policy;
 - (h) the representative of the client to whom the practitioner will be responsible in the course of the task;
 - (i) the sources, material or services to be supplied by the client including previous studies or reports;
 - (j) any requirements for the format or reproduction of the report;
 - (k) the number of copies of the report to be supplied at each stage;
 - (l) copyright and confidentiality;
 - (m) how the authorship will be cited;
 - (n) the condition under which the report may be published or distributed by the client, the practitioner or others;
 - (o) the procedure for any required exhibition of the report;
 - (p) the basis for comment upon the report and any consequent amendment;
 - (q) the responsibility for effecting archival storage in accordance with Article 28 of the Burra Charter.
-

3.0 Responsibility for content of report

The content of the report is the responsibility of the practitioner. The report may not be amended without the agreement of the practitioner.

4.0 Draft report

It is useful for the report to be presented to the client in draft form to ensure that it is understood and so that the practitioner may receive the client's comments.

5.0 Urgent action

If the practitioner believes that urgent action may be necessary to avert a threat to the fabric involving, for example, stability or security, the practitioner should immediately advise the client to seek specialist advice.

6.0 Additional work

Where it becomes clear that some aspect of the task will require more investigation or more expertise than has been allowed within the budget or the terms of the agreement, the practitioner should advise the client immediately.

7.0 Recommendations for further investigations

In respect of major unresolved aspects of cultural significance, conservation policy or of strategies for implementation of conservation policy, recommendations for further investigation should be made only where:

- (a) the client has been informed of the need for such investigation at the appropriate stage and it has been impossible to have it undertaken within the budget and time constraints of the task;
- (b) further information is anticipated as a result of intervention in the fabric which would not be proper at this stage, but which will become appropriate in the future.

Such recommendations should indicate what aspects of cultural significance, conservation policy or implementation might be assisted by such study.

8.0 Exhibition and comment

The report for any project of public interest should be exhibited in order that interested bodies and the public may comment and reasonable time should be allowed for the receipt and consideration of comment. Where public exhibition is not appropriate, comment should be sought from relevant individuals, organisations and specialists.

9.0 Adoption and review of report

Recommendations should be made for the formal adoption of the report and for any subsequent review.

10.0 Further evidence

If after the completion of the report further evidence is revealed, for example, by intervention in the fabric or information from other sources, it is desirable for this evidence to be referred to the original practitioner so that the report may be amended if necessary.

11.0 Accessibility of information

All material relating to the cultural significance of the place should be made readily available to increase the common pool of knowledge. Publication by the client and/or practitioner should be encouraged.

Appendix C

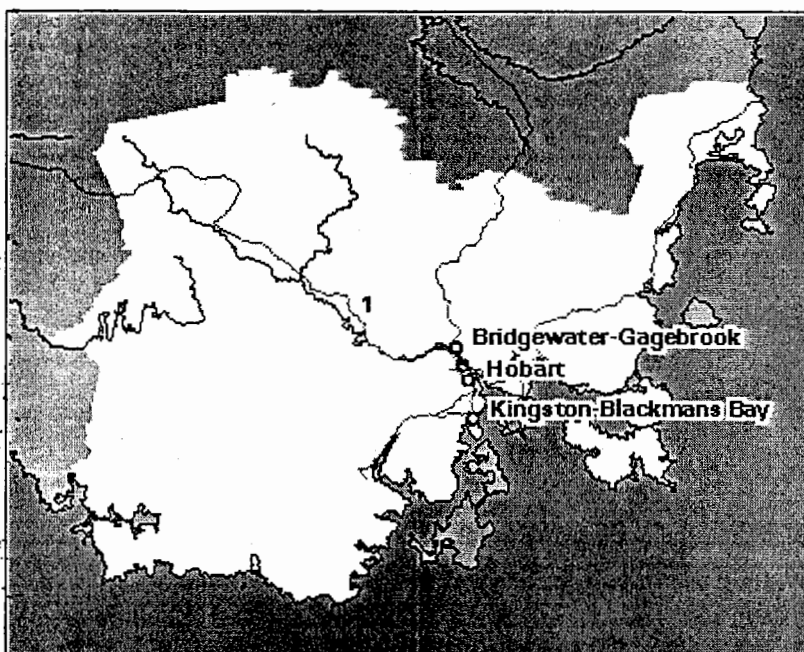
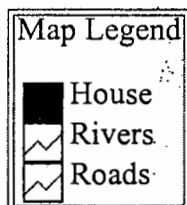
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Location of House , West Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011189

File Number: 6/01/004/0125

Statement of Significance: An interesting example of a Colonial cottage, that at the time of building must have been somewhat detached from Hobart, for even today the building is at the edge of the settlement. The house sits awkwardly on a large south-facing site with a mature enveloping garden. The construction of the house would have been an accomplishment in its own right. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Colonial single storey cottage on raised stone base. Verandah with lacework and fine balusters added later. Iron hip roof with dormers. Elegant six panel door with sidelights and fanlight. Secluded position at edge of settlement with large mature garden.

Condition and Integrity :

Location : 41 Salvator Road, West Hobart.

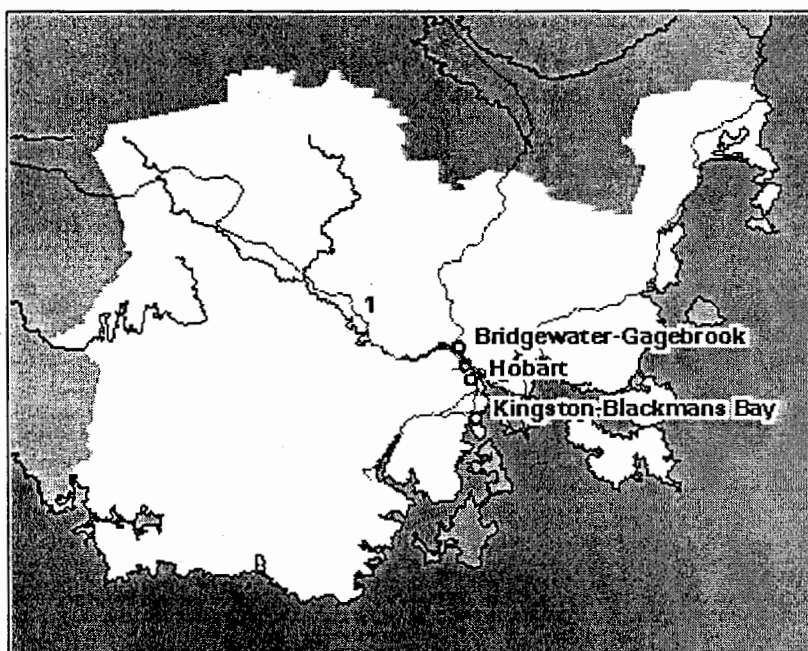
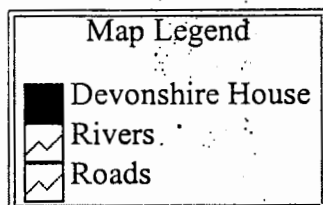




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Location of Devonshire House , North Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011170

File Number: 6/01/004/0115

Statement of Significance: A good example of an early Colonial Georgian townhouse with an unusual simple fanlight above entrance. Also a good streetscape element. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Two storey stucco Georgian residence on corner site. Five bays with central entry comprising four panel door sidelights and unusual fanlight. Decorated stucco keystone. Twelve pane windows. String course expressed. Mouldings to level two windows. Iron hip roof.

Condition and Integrity : Possibly rendered to level one and shutters added. Unsympathetic pebble render to wall at street front.

Location : 308 Murray Street, corner Union Street, North Hobart.

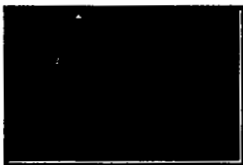




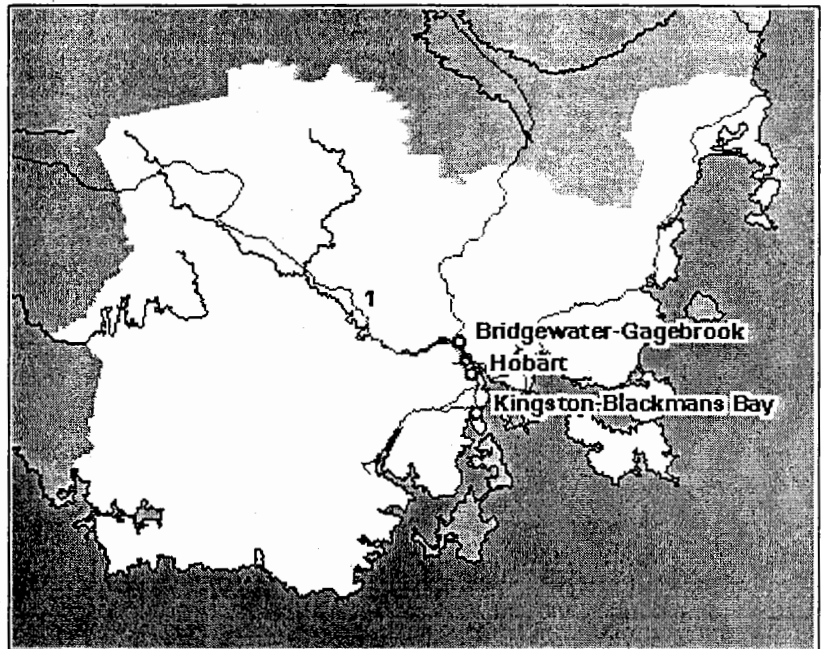
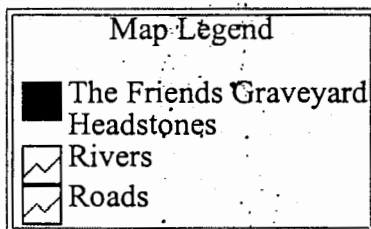
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Location of The Friends Graveyard Headstones , West Hobart TAS



[More photos](#)



Class: Historic

Legal Status: Registered

Database Number: 011191

File Number: 6/01/004/0126

Statement of Significance: A graveyard has been turned into a small local park but the headstones of 'The Friends' remain neatly aligned along the southern edge of the park. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Headstones re-located along one edge of a graveyard and the site transformed into a local park.

Condition and Integrity : Headstones weathering badly. Wall in bad state of repair and part has collapsed.

Location : Beside number 15 Mellifont Street, part of a Friends Park, West Hobart.

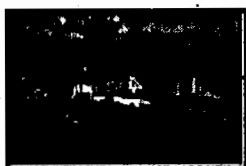




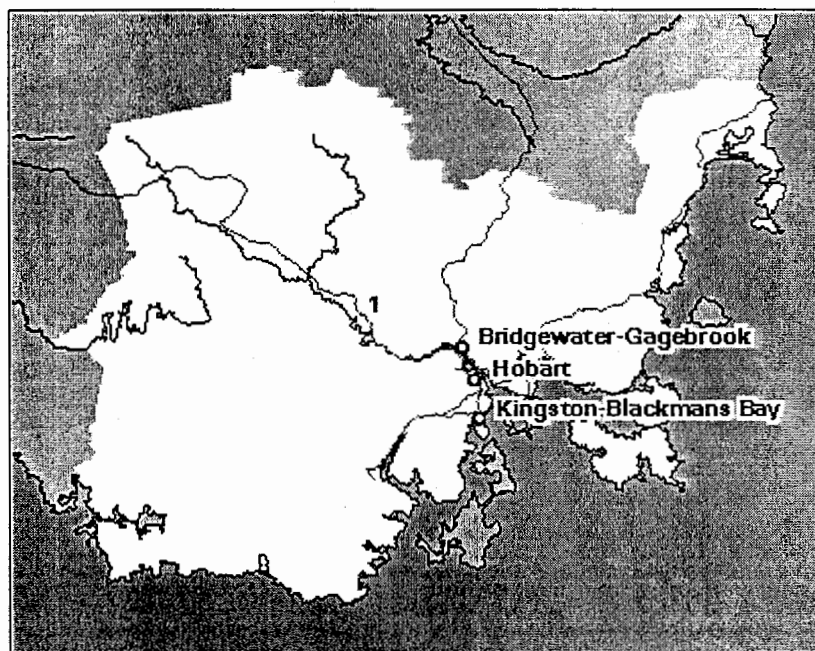
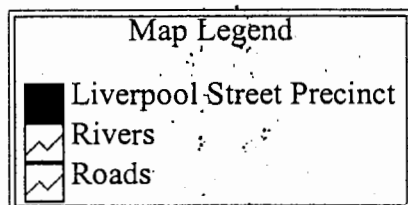
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Location of Liverpool Street Precinct , Hobart TAS



[More photos](#)



Class: Historic

Legal Status: Registered

Database Number: 011128

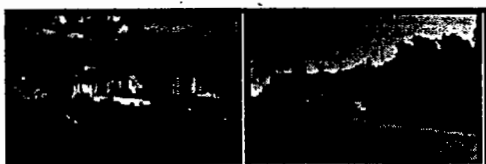
File Number: 6/01/004/0092

Statement of Significance: Important collection of different styles of Colonial cottages in Hobart. The north side, the higher side of the street is characterised by more substantial brick dwellings, while simple timber cottages dominate the lower south side. The buildings produce a good varied streetscape (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Collection of single storey cottages of different periods, materials and form. North side of street contains preponderance of brick cottages while south side (the lower side) contains mainly simple timber cottages. Considerable unity in appearance.

Condition and Integrity :

Location : Liverpool Street west of Molle Street: north side nos 337, 341, 343, 345, 347, 349, 351; south side nos 332, 334, 336, 338, 340, 344 and 348, Hobart.

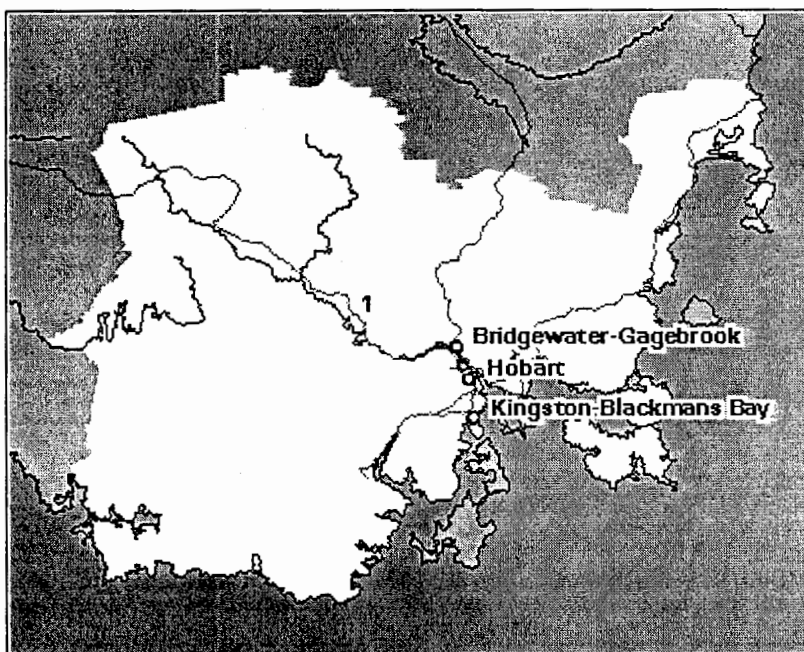
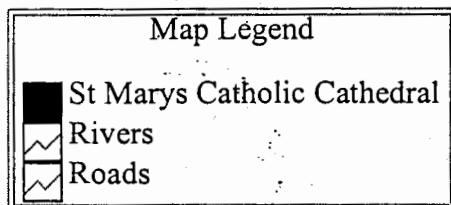




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Location of St Marys Catholic Cathedral , Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011178

File Number: 6/01/004/0119

Statement of Significance: A pleasant example of a Gothic Revival church whose full Gothic flowering is not attained due to the absence of a tower. However the building is in good condition and forms an outstanding group with the adjacent St Mary's College. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Gothic Revival Cathedral of sandstone with nave, side aisles, transepts, sanctuary and vestry but no tower. Slate roof. Buttressing. Lancet windows with tracery.

Condition and Integrity : Sections of Cathedral have unsympathetic tile roof.

Location : 166 Harrington Street, Hobart.

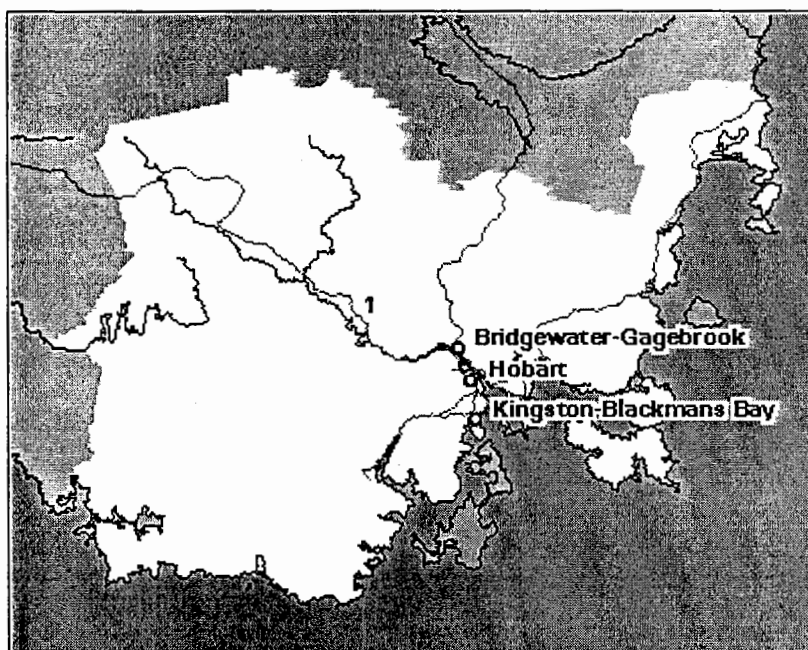
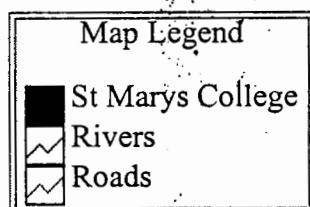




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Location of St Marys College , Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011176

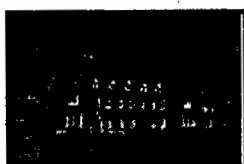
File Number: 6/01/004/0118

Statement of Significance: The building is an impressive example of collegiate Gothic whose worth architecturally derives from strong forms and suitably juxtaposed materials. It is also important as one of Australia's oldest girls' boarding schools. It is an outstanding landmark in North Hobart and forms a fine group with St Mary's Cathedral. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Two storey and attic stone building in collegiate Gothic style having French empire stylistic influence in tower which was added later. Facade decoration is achieved by using light-coloured stone for quoins and windows and door surrounds. Projecting end wings are buttressed. Steeply pitched slate roof has gabled ends and roof dormers. Large open lawn to Harrington Street.

Condition and Integrity : Although commenced in 1866 it is known from old photos that the building was not finished until many years later.

Location : 164 Harrington Street, Hobart.

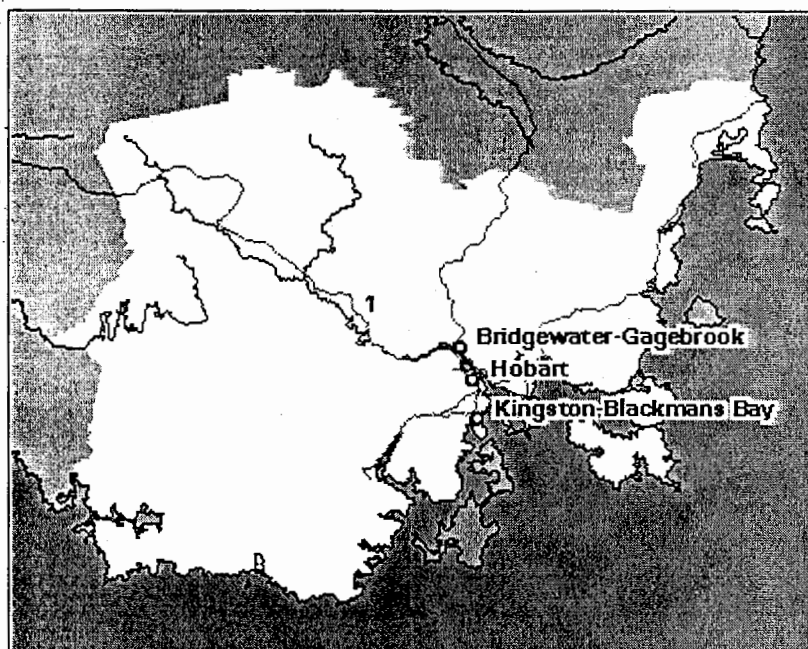
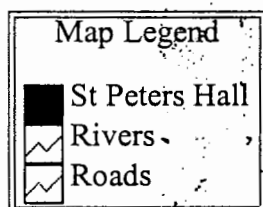
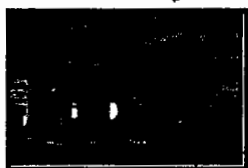




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Location of St Peters Hall , Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011174

File Number: 6/01/004/0117

Statement of Significance: A good example of a simple neo-Gothic church hall that has been compromised by well-intentioned but unsympathetic extensions. However the form and detail of the building remains and occupies an important corner site. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Single storey stone church hall in simple neo-Gothic style, with unsympathetic two storey stone additions at the rear. Slate roof. Entry porch with parapeted gable and gablets-round opening head with squared return moulding over. Small clustered lancet windows. Large pier at street corner with pyramidal capping.

Condition and Integrity : Additions to the western end have affected the scale and proportion of the hall and made it complex and rather bulky.

Location : 162 Harrington Street, on north-west corner of Brisbane Street, Hobart.

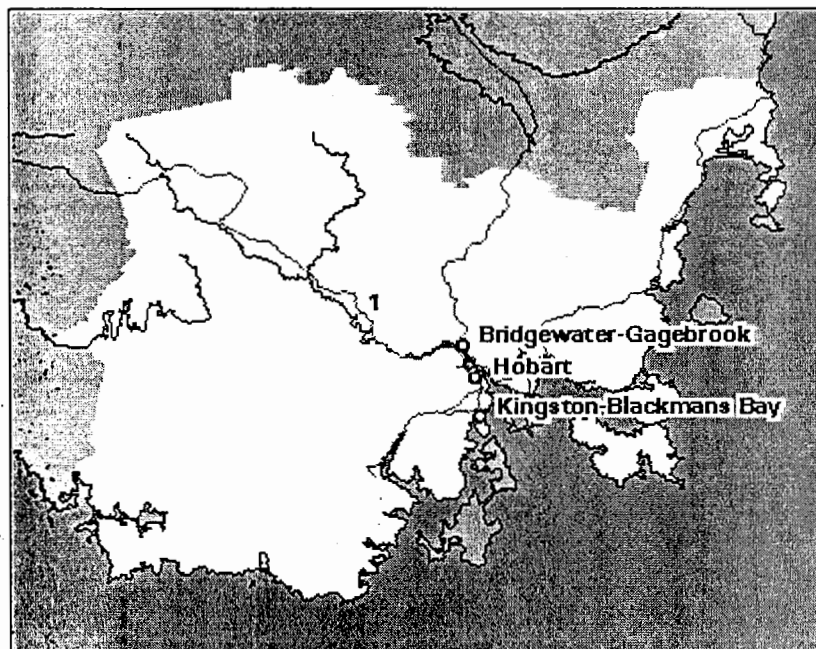
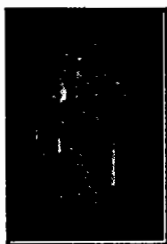




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Location of House , West Hobart TAS



Class: Historic
Legal Status: Registered

Database Number: 011187
File Number: 6/01/004/0124

Statement of Significance: An interesting Colonial cottage with principle interest created by truncated gable roof form, unusual gabled dormers and asymmetrical composition of facade. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Two-storey stone cottage now painted with asymmetrical facade created by off-centre doorway. Combination hip and gable roof with gables over upper level windows. Nine and twelve pane windows. Simple picket fence over low stone wall.

Condition and Integrity : One dormer altered. Possibly limewashed originally.

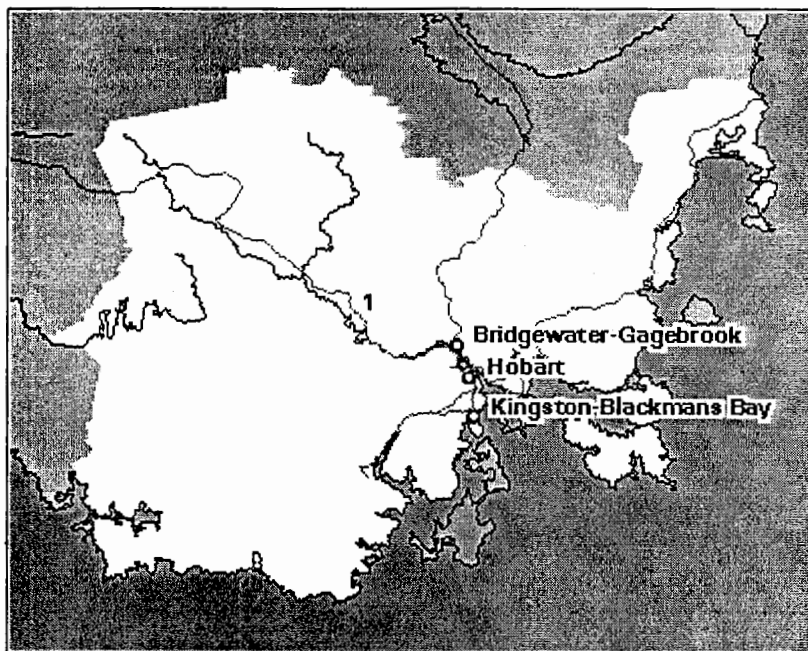
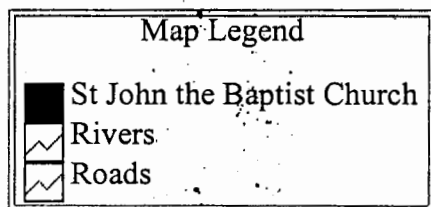
Location : 150 Goulburn Street, West Hobart.



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Location of St John the Baptist Church , West Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011185

File Number: 6/01/004/0123

Statement of Significance: A modest stone church in Gothic-Revival style set on irregular corner site, the major aspect of the building reveals an unusual occurrence in Gothic design - the building is visually very heavy, the result of a naturally steep site and creating a level across the contours. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Modest stone church in Gothic Revival style. Set on rusticated base with adjacent retaining wall creating north facing terrace. Large east facing window with tracery. Squat octagonal tower incorporated into building on north side. Steeple (stone) on south side. Slate roof to altar section. Buttresses. Unusual corner site.

Condition and Integrity : Unsympathetic tiled roof to nave and transept.

Location : 120 Goulburn Street, corner Forest Road, West Hobart.

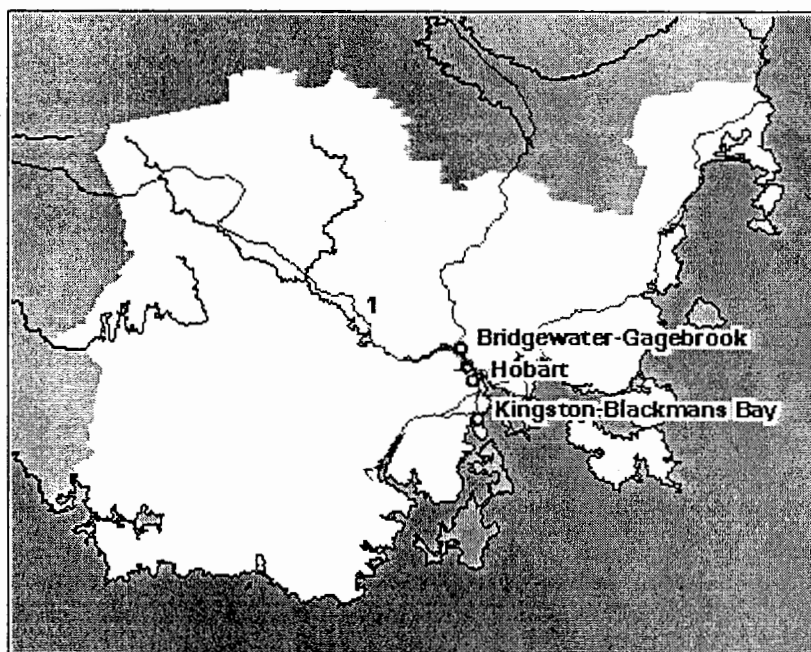
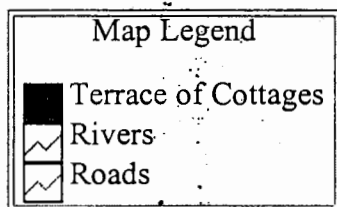




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Location of Terrace of Cottages , West Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011227

File Number: 6/01/004/0145

Statement of Significance: A good example of a row of four Colonial workman's cottages in original, intact condition. The steep site gives the row a particular character as the broken gable roofed form steps down the hillside. This is an unusual building with its broken expression and an important streetscape element. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Single storey Colonial row cottages of stone construction. Each of the four two room cottages is expressed externally by broken gable roof form and separate chimney. Twelve pane windows. Rear lean-to's of timber are integral with cottages.

Condition and Integrity : In need of General maintenance and repairs.

Location : 4, 6, 8, 10 Forest Road, South Hobart.

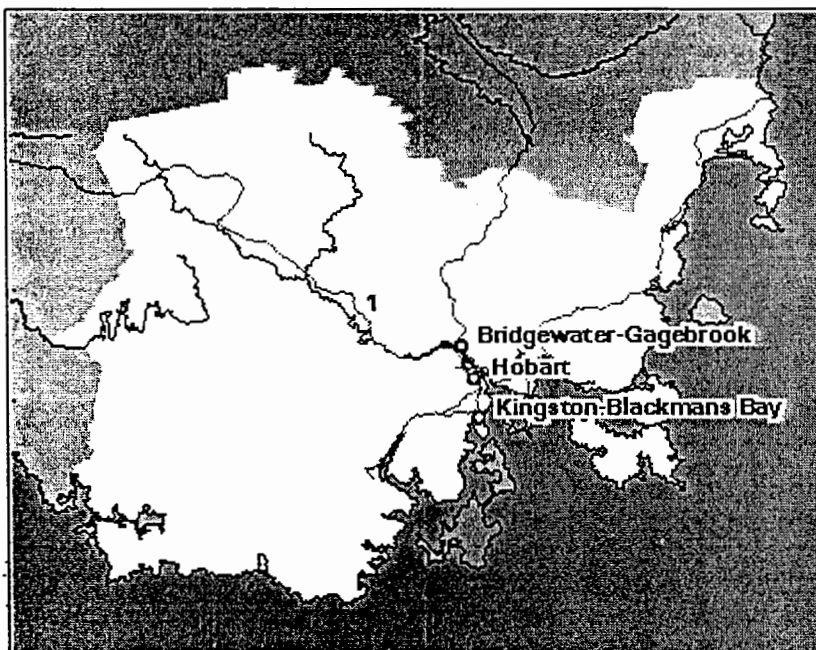




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Location of House , North Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011439

File Number: 6/01/004/0274

Statement of Significance: A sandstone house with an unusual fortress-like two-storey bay front and extensive cast iron decoration, making it an unusual and valuable variation on an otherwise typical late Victorian house. Its location gives the house great streetscape value.

Description: A two-storey sandstone house with an unusual castellated bay front, and verandahs at both levels, on two sides of the house. It has cast iron lacework balustrades and valences and a dormer window in the roof. It is located on a prominent corner and relates well to its two street frontages.

Condition and Integrity :

Location : 27 Arthur Street, North Hobart.

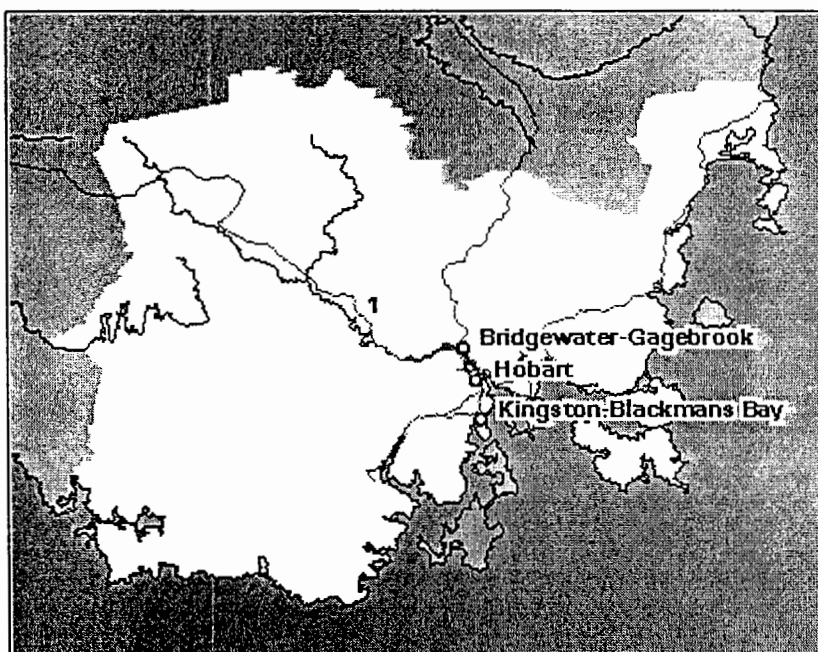
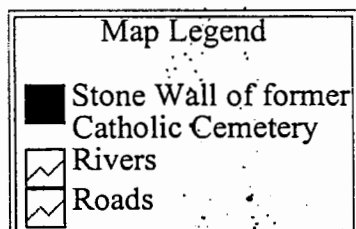




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Location of Stone Wall of former Catholic Cemetery , Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011147

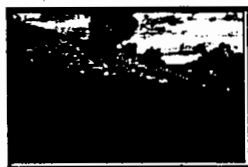
File Number: 6/01/004/0102

Statement of Significance: As the wall to the former Catholic cemetery, this structure is of historic and townscape significance. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Field or rubble stone wall of roughly uniform height on easterly descending site. Height approximately 1.5m.

Condition and Integrity :

Location : Brisbane and Barrack Streets, Hobart.

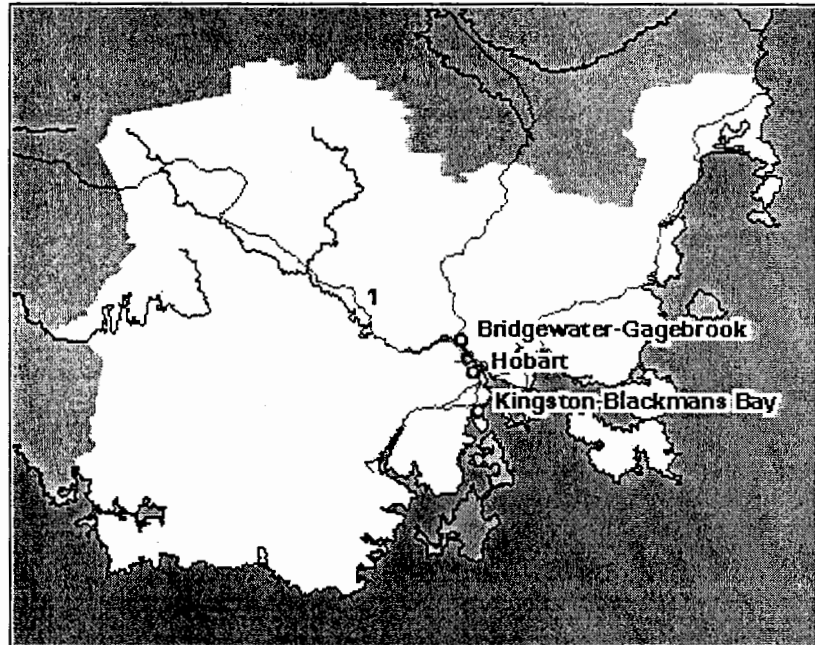
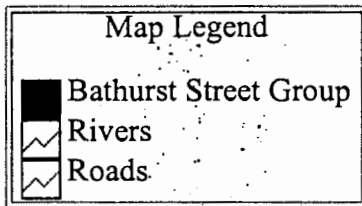




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Location of Bathurst Street Group , Hobart TAS



Class: Historic

Legal Status: Indicative Place

Database Number: 011135

File Number: 6/01/004/0096

Statement of Significance:

Description: A varied collection of townhouses of great streetscape value. It is important because of its unity, though including a diversity of styles (from early to late Victorian) and materials (sandstone, timber, brick, stucco).

Condition and Integrity : Some unfortunate alterations and additions and one vacant block.

Location : 153-173 Bathurst Street, Hobart.

The Register of the National Estate has been compiled since 1976. The Commission is in the process of developing and/or upgrading official statements of significance for places listed prior to 1991.

Report produced : 13/1/1999

RNEDB URL : <http://www.ahc.gov.au/net/rmedb.html>

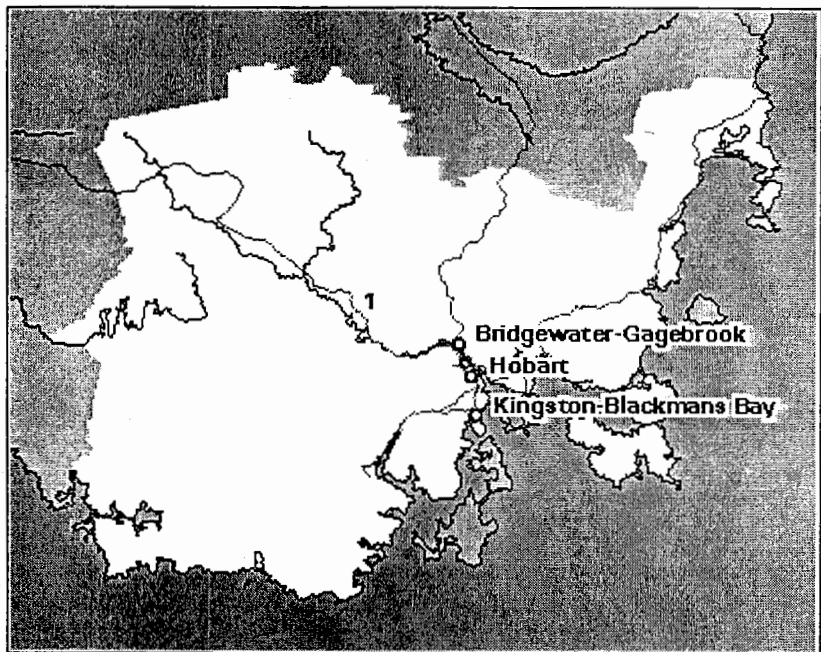
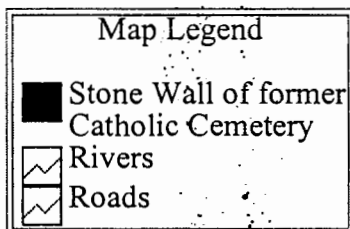
[[RNE search](#) | [AHC Home](#) | [Disclaimer](#) | [©](#)]



Register of the National Estate Database

[[RNE search](#) | [AHC Home](#) | [Disclaimer](#) | [©](#)]

Location of Stone Wall of former Catholic Cemetery , Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011147

File Number: 6/01/004/0102

Statement of Significance: As the wall to the former Catholic cemetery, this structure is of historic and townscape significance. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Field or rubble stone wall of roughly uniform height on easterly descending site. Height approximately 1.5m.

Condition and Integrity :

Location : Brisbane and Barrack Streets, Hobart.



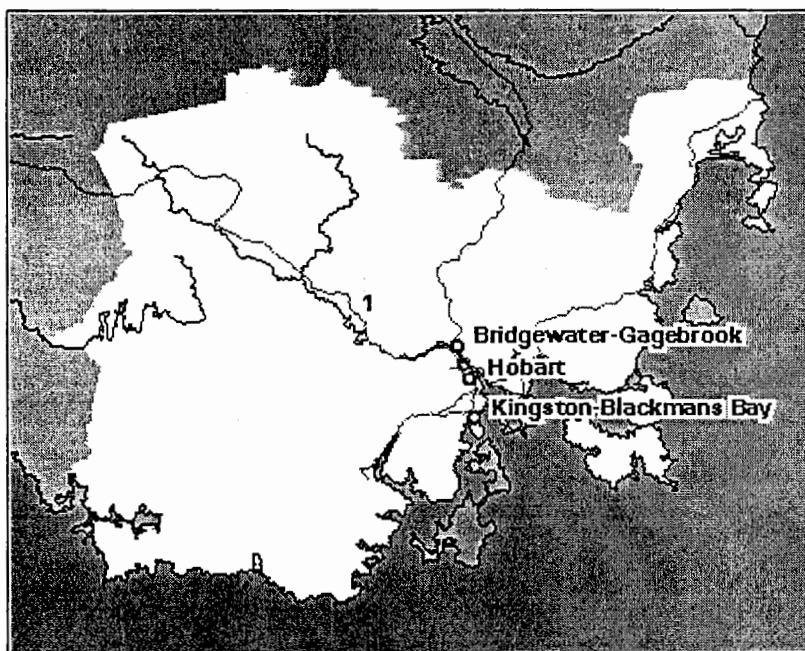
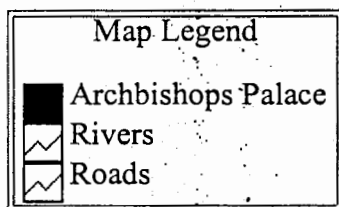
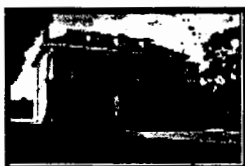
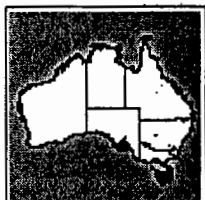
The Register of the National Estate has been compiled since 1976. The Commission is in the process of developing and/or upgrading official statements of significance for places listed prior to 1991.



Register of the National Estate Database

[[RNE search](#) | [AHC Home](#) | [Disclaimer](#) | [©](#)]

Location of Archbishops Palace , Hobart TAS



Class: Historic

Legal Status: Registered

Database Number: 011181

File Number: 6/01/004/0121

Statement of Significance: This building is one of a series of fine buildings designed by Henry Hunter for the Catholic Church in Tasmania. Although somewhat removed, the building forms a fine group with St Mary's College and St Mary's Cathedral. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Description : Two storey stone Victorian residence with attics. Slate roof and dormers. Two storey timber verandah with fine decorative cast iron lacework. Decorative timber eaves. Ashlar stone with flush quoins. Outstanding hillside location.

Condition and Integrity :

Location : 99 Barrack Street, Hobart.

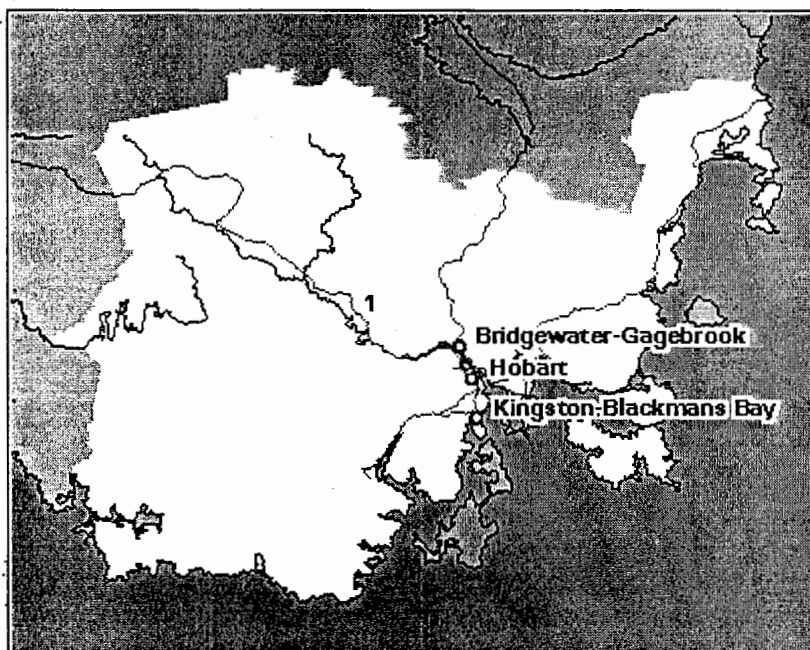




Register of the National Estate Database

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Location of House , North Hobart TAS



Class: Historic.

Legal Status: Registered

Database Number: 011439

File Number: 6/01/004/0274

Statement of Significance: A sandstone house with an unusual fortress-like two-storey bay front and extensive cast iron decoration, making it an unusual and valuable variation on an otherwise typical late Victorian house. Its location gives the house great streetscape value.

Description: A two-storey sandstone house with an unusual castellated bay front, and verandahs at both levels, on two sides of the house. It has cast iron lacework balustrades and valences and a dormer window in the roof. It is located on a prominent corner and relates well to its two street frontages.

Condition and Integrity:

Location: 27 Arthur Street, North Hobart.



The Register of the National Estate has been compiled since 1976. The Commission is in the process of developing

Appendix D

National Trust registered items – sample data sheets

NATIONAL TRUST OF AUSTRALIA PROPOSAL FORM

NO. DATE

NAME

ADDRESS

58 Forest Rd

SUBURB / TOWN / AREA

W. 1800

*including

MUNICIPALITY

1708.

CONSTR'N DATE (S)

ARCHITECT

PRESENT USE

PRESENT ZONING

PRESENT TRUST STATUS

NIL

REC'D TRUST STATUS

R?

REC'D TRUST ACTION

Recorded & Plan Grant 40/6

DIAGRAM

north



PHOTO :
date

DESCRIPTION / SIGNIFICANCE / HISTORY
type, style, size, materials, detail,
condition - originality - integrity,
*curtilage - outbuildings, context,
significance, history, personage,
etc



office use

	STATUS	DATE	STA
CLASS'N COMMITTEE RESN	Record	4/10/82	
REG'NL COMMITTEE RESN		27/10/82	
OWNER ADVISED (address over)			
COUNCIL ADVISED			
PLACED ON SUPPLEMENTARY LIST			
N.E. FORM COMPLETED (classified only)			
TRUST FINAL FORM TYPED / FILED			

NATIONAL TRUST OF AUSTRALIA PROPOSAL FORM

NO
DATE

NAME

ADDRESS

60 Forest Rd

SUBURB / TOWN /
AREA

W. Hob

*including

MUNICIPALITY

Hob.

CONSTR'N DATE (S)

ARCHITECT

PRESENT USE

PRESENT ZONING

PRESENT TRUST
STATUS

HIS

REC'D TRUST
STATUS

R?

REC'D TRUST ACTION

Recorded
Class Group 4c/1

DIAGRAM

north

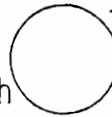


PHOTO:
date

DESCRIPTION / SIGNIFICANCE / HISTORY
type, style, size, materials, detail,
condition - originality - integrity,
* curtilage - outbuildings, context,
significance, history, personage,
etc



Classified Group

office use

STATUS

DATE

CLASS'N COMMITTEE RESN

Record

4/10/82

REG'NL COMMITTEE RESN

27/10/82

OWNER ADVISED (address over)

COUNCIL ADVISED

PLACED ON SUPPLEMENTARY LIST

N.E. FORM COMPLETED (classified only)

TRUST FINAL FORM TYPED / FILED

NATIONAL TRUST OF AUSTRALIA (TASMANIA).

REGISTER OF CLASSIFIED AND RECORDED BUILDINGS.

PROPERTY NAME:

ADDRESS:

NATIONAL
TRUST
LISTING.

CLASSIFIED

37 - 39 HILL STREET,

WEST HOBART

NATIONAL
ESTATE

FORMER NAMES:

LISTING INCLUDES:



REPORT: (Architectural and h

Substantial two storey conjoined weatherboards (brick party wall).

Good condition. Sandstone foundations (1890s) small balconies above front door. Evidence of housing "trend" of the period as similar design in East Point and Glebe. A focal point in the streetscape.

REFERENCES:

PHOTOGRAPHS:

INSPECTED: 1984 11/11/84

PHOTOGRAPHED: "

CLASSIFICATION Recorded 20/2/1984

COMMITTEE REC: Classified 11/5/11

S.R.O. 275 417 10/10/84

COUNCIL ADVISED

OWNER ADVISED:

REGISTER:

N.E. NOMINATION:

PUBLICATIONS:

SOURCES OF ADDITIONAL HISTORIC INFORMATION:

ARCHITECTURAL DETAILS OVER PAGE

NATIONAL TRUST OF AUSTRALIA (TASMANIA).

REGISTER OF CLASSIFIED AND RECORDED BUILDINGS.

PROPERTY NAME:

ADDRESS:

NATIONAL
TRUST
LISTING.

CLASSIFIED

81 Lansdowne Cr.,
West Hobart

FORMER NAMES:

NATIONAL
ESTATE

LISTING INCLUDES:



REPORT: (Architectural and

1830 House a notable example of
Victorian architecture, known as an
area of historic interest.

REFERENCES:

PHOTOGRAPHS:

None of value in
the collection.

PUBLICATIONS:

SOURCES OF ADDITIONAL HISTORIC INFORMATION:

ARCHITECTURAL DETAILS OVER PAGE

INSPECTED: Sept 1986 J. Cope

PHOTOGRAPHED: Sept 1986 J. Cope

CLASSIFICATION: 1

COMMITTEE REC: 1-1986

S.R.C.

FINANCIAL ADVISED: 1-1986

OWNER ADVISED: 2-1986

REGISTER:

N.E. NOMINATION:

NATIONAL TRUST OF AUSTRALIA (NTA) ·· PROPOSAL FORM

29-4-8

DATE 23-9-82

NAME

ADDRESS 53 & 55 / 49 & 51

SUBURB / TOWN / AREA

SURVEY

~~Land 13~~ Sandstone

WEST HOBART

*including a pair / 2 houses in each

MUNICIPALITY

HOBART

CONSTR'N DATE [S]

ARCHITECT

PRESENT USE

PRESENT ZONING

PRESENT TRUST STATUS

RECORDIE ALLY

REC'D TRUST STATUS

REC'D. GR. RECORDED

REC'D TRUST ACTION

DIAGRAM

north

PHOTO: date



DESCRIPTION / SIGNIFICANCE / HISTORICAL type, style, size, materials, condition - originality - integrity

*curtilage - outbuildings, contents, significance, history, persons etc

53 & 55 sandstone with glassed in weatherboard verandah / iron roof no. 55 roof need repairing / Decorative on roof crests to keep off birds / 2 original chimneys and 2 modern chimneys / weatherboard section added to back / modern front door

49 & 51 sandstone with painted iron lace verandahs / iron roof iron lace decoration on roof to keep off birds / 4 modern chimneys concrete block / weatherboard section added to back / modern front door

office use

STATUS

DATE

CLASS'N COMMITTEE RESN

REG'NL COMMITTEE RESN

OWNER ADVISED [address over]

24.3.87

COUNCIL ADVISED

1.12.86

PLACED ON SUPPLEMENTARY LIST

N.E. FORM COMPLETED [classified only]

TRUST FINAL FORM TYPED / FILED

NATIONAL TRUST OF AUSTRALASIA PROPOSAL FORM

DATE 23-9-87

NAME	ADDRESS 45 Sandstone Cres	SUBURB / TOWN / AREA	CLASSIFIED WEST HOBART
*including		MUNICIPALITY	HOBART
		CONSTR'N DATE (S)	
		ARCHITECT	
		PRESENT USE	
		PRESENT ZONING	
		PRESENT TRUST STATUS	CLASSIFIED RT
		REC'D TRUST STATUS	UNCLASSIFIED
		REC'D TRUST ACTION	

17, 18 KV

DIAGRAM

north

PHOTO:
date



DESCRIPTION / SIGNIFICANCE / HISTORY
type, style, size, materials, date
condition - originality - integrity

*curtilage - outbuildings, context
significance, history, personage
etc

Sandstone walls / iron roof with
gable with bay window / dormer window
at front / dormer window at sides /
weatherboard section added to back /
front verandah with iron lace at top /
wooden railing very attractively turned
wooden posts at top of steps / Bay
window at on ground floor of gable
section / Divided into 4 flats

additional photographs
over page

FINE EXAMPLE late Victorian architecture

DESPITE SEVERAL UNSYMPATHETIC
ALTERATIONS, HOUSE IS FEATURE IN
STREETSCAPE

office use

STATUS	DATE
CLASS'N COMMITTEE RESN	29.9.86
REG'NL COMMITTEE RESN	
OWNER ADVISED [address over]	24.3.87
COUNCIL ADVISED	1.12.86
PLACED ON SUPPLEMENTARY LIST	
N.E. FORM COMPLETED [classified only]	
TRUST FINAL FORM TYPED / FILED	

NATIONAL TRUST OF AUSTRALIA PROPOSAL FORM

NO. DATE

NAME

ADDRESS

106 Goulburn St.

SUBURB / TOWN / AREA

W. HOBB.

*including

MUNICIPALITY

14082

CONSTR'N DATE (S)

ARCHITECT

PRESENT USE

PRESENT ZONING

PRESENT TRUST STATUS

R

REC'D TRUST STATUS

X ?

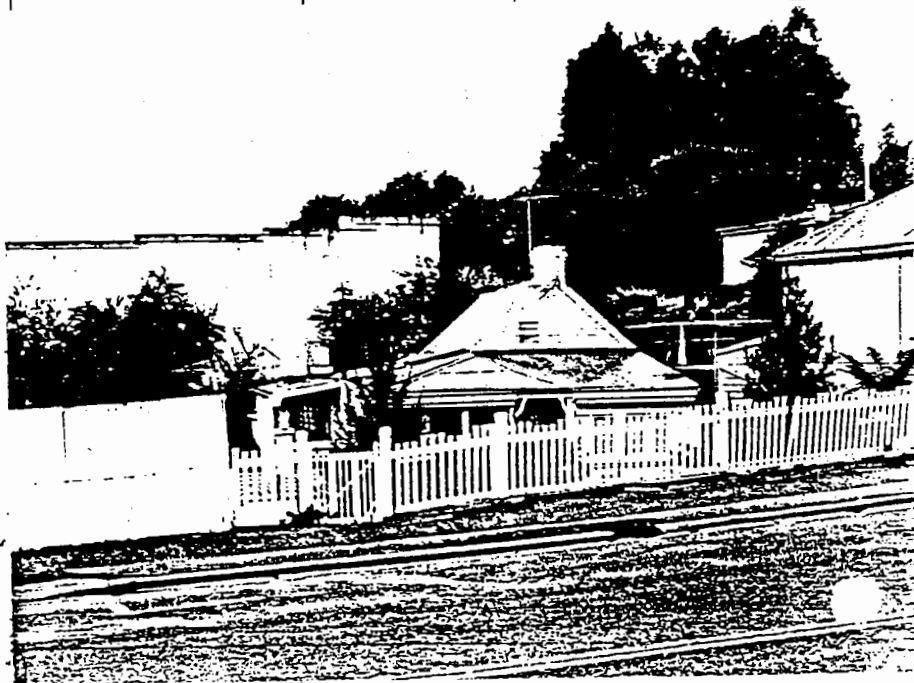
REC'D TRUST ACTION

DIAGRAM

north



PHOTO :
date



DESCRIPTION / SIGNIFICANCE / HISTORY
type, style, size, materials, detail,
condition - originality - integrity,
* curtilage - outbuildings, context,
significance, history, personage,
etc

office use

STATUS

DATE

CLASS'N COMMITTEE RESN

Leave R 18/10/82

REG'NL COMMITTEE RESN

OWNER ADVISED (address over)

COUNCIL ADVISED

PLACED ON SUPPLEMENTARY LIST

N.E. FORM COMPLETED (classified only)

TRUST FINAL FORM TYPED / FILED

NATIONAL TRUST OF AUST [TAS] PROPOSAL FORM

NO
DATE

NAME

ADDRESS

157-159 Goulbourn St

SUBURB / TOWN /
AREA

W. AOB.

*including

MUNICIPALITY

HOB.

CONSTR N DATE(S)

ARCHITECT

PRESENT USE

PRESENT ZONING

PRESENT TRUST
STATUS

R

REC'D TRUST
STATUS

R.C

REC'D TRUST ACTION

Classified

DIAGRAM

north



PHOTO :
date



DESCRIPTION / SIGNIFICANCE / HISTORY
type, style, size, materials, detail,
condition - originality - integrity,
* curtilage - outbuildings, context,
significance, history, personage,
etc

office use

STATUS

DATE

BY

CLASS N COMMITTEE RESN

Classified 6/2/86

REG NL COMMITTEE RESN

OWNER ADVISED (address over)

COUNCIL ADVISED

PLACED ON SUPPLEMENTARY LIST

N.E. FORM COMPLETED (classified only)

TRUST FINAL FORM TYPED / FILED

NATIONAL TRUST OF AUSTRALIA [TAS] ·· PROPOSAL FORM

NAME _____ ADDRESS 121 Goulburn St. SUBURB / TOWN / AREA W. Hob

*including _____ MUNICIPALITY Hob.

CONSTR'N DATE (S) _____

ARCHITECT _____

PRESENT USE _____

PRESENT ZONING _____

PRESENT TRUST STATUS R

REC'D TRUST STATUS [initials]

REC'D TRUST ACTION _____

DIAGRAM

north

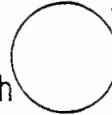


PHOTO:
date _____

DESCRIPTION / SIGNIFICANCE / HISTORY
type, style, size, materials, detail,
condition - originality - integrity,
* curtilage - outbuildings, context,
significance, history, personage,
etc



office use

	STATUS	DATE	SV
CLASS'N COMMITTEE RESN	<u>Leave</u>	<u>6/1/84</u>	
REG'N COMMITTEE RESN			
OWNER ADVISED (address over)			
COUNCIL ADVISED			
PLACED ON SUPPLEMENTARY LIST			
N.E. FORM COMPLETED (classified only)			
TRUST FINAL FORM TYPED / FILED			

NATIONAL TRUST OF AUSTRALIA (NTA) PROPOSAL FORM

#29-4-8
DATE 23-9-84

NAME ADDRESS 53 & 55 / 49 & 51
~~Stand 53~~ Lansdowne Ave.

SUBURB / TOWN / AREA
WEST HOBART

SURVEYED

HOBART

CONSTR'N DATE [S]

ARCHITECT

PRESENT USE

PRESENT ZONING

PRESENT TRUST STATUS

REC'D TRUST STATUS

REC'D TRUST ACTION

RECORDS

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RECORDED

DIAGRAM

north

PHOTO:
date



DESCRIPTION / SIGNIFICANCE / HISTORICAL
type, style, size, materials, condition - originality - integrity
*curtilage - outbuildings, contents
significance, history, persons etc

53 & 55 sandstone with glazed in
weatherboard verandah / iron roof
no. 55 roof need repairing / Deco work
on roof crests to keep off birds
2 original chimneys and 2 modern
chimneys / weatherboard section
added to back / modern front door
49 & 51 sandstone with painted
iron lace verandahs / iron roof
iron lace decoration on roof to
keep off birds / 4 modern chimneys
concrete blocks / weatherboard section
added to back / modern front
door

office use

STATUS DATE

CLASS'N COMMITTEE RESN

REG'NL COMMITTEE RESN

OWNER ADVISED [address over] 24.3.87

COUNCIL ADVISED 1.12.86

PLACED ON SUPPLEMENTARY LIST

N.E. FORM COMPLETED [classified only]

TRUST FINAL FORM TYPED / FILED

NATIONAL TRUST OF AUSTRALIA [TAS] PROPOSAL FORM

NAME ADDRESS SUBURB / TOWN / AREA

24/26 Frederick St

W. 1406.

*including

MUNICIPALITY

1406

CONSTR'N DATE (S)

ARCHITECT

PRESENT USE

PRESENT ZONING

PRESENT TRUST STATUS

N/A

REC'D TRUST STATUS

R.

REC'D TRUST ACTION

Recorded

DIAGRAM

north

PHOTO:
date

DESCRIPTION / SIGNIFICANCE / HISTORY
type, style, size, materials, detail,
condition - originality - integrity,
* curtilage - outbuildings, context,
significance, history, personage,
etc



owner not supplied

office use

STATUS

DATE

CLASS'N COMMITTEE RESN

Record

4/10/82

REG'NL COMMITTEE RESN

27/10/82

OWNER ADVISED (address over)

COUNCIL ADVISED

PLACED ON SUPPLEMENTARY LIST

N.E. FORM COMPLETED (classified only)

TRUST FINAL FORM TYPED / FILED

NATIONAL TRUST OF AUST [TAS] ·· PROPOSAL FORM

NO. DATE

NAME House ADDRESS 403-405 LIVERPOOL ST. SUBURB / TOWN / AREA W. Hob.

*including _____ MUNICIPALITY Hob

CONSTR'N DATE(S) C 1890

ARCHITECT _____

PRESENT USE _____

PRESENT ZONING _____

PRESENT TRUST STATUS NTE

REC'D TRUST STATUS R

REC'D TRUST ACTION Recorded

DIAGRAM

north

PHOTO:
date _____



DESCRIPTION / SIGNIFICANCE / HISTORY
type, style, size, materials, detail,
condition - originality - integrity,
* curtilage - outbuildings, context,
significance, history, personage,
etc

*refer back to C.C.
not sure?*

office use

	STATUS	DATE	STAGE
CLASS'N COMMITTEE RESN	Record	19/3/84	
REG'N COMMITTEE RESN	S.R.C.	28.3.84	
OWNER ADVISED (address over)			
COUNCIL ADVISED			
PLACED ON SUPPLEMENTARY LIST			
N.E. FORM COMPLETED (classified only)			
TRUST FINAL FORM TYPED / FILED			

Appendix E

Survey and Schedule of Old National Trust and H.C.C. Heritage Listings within the West Hobart Study Area (including National Trust data sheets for six items).

Survey and Schedule of Old National Trust and HCC Heritage Listings within the West Hobart Study Area

Introduction

There are forty-four old National Trust and HCC listings identified in the West Hobart study area. It was thought to be necessary to review these sites, most of which have not been reviewed for over twenty years. A schedule of these sites has been provided which briefly analyses each item, and a recommendation has been given as to the fate of each heritage listing.

Field Survey

A schedule of old National Trust and HCC listed items was created from the full schedule of Previously Identified Heritage Items within the West Hobart Study Area (provided in Section 1, Volume 2 of this report). A search was then conducted for items with National Trust data sheets. Only seven items were found to have these sheets.

A field survey was undertaken in one day. All of the listed items were briefly inspected, and a preliminary assessment of their heritage status was made.

Schedule Presentation

Information is presented in this schedule under a series of fields. These are listed and described below:

Street Address: the street address as stated in *Schedule F - City of Hobart Planning Scheme 1982*. The heritage items with a 'P' next to their street address are those with National Trust data sheets.

Other Information: this includes a brief physical description of the item.

Recommended Action: describes one of three courses of action:

- **Retain:** the old National Trust and HCC :listed item should be retained on Schedule F - *City of Hobart Planning Scheme 1982*.
- **Remove:** the old National Trust and HCC :listed item should be removed from Schedule F - *City of Hobart Planning Scheme 1982*.
- **Assess Further:** the old National Trust and HCC :listed item should be given a more detailed significance assessment (including a detailed inspection) before a decision is made on whether to retain or remove it from the Schedule F - *City of Hobart Planning Scheme 1982*.

Comments: Additional information provided to explain the reason behind the stated recommended action.

Schedule of Old National Trust and HCC Heritage Listings within the West Hobart Study Area

Street Address	Other Information	Recommended Action	Comments
Bathurst Street			
<i>Odd Numbers</i>			
183 Bathurst Street	Victorian Italianate two storey brick house	Retain	
187 Bathurst Street	Colonial Georgian single storey (with attics) masonry conjoined house.	Retain	Alterations to facade including casement windows, modern doors.
189 Bathurst Street	Colonial Georgian single storey (with attics) masonry conjoined house.	Retain	Alterations to facade including casement windows, modern doors
191 Bathurst Street	Mid-late Victorian weatherboard house	Retain	Basement has been converted to a garage, alterations and additions to facade.
193 Bathurst Street	Colonial/Victorian Georgian single storey weatherboard cottage.	Retain	Modern addition at rear is visible from the street.
195 Bathurst Street	Colonial/Victorian Georgian cottage	Retain	Vertical board addition to facade. Listing should include stuccoed stone wall at front.
197 Bathurst Street	Colonial Georgian brick cottage with ornate verandah. Listing includes front stone wall	Retain	Structure appears to be in fair condition.
199 Bathurst Street	Cottage. Listing should include stone wall at front	Retain	Alterations and additions have been made to structure.
201 Bathurst Street	Mid to late Victorian weatherboard house. Listing Includes stone wall	Retain	
203 Bathurst Street	'Woollahra' - late Victorian masonry house. Listing should include front stone wall, fence and gate	Retain	Unsympathetic paint scheme to facade.
209 Bathurst Street	Colonial Georgian painted brick cottage	Retain	
211 Bathurst Street	Colonial Georgian sandstone cottage. Listing Includes stone wall at front	Retain	Good condition.

213 Bathurst Street		Assess Further	Structure not visible from street. Inspection visit would need to be arranged.
215 Bathurst Street	Colonial Georgian conjoined cottage with alterations & additions	Assess Further	Cottage has been severely altered. Needs closer inspection.
217 Bathurst Street	Colonial Georgian conjoined cottage with alterations & additions	Assess Further	Cottage has been severely altered. Needs closer inspection.
219 Bathurst Street	Colonial Georgian sandstone cottage	Retain	
221 Bathurst Street	Colonial Georgian masonry conjoined cottage	Retain	
223 Bathurst Street	Colonial Georgian masonry conjoined cottage	Retain	
225 Bathurst Street	Late Victorian two storey brick house	Retain	
227 Bathurst Street	Victorian Georgian single fronted weatherboard cottage	Retain	Part of an early group of cottages
229 Bathurst Street	Mid to late Victorian 'Decorated' cottage	Retain	
255 Bathurst Street	'Bow Bella'. Victorian Georgian 'Decorated' brick cottage	Retain	Large dormer window sympathetic.
257 Bathurst Street	Late Victorian 'Decorated' weatherboard conjoined cottage	Retain	
259 Bathurst Street	Late Victorian 'Decorated' weatherboard conjoined cottage	Retain	
273 Bathurst Street	Waller's Cottage. Colonial Georgian weatherboard cottage	Retain	It is the only house in street is orientated toward the west. This may mean that it was one of the first houses to be built in the street.
<i>Even Numbers</i>			
248 Bathurst Street	Violet Cottage. Victorian Georgian single fronted brick cottage	Retain	Early C20th finishes to facade, such as tuckpointing. Part of a group of early cottages.
250 Bathurst Street	Victorian Georgian weatherboard cottage	Retain	
278 Bathurst Street	Victorian Georgian weatherboard cottage	Retain	Very intact.

296 Bathurst Street	Victorian Georgian weatherboard cottage	Retain	Modern timber framed windows to facade. Part of a group of early cottages.
302 Bathurst Street	Colonial Georgian brick cottage	Retain	Part of a group of early cottages.
Browne Street			
<i>Even Numbers</i>			
4 Browne Street	Colonial Georgian masonry cottage	Retain	Some additions to facade.
<i>Even Numbers</i>			
P 24 Frederick Street	Colonial Georgian sandstone conjoined house	Remove (and amend listing)	The address number has been changed from '24' to '26a' Frederick Street. Amend address details and retain house on list.
Goulburn Street			
<i>Odd Numbers</i>			
P121 Goulburn Street	Old (possibly) Colonial Georgian house.	Assess Further	Has undergone extensive alterations and additions, however form of original house still evident.
P157 Goulburn Street	Old Colonial Georgian sandstone cottage	Remove	The address is now 159 Goulburn Street - remove this reference to '157'. 159 Goulburn Street is on HCC's list.
<i>Even Numbers</i>			
P106 Goulburn Street	Early weatherboard cottage	Assess Further	View of house obscured by fence, looks as if it has been greatly added to though. Closer inspection necessary.
Hill Street			
<i>Even Numbers</i>			
Hill Street	Receiving House	Assess Further	Not located during field survey. More information about listing necessary.
Hill Street	Caldew Playground	Retain	Has long history as a playground. Probably of considerable social significance to local community.
Knocklofty Terrace			
<i>Even Numbers</i>			

12 Knocklofty Terrace	Highfield	Retain	One of the original large houses and estates of West Hobart. Original house has been altered, but exterior mostly intact.
Lansdowne Crescent			
<i>Odd Numbers</i>			
P49-51 Lansdowne Crescent	Mid Victorian sandstone conjoined house (only 49 listed by THR)	Retain	51 should be included on THR. Part of a group of conjoined houses.
Liverpool Street			
<i>Odd Numbers</i>			
P405 Liverpool Street	Mid-late Victorian masonry house	Retain	Good condition. May have been recently renovated (see NT sheet). Was probably once two conjoined houses.
Molle Street			
<i>Even Numbers</i>			
56 Molle Street	Mid-late Victorian weatherboard house	Retain	It is in good condition
64 Molle Street	Colonial/Victorian Georgian house	Assess Further	Alterations to facade include new timber framed windows, timber porch, and thick render to masonry. If retained listing should include rendered sandstone wall at front.
Salvator Road			
<i>Odd Numbers</i>			
37-39 Salvator Road	Grounds and trees	Assess Further	Not located during field survey.
Warwick Street			
<i>Odd Numbers</i>			
P115 Warwick Street	Victorian Georgian brick conjoined townhouse.	Retain	This should be included on THR as 113 and 117 have been. 115 is part of this group of conjoined townhouses.

Summary of Results

The majority of old NT and HCC listed items (77%) were found to be appropriate heritage items, and thus it is recommended that these be retained on the HCC's heritage schedule. A smaller number of items (18%) were found to have been significantly altered, and some were in particularly bad physical condition. A further site inspection of these items is recommended, as

some were obscured from view by high front privacy fences. Removal from the HCC's heritage schedule has been recommended for only 2 item (5%). Both of these listings were found to have incorrect address details, and therefore appropriate amendments to their addresses have been provided.

Recommended Action	Number of Listings	Percentage
Retain	34	77
Assess Further	8	18
Remove	2	5
Total Number	44	100

Table of Survey Results

Photographic Summary of the Field Survey



1



2



3



4

1 115 Warwick Street (centre) is a Victorian Georgian townhouse that should be retained on the HCC's Heritage Schedule. The houses either side of 115 are both listed on the THR.

2 A pair of Victorian Georgian cottages located along Bathurst Street. These are part of a much larger group of early to mid nineteenth century houses and should be retained on the HCC's heritage schedule.

3 Caldew Park, Hill Street. This is an historically, aesthetically and socially important element within West Hobart, and should be retained on the HCC's heritage schedule.

4 A late Victorian house in Molle Street. A wonderfully intact example of it type, and an important part of the streetscape.



5



6



7



8

5 A substantially altered early Victorian cottage at 121 Goulburn Street - the original cottage form is still visible. A further assessment (including closer inspection) is recommended for this NT and HCC heritage listed item.

6 Early weatherboard cottage at 106 Goulburn Street is obscured from view by the high front boundary fence. This items should be assessed further.

7 This Victorian Georgian conjoined cottage was listed as 24 Frederick Street, however, during site inspection, it was revealed that the street number had changed to '26a'. It has been recommended that the address be amended on the HCC's heritage schedule.

8 A small weatherboard Victorian Georgian cottage in Bathurst Street, while building works appear to be underway, the cottage appears to be in poor /fair condition. Further assessment would be desirable.

Appendix F

Community Workshop

West Hobart **Community Workshop**

The Workshop Proceedings

The community workshop was held on Tuesday 15 June at 8.00pm at the Pacific Vista Hotel, Kirby Court, West Hobart. The meeting was attended by Mr Brendan Lennard, Cultural Heritage Officer at the Council; two members of the project team, including Richard Mackay and Katheryn Bennett; and about twenty-five members of the public.

The meeting was commenced by Mr Lennard, who gave a background to the study and highlighted the major study objectives. Katheryn Bennett then gave a presentation on the three key stages of the review. Richard Mackay further explained the study process, talked about key planning/development issues, and then invited the participants to identify items, places and/or areas of West Hobart that were most significant to them. Question Time was then conducted (see Appendix G). At the conclusion of the meeting feedback forms were distributed.

Views from the participants on what they saw as important about West Hobart centred around a number of key issues, including: natural landscape, streetscape, built fabric, community identity, history, and more specific issues such as shops, traffic and power cables .

Meeting Agenda

**West Hobart Heritage Review 1999
Community Workshop
Agenda**

Tuesday 15 June

- | | |
|-------------|--|
| 8.00pm | Participants Arrive |
| 8.15pm | Introduction (background (objectives) to review) by Brendan Lennard |
| 8.30pm | The review process (by Katheryn Bennett): <ul style="list-style-type: none">• Stage 1: Historical Context -themes identified - brief discussion on each.• Stage 2: Heritage Items - compilation of the inventory - eg's of items identified.• Stage 3: Heritage Areas - outline existing and proposed heritage areas - maps/photos etc |
| 9.00-9.15pm | Richard Mackay to address planning issues, why have heritage areas and items, what are the implications etc. |
| 9.15-9.45pm | Question Time - Richard Mackay to facilitate |
| 9.45pm | The meeting is drawn to a close by Brendan Lennard who also co-ordinates the distribution of feedback forms. |

Community Response

The following dot points represent the issues raised by the participants of the workshop when invited to identify items, places and/or areas of West Hobart that were most significant to them. Current key issues were also highlighted. The information given by the community has been arranged under eight major headings.

Natural Landscape

- Keep Knocklofty Hill green and house free
- Control hillside subdivision development
- Preserve green background
- Preserve a green skyline around Knocklofty
- Maintain Knocklofty Reserve
- Protect green spaces inside blocks
- Consider gardens, significant trees as well as generalised streetscape.
- Garden space equally important
- Preserve vacant land between Newdegate Street, Mellifont Street, Lower Jordan Hill Rd.

Streetscape

- Vistas along Lansdowne Crescent are enclosed by small houses/cottages and gardens.
- Landmark streetscape along Lansdowne Crescent
- Preserve Lansdowne Crescent
- Preserve streetscapes, control/stop infill housing, prevent over subdivision

Built Fabric

- Ensure present buildings are preserved with existing character
- Keep houses true to time past
- Ensure present buildings are preserved with existing character
- No multi storey units
- Ensure fencing is of an appropriate scale
- Retain Service Station at the corner of Hill and Arthur Streets

-
- Retain the Bowling Green at the end of Newdegate Street.
 - Keep sandstone kerbing.

Community Identity

- Encourage a sense of 'West Hobart' as an entity
- Promote identity, eg: by sign posts that say 'You are entering West Hobart'

History

- Document history and seek oral/social history about the area
- Obtain history of water storage system in West Hobart.

Shops

- Strengthen nodes, shops etc
- Encourage uses for extant shops in area to assist in their preservation.

Traffic

- Minimise through traffic
- Less traffic though Mellifont Street

Other Issues/Ideas

- Urgently having a Planning Scheme in place
- Alterations to buildings etc to be judged against the Planning Scheme to prevent undesirable changes.
- Encourage a processes of dialogue
- Power cables underground
- Develop walking paths for car-free commuting to the city

Question Time

Question time was the final major component of the meeting. Suggestions were given, and questions were invited from participants, and were answered by both the project consultants and Council staff.

S= suggestion **BL**= Brendan Lennard

Q= question asked **RM**= Richard Mackay

A= answer given **KB**= Katheryn Bennett

Q: Why have heritage areas?

A: (RM) To maintain heritage and streetscape intactness. Many items within these areas make an important streetscape contribution. They also may have other heritage values such as historical significance.

S: That the physical character of the streets needs to be documented for example: Knocklofty Terrace, because the streets themselves are significant, both historically and aesthetically.

Q: It is important to encourage innovation within the built environment. New development can sit comfortably with historic fabric. It is important to encourage innovation. Shouldn't there be some kind of policy statement in the report that encourages innovative development, not architectural mimicry?

A: (RM) It maybe wise for us to make a statement in the management policy about the encouragement of innovation.

Q: There were several people questioning how the Council makes decisions, especially in relation to planning approvals etc.

A: (BL) Made it clear to the participants that the HCC does ultimately make the decisions, but that all decisions were informed by the local community.

S: While the community were consulted about new subdivisions within West Hobart, eg: Knocklofty Subdivision, there appears to be little control over the style and materials used on houses that are built within these subdivisions. The local residents have no say.

S: That there needs to be greater control over building materials/styles used, and that these standards could be set by using heritage terminology.

Q: Why wasn't the process of consultation done before the report writing, and have owners of the 166 items identified in the study inventory been consulted?

A: (RM) There is a difficulty in consulting with 166 people when we don't know who they are. We are at the stage of first contact with the community. Property owners will be formally notified and brought into the consultation process when Council decides to exhibit the report. There are several other stages before and after the exhibition of the report when property owners will be formally consulted and notified.

Q: Were the numerous old public houses located within West Hobart considered when undertaking the historical component of the study?

A: (KB) Yes, these were considered both in the historical context stage of the review and the compilation of the inventory. Many of the structures once known to have functioned as public houses had been previously heritage listed.

Appendix G

Community Feedback – Questionnaire

West Hobart Heritage Review

1/2

- The Hobart City Council is currently undertaking a review of the historical evolution of West Hobart and an investigation of the suburb's cultural heritage.
- This questionnaire is seeking community input to the Heritage Review. Your views are important. By understanding your concerns, Council will be more able to identify and protect those aspects of West Hobart which you value.
- Please attach more pages if you wish.
- More copies of the questionnaire are available from the reception of the Hobart City Council Centre at 16 Elizabeth Street, Hobart.
- Please return this questionnaire by 2 July 1999 to Hobart City Council, GPO Box 503E, Hobart, TAS 7001 (tel: 03) 6238 2883/fax 03) 6224 4344 or email: lennardb@mailnet.hcc.tas.gov.au)

1. Why is West Hobart important to you? (brief statement)

I spent the early part of my life in the suburb 1942-1972, my family have been associated with the suburb since the turn of the century, and the family still owns property in the suburb.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- The views
- The corner of Forest Rd / Gaulburn Street
- Lansdown Crescent
- An inner West Hobart, the proximity to city, availability of public transport etc

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- More ease of ^{street} parking for residents of inner West Hobart
- Interpretative panels at key locations (eg Corner Forest Rd / Gaulburn St)

Submitted by resident of Marlyn Road

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. *(Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)*

Location of utilities in Forest Rd / Goulburn St area			
Shop - corner	Forest Rd / Prospect Place		(Jordan and others)
Milk distribution	venue	16 Lane St	(Bender)
Shop	163	Goulburn St	(Barrow)
Store	131	"	Cocoa beans (Cadbury)
Food manufacturing	139	"	

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. (Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)

Recently approval was given to build a house on the site of 41 Browne St - the design does not fit in with heritage houses in the area - the approval of this type of house does not fit in with your present intentions - need to review this type of decision making

West Hobart Heritage Review

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1. Why is West Hobart important to you? (brief statement)

Predominantly because I live there (selfish!) and love the place.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- Historic fabric - mix of mean/grand architecture
- Location - proximity to city and reflection of city's wellbeing
- Mix of socio-economic groups - heterogeneous population - lots of young and old people, working class and professional / pensioner / student / families / single
- Still retains some of its character - eg Boulevard St still feels a bit dangerous at times as it did last century apparently.

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- Staying position is that it's a great place to live and can't readily think of improvements.
- Car parking is congested closer to town and is sometimes a problem.
- Dog faeces seems to be particularly bad in West Hobart and discourage walking.
- Signs - more about historic sites/buildings would add value to sense of place.

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. *(Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)*

No, only what I have gleaned through books like "The West Hobart Story". Old times in the street used to have some interesting info.

$\frac{1}{2}$

1. Why is West Hobart important to you? (brief statement)

Because I live here

Because it holds many pre 1840 buildings

Because it is therefore part of Harvard's heritage

Tasmania's "Australia's Heritage"

- 1. The integrity + age of its built environment (see heritage value)

- 2. Its scenic position overlooking the Derwent estuary and the city (see environmental values and heritage values)

- 3. Its proximity to Mount Wellington (observational values + heritage)

- All its older houses & structures :

- Its churches and schools and gardens - note Salvador

- its outlook over Old Hart Town N.B. It has buildings CLDER than Battery Point.

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- it has no centre — is it possible to create one? I wonder. What would the sympathetic to its heritage values

- Centre should be cultural as well as economic?
- In North at least the way to go? Difficult question.

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. (Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)

Yes - the history of my house "Antill" at 8 Roberts Street which I have informed you about. I need to finish self-publishing (when) time permits. This is the result of research.

I know that Kevin Wilson, owner of the old barn on the corner of Forest Road and Roberts Street is also documenting that area of land and its history.

Submitted by Resident of Roberts Street

West Hobart Heritage Review

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1. Why is West Hobart important to you? (brief statement)

West Hobart is an inner city suburb combining ^{both} proximity to the city and affinity with the hills, in a residential setting with a community flavour, studded with people-friendly streetscapes, parks, gardens, shops and services.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- * Quiet residential area close to city and hills
- * Great character of built environment - intimate cottage housing, leafy streets
- * Heterogeneous population density - a haven for young and old, families and singles.
- * People-friendly services - parks, gardens, several schools, corner shops rather than impersonal chain stores.

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- * Traffic calming - Mellifont St. is a death trap.
- Speed humps in many other roads. Some streets can become cul de sacs, with vegetation instead of cross roads!!
- * Services need improving: bus (efficient for pop density); and also facilities for youth (parks for young kids but adolescents need facilities too)!!
- * Tree line and hills environment need much sharper control if development isn't going to ruin our outlook!

Submitted by Resident of Cato Avenue

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. (Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)

- * Chinese market garden
- * Cultural history of Quakers (Cato Avenue) including orchards, Friends cemetery, Jew Tree, etc.
- * The quarrying and brickmaking.
- * Please contact a "Mrs Copping" (or a relative of the Copping family), an octagenarian who lives near the top of Arthur Street.
The family used to run the quarry.
- * Hermits, shacks, batches, on Knocklofty.
- * Caves - at the top of Cato Ave, and also in the hills (nr Forest Road, off Poets Road)

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1. Why is West Hobart important to you? (brief statement)

Because my family lives there

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- our house - we spend a significant part of our time there - heritage listed, beautiful old house - oasis in the city
- other historic, heritage type residences + community buildings
- parks + community open spaces
- trees and landscaping of streets
- existing balance of buildings and zoning.

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- more planting of trees along streets
- more open space / parks etc.
- better maintenance to roads, paths.
-
-

Submitted by Resident of Patrick Street

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. (Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)

We have some written historical information on the
100 Patrick St ~~at~~ house, and some of the people
who lived there in the past.

This can be made available.

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1. Why is West Hobart important to you? (brief statement)

- i. Personally it is my place of residence
- ii. Generally its amenity contributes to the character of Hobart

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- Quiet, medium density residential area close to the city with views of water & mountains = pleasant environment
- Non commercial = few heavy vehicles, low traffic & noise contributes to safety
- Building vernacular gives cohesiveness & sense of community = architectural experimentation is very dangerous
- Bush backdrop to city & suburb = protect skyline & maintain pedestrian access to Mt Wellington Park
- Ability to walk places = daily migrations of workers, mothers & school children, local shoppers ∴ light traffic, low crime in most areas

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- Maintain or reduce occupation density, ie low traffic, reasonable space between dwellings, open space around larger structures
- Develop strategies for public housing tenants so behaviours with regard to noise, vehicles, care & maintenance conform to standards of owner occupiers
- Maintain house/plot ratios, eg at "Y" corner, 'A' frame extension in Carly Ave & Shingle house in Whelan Cres are out of place
- Establish people-size parks in sub-divided areas & protect bush areas separately
- Stop trucks (eg vehicles with > 4 wheels) & trailers being parked overnight in residential areas
- Many streets have a value in terms of their street scene that is greater than the individual elements of the housing stock. Typical streets would have been largely completed prior to WWII. The Review has nominated various properties for listing. It is not clear that commercial developments are a threat to the street scene.

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

2/2

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. (Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)

Ash Bester's Photographic store in Elizabeth St
has a collection of post cards from the 1930's
for sale

These show areas of West Hobart &
surrounds that I don't believe have been
published elsewhere.

Concern not addressed elsewhere is EARTHWORKS

Part of the character of W-Hobart is its hilly topography.
To protect this & the soil itself earth works need to be limited.
The old fabric of the suburb builds on top of the land & not
through it. Subdivisions have ripped this apart.

Council should take much more care with approval of engineered
works eg. old Bawley Kindergarten site.

Also there are some very unsound amateur works that
need correcting especially before the chain of responsibility
becomes blurred eg. rear of house, top of Barton Ave.

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1. Why is West Hobart important to you? (brief statement)

Having lived in the country for many years we find the close proximity to work, the city + entertainment (and the bush) a joy.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- HISTORY
- EXISTING RESIDENTIAL CHARACTER
- LACK OF POLLUTION - except from OIL HEATERS WHICH SHOULD BE BANNED.
- SENSE OF NEIGHBOURHOOD.
- SHOPS, SCHOOLS etc.

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- maintenance of historic buildings - assistance provided where necessary.
- Staggered maintenance of nature strips etc - more in spring/summer growing seasons less in winter.
- more rubbish bins
- regular cleaning of roadside gutters.

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. *(Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)*

IT IS OUR UNDERSTANDING THAT OUR HOME
"DARLINGTON COTTAGE" 21 DILLISON ST W.H. WAS
BUILT BY A WARDER AT DARLINGTON PENAL
SETTLEMENT ON MARIA ISLAND IN THE
1840S.

WE HAVE SOUGHT FURTHER INFORMATION TO
NO AVAL.

WE WOULD LOVE CONFIRMATION AND
TO LEARN MORE.

West Hobart Heritage Review

1/2

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1. Why is West Hobart important to you? (brief statement)

I have lived in West Hobart for over twenty years,
and also lived part of my childhood here.
It is home to me.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- National environment
- Existing residential character.
- Historic fabric, buildings and/or sites
- Streets/planning/landscaping
- Churches/bells/cemeteries/slopes

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- The narrow footpath and lack of guttering
- in upper Goulburn Street, behind the nature Reserve
- between Carolee & Goulburn Sts. needs attention.
- The run off from the hill at the rear flows on to the
- roadway. The road needs widening to allow more
- room for motorists to get to their homes.
- Tall trees on the reserve could be a hazard.

Submitted by Resident Goulburn Street

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. (Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)

My book, "The West Hobart Story" dealt comprehensively with the history of West Hobart. It was published in 1993.

The original, unbridged manuscript contains all the early details and records practically every house in the suburb. I have a large collection of photographs, in addition to those used as illustrations, as well as survey maps and other material. I walked all over the entire suburb to research this book.

Inspection of these articles is invited.

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1. Why is West Hobart important to you? (brief statement)

West Hobart was my first place of residence upon migrating to Australia in 1964. I have been a home owner in W.H. since 1981 (18 years) living at the same address until now. I attended Landsdowne Crescent Primary School and my daughter attended Goulbourn St Primary School

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- PROXIMITY TO KNOCKLOFTY - for exercise, dog walking, and enjoyment of views and mountain environment
- PROXIMITY TO CITY - possible to walk to work (or bike ride)
- PROXIMITY TO NORTH HOBART ie Elizabeth St restaurants, banks and Post Office
- NEIGHBOURHOOD ATMOSPHERE - a number of acquaintances + friends live in West Hobart
- RECREATION AREAS - John Doggett Park and Landsdowne Crescent oval and recreation area - I use both of these regularly for games + exercise

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- ① The land which lies between Newdegate St and Jordan Hill Rd which is unused could be acquired for a small bush park / nature walk (currently it is private land which has been unused for many years)
- ② There is a traffic danger spot which needs attention on the corner of Meli Park St, Newdegate St + Summerhill Rd
- ③ It would be great to have a hall for public use as a meeting place, gallery, performance venue which would serve to draw the West Hobart community together.

4. Are you aware of interesting aspects of West Hobart's History (people/places/events) that are not recorded elsewhere?

If so, we would be most interested in receiving any further historical information about West Hobart from you. You could list this information on the space provided below, or attach more pages to this form, if necessary. (Please note that we would also be interested in looking at any historical photographs or maps that are related to West Hobart.)

I have had conversations with an elderly gentleman with the surname Williamson who owns the joinery building on Melifont St who has told a few stories of his childhood ~~the~~ in Providence Valley, and his father who built many of the brick houses around here. Also the house we own was built by Thomas Bather Moore who was one of the explorers of Western Tasmania in the 2nd half of the ~~20~~ 19th Century and his youngest daughter lived in the house until we bought it in 1982

West Hobart Heritage Review

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1. Why is West Hobart important to you? (brief statement)

It is a charming suburb that is proximate to the city; it retains a residential/community "feel". It has many characterful homes & features.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- Views/aspect from Lansdowne Cres (to city, the Glebe Mountain), & residential character
- The corner stores on cnrs Hill/Pine & Hill/Warwick - they contribute to a great sense of community
- Park on corner Hill & Warwick Streets.
- Lochner Street between Pine & Hamilton streets - street plantings.

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- 40km/h speed limit for Lansdowne Cres.
- ~~Hea~~ Improved signage of one-way streets eg. Harrington
- Beautify flats/grounds of Flats on Harrington St betw. Warwick & Patrick Streets (> Housing Commission)
- Retain "Elim" & related services on Lansdowne Cres.
- Any attempt to reduce dog-poo on Lansdowne Cres would be wonderful!

Submitted by Resident of Lansdowne Crescent

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1. Why is West Hobart important to you? (brief statement)

BECAUSE I HAVE LIVED IN WEST HOBART FOR 32 YEARS

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- WITHIN WALKING DISTANCE OF CITY
- LOVELY FEDERATION STYLE HOUSES
- EXCELLENT SERVICE FROM CORNER SHOPS
- UPGRADED PARKS WHICH HAVE IMPROVED WEST HOBART

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- NOISE AND SPEED NEED TO BE REDUCED. SOME CARS TRAVEL AT OVER 80 ALONG LANSDOWNE CRES.
- MORE PLANTING OF EVERGREEN TREES. PRESENT TREES WHICH SHED THEIR LEAVES MAKE CLEANING UP EXHAUSTING.
- HOUSES THAT ARE RENTED SHOULD BE MAINTAINED. SOME HAVE NEGLECTED PAINTWORK AND GARDENS
- DOG OWNERS SHOULD BE FINED FOR THEIR DOGS FOULING FOOTPATHS VERY BAD IN THIS AREA
- ROADS AND STREETS NEED TO BE UPGRADED AND OWNERS OF HOUSES WITH LARGE SHRUBS AND TREES SHOULD BE REMANDED TO KEEP SHRUBS CUT BACK.

I AM DISGUSTED THAT SKATEBOARDS WILL SOON BE ALL OVER FOOTPATHS AND ROADS - AS WELL AS THE DANGER IT WILL INCREASE NOISE LEVELS - EVERY DOG IN THE

West Hobart Heritage Review

Submitted by Resident of Newdegate Street

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1. Why is West Hobart important to you? (brief statement)

It is a picturesque suburb with connections to the city, the Mountain Park, and with substantial garden living spaces. One can experience, travelling by foot, city sophistication, wilderness refreshment of the soul, and one's own garden.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- the green skyline across Knocklofty - preserves the natural boundary of the suburb
- soft, open streetscapes, including sandstone kerbing and views over the city + river
- Lansdowne Crescent - symmetrical + retaining heritage buildings
- the "Y" (Goulburn St + Cavell St) - picturesque and historic

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- reduce traffic speeds on some residential streets - e.g. Newdegate St
- encourage walking + public transport
- provide heritage interpretation of zones and individual buildings - signs + posters for both locals + tourists to read
- preserve the green skyline at all costs
- preserve the sandstone kerbing
- assist extension of wildlife / natural habitats into green belts inside blocks (e.g. Newdegate / Lwr garden Hill)

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1. Why is West Hobart important to you? (brief statement)

We have lived here for 30 years and it has changed very little. It is the interface between the city and the bush through Knocklofty Reserve. The working class history of the area is interesting with old pubs, large and small houses and former industrial sites. Corner shops are both personal and practical.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- The green background of Knocklofty Reserve is crucially important to West Hobart and the city.
- The area has not been much "gentrified" and we hope it will not be overly "improved" in the future.
- We lived in close proximity to both the Knocklofty Reserve and the Hobart Linear Park.
- West Hobart is within walking distance to the city at one end and close to North Hobart at the other.
- Most requirements can be bought at local shops with friendly personal service.

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- A strong plan is needed to prevent unsuitable developments such as that proposed for "hatchery hill".
- The council practice of infill in large gardens will change the character of the area and should be stopped.
- Properties which adjoin Knocklofty Reserve should be cleared of weeds by owners or at cost by the Council.
- Trees in footpaths (Flower Forest Rd, Bathurst St, Lower Goulburn) are unhistorical, inappropriate and should be removed.
- NOTE that no churches, halls or cemeteries exist in their original form. We hope the council will be more careful in future. (and in the future preserve Cornelian Bay Cemetery as a Cemetery)

Submitted by Resident of Amelia Street

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1. Why is West Hobart important to you? (brief statement)

I live there - its my community

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- St John the Baptist Church - a landmark
- Knocklopy Reserve - scenic, bush close to town
- Marco's Shop - Crn Hill + Llandanoe Cres (roundabout) - best fruits/veg - do all my shopping there
- The general historic buildings/houses (position/location close to town / overlooking the town)

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- The reservoir buildings on Hill St - ~~are they used?~~ Could they be developed to keep the historic buildings, but get rid of the awful fence + create a park area there.
- The Old Phila Health Centre - This could be a community gathering space for rental + community use for events etc & incorporating the park area with it
- Some way of clearing up / preventing the amount of dog poo on the footpaths
- More recording of oral history from older residents

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1. Why is West Hobart important to you? (brief statement)

We live here - and therefore it is our current community.

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

- Residential Character
- Streetscapes (but it would be good to have little plaques on historic buildings stating date built)
- Views over city and river (only ruined by tall buildings too close to waterfront which preclude views of docks)
-
-

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

- Letter box and litter bin around corner of Knocklofty Tce and Poets Rd (closest is Mill St/Hamdown Cres)
- Re-open public access to Lookout at top of Kerky Cat and now fenced off by Pacific Hotel
- Emergency exit road maintenance as planned especially top of Melville St Mill/Hamdown Poets Rd/Knocklofty Tce
- Walking track signs on Knocklofty Reserve above Pacific Hotel
- Put all powerlines underground to improve streetscapes and views of river

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1. Why is West Hobart important to you? (brief statement)

Close to city, nice area, great views!

2. In your opinion, what are the five most important places or aspects of West Hobart? (please explain briefly why these places or characteristics are meaningful to you. Refer to the map and the List of Things to Consider on the next page if necessary).

• *views*

• *Knocklofty Park*

• *Heritage houses (character)*

• *Parks*

• *nice suburb.*

3. Please list five areas and/or aspects of West Hobart that you think could be improved to make it a better place to live. (Refer to the map and the list of Things to Consider, if necessary.)

• *slow down traffic, repair road, fix unsightly & damaged fencing at the very top of Melville St*

• *more trees in streets*

• *stop people burning rubbish in their backyards!*

• *repair some bad roads e.g. Melville St to end.*

• *slow down traffic*