

Launceston city centre precinct

Description

The centre of Launceston contains an exceptionally fine collection of buildings and civic elements that contribute to give Launceston its special and unique character. It retains an extraordinary range of early buildings representing commercial, industrial, residential, civic and religious.

Significant buildings range from the colonial period to the postwar period with very fine examples of almost every style that occurred between. The city's buildings and streetscapes are of highest value and must be protected, conserved and enhanced wherever possible. Interestingly much of the detailed fabric has survived from most periods. This is seen in shopfronts, facade treatments (particularly above-awning), signs, parks, fencing, gardens, pavements, kerb details and trees.

The streetscapes of the city centre vary considerably from relatively intact representative streetscapes from particular periods (for example the Kingsway) to fragmented streetscapes with examples from a broad range of periods.

Much of the CBD's heritage has been previously recognised in a range of studies with a large number of buildings listed on heritage schedules. This study has added a considerable number of places that have not been previously recognised but which make an important contribution to the understanding of Launceston's development. Of particular note are the following groups of buildings:

- a small group of very modest and relatively early industrial sites at the northern end of Tamar Street adjacent to the Gasworks site

The whole of this block should be a sub-precinct of high industrial heritage significance

- the former residential buildings in Brisbane Street between Tamar and George Streets that represent the spread of the city's commercial centre into areas once well-established with very fine housing
- the Federation warehouse buildings in the Kingsway, a very fine grouping of related buildings
- a small group of commercial buildings in George Street formerly used for coaching
- a small group of residences in George Street
- buildings in the Mall of both the colonial and postwar periods that complete this potentially exceptionally fine precinct.

Many of the facades throughout the city centre are altered (mostly relatively minor alterations) or covered with later facade treatments. This has resulted in a loss of visual integrity and value in some streets. Other places demonstrate the layering of development with subsequent building facades and frontages added over much earlier structures, each adding to the significance of the item and area. This can be clearly seen in Cameron and George Streets.

The overall character of the city centre is late Victorian overlaid with more contemporary facades and fitted out with remnants of earlier periods of development. It is essential that the historic character of the CBD be retained, recovered and enhanced in development works. There appears to be no reason why every significant building or contributory building cannot be retained with excellent potential to accommodate future development or adaptive reuse of places. Controls are required that provide for careful retention of listed places while providing opportunities for innovative adaptation of otherwise redundant buildings.



Significance

The precinct is significant for a range of reasons:

- The city centre demonstrates the full range of periods, styles and building forms found throughout Tasmania and often at their finest expression.
- The CBD contains an exceptional collection of individually significant – each separately listed – buildings that form one of the best city groupings of historic buildings in Australia.
- The CBD has very fine streetscapes that demonstrate layering of different periods and styles, excellent massing, craftsmanship (seen across all periods of development), and that retain a significant number of important detailed elements such as shopfronts, fences, street features and public places.
- Launceston has retained its Victorian scale while accommodating more modern buildings. Apart from several notable intrusions into the city form – and largely seen in modern hotels and office buildings – the scale of buildings and their relationships to each other and to the street are of exceptional national value .

- The CBD has the potential to demonstrate the full range of development periods of Launceston in the extant fabric.

Policy recommendations

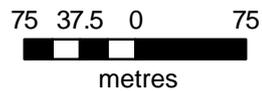
The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance where it has been lost.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost. No heritage items should be approved for demolition unless in exceptional circumstances. This policy is particularly aimed to encourage the adaptive re-use of the building stock in the CBD and to seek innovative ways of incorporating the existing fabric of significant places into new or adaptive works. It is the strong recommendation of this report that almost every listed building is capable of retention while providing reasonable development opportunity.
2. Wherever possible covered facades should be returned to their earlier and most significant form.
3. All early shopfronts (pre-1950) identified in this and other studies should be retained in their significant form.
4. Inappropriate painting of buildings should not be permitted. This would include painting the facades of significant buildings for advertising, painting previously unpainted finishes or painting buildings in ways that reduce their significance.
5. Remnant or intact interiors of significant buildings should be retained wherever possible.
6. Council should prepare planning provisions to protect significant sites and to provide for their adaptive reuse. Incentives for retention of significant buildings could be considered.

Launceston city centre precinct



 Precinct boundary



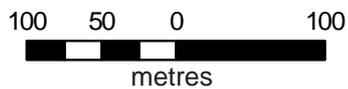
Source image: King aerial photograph 1922, orthorectified 2007

Launceston city centre precinct



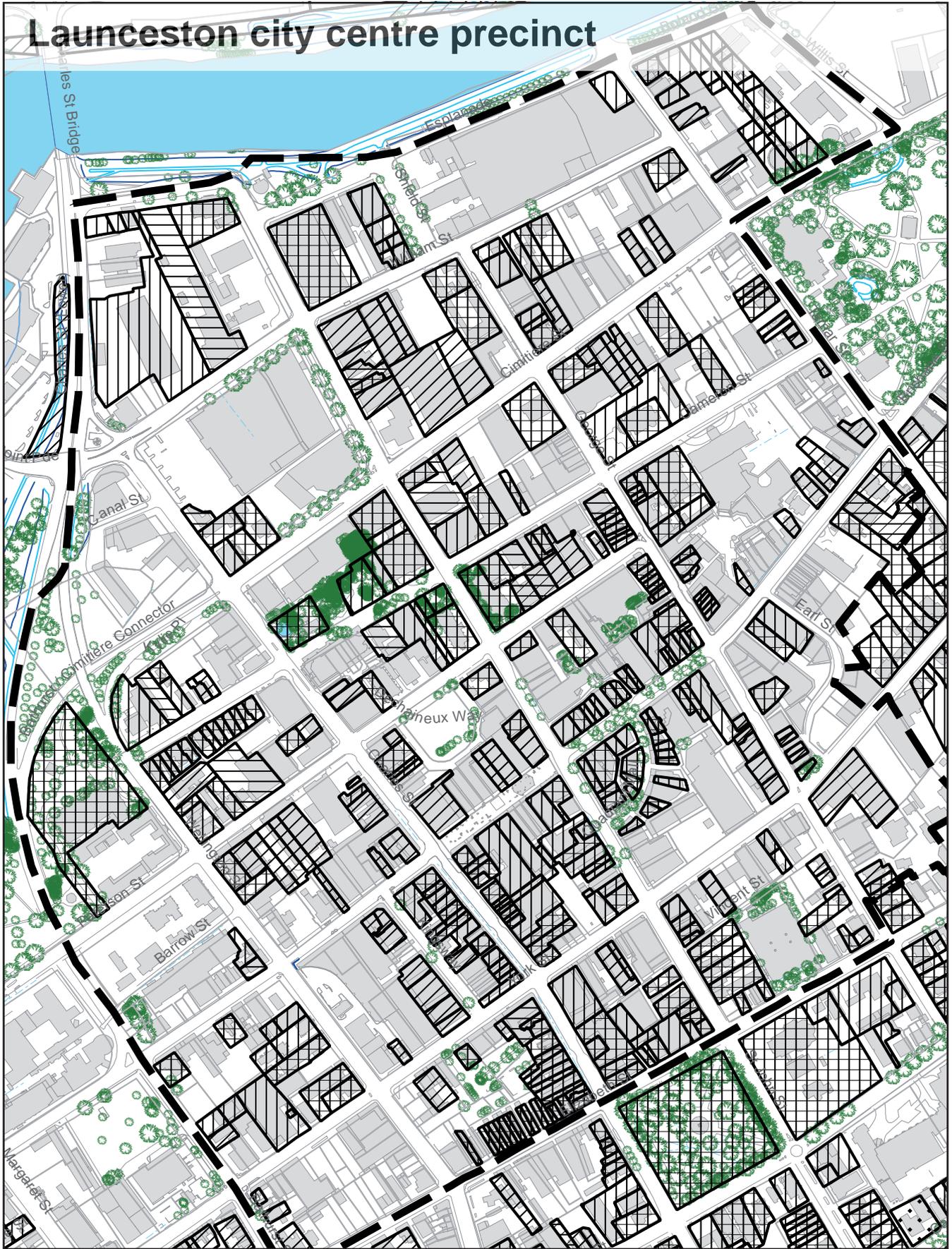
PD register class

-  Precinct boundary
-  River
-  Unknown
-  Precinct
-  Local
-  State



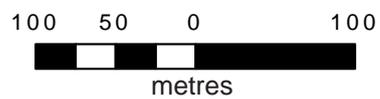
Source image: QuickBird aerial photograph 2005

Launceston city centre precinct



Heritage registers

- | | | | |
|---|---------------------|---|-------------------|
|  | LCC Planning Scheme |  | LCC + LCHS |
|  | THC |  | THC + LCHS |
|  | P.D. LCHS |  | LCC + THC + LCHS |
|  | LCC + THC |  | Precinct boundary |



Source image: LCC detail survey layer

Lime Avenue precinct

Description

Lime Avenue is a small area extending west from Elphin Road comprising Monds Street, Lime Avenue, Richards Avenue and Rupert Street. It contains a superb collection of houses in a treed and gardened setting that exemplify the qualities of the late Victorian and early Federation periods in particular.

The whole precinct appears to be one subdivision with rear lane access to either side of Lime Avenue and Rupert Street properties. This presents a streetscape that is largely devoid of cars and driveways and so has enhanced residential character. Each house is of significance with a number having heritage item status. Corner houses are on large lots and present as grand houses, and advantage is taken of the topography with the rise in Lime Avenue used to advantage in terminating the street vista when viewed from Elphin Road.

The area extends the housing of Elphin Road into a quieter and in many ways more impressive setting than the now busy main road.



Significance

The precinct is significant for a range of reasons:

- It demonstrates the range of housing from the late Victorian and Federation periods in a very intact and coherent group.
- It demonstrates the clear difference between quality of housing and location seen here with the precinct extends the tradition of fine housing seen in Elphin Road and High Street.
- It provides streetscapes of high visual and aesthetic value demonstrating the core values of housing development in Launceston and the importance of garden settings and tree lined streets to the overall character.

- The buildings form part of a large and very significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character. The precinct also contains a number of brick buildings demonstrating the relative wealth of owners.
- The buildings through their form, detail and style together demonstrate the high quality craftsmanship found throughout the major housing developments of Launceston.

Policy recommendations

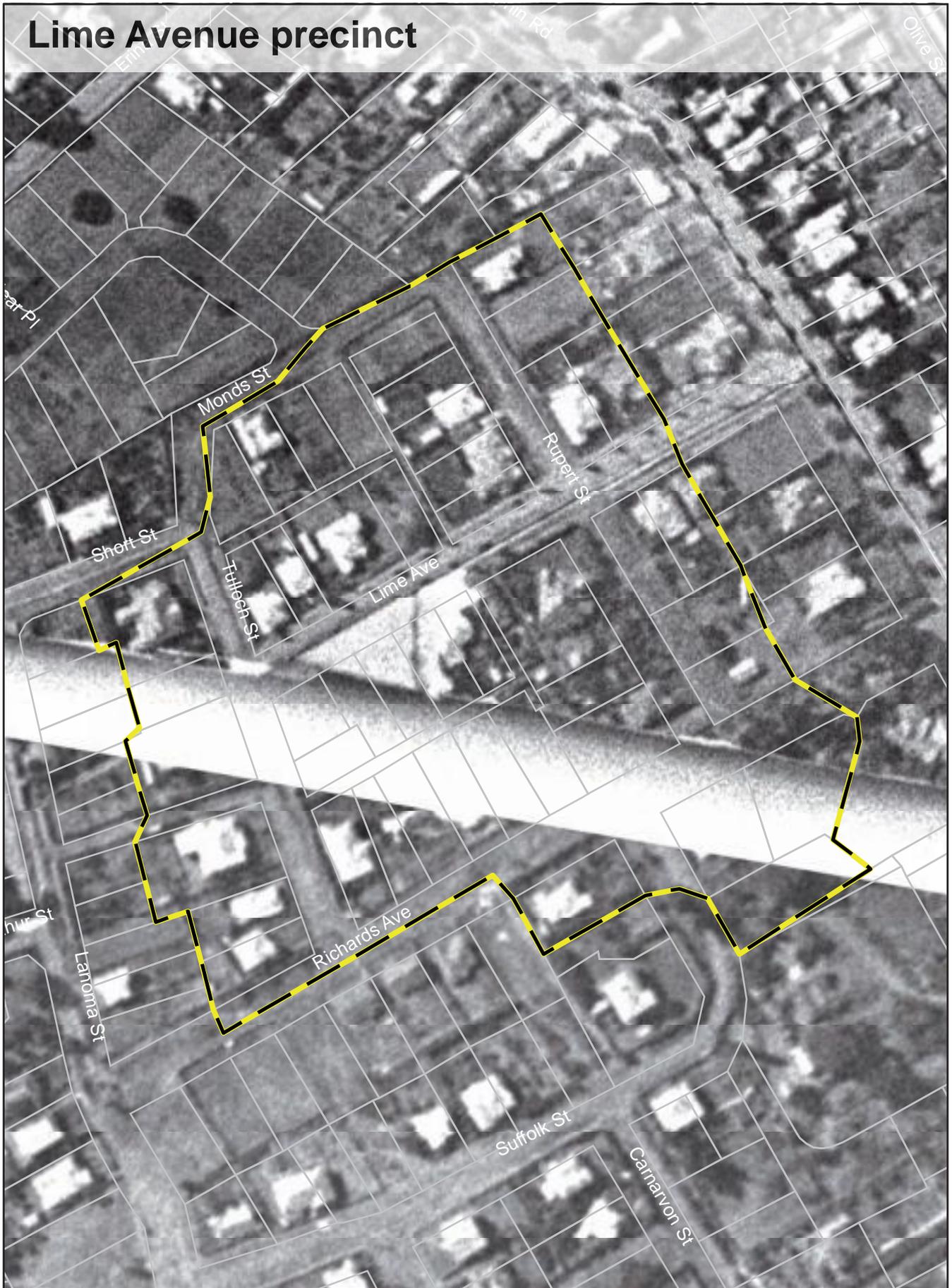
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1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions; they should be considered for their ability to fit within the existing streetscape and their design excellence.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings or the existing alignment of buildings within the street. Subdivision of most lots is not possible or recommended as the lot arrangement is tight and consistent across the area.
5. Carports and garages should generally not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

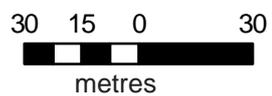
1922 aerial photograph of Lime Avenue precinct

Note that most houses are in place with several exceptions. Also note the formal plantings in Elphin Road but also the newer planting in Lime Avenue.

Lime Avenue precinct



 Precinct boundary



Source image: King aerial photograph 1922, orthorectified 2007

Lime Avenue precinct



PD register class



Precinct boundary



Unknown



Precinct



Local



State

30 15 0 30



metres



Source image: QuickBird aerial photograph 2005

Lime Avenue precinct



Heritage registers

 Precinct boundary

 LCC Planning Scheme

 THC

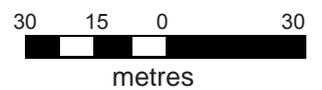
 PD LCHS

 LCC + THC

 LCC + LCHS

 THC + LCHS

 LCC + THC + LCHS



Source image: LCC detail survey layer

Mayne Street precinct

Description

Mayne Street extends along the ridge from Invermay Road towards the west utilising the raised ground above the lower swamp areas to form a narrow spine of high quality development dating from the late Victorian and early Federation periods. Standing above the modest workers housing on the flats below, this collection of buildings overlooks them with distant views south to the city and the hills beyond and north to the river and river flats.

The area has suffered from residential decline and has only recently undergone gentrification with a number of the buildings being conserved and restored. Part of that decline has seen subdivision of large lots with postwar housing constructed around and behind earlier houses and the introduction of industrial development particularly on the western end of the precinct. A major industrial site related to the fabric industry was developed at the end of Mayne Street, but this has largely gone with only degraded remnant structures and elements surviving.

A major impact on the street was the construction of the East Tamar Highway which required the removal of a number of buildings. This effectively divided the area into two. The early aerial photographs show the unified precinct with a substantial natural landscape separating it from the river and other development. Workers' housing is also kept at a distance commensurate with the clear class differences between the areas. The eastern end of the group adjoins the main road with an interesting park located directly opposite the end of the street on its major axis. This reinforces the relative importance of the street and the clear intent to create a focal point in the locality.

The precinct displays an excellent range of housing almost without gap or the introduction of unsympathetic or intrusive elements. Of particular interest are the school, the rare surviving corner shop at number 34 and the collection of large houses at the west end of the group.



Significance

The precinct is significant for a range of reasons:

- It demonstrates the range of housing from the period in a very intact and coherent group that ranges from relatively modest to very substantial and fine buildings, all located within an early streetscape development.
- It demonstrates the clear difference between the quality of housing and location seen here and on the ridge and the modest housing on the flats below.
- It provides a streetscape of high visual and aesthetic value demonstrating the core values of housing development in Launceston.
- A number of the buildings demonstrate innovation in construction and detailing.
- The buildings form part of a large and very significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character.

Policy recommendations

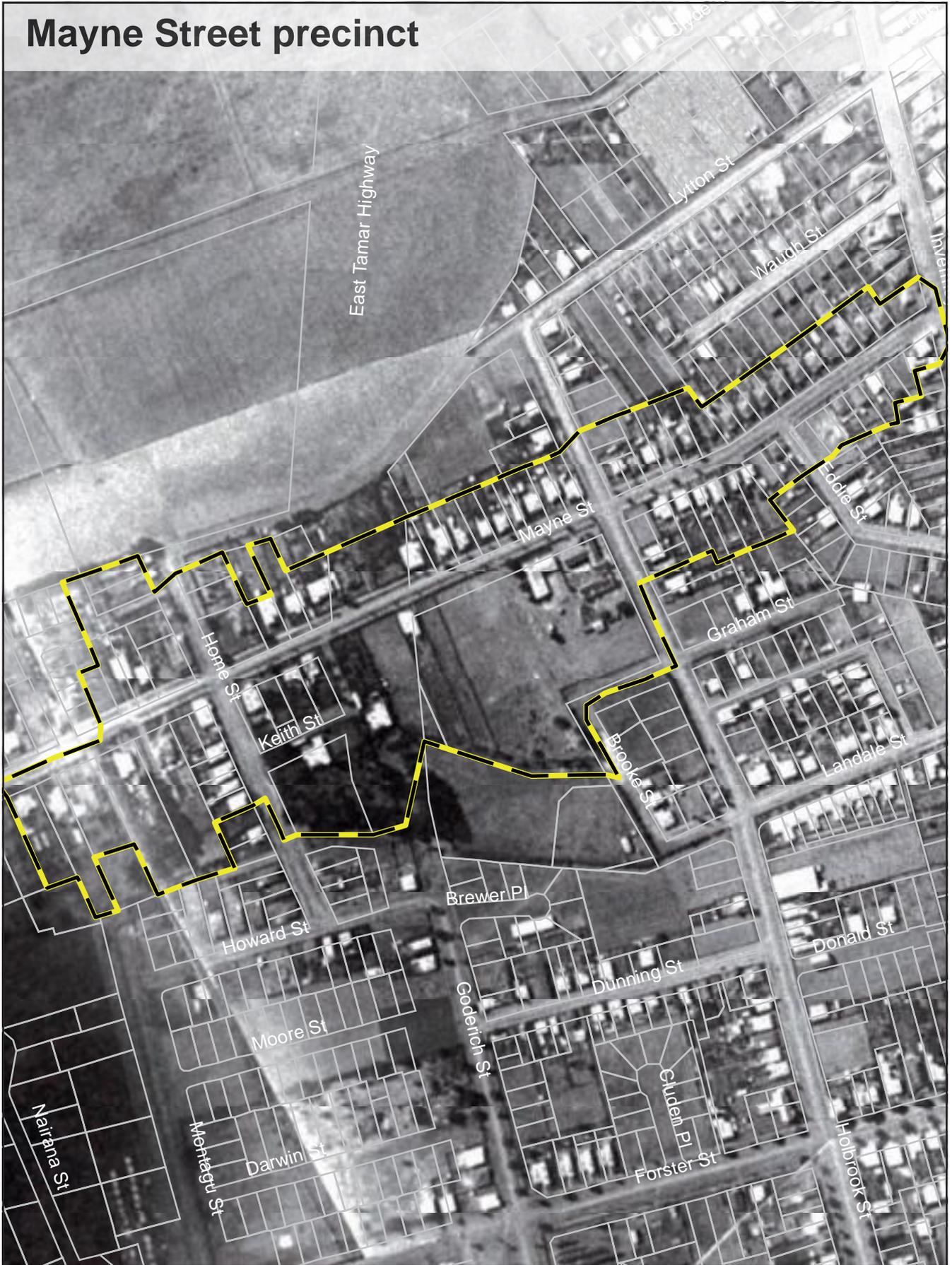
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4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings or the existing alignment of buildings within the street.
5. Carports and garages should generally not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

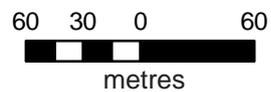
1922 aerial Photograph of Mayne Street precinct

This photograph shows Mayne Street prior to the construction of the main north road which was located in the unoccupied land to the west of the school. Also notice the regular street planting.

Mayne Street precinct



 Precinct boundary



Source image: King aerial photograph 1922, orthorectified 2007

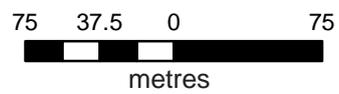
Mayne Street precinct



PD register class

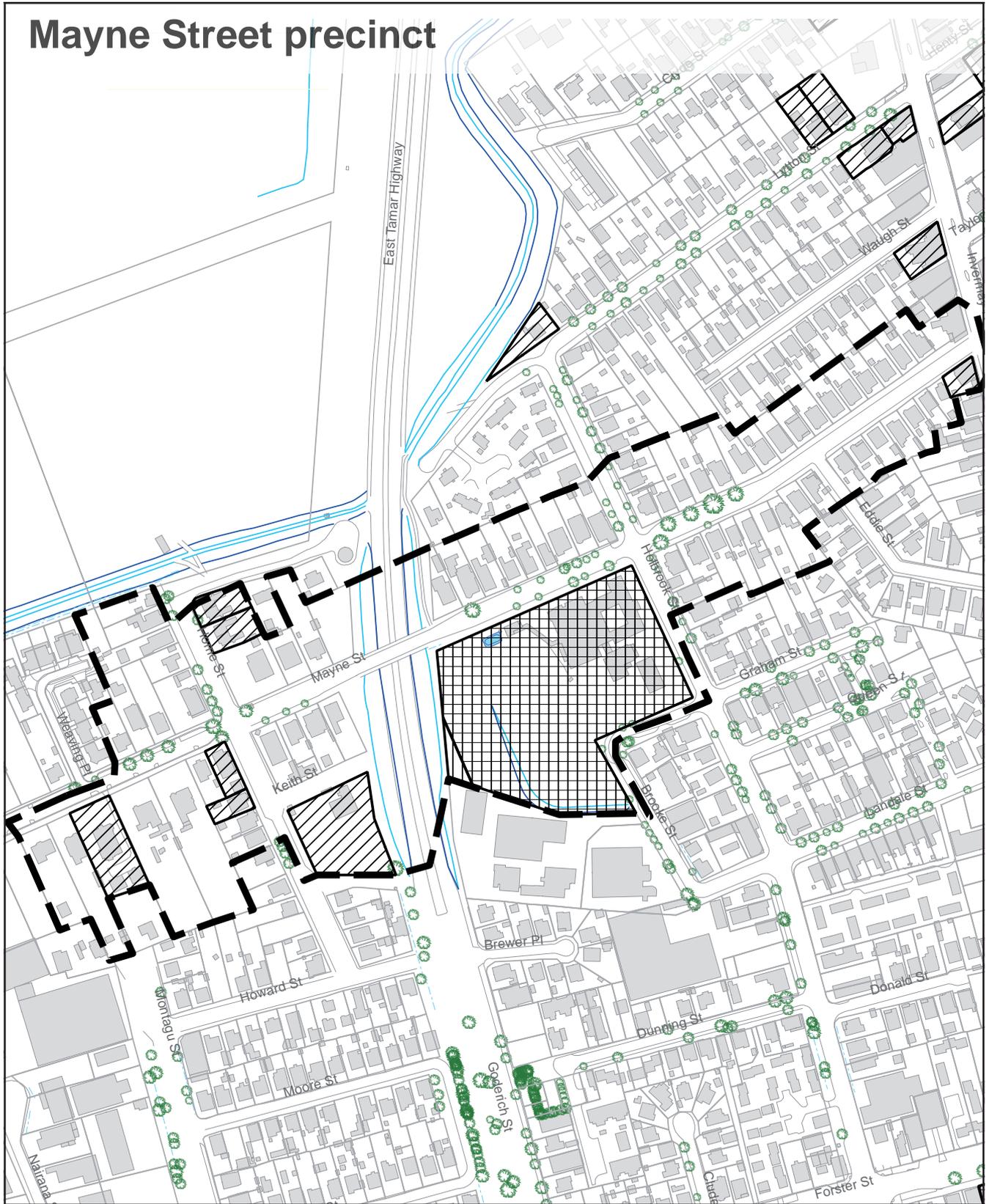
 Precinct boundary

-  Unknown
-  Precinct
-  Local
-  State



Source image: QuickBird aerial photograph 2005

Mayne Street precinct



Heritage registers

 Precinct boundary

 LCC Planning Scheme

 THC

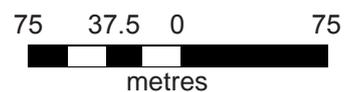
 PD LCHS

 LCC + THC

 LCC + LCHS

 THC + LCHS

 LCC + THC + LCHS



Source image: LCC detail survey layer

Newstead precinct

Description

Newstead is a fine example of the development of former orchards and farmland in response to the demand for new quality housing after the war. There are strong similarities between this precinct and the Invermay precinct as both contain a large group of houses varying from modest to substantial, developed over a relatively short period of time within a consistent subdivision pattern. Buildings on corners are often more elaborate and designed for their location but there is a strong sense of cohesion in each street particularly Lantana and Helen Streets.

Several larger houses on Penquite Road exemplify the period and style and there are also several fine modernist houses on the edge of the precinct in Amy Road.



Significance

The precinct is significant for a range of reasons:

- It demonstrates a range of housing from the later stage of development of Launceston's suburbs. Unlike many subdivisions from this period it is not based around an existing house although it clearly forms part of the subdivision of a large estate that extended from Robin Street and Amy Road.
- It demonstrates the tradition of good quality housing that characterises Launceston but which is not as widely recognised as the Victorian and Federation styles.
- It provides a series of streetscapes of consistent and good visual and aesthetic value demonstrating the core values of housing development in Launceston.
- It marks a change in construction from the predominance of timber to brick following the war.
- A number of the buildings have high individual significance as fine examples of their period or style.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions; they should be considered for their ability to fit within the existing streetscape and for their design excellence.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings or the existing alignment of buildings within the street. Subdivision of most lots is not possible or recommended as the lot arrangement is tight and consistent across the area.
5. Carports and garages should generally not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

Newstead precinct



PD register class



Precinct boundary



Unknown



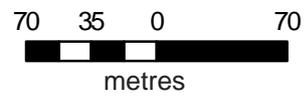
Precinct



Local

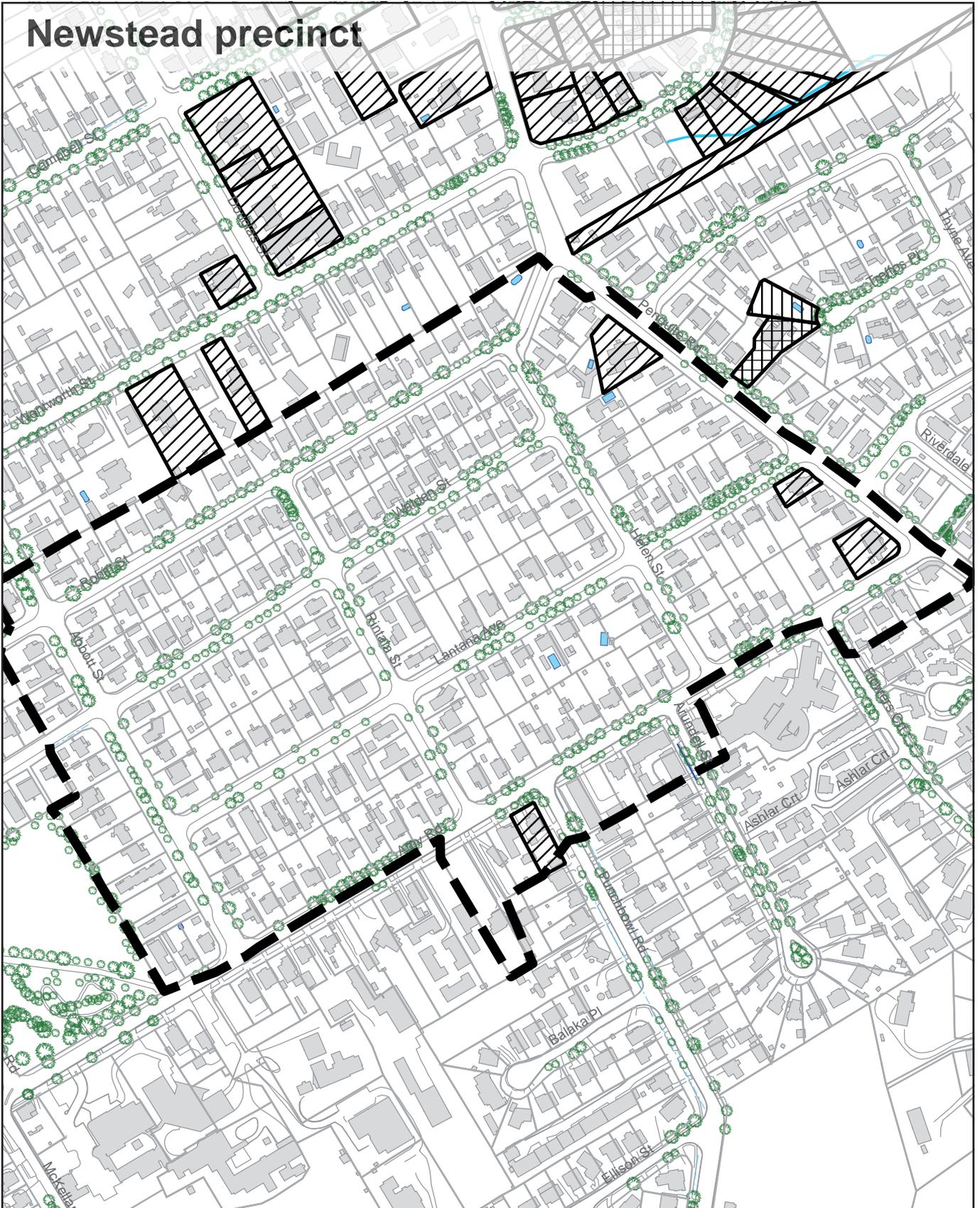


State



Source image: QuickBird aerial photograph 2005

Newstead precinct

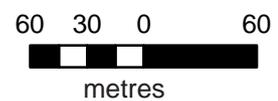


Heritage registers

 Precinct boundary

 LCC planning scheme
 THC
 PD LCHS
 LCC + THC

 LCC + LCHS
 THC + LCHS
 LCC + THC + LCHS



Source image: LCC detail survey layer

Newstead Crescent precinct

Description

This a small and exceptionally fine group of houses sub-divided from the grounds of Newstead House, an elegant colonial house situated at the centre of the precinct. The irregular arc of the crescent surrounds the early house and provides a series of irregular lots around the perimeter with splayed boundaries but fitting within the overall rectangular form of the estate. Each block is sufficiently sized to allow for houses to be well sited in relation to the street.

Commenced in the interwar period the subdivision is the best representation of interwar and postwar housing in Launceston with a large range of styles and expressions seen in an overall cohesive setting based on the principles of the garden city movement. Each house is seen in a landscaped setting within an overall landscaped setting.



Significance

The precinct is significant for a range of reasons:

- It demonstrates a range of housing from the later period of Launceston's development where estates were being sub-divided to accommodate the demand for housing.
- It provides a streetscape of high visual and aesthetic value demonstrating the core values of housing development in Launceston. Newstead Crescent is an exceptionally fine streetscape of state heritage significance.
- A number of the buildings have high individual significance as fine examples of their period or style.
- Every house within the precinct is of significance.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. Every house within the precinct should be retained and where possible future work should recover significance where it has been lost.
2. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. Generally additions should be to the rear of properties and should not affect significant forms or elevational treatments.
3. Sub-division should only take place where it does not adversely affect the streetscape or the pattern of development. As a principle sub-division is not appropriate.
4. Existing fence forms and types should be retained and inappropriate fence forms restricted.
5. Buildings should not be painted unless currently painted and original fabric should be retained on building exteriors.

Newstead Crescent precinct



PD register class

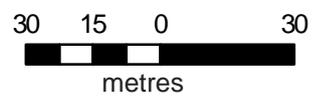
 Precinct boundary

 Unknown

 Precinct

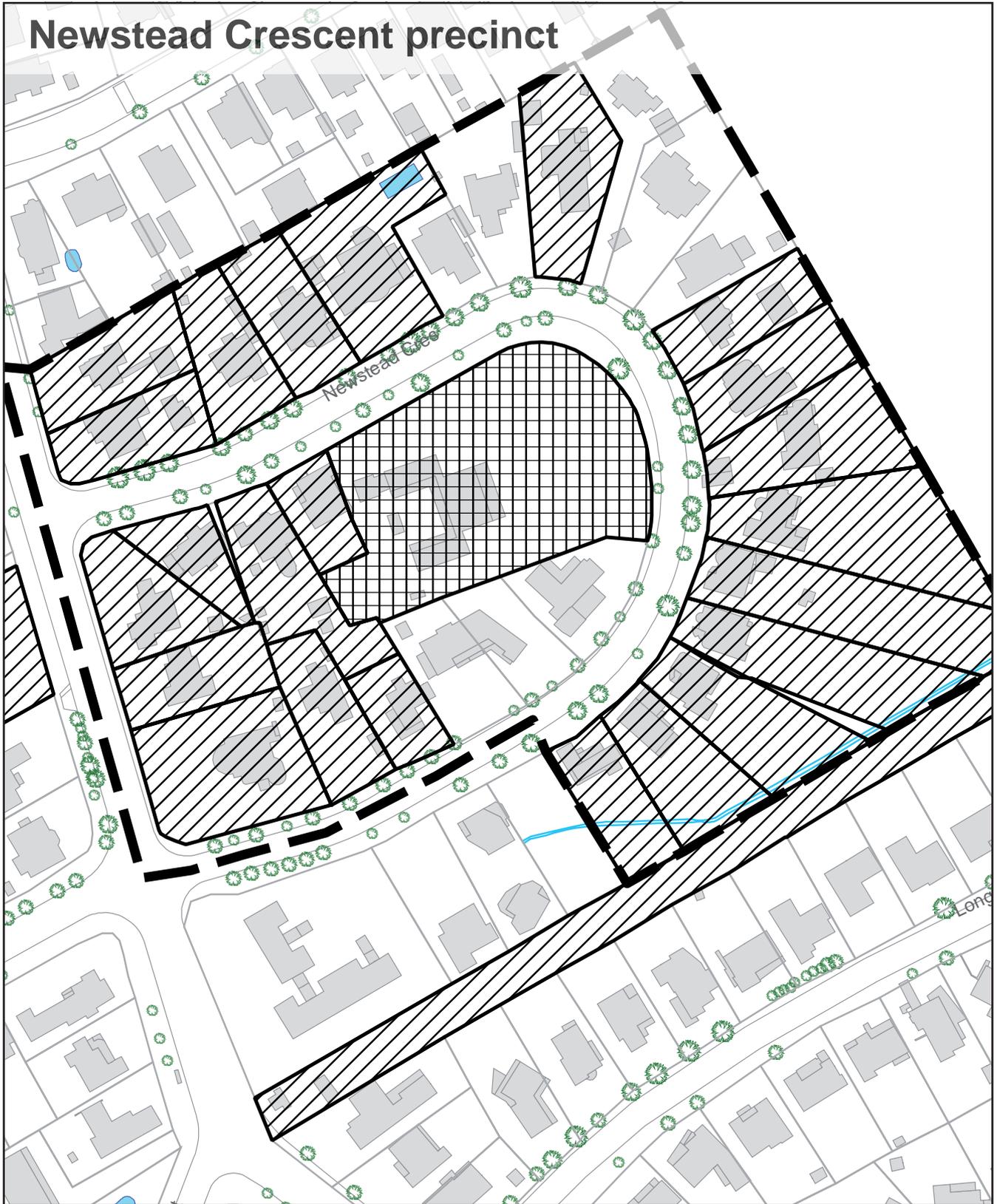
 Local

 State



Source image: QuickBird aerial photograph 2005

Newstead Crescent precinct



Heritage registers

- | | |
|---|---|
|  LCC Planning Scheme |  LCC + LCHS |
|  THC |  THC + LCHS |
|  PD LCHS |  LCC + THC + LCHS |
|  LCC + THC |  Precinct boundary |

30 15 0 30



metres



Source image: LCC detail survey layer

Normanstone Road/Gascoyne Street precinct

Description

This is a small precinct of predominantly interwar housing with some postwar housing that features several fine and substantial residential properties within an excellent group of more typical housing from the period that features a wide range of styles and forms indicating that many of the houses were architect-designed and that new forms and expressions were being explored.

The precinct occupies a small ridge with all of the houses to the south and east having extensive outlooks.

The precinct includes a section of Normanstone Road, the upper level of Gascoyne Street, (a split level street where the housing on the elevated section is significantly more interesting than that on the lower section which more closely links to the housing in the valley of Kings Meadows) and the upper section of Munford Street featuring the very fine number 22, a vertical oil board house, possibly the best example of the style in Launceston.

Styles range from Arts and Crafts, to postwar modernism with a range of revival styles. The buildings are all set in often substantial landscaped gardens. Elements of the garden city movement can be seen in the arrangement of buildings with many houses located obliquely on the lots and irregular lot shapes predominating in contrast to the regular subdivision patterns seen immediately to the south. The subdivision pattern also differs markedly from contemporary subdivisions which wander aimlessly around hillsides creating oddly shaped blocks; here larger blocks are set at key locations, corners or the edge of the rise to take advantage of the aspect and to provide large gardens around the more substantial houses.

This demonstrates a rare understanding of development needs, one that has been largely lost.



Significance

The precinct is significant for a range of reasons:

- It demonstrates a range of housing from the later stage of development of Launceston suburbs. Unlike many subdivisions from this period it is not based around an existing house although it clearly forms part of the subdivision of a large estate that extended from Normanstone Road to the southern alignment of the lower Gascoyne Street properties and appears to have terminated at Hobart Road.
- It demonstrates the clear difference between the quality of housing and location on the ridge and the more modest housing on the flats below.
- The subdivision pattern demonstrates the principles of the garden city movement and an increasing awareness of landscape design and integration of development into the landscape.
- It provides a series of streetscapes of high visual and aesthetic value demonstrating the core values of housing development in Launceston. Normanstone Road is a very fine streetscape that exemplifies later housing development and illustrates the long and continuing history of fine residential design that distinguishes Launceston and many of its suburbs.
- Many of the buildings form part of a large and significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character. Several of these are vertical oilboard and are very fine examples of the style.
- A number of the buildings have high individual significance as fine examples of their period or style.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole street.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions as most sites are large; these should be considered for their ability to fit within the existing streetscape and for their design excellence.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings or the existing alignment of buildings within the street.
5. Carports and garages should not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

Normanstone Road/Gascoyne Street precinct



PD register class

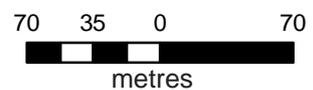
 Precinct boundary

 Unknown

 Precinct

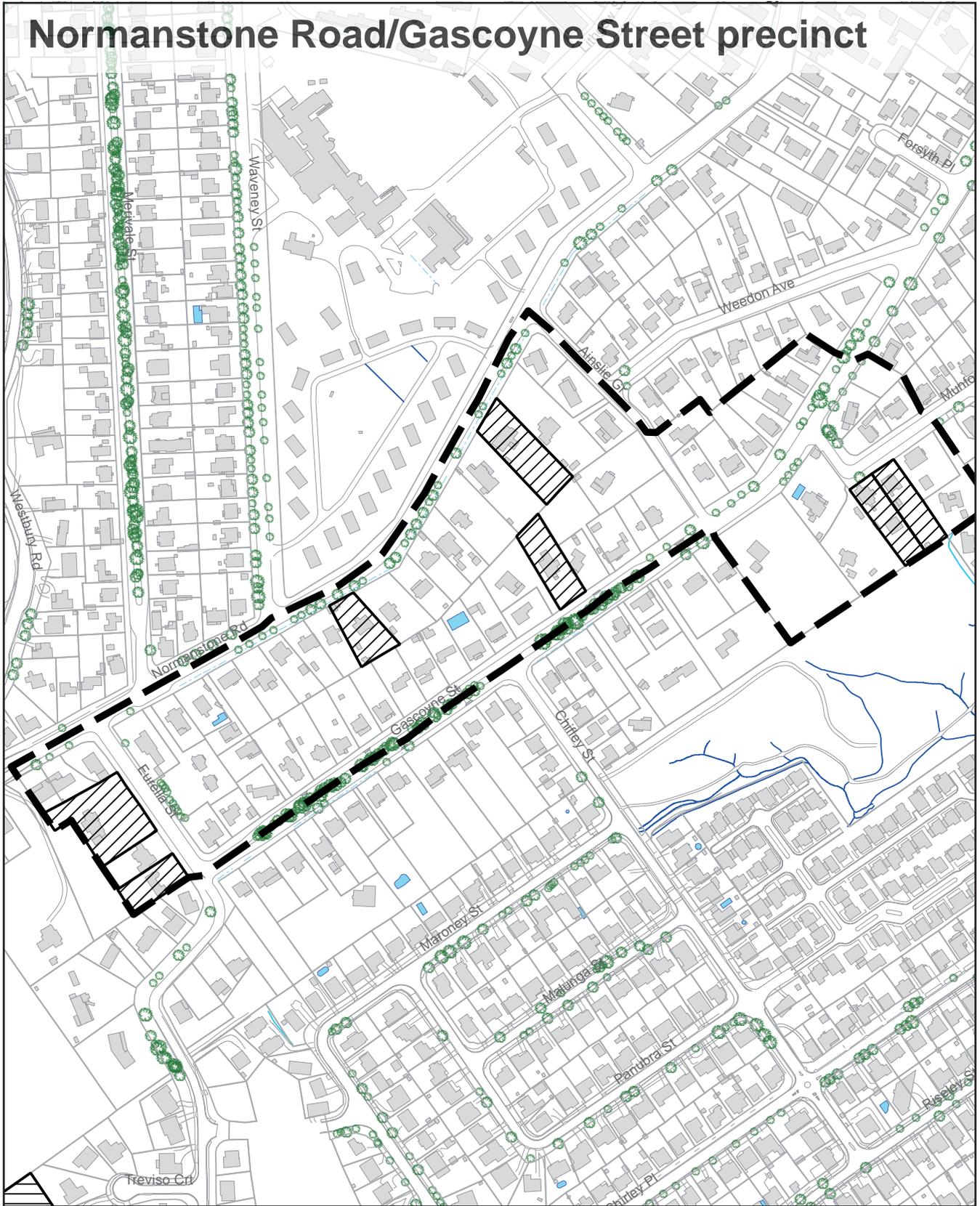
 Local

 State



Source image: QuickBird aerial photograph 2005

Normanstone Road/Gascoyne Street precinct



Heritage registers

- | | | |
|---|---|--|
|  |  LCC planning scheme |  LCC + LCHS |
| Precinct boundary |  THC |  THC + LCHS |
| |  PD LCHS |  LCC + THC + LCHS |
| |  LCC + THC | |



metres



Source image: LCC detail survey layer

South central precinct

Description

South Launceston is a mixed area that now incorporates the southern end of the city with commercial and retail activity extending through former residential areas, and the slopes on the eastern edge of the Launceston basin. It is clearly defined by the hospital grounds to the south, the steep edge to the east under the High Street precinct, and the commercial and light industrial areas to the west. A focus of the area is Princes Square and the churches and civic areas surrounding it with the very fine streetscape of townhouses extending north-south. Several areas of modest early housing are incorporated in a sub-network of narrow streets and lanes that add to the fine grained nature of the precinct.

The major developments, in contrast to much of Launceston's residential areas, are constructed of stone and brick in the form of terraces, conjoined buildings as well as substantial free-standing buildings within gardens. Generally residential lot sizes are tighter than the areas to the east.

The whole precinct has a high predominance of heritage items and very few intrusive developments; the latter are in the form of more recent housing developments and several uncharacteristic institutional buildings.

The precinct has extremely high integrity and intactness.



Significance

The precinct is significant for a range of reasons:

- It demonstrates the range of housing from the late Victorian and Federation periods in a very intact and coherent group.
- It demonstrates the clear difference between the quality of housing and location seen here and the workers' housing areas located immediately below in the valley.

- It provides streetscapes of high visual and aesthetic value demonstrating the core values of housing development in Launceston.
- The precinct contains a number of brick and stone buildings demonstrating the relative wealth of owners and contrasting to the predominance of timber construction elsewhere in the city.
- The buildings through their form, detail and style, together demonstrate the high quality craftsmanship found throughout the major housing developments of Launceston.
- The precinct contains a number of exceptionally fine and significant civic areas and structures that provide the city's core character.

Policy recommendations

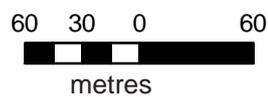
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1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions; these should be considered for their ability to fit within the existing streetscape and for their design excellence.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings or the existing alignment of buildings within the street. Subdivision of most lots is not possible or recommended as the lot arrangement is tight and consistent across the area.
5. Carports and garages should generally not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.
8. Changes of use from residential to commercial should only be undertaken where the significance of items can be retained. Generally significant buildings should not be altered to accommodate a change of use and signs should be discrete and in character with the building and site.
9. Buildings converted to commercial use should have detailed controls regarding painting, presentation and signage.

South central precinct



 Precinct boundary



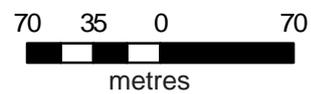
Source image: King aerial photograph 1922, orthorectified 2007

South central precinct



PD register class

-  Precinct boundary
-  Unknown
-  Precinct
-  Local
-  State



Source image: QuickBird aerial photograph 2005

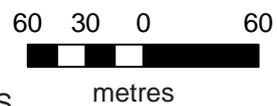
South central precinct



Heritage registers

-  LCC planning scheme
-  THC
-  PD LCHS
-  LCC + THC

-  LCC + LCHS
-  THC + LCHS
-  LCC + THC + LCHS
-  Precinct boundary



Source image: LCC detail survey layer

St Leonards precinct

Description

St Leonards village is a small satellite village on the outskirts of Launceston that has retained some of its early form and a number of early buildings. The conservation area is now largely protected by the main road bypass that has removed traffic. The former village has lost much of its core form with only the hotel and a shop remaining along with a small community hall in Station Road. Several early colonial buildings survive, now much altered, and the precinct is ringed by substantial properties, several of which could not be seen from the street due to the extent of mature plantings. These major trees and gardens are of high significance and mark a feature of Launceston that has been largely lost with encroaching residential and suburban development around older farm properties.

The core of the area is the irregularly-aligned Station Road with its fine collection of houses and community buildings. The intersection with St Leonards Road sees the hotel with its timber barn and a range of late Victorian and early Federation houses with several early cottages.

Much of St Leonards no longer retains a village or heritage character but the identified area is capable of recovering much of the character that makes this precinct unique.



Significance

The precinct is significant for a range of reasons:

- It demonstrates a range of housing from the major periods of Launceston's development including the Georgian, mid and late Victorian, and Federation periods.
- It is a surviving village in close proximity to Launceston (noting that many small villages survive in Tasmania) that has not been consumed by urban growth.
- It provides a series of streetscapes of high visual and aesthetic value demonstrating the rural character of the place.

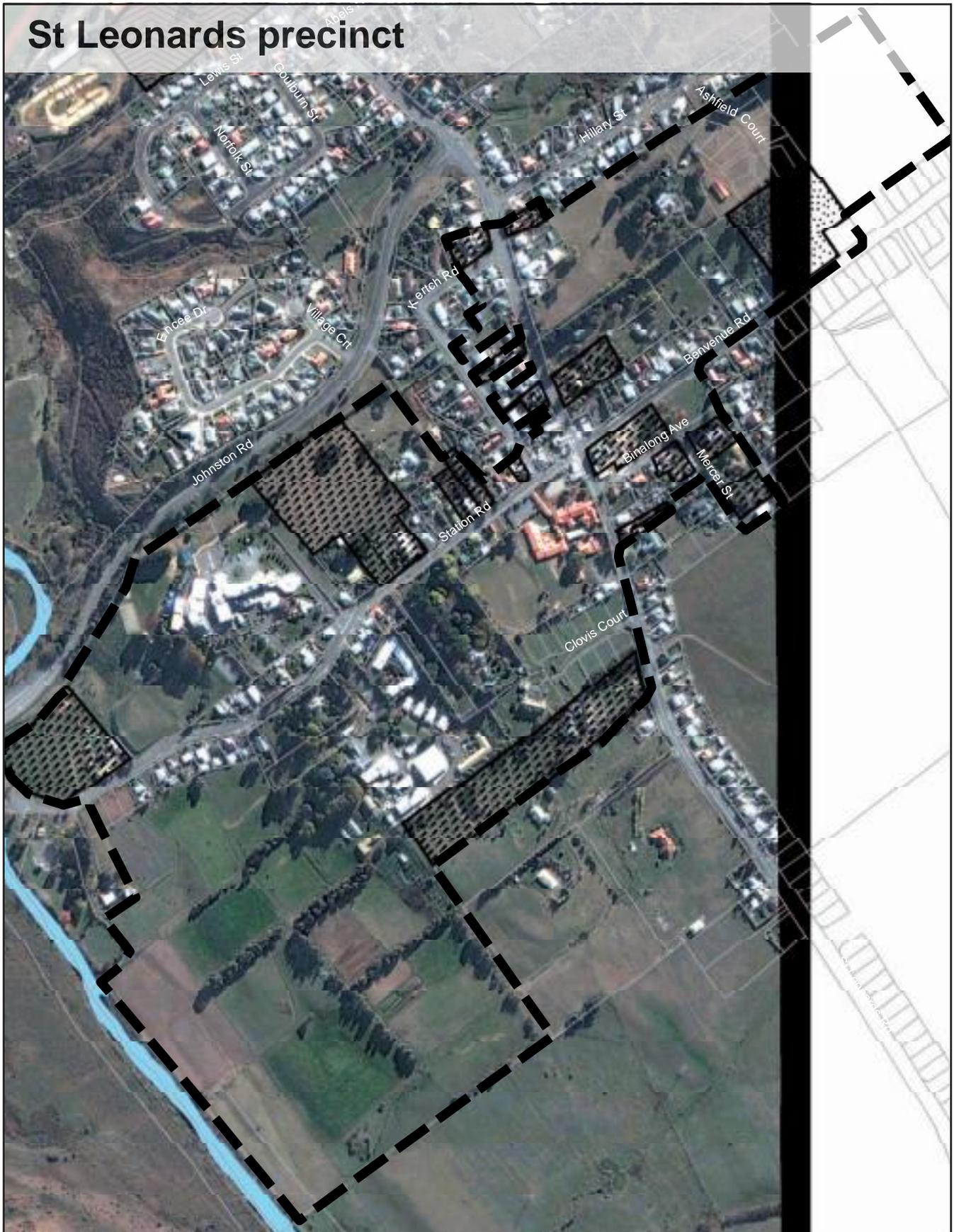
- Many of the buildings form part of a large and significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character.
- A number of the buildings have high individual significance as fine examples of their period or style.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. A development control plan should be prepared for the village area that aims to recover the heritage character of the former village, control new development and look to achieving civic improvements to enhance the village character of the place.
2. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
3. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
4. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. Generally additions should be to the rear of properties.
5. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings. Major sites should be subject to a heritage impact assessment to ensure that subdivision does not further impact on the village character.
6. Carports and garages should not be located in front of the current buildings.
7. Car access should not be provided onto properties unless side driveway access is available.
8. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate.
9. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

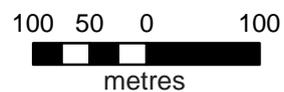
St Leonards precinct



PD register class

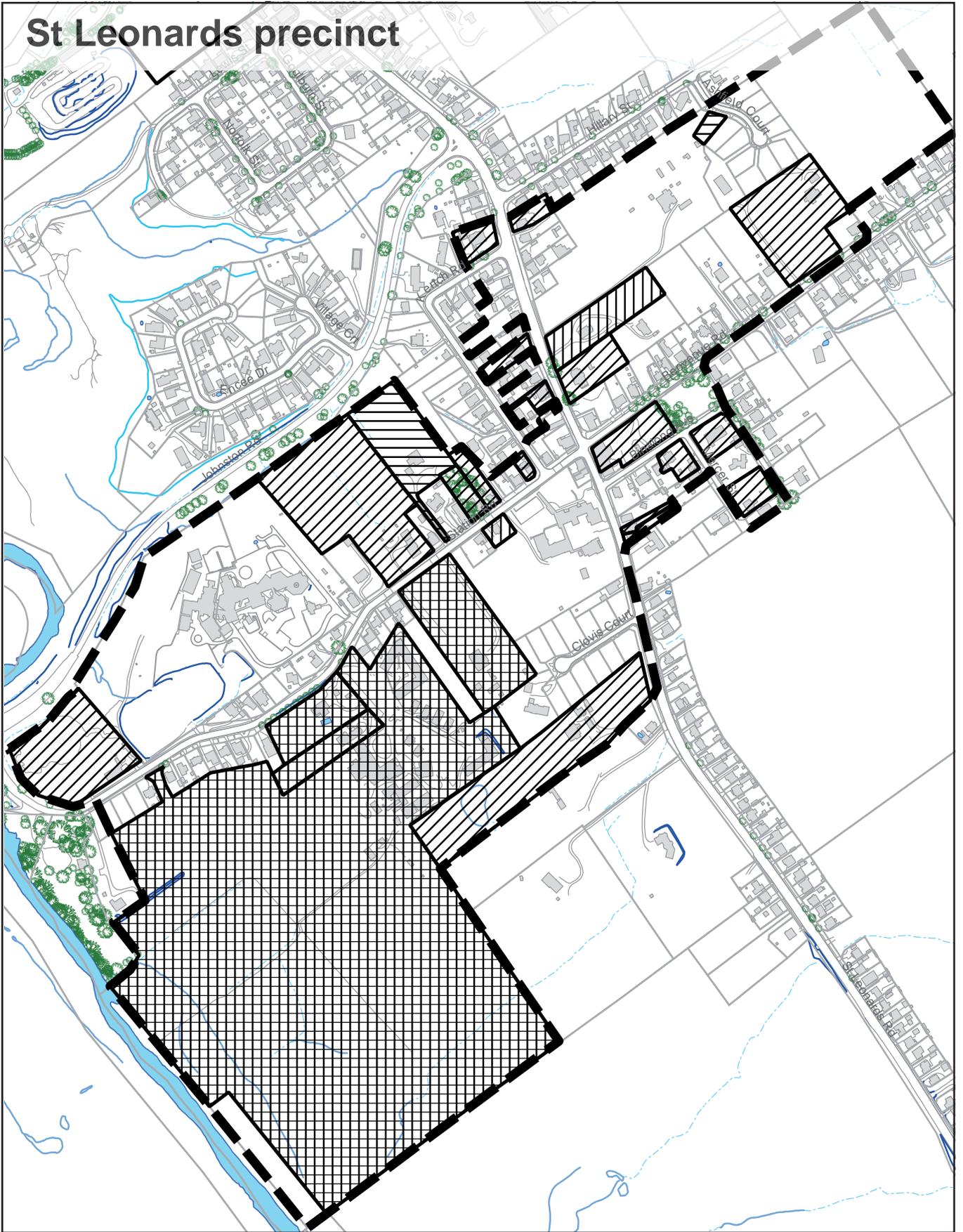
-  Precinct boundary
-  River

-  Unknown
-  Precinct
-  Local
-  State



Source image: QuickBird aerial photograph 2005

St Leonards precinct



Heritage registers



Precinct boundary



River



LCC planning scheme



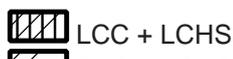
THC



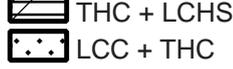
PD LCHS



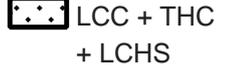
LCC + THC



LCC + LCHS



THC + LCHS



LCC + THC + LCHS

100 50 0 100



metres



Source image: LCC detail survey layer

Trevallyn precinct

Description

Trevallyn is located on a steep hillside to the west of the Tamar River and to the north of Cataract Gorge. Early development took place along the lower slopes with a series of roads rising across the contours giving access to houses below and above road level. By the time of the 1922 aerial photograph there was a scatter of houses occupying the prime locations, many set in well landscaped and established grounds. The concentration of building was on the level ground adjacent to the river, on the first road tier above that and on the circuit adjacent to the gorge which offered extensive views across the city. Over time vacant land has been occupied and subdivision has taken place, although many blocks remain difficult to access and see. Later development took place to the west above the main slope where houses did not have views; most of this development is standard postwar suburban development.

Due to the location many of the early houses were substantial and excellent examples particularly of early Federation timber construction which is the principal construction material of the period.

The houses vary considerably in style and relationship to the street and the topography. All houses are built to take advantage of the view with many presenting a relatively bland facade to the street, often well below street level. Later car access requirements have seen various forms of suspended and cantilevered carports and garages with difficult access. The need to provide off-street car access has significantly changed the streetscape appearance of many of the properties.

The area features several fine parks and excellent views and vantage points over the city and northern areas of Launceston. The central park area is a key landscape feature of the suburb and is fronted by substantial housing on all sides.

The street pattern is also dictated by topography with the principal streets established with the first subdivision and no additional streets being added into the main precinct after that time. While early access was across Kings Bridge, a major highway now follows the river front, having little effect on the housing in the area.



Significance

The precinct is significant for a range of reasons:

- It demonstrates a major period of housing in Launceston with the development of a Federation-era suburb of generally high quality residences.
- It provides a series of streetscapes of high visual and aesthetic value demonstrating the rural character of the place
- Many of the buildings form part of a large and significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character.
- A number of the buildings have high individual significance as fine examples of their period or style.
- The precinct demonstrates responses to topography and the adaptation of the standard house form to accommodate steep topography.

Policy recommendations

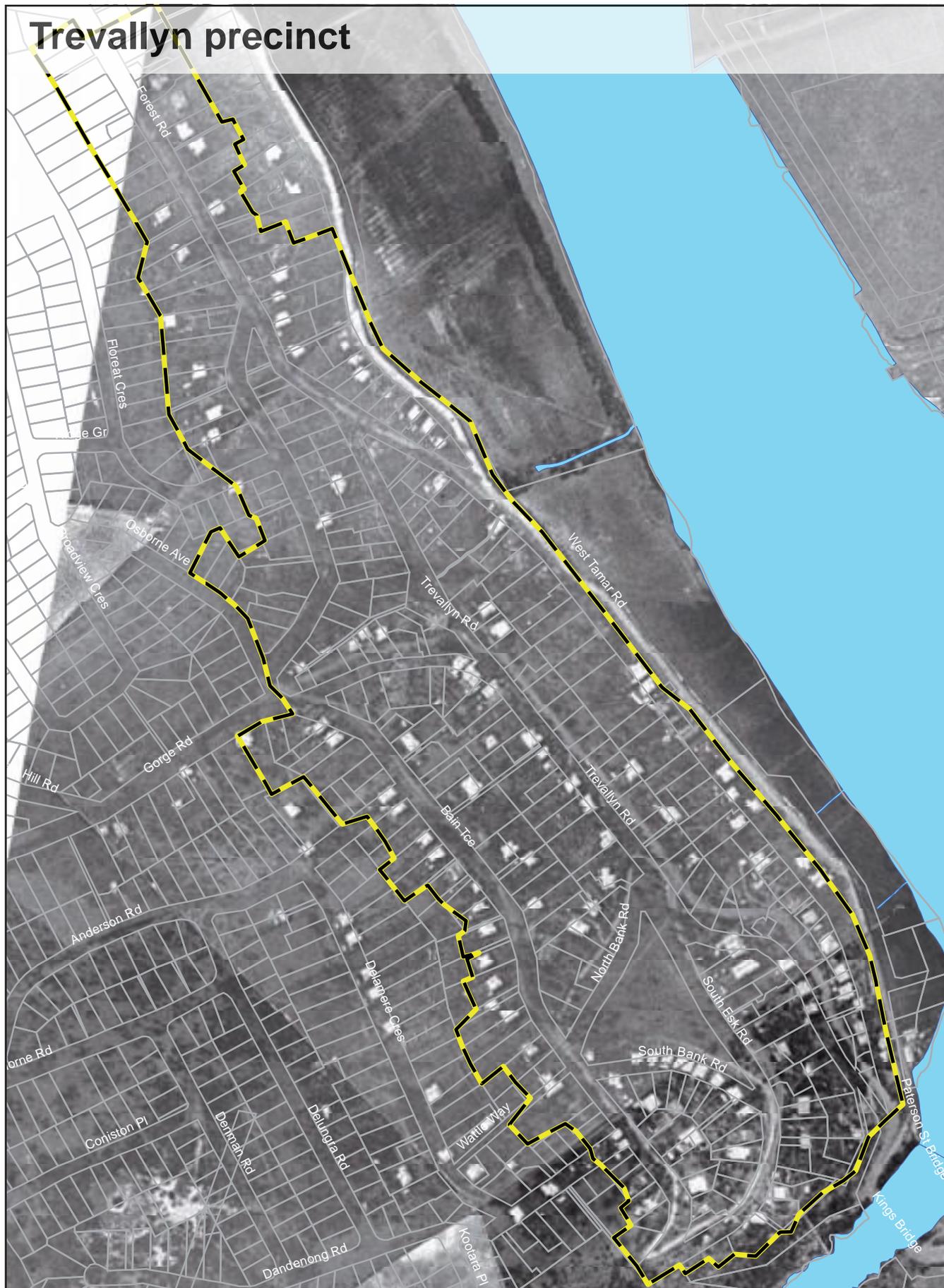
The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained wherever possible.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. Generally additions should be to the rear of properties although in this area additions need to be carefully sited to minimise impact on views from a range of public places.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings. Major sites should be subject to a heritage impact assessment procedure to ensure that subdivision does not further impact on the character of the area.

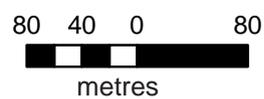
1922 aerial photograph of Trevallyn precinct

Note the large areas of unoccupied land on the steeper slopes that are now mostly occupied by housing.

Trevallyn precinct



-  Precinct boundary
-  River



Source image: King aerial photograph 1922, orthorectified 2007

Trevallyn precinct



PD register class

 Precinct boundary

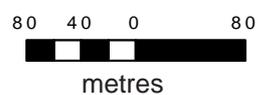
 River

 Unknown

 Precinct

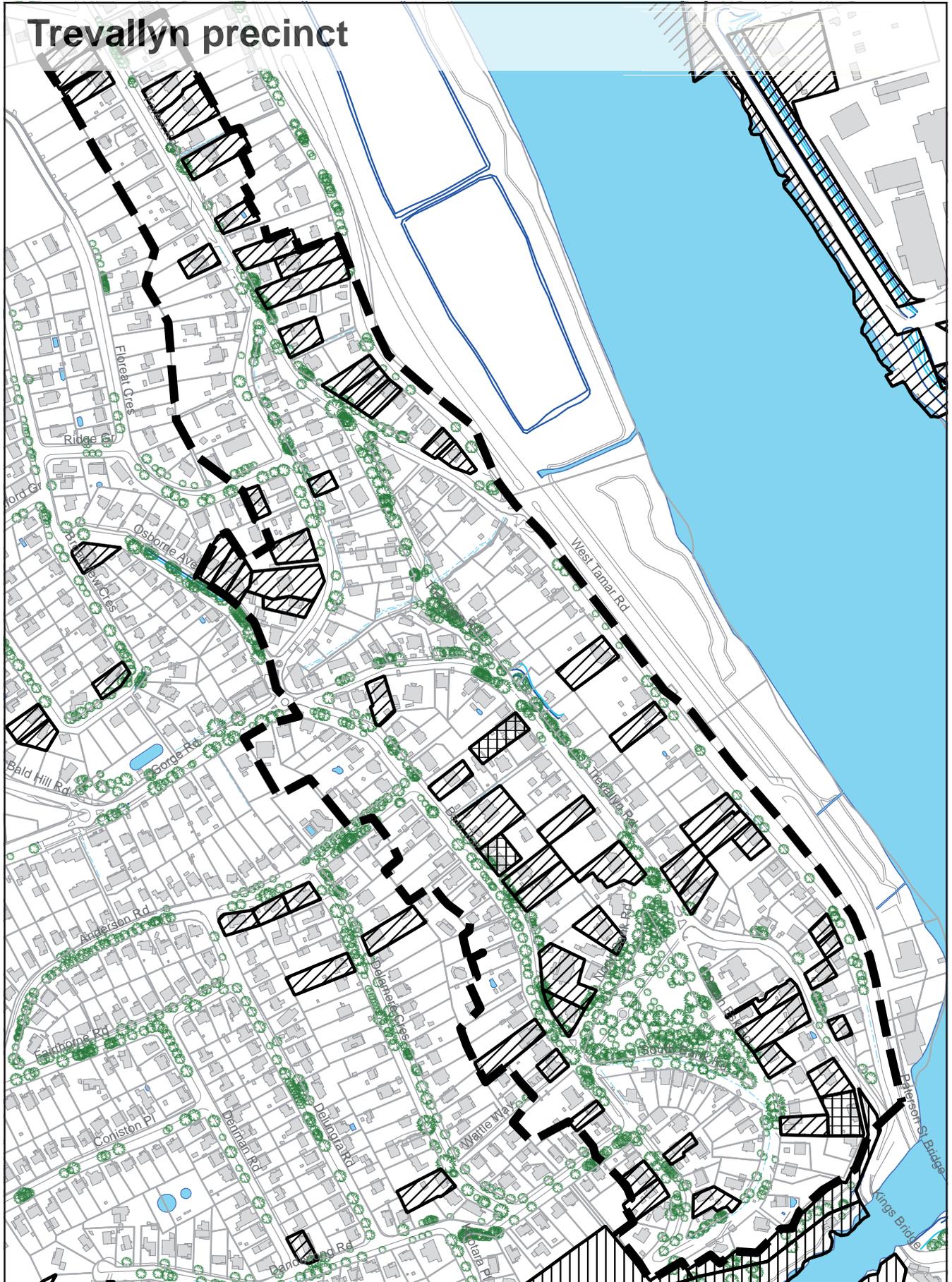
 Local

 State



Source image: QuickBird aerial photograph 2005

Trevallyn precinct



Heritage registers

▭ Precinct boundary

▨ LCC Planning Scheme

▨ THC

▨ PD LCHS

▨ LCC + THC

▨ LCC + LCHS

▨ THC + LCHS

▨ LCC + THC + LCHS

80 40 0 80

metres



Source image: LCC detail survey layer

Welman Street precinct

Description

The Welman Street precinct is a narrow area that wraps around the eastern edge of the CBD below the High Street area. Similar in character to High Street the area responds more to the steep slopes and tight development than the more generous setting of the ridge top. The area also includes the former residential buildings at the top of York Street and the area between Windmill Hill and City Park, both of which areas contain fine residential buildings from a range of periods.

Welman Street itself is built along the contour with substantial houses set above and below street level; those to the west have their orientation over the city and their minor elevations to the street. The York Street area is of interest through the gradual change of use as the city edge expands and commercial and professional uses are found for many of the buildings.

The precinct is densely developed leaving little opportunity for new development and restricted opportunity for additions to most properties. The current residential character and fine detail of the buildings is of high value and should be retained in future work.

The area is currently zoned for residential use for Welman Street and mixed use elsewhere.



Significance

The precinct is significant for a range of reasons:

- It demonstrates the range of housing from the late Victorian and Federation periods in a very intact and coherent group in a visually important and significant area of the city.
- It demonstrates the clear difference between quality of housing and location seen here and the workers' housing areas in the valley areas below.
- It provides streetscapes of high visual and aesthetic value demonstrating the core values of housing development in Launceston and the importance of garden settings and tree lined streets to the overall character.

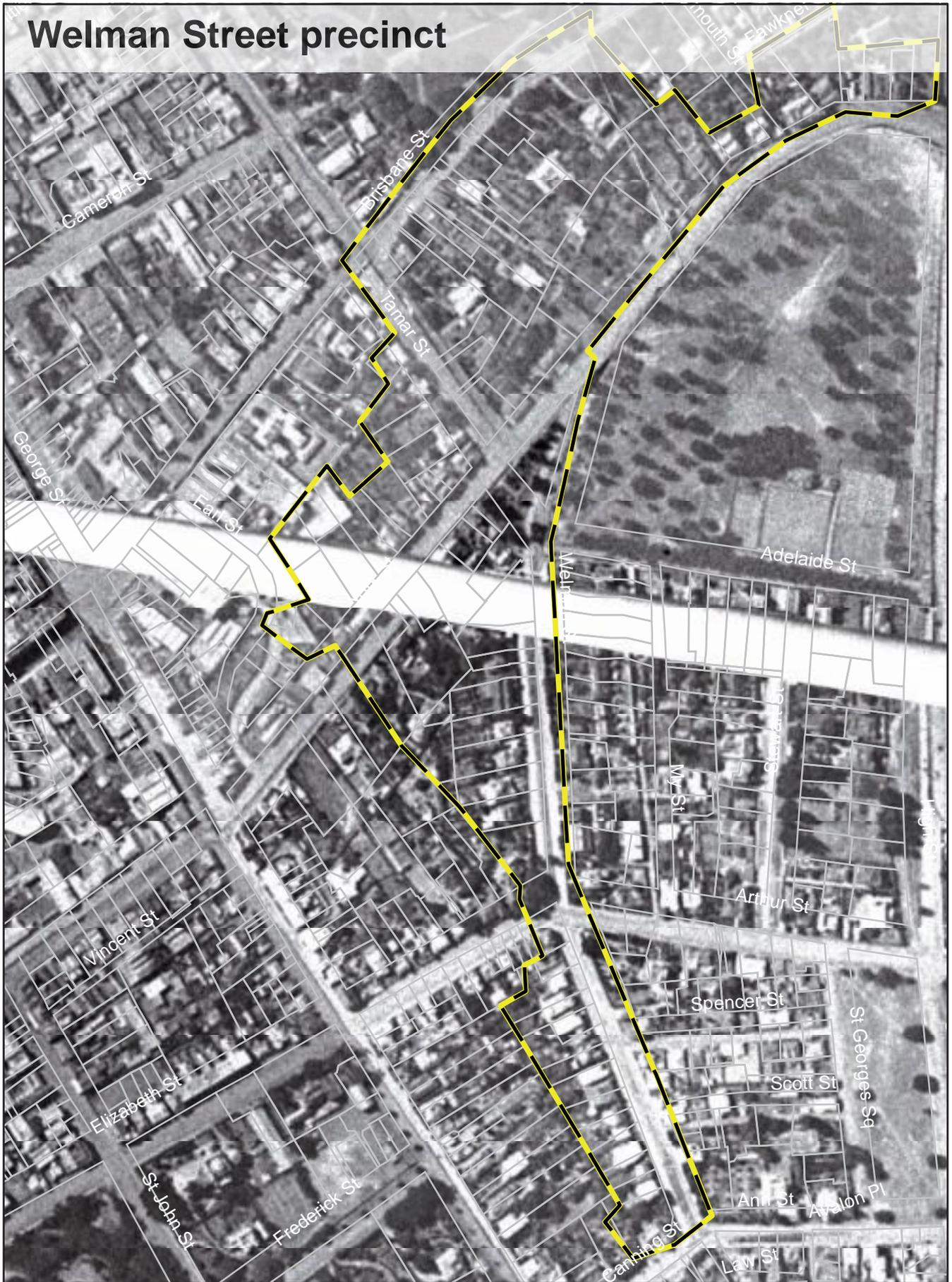
- The topography and the response to that topography in the built form, the use of landforms provides a distinctive urban character that forms an important backdrop to the city centre on its eastern side.
- Many of the buildings form part of a large and significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character. The precinct also contains a significant number of brick buildings demonstrating the relative wealth of owners. The precinct is rare for the proportion of brick buildings found here.
- The buildings through their form, detail and style together demonstrate the high quality craftsmanship found throughout the major housing developments of Launceston.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is some scope for additions; these should be considered for their ability to fit within the existing streetscape and for their design excellence.
4. Subdivision of most lots is not possible or recommended as the lot arrangement is tight and consistent across the area.
5. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
6. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.
7. The landform and natural features of the area are to be retained and protected; new development that affects the visual form of the landscape either locally or when viewed from a distance should not be permitted.

Welman Street precinct



 Precinct boundary



Source image: King aerial photograph 1922, orthorectified 2007

Welman Street precinct



PD register class

-  Precinct boundary
-  Unknown
-  Precinct
-  Local
-  State



Source image: QuickBird aerial photograph 2005

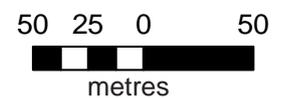
Welman Street precinct



Heritage registers

-  LCC planning scheme
-  THC
-  PD LCHS
-  LCC + THC

-  LCC + LCHS
-  THC + LCHS
-  LCC + THC + LCHS
-  Precinct boundary



Source image: LCC detail survey layer

Wentworth Street precinct

Description

This small precinct is located on the edge of Newstead and marks the earlier phase of settlement of the area. It is distinct because of its subdivision pattern and the period and style of housing that contrasts with the predominant interwar and postwar housing of the surrounding streets. Extending from Penquite Road up the gentle slope, it marks an early subdivision of the rural land to provide for substantial housing. The area has suffered later re-subdivision which now locates some of the more major houses on battle-axe sites with the consequent loss of streetscape. However the precinct and in particular Wentworth Street presents as a largely intact early twentieth century streetscape with some fine examples of housing from the period.

The area is currently zoned for residential use.



Significance

The precinct is significant for a range of reasons:

- It demonstrates the range of housing from the late Victorian and Federation periods in an intact and coherent group.
- It provides streetscapes of high visual and aesthetic value demonstrating the core values of housing development in Launceston and the importance of garden settings and tree-lined streets to the overall character.
- The precinct provides a clear contrast to the surrounding later development that is also of high quality and significance.
- Many of the buildings form part of a large and significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character. The precinct also contains a significant number of brick buildings demonstrating the relative wealth of owners. The precinct is rare for its high proportion of brick buildings.
- The buildings through their form, detail and style, together demonstrate the high quality craftsmanship found throughout the major housing developments of Launceston.

Policy recommendations

The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions; these should be considered for their ability to fit within the existing streetscape and for their design excellence.
3. Subdivision should not remove significant houses from their relationship to the street or their garden settings.
4. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
5. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.

Wentworth Street precinct



PD register class



Precinct boundary



Unknown



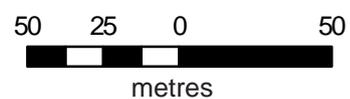
Precinct



Local

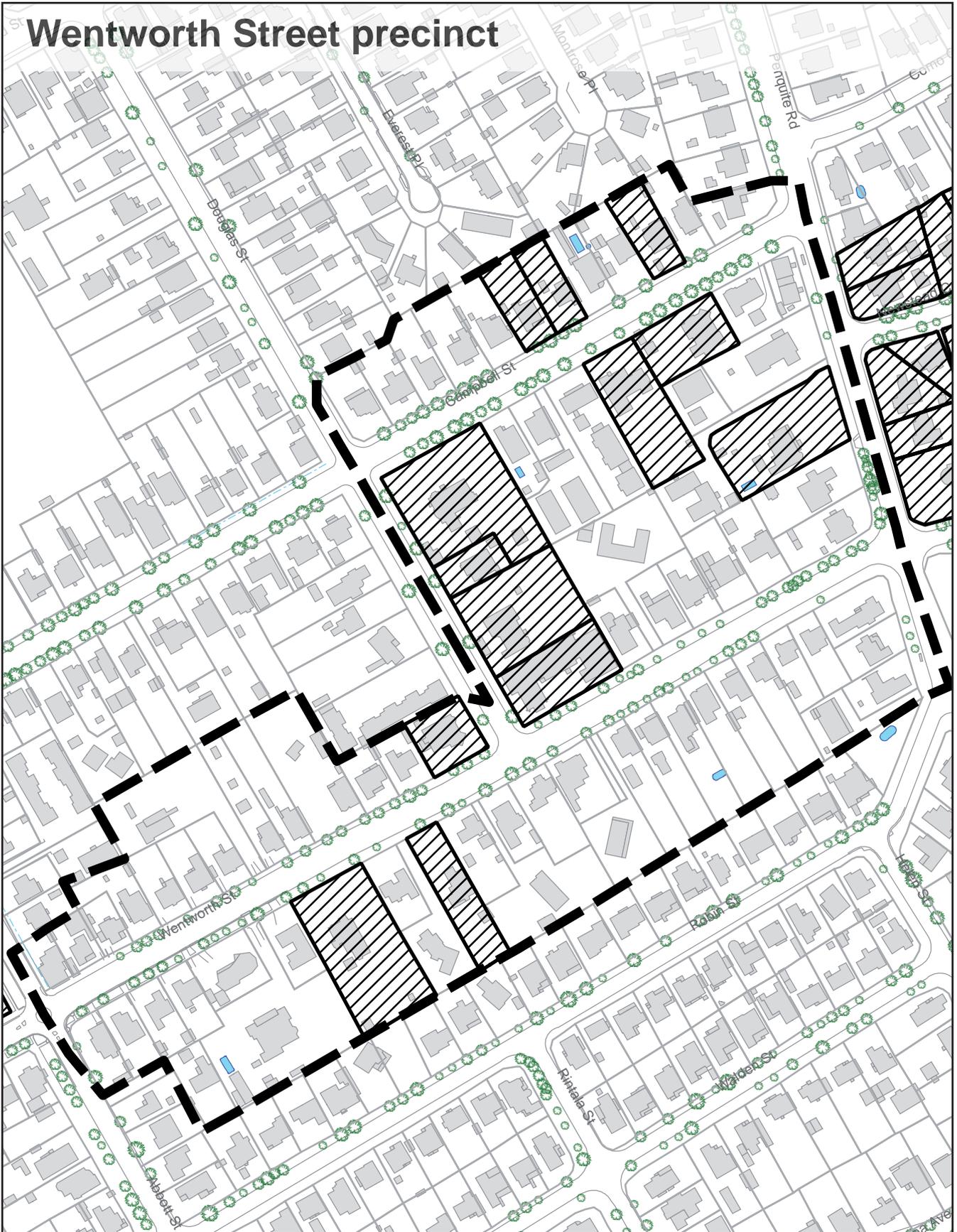


State



Source image: QuickBird aerial photograph 2005

Wentworth Street precinct



Heritage registers

Precinct boundary

LCC planning scheme

THC

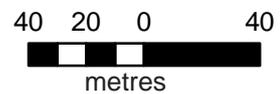
PD LCHS

LCC + THC

LCC + LCHS

THC + LCHS

LCC + THC + LCHS



Source image: LCC detail survey layer

West Launceston precinct

Description

West Launceston is a unique area of predominantly early twentieth century timber housing set on a steep hillside. The relationship of housing to streets is varied with buildings often set significantly above or below street level, in many cases not visible from the immediate street. The impact of the precinct is most obvious from a distance, within the city or from East Launceston where the hillside forms a backdrop to the city and the houses can be seen with their principal elevations facing the view across the city and the east.

The street pattern both extends along and across the contours resulting in housing stepping steeply up slopes and with many houses not oriented to the street. This characteristic is also seen at Trevallyn. Of particular interest is the relationship of buildings and site features to topography with the adaptation of standard forms to accommodate steep slopes without excessive cut and fill.

The predominant visual character is Queen Anne and Edwardian with elaborate timber detailing. There is relatively little postwar development in the precinct, however the area immediately above and to the west features extensive postwar subdivision. There is a strong similarity in style and character to parts of Trevallyn and to Mayne Street (Invermay).

The precinct features extensive parkland and natural bushland with the steep Arbour Park and the unique Jubilee Park with its serpentine access road accommodating the exceptionally steep terrain. The incorporation of this road into the natural setting is of visual significance value and forms a strong focus when viewed from the city centre. The area also features several steep escarpments and rocky outcrops that provide visual interest and character.

The area also provides superb views over the city and the river from many vantage points.

The area is currently zoned for residential use which is the predominant and possibly only use.



Significance

The precinct is significant for a range of reasons:

- It demonstrates the range of housing from the late Victorian and Federation periods in a very intact and coherent group.
- It demonstrates the clear difference between the quality of housing and location seen here and the workers' housing areas immediately below in the valley.
- It provides streetscapes of high visual and aesthetic value demonstrating the core values of housing development in Launceston and the importance of garden settings and tree-lined streets to the overall character.
- The topography and the response to that topography in the built form, the use of landforms, the unique zigzag road formation and the escarpments all provide a distinctive urban character that forms an important backdrop to the city centre.
- The buildings form part of a large and significant group of exceptionally fine timber buildings that characterise Launceston and which give the city much of its recognised character. The precinct also contains a number of brick buildings demonstrating the relative wealth of owners.
- The buildings through their form, detail and style together demonstrate the high quality craftsmanship found throughout the major housing developments of Launceston.

Policy recommendations

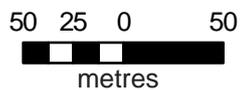
The following policy is proposed to conserve the significance and heritage values of the precinct, to provide for new development that is commensurate with that significance and to encourage the recovery of significance, particularly in streetscape elements and presentation of the whole area.

1. The properties identified as heritage items should be retained and where possible future work should recover significance where it has been lost.
2. Contributory buildings within the precinct (most other buildings) should be retained.
3. Alterations and additions should be undertaken with regard to the heritage value of the place and should not adversely affect the significant attributes or streetscape value of the group. There is adequate scope for additions; these should be considered for their ability to fit within the existing streetscape and for their design excellence.
4. Subdivision should only take place where it does not adversely affect the streetscape or the pattern of development. Generally new buildings should not be constructed in front of the current buildings or the existing alignment of buildings within the street. Subdivision of most lots is not possible or recommended as the lot arrangement is tight and consistent across the area.
5. Carports and garages should generally not be located in front of the current buildings.
6. Controls should be developed for front fence forms that are appropriate to the setting. High or solid fences are generally not appropriate to street frontages.
7. Where infill buildings are proposed, material selections and forms should relate to the predominant streetscape pattern. Replication of historic forms is not encouraged in new work, however new designs must demonstrate a scale, form and materials relationship to the precinct.
8. The landform and natural features of the area are to be retained and protected; new development that affects the visual form of the landscape either locally or when viewed from a distance should not be permitted.

West Launceston precinct



 Precinct boundary

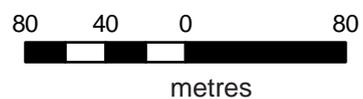


Source image: King aerial photograph 1922, orthorectified 2007

West Launceston precinct

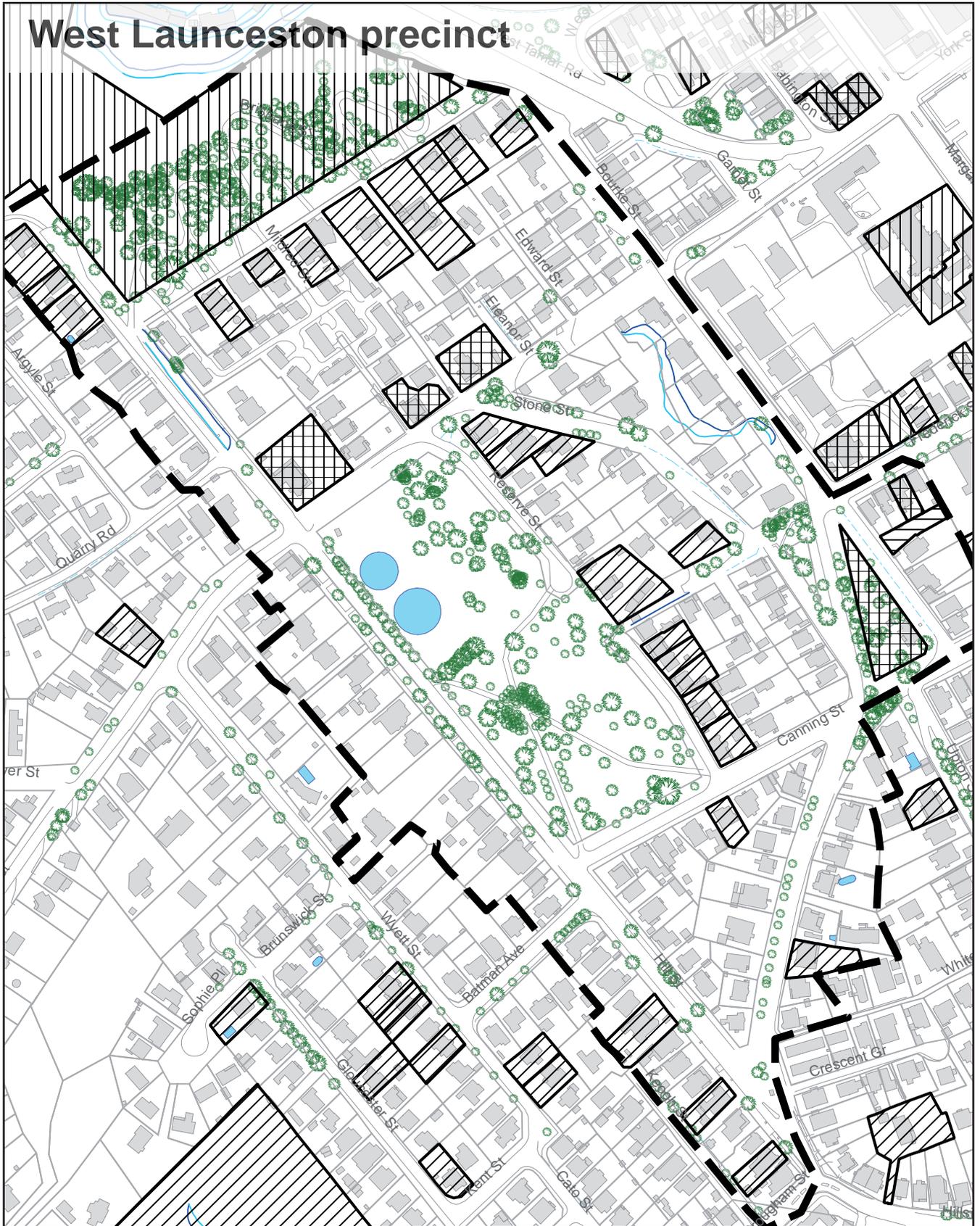


PD register class



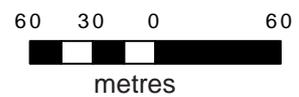
Source image: QuickBird aerial photograph 2005

West Launceston precinct



Heritage registers

- | | | |
|-------------------|---------------------|------------------|
| Precinct boundary | LCC planning scheme | LCC + LCHS |
| THC | THC + LCHS | LCC + THC + LCHS |
| PD LCHS | | |
| LCC + THC | | |



Source image: LCC detail survey layer



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